



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

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

Newsletter

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September 23, 2021
AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 6:20pm.

Attendees:

Boris Baranovich
Sara Djazayeri
Bob Esnard
Antonio Freda
Ken H. Koons, St.
Ken A. Koons, Jr.
Josette Matthew
Richard Montana
Julian Misiurski
Bryan Zelnik
Martin Zelnik

Guest

Owen Gechter
Regional Sales Representative
New York, NY & PA
Smart Vent Products, Inc./Floodproofing.com

Agenda / Discussion

Note: The Zoom meeting technology derailed the start of the September meeting as the sharing screen controls were disabled and attendees had to re-sign in utilizing the presenter's Zoom account. At the end of the presentation, members then rejoined the Chapter Zoom site to continue the meeting. This glitch was caused by the Chapter's Zoom and the "Host" address being on different computers.

1. Owen Gechter – a Regional Sales Representative from Floorproofing.com, presented a seminar on "Floodplain Design, Construction and Impacts on Flood Insurance". Owen utilized slides, a few videos, and physical samples to illustrate the objectives and issues concerning flood control and their regulations. He discussed the importance of proper foundation flood vents and dry floodproofing techniques when designing a building structure in the flood zone in accordance with FEMA's Technical Bulletin 1,2,3, the National Flood Insurance Program, ASCE 24-14 and ICC Building Code regulations and standards. Owen elaborated on these codes as they relate to sustaining foundations and overall business continuity in those flood hazard areas. Throughout the course he analyzed the

role of building compliance in securing lower flood insurance rates for both residential and commercial properties and what mitigation solutions are available in those applications.

Specifically, the two main techniques of floodproofing structures were outlined, as well as, how they are utilized and regulated. He also described the three kinds of flood zones designated as Special Flood Hazard Areas (SFHA) where most of the buildings in our area are generally located:

- Zone A. High flood possibility area usually in low waterfront areas.
- Zone B. Moderate flood risk area in a tidal area or slightly above mean high water level.
- Zone X. Low flood risk area usually high ground and away from water-front areas.

There are two main approaches to floodproofing:

- **Wet floodproofing**
- **Dry floodproofing**

Wet Floodproofing – consists of utilizing a series of manufactured and International Code Counsel (ICC) certified vents. The concept is to protect structures and homes during floods by preventing hydrostatic pressure buildup which can destroy a wall or foundation. This technique allows flood water to freely flow through an enclosure such as a crawl space, garage or building supports without water pressure creating damage. The vent location must be within a minimum of one foot above the mean high-water level of any specific site. This will allow the vents to be activated when there is a serious flood event, and as the flood water recedes, allowing the property to dewater.

Dry Floodproofing – is where a structure is protected by allowing it to be functional, dry, and operational during any flood event. The flood proofing timing is to wait until the last possible moment before a flooding event occurs. Then the structure is enclosed with a temporary or a permanent barrier to keep it dry throughout the event. There are six general, dry floodproofing techniques to protect a property:

- a) Point of use Flood Barriers - These barriers are flexible, made of plastic or tarp that can be rolled out or folded into place manually, when a flood event occurs.
- b) Door, Window or Vent Barriers - They are rigid panels made to enclose a structure or building by taking rigid elements that are secured with screws, to completely enclose a structure preventing water from entering.
- c) Flood Logs - A modular system components that are installed by personnel that stacks and locks in place to withstand high velocity water loads, as well as resist high impact forces.
- d) Perimeter Flood Barriers - Portable and reusable flood barriers are flexibly made to be used and function most efficiently as an alternative to the traditional sandbags.
- e) Passive Flood Barriers - This technique uses flood waters to automatically raise the barriers. The water presence is used to limit flooding.

- f) Glass Flood Barriers – This alternative is always in place and once installed, has the no significant maintenance or personnel costs.

Owen summarized the different floodproofing options and the important roles they play in designing a sustainable and resilient structure. He concluded the presentation with a question-and-answer period. His presentation was very dynamic, professional, and well received by the Chapter members. Owen volunteered to help Chapter members with any of their projects and review any floodproofing information or concerns they may have. He can be contacted at:

Owen Gechter, CFM
Regional Sales Representative
Floodproofing.com
Tel: 609-970-0825
Email: ogechter@smartvent.com

- 2. The Minutes of July 17, 2021 were attached to the September meeting notice for members to review. A motion to approve the July Minutes was made by Sara Djazayeri and seconded by Marty Zelnik and the July 17, 2021 minutes were unanimously approved.

- 3. Next Meeting Dates:

The meeting times were discussed and due to Covid, the Chapter will extend virtual meetings through December. It is hoped that with the new year we might be able to return to in-person meetings, and possibly with some outside technical “IT” help, the Chapter could coordinate in-person and virtual meetings for those who cannot physically attend. There was also renewed discussion about finding meeting venues which combines mass transit access and parking. Julian Misiurski had made some good suggestions of sites near mass transit with varying parking options. It was hoped that members could suggest additional alternative sites for us to choose from at either a restaurant or community space for Chapter evening meetings. Therefore, for the near future, it was agreed that the next three virtual meeting dates will be:

October 21, 2021	6:00pm
November 18, 2021	6:00pm
December 16, 2021	6:00pm

- 4. DOB:

Bob Esnard reported that in the last months, the DOB developed and has been holding citywide virtual live Q&A sessions biweekly by borough for; Property Owners, Design Professionals and Filing Representatives. DOB staff responds to job specific questions and is open to discussing general questions about permits, construction codes as well as, DOB processing issues with the project signoffs. The sessions are well organized. However, registration is required for attendance. Questions are requested to be about projects in the Borough the meeting is in. Once registered, a participant will receive an email with login information on the day of the event. Tony Freda

indicated that these sessions and other public outreach attempts by the DOB are online as well as being circulated by the Architects Counsel of New York.

Unfortunately, this Outreach does not give Bronx Chapter members an opportunity to have personal contact with the DOB Bronx Borough staff. In the past, the Bronx Borough office regularly met with the Chapter to review local issues of mutual interest and concern to the construction industry. The idea was to informally work on how applicants and the Bronx construction industry can come together to improve the efficiency and productivity of the approval process for all concerned. In the attached Appendix I, is a recent DOB Notice shown on DOB's website, as a reminder to the industry of their outreach. This Notice indicates how practitioners can review summaries on questions that have been asked in the past, as well as, tutorials on how to navigate and work more efficiency in the "New" virtual DOB.

5. Chapter Committee:

- Education:
Due to the summer break, the Educational Committee did not meet, as the schools were closed and due to the vacation schedule of the architectural firm's staff where not available to work with the committee. With teachers now back at school and the firms employees all working, Sara Djazayeri indicated that the Committee should be able to plan an event this Fall or early Winter.

- Emerging Professionals (EP):
Ofe Clark could not attend the meeting. She is hoping at the next meeting to have a list of members interested being Mentees for a Chapter Mentor Program. In addition, she is also working together with Josette Matthew to organize the Bronx Chapter's participating with the State Licensing Study Sessions that Brooklyn AIA is having. If associate members who have not responded or just learned of the Chapter's mentoring program and/or would like to join these Study Sessions, they should email her at clarke.ofe@gmail.com.

- Bronx Blueprint:
Bill Davis, the Bronx Blueprint Committee Chairman, could not attend as well. He is planning to write an outline of their proposal for distribution prior to October's meeting, for the Chapter to consider. The Committee is hoping to organize a Borough Virtual Summit to implement the Chapter's challenge and pledge to increase; Equality, Diversity, and Inclusion in the industry.

- Chapter Cloud:
Josette Matthews reported that she organized Chapter documents that various Chapter members supplied her with and is looking to create an internet "site" for the information to be stored and accessed. This effort is part of the AIA National's mandate for each Chapter to create a secure library of our documents on a "Cloud" for members and the Institute to use.

6. New Business:

AIA Fellows

Sara Djazayeri reported that the AIA New York Chapter, communicated with the four other New York City Chapters, recommending each Chapter to identify members for Fellowship elevation. In recent times most of the Fellows of the American Institute of Architects who were appointed in New York and have been from Manhattan. The New York Chapter would like this modified to include more of the city and volunteered to assist the other city Chapters to select new potential members to be raised to the Fellowship level. Statistically, there are over 90,000 architects in the Institute and only 3% have this distinction. The hope is for each Chapter to recommend potential honoree's to be considered for 2021. After a short discussion, it was suggested that Bob Esnard should be considered. Ken Koons nominated him, Marty Zelnik seconded it, and it was unanimously passed. Bob was surprised, honored, and thanked everyone, but was not sure of the timing, as there are deadlines and there is a very involved process for a candidate to be nominated and ultimately selected. Sara indicated that she would get back to the New York Chapter Committee and see how and what must be done to move the nomination forward.

Meeting Zoom

Bob Esnard suggested that perhaps Sara Djazayeri might share or take over the role of hosting the future Chapter meetings. His hope was to minimize the issue of relying on one person for Zoom "IT" and to have additional "expertise" in hosting meetings in the future. The goal is to be able to share the screen easily and consistently with our presenters and to control the meetings as seamlessly as possible. Sara agreed and will work on the issue for the October meeting.

2022 Bronx Chapter Officers

Ken Koons, Sr. reminded everyone that at the next meeting our charter requires that he, as Chairman and the Nominating Committee of former officers, must recommend a slate of Officers for 2022. He suggested that anyone who wants to recommend or be an officer to contact him a week before the October 21st meeting to be considered. If the does not get any recommendation or new names, the Committee will probably propose the excellent current officers to continue for another year.

The meeting ended at 7:45pm.

IV. Next Meeting:

As the health crisis continues the next meeting will again be a Virtual meeting on:

Thursday October 21, 2021, at 6:00PM

APPENDIX I - DOB Notice

APPENDIX I

DOB NOTICE

Upcoming Events

The Department of Buildings looks forward to connecting with our industry partners and the general public. Our events are designed to keep industry members and all New Yorkers abreast of industry trends, operational updates to collaborate better with DOB and safe construction operations. **Check this page frequently for upcoming DOB events!**

The Department hosts:

- **Live Q&A Sessions** – Our bi-weekly online Q&A Session for property owners, registered design professionals, filing representatives and other licensees/registrants provides a space for attendees to ask job specific questions for filings in DOB NOW, the Buildings Information System (BIS), or general questions about permits, Construction Codes, Zoning Regulations, sign offs, certificates of occupancy, place of assembly, equipment installations, violations and civil penalties, etc.
- To register, choose the session you would like to attend, access the link and follow the instructions. Make sure to sign up for the appropriate session for the borough in which the property is located. Once registered, you will be emailed the login information on the morning of the event.

Borough	Session Date
September	
Brooklyn/Staten Island	Tuesday, September 14, 2021 – 2pm to 3:30pm
Manhattan	Tuesday, September 21, 2021 – 2pm to 3:30pm
Bronx	Thursday, September 23, 2021 – 2pm to 3:30pm
Brooklyn/Staten Island	Tