



Published by the Bronx Chapter AIA Publications Committee to highlight activities and information of interest to the Practicing Architect.

Newsletter

NOTICE: Unfortunately, due to the current pandemic corona virus since March and due to the work from home order in March 2020, subsequent newsletters will be abbreviated to include only the basic activities of the AIA Bronx Chapter until the health crisis is over.

<u>Contents</u>		<u>Page</u>
I	Current Activities: Chapter Virtual Meeting December 17, 2020	2
II	Related Articles and Education Opportunities - Omitted	
III	AIA Activities: <ul style="list-style-type: none">• Most National and State activities are virtual until the health crisis abates.• The AIA '20 National Convention in Los Angeles will not be rescheduled. As of now AIA '21 has not been rescheduled due to the COVID-19 outbreak.	
IV	Next Chapter Meeting is Virtual and on Thursday January 28, 2021 at 6:00pm.	7

I Current Activities



December 17, 2020
AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 12:18pm

Attendees:

Yennifer Diaz
Sara Djazayeri
Bob Esnard
Antonio Freda
Susan Hinkson-Carling
Ken H. Koons, Sr.
Ken A. Koons, Jr.
Robert Markisz
Julian Misiurski
Janelle Velez-Casey
Bryan Zelnik
Martin Zelnik

Guest

Jason Allocco – Architectural Consultant
Business Development
Architectural Grille
(Division of Giumenta Corp.)

Agenda / Discussion:

Note:

The Seminar started 15 minutes late a result of a glitch in the Zoom broadcast. The transfer of the meeting from the Chapter Secretary to the Seminar presenter required the members to re-sign in to the zoom conference, for the transfer to take place. Then after the seminar was over, there was an additional issue to allow the Chapter Secretary to regain control. However, after the transfer back not all Chapter members were able to view the projected screen items on their screens or in other cases, members were only able to be connected by audio for the business portion of the meeting. Hopefully, these broadcasting issues will be resolved for future meetings!

1. Seminar:

Jason Allocco – Representing Architectural Grille (Division of Giumenta Corp.) is a business development representative who presented a Seminar “The Integral Aspect of Air Flow Design Affecting Health Parameters”. Jason described the health parameters related to air circulation

in spaces, then reviewed how grilles are designed and how different materials can impact the aesthetics of spaces. He discussed:

- The importance health/legal issues in ventilating a living space.
- Improper airflow design/installation issues in terms of ventilation efficiency, system balance, cross-contamination, and re-entry of exhaust air by evaluating new buildings.
- The types of building ventilation systems and described case studies the differences of mechanical, natural, hybrid, or infiltration.
- The purpose the regulatory rules of ANSI/ASHRAE Standard 62.1-2010 to regulate indoor air quality acceptable to human occupants in terms of minimum ventilation rates.
- Demand-Controlled Ventilation as a strategy of sustainable airflow design and how it can maintain proper ventilation and improve air quality while simultaneously saving energy.
- The variables inherent in the design, fabrication, and fastening methods of a grille that can be used to contribute to an attractive/interesting interior design.

Jason Allocco used many charts and physical examples of various grilles and their manufacture. His discussion was very detailed and complete. He took questions as he presented and at the conclusion of the presentation Sara Djazayeri indicated that she worked successfully with Jason on projects. She recommended him to the members as he adds efficiency and aesthetics to a ventilation system in any architectural project. Jason also highlighted the fact that his Brooklyn New York company, is also the location of their factory which directly produces most of the architectural grilles for an amazing variety of installations. The Architectural Grille Company has the flexibility to quickly and efficiently manufacture almost any kind of grille used in construction. Jason and his company are very willing to assist Chapter members on any projects they are working on. Jason Allocco's contact information is:

Jason Allocco
Architectural Grille
Email: jallocco@archgrille.com
Phone: 718-832-1200

2. Adoption of November minutes:

The Minutes of the November 19, 2020 were attached to December's meeting notice for members to review. Marty Zelnik made a motion to approve, the motion was seconded by Ken Koons Sr., and the October minutes were then unanimously accepted.

3. The next meetings unfortunately, will continue to be virtual meetings until the COVID virus allows us to have in-person meetings at our restaurant venue. The future dates are:

January 28, 2021	6:00pm
February 18, 2021	12:00pm
March 18, 2021	6:00pm

4. NYC DOB Update and COVID-19:
Tony Freda and Ken Koons, Jr. discussed their frustrations that they and other Chapter members are experiencing as they try to efficiently interact with the DOB. They are specifically concerned with the DOB Bronx office. The DOB at all levels has gone digital and required all actions whether filing, reviewing a project or permitting to be completely electronic. As discussed previously, in the last few Chapter meetings; the amount of wasted energy, time and ultimately financial resources, is staggering and unfortunate only because of this issue. All though in-person meetings are understandably very limited, the ability to exclusively communicate electronically only in writing through email, is impossible! Repeated efforts to meets with the Bronx Borough Commissioner have been rejected. All inquiries now for a meeting are referred to the agency Commissioner’s office in Manhattan. The requests either are not responded to, or only discussed at meetings of a select group of expeditors, lawyers, and a few architects/engineers. These meetings and discussions are not universally shared and specifically do not help professional architects with their “real” DOB problems. Applicants do not have the ability to get any timely feedback on their issues.

Tony Freda pointed out that in a few weeks, on Monday Dec. 28, 2020, a major change will be implemented without any significant communication with practitioners. Attached to these minutes is Appendix I, DOB, Service Notice, Dec. 2020 outlining the changes. Tony will try to reach out to some of the other AIA Chapter leaders, to see if their efforts and experiences are different and if we could coordinate efforts to get access to DOB. Finally, the one underlying request from Chapter members is to solve specific DOB problems without months of waiting or writing to clarify a question to get any clear answers.

5. Chapter Committees:
Blueprint Committee

This Chapter Committee has continued to meet and is planning to make a presentation shortly to follow-up on last June's statement. The hope is to raise awareness in Bronx young people who may not get exposed to our profession, as well as, for the chapter to have some impact on our Bronx environment and society. The idea of a chapter program matching interns/young professionals with more senior Chapter members, is something that has been talked about previously and has been well received but unfortunately, not implemented. Marty Zelnik as a member of the Blueprint Committee, reported that the committee members are energetic and very interested in trying to help students, while at the same time improving the image of architects.

The Cloud:

Members discussed the importance of having a Cloud and satisfying one of the key requirements of National to have a "library" of our documents that members can access. Josette Mathew has been working on it and hopes that access to Cloud should shortly be available to Chapter members. The key is to be able to "secure" the Cloud so that only a few officers or designated Chapter members could make changes and updates, while allowing all members access as needed.

Open Restaurants:

The Chapter sent a letter to the Mayor and the agencies responsible for regulating sidewalk and parking lanes for temporary outdoor dining during the pandemic. The hope is to engage the restaurants, government, citizens, and architects in an open discussion and a cooperative effort. The desire is to create street activity, allow businesses in neighborhoods to survive while at the same time, make the installation safer for diners, drivers, and pedestrians, as well as, the practical needs of businesses. Marty Zelnik and Sara Djazayeri both reported on a Bronx restaurant with a street dining area that was recently accidentally hit and damaged. Fortunately, no one was hurt. It is hoped that some changes can be made before something more serious occurs. The chapter hopes for a response to our letter so the concerns for safety, and the real needs of restaurant businesses are addressed. Attached to these minutes in Appendix II, is a News Article concerning this recent accident.

Instagram/Social Media Chapter Presence:

Soany Marquez was not in attendance but several members discussed the questionnaire that was circulated with hopes that more members would respond. Soany has been talking with Bill Caplan, our webpage manager and Sara Djazayeri, to work on covering the cost and setting up the appropriate email address and link. One of the significant tasks is to transfer the documents and access that we have on Facebook, created, and updated by Tony Freda to the new site. The hope is to have it monitored and updated on a regular basis, so that it will have an active presence on social media publicizing the chapter, as well as, interacting with a new generation of Bronx architects.

6 New Business:

Bob Esnard reminded the Chapter that this is the last meeting of the year and for Tony Freda as Chapter President. The Chapter Officers drafted a Resolution, congratulating him and to thank him for his service to the chapter. He was a wonderful president who has seen a tremendous expansion in chapter activity and new members. Tony was very gracious and thanked several members who assisted him as president and wished Sara Djazayeri, our new President well. Tony is looking forward to doing less paperwork and attending less meetings, but promises to continue to be involved with the DOB and other Government regulatory agency issues on behalf of Bronx Architects. The Resolution was acclaimed and adopted unanimously, as a thank you to Tony Freda for his selfless and tireless work for our chapter. The Resolution is attached as Appendix III.

The meeting was adjourned at 2:22pm.

IV. Next Meeting:

As the health crisis unfortunately continues and the meeting venue at Artie's Restaurant is only open for outdoor dining, the next meeting will again be a Virtual meeting on.

Thursday January 28, 2021 at 6:00PM

**Appendix I - DOB
Service Notice – Dec. 2020**

**Appendix II - News Article
Open Restaurants**

Appendix III - Resolution

Appendix I

DOB

Service Notice – Dec. 2020



December 2020

SERVICE NOTICE

General Construction (Phase One) and Other Work Types to Launch in DOB NOW: *Build*

A major expansion and upgrade of **DOB NOW: *Build*** will be occurring in multiple phases. Phase 1 is launching on December 28, 2020.

Multiple work types that used to be filed as Other (OT) or Construction Equipment (EQ) in BIS will have their own work types in DOB NOW.

	DOB NOW: <i>Build</i>	BIS
Phase 1 <i>December 28, 2020</i>	Required for new filings of: <ul style="list-style-type: none"> • General Construction (except NB jobs) • Foundation • Earthwork • Support of Excavation • Protection & Mechanical Methods Other additions: <ul style="list-style-type: none"> • Composite permits • Site Safety Plan • Tenant Protection Plan • Withdrawal & Supersede • Enhanced "look and feel" 	Continues for: <ul style="list-style-type: none"> • New Building (NB) & Alt-1 jobs • All filings for the five added work types already in 'D' status as of December 23, 2020
Phase 2 <i>Later this Winter</i>	Required for: <ul style="list-style-type: none"> • New Buildings • Alt-CO (formerly Alt-1) • Certificate of Occupancy (new building-level Schedule of Occupancy and 'dynamic' C of O functionality) for BIS filings 	Continues for: <ul style="list-style-type: none"> • All filings already in 'D' status • Affordable Housing and Fee Deferred filings

Phase One

Effective **December 28, 2020**, the following are required to be submitted in DOB NOW:

- **General Construction (GC)** – for all job types other than New Buildings; includes: Construction, Chimney, Façade, Enlargement
 - New Buildings (NB) jobs – continue to file in BIS with GC as only work type until Phase 2

- Alteration Type 1 (Alt-1) jobs – file No Work job and Schedule A in BIS, and file GC in DOB NOW
 - Alteration Type 2 & 3 (Alt2, Alt3) jobs – file in DOB NOW.
 - **Foundation (FO)** – all foundation work*; includes: Deep, Retaining Wall, Shallow, Tie Backs and Anchors, Underpinning, Other
 - **Earthwork (EA)** – all earthwork*; includes: Excavation, Landscape, Sitework (Grading and fill), Soil Improvement, Soil Improvements, Underpinning
 - **Support of Excavation (SE)** – all support of excavation work*; includes: Berming/Sloping/Benching, Ground Freezing, Shoring/Bracing, Slurry Shaft/Wall, Soil Grouting/Improvement/Mixing, Tangent/Secant Piles, Tie backs and Anchors, Other
 - **Protection & Mechanical Methods (PM)** – all protection and mechanical methods*; includes: Chute, Cocoon, Hoisting Equipment, Mechanical Demolition Equipment, Platform, Roof Overhead Protection, Roof Protection, Other
- * this includes work associated with NBs, except for for 1/2/3 Family NBs as described below

In DOB NOW as of 12/28/2020

Already in DOB NOW

File at FDNY

5 Job/Project Types Choose one and provide specified associated information.			
<input type="checkbox"/> Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5) 6A-E, 6B-C, 8F, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1	<input type="checkbox"/> Alteration Type 2 5A, 6A-D, 8A-B, 9-10, 13C-E & 14, 25, 22	<input type="checkbox"/> Full Demolition 5B, 6D, 9A & 9C-D, 9K, 9M, 13D-E, 14, 21A, 22	
<input type="checkbox"/> Alteration Type 1, OT: "No Work" 8C, 8F, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1	<input type="checkbox"/> Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22	<input type="checkbox"/> Subdivision 9A, 9D, 12A-B	
	<input type="checkbox"/> New Building 6A-E, 8F, 9A, 9C-K, 9M, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1	<input type="checkbox"/> Condominium <input type="checkbox"/> Improved IT	
	<input type="checkbox"/> Sign 5A, 6B-C, 6A, 9C, 22-23	SADirective 14 acceptance requested? <input type="checkbox"/> Yes <input type="checkbox"/> No	
6 Work Types Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 initial applications.			
SA <input type="checkbox"/> BL - Boiler PW1C	<input type="checkbox"/> FS - Fuel Storage PW1C	<input type="checkbox"/> PL - Plumbing PW1B	<input type="checkbox"/> CE - Comb Out 14
<input type="checkbox"/> PA - Fire Alarm	<input type="checkbox"/> EP - Elevator Support	<input type="checkbox"/> SD - Staircase PW1B	<input type="checkbox"/> OTLAN - Landscape
<input type="checkbox"/> FB - Feet Building PW1C	<input type="checkbox"/> ME - Mechanical	<input type="checkbox"/> SP - Sprinkler PW1B	<input type="checkbox"/> OT/ANT - Antenna
<input type="checkbox"/> EQ - Construction Equipment 15	<input type="checkbox"/> GC <input type="checkbox"/> OT/GC - General Construction <i>except if New Building</i>	<input type="checkbox"/> OT - Other, describe:	<input type="checkbox"/> OT/BPP - Builders Pavement Plan 8D
<input type="checkbox"/> RA - Construction Fence 14 - sidewalk shed 15 - supported scaffold	<input type="checkbox"/> PM - Protection & Mechanical Methods	<input type="checkbox"/> ST - Structural FO - Foundation EA - Earthwork SE - Support of Excavation FA - Facade	<input type="checkbox"/> OT/FP - Fire Protection Plan <input type="checkbox"/> OT/MAR - Marquee 8F, 26B

Continue in the Buildings Information System (BIS):

- Filings of the above work types in D status or later in BIS by December 23, 2020 will continue to be processed in BIS.
- Post Approval Amendments (PAAs) on existing BIS filings will continue to be filed in BIS.
- New Buildings (NB) jobs:
 - For 1/2/3 Family Homes: During Phase 1, separate Foundation, Earthwork, and Support of Excavation filings will not be required and those elements may be included on the architectural plan set for the OT/GC filing in BIS. However, if a separate filing is being submitted for the Foundation, Earthwork, or Support of

Excavation work, then it will need to be filed in DOB NOW. (This is like the existing exemption for Mechanical and Structural elements that has been in place since July 1, 2019.)

- For All Other Building types: During Phase 1, file the OT/GC work type in BIS; all DOB NOW work types must be filed in DOB NOW.
- Alteration Type 1 (Alt1) jobs – file a "No Work" job and Schedule A in BIS, then file GC in DOB NOW.

Other Phase One additions to DOB NOW include:

- Composite permits – one permit covering multiple work types
- Enhanced layout – with new features including expanded search, exporting, and filing validation
- Site Safety Plan
- Tenant Protection Plan
- Supersede – of Design Professional *
- Withdrawal – of Design Professional or Contractor/Licensee *

**applies to DOB NOW jobs filed since July 1, 2019, all other supersede/withdrawal transactions must continue to be requested via the [DOB NOW Help Form](#)*

Phase Two

DOB NOW will be further expanded to include Job/Project Types (New Building, Alteration-CO, No Work, etc.) and Certificate of Occupancy transactions in Phase Two, which is planned to begin later this winter. A subsequent Service Notice will be posted with the exact date and further details.

Access to DOB NOW: Build

To log into DOB NOW, all users need an active **eFiling** account specific to their license/registration type, if applicable. To create an eFiling account, visit the DOB NOW Registration Page at www.nyc.gov/dobnowtips for assistance.

Permit applicants must have their current Disability, General Liability, and Workers Compensation insurances on file with the [DOB Licensing Unit](#).

DOB NOW Training

The Department is conducting free training sessions to explain the new processes and demonstrate how to use DOB NOW: Build. Visit the DOB NOW Training Page at www.nyc.gov/dobnowtraining to register for training and to access step-by-step guides, user manuals, and videos.

DOB NOW Inquiries and Support

To submit an inquiry about DOB NOW, visit the DOB NOW Help Form at www.nyc.gov/dobnowhelp.

Appendix II

News Article

Open Restaurants



An out-of-control car plowed into a Bronx restaurant's outdoor dining structure destroying it. Online surveillance video of the wreck shows the gray vehicle barreled into the outdoor dining structure set up outside of Tilila Restaurant on Bailey Avenue in Kingsbridge Heights at around 4:30 p.m. on Monday, police said.

The 39-year-old driver "lost consciousness" at the wheel and struck the wooden structure, an NYPD spokesman said, explaining that the motorist had suffered a medical episode.

"There doesn't appear to be anything criminal," the spokesman added.

Luckily, there were no diners seated outside at the time of the crash because the restaurant was closed as a result of the state's newly implemented, COVID-19-related ban on indoor dining in the Big Apple, [CBS New York reported](#).

Appendix III

Resolution



Resolution

The AIA Bronx Chapter would like to thank our outgoing President, Mr. Antonio Freda, AIA, for his dedicated service to the Chapter.

During his repeated terms as President of the Chapter, we have seen enormous growth in the number of new members. His stewardship has been characterized by innovative ideas, strategic thinking and, most valuable, tireless efforts to increase the credibility and visibility of our Chapter.

He has been integral to the important advances made by the Bronx Chapter particularly in the interactions with government and specifically with the New York City Department of Buildings. We are especially grateful for both his professional and personal actions.

Antonio's service to the Chapter over the years in many roles and as President one of the toughest volunteer roles of all, which he performed with dedication and tenacity. Wisdom is knowing what to do next; virtue is doing it.

The Chapter will miss his friendly and energetic presence, organizational and professional skills as well as his intelligent and thoughtful leadership.

Antonio Freda, thank you for your commitment to the American Institute of Architects and our community the AIA Bronx Chapter!

Bronx Chapter Membership.

The End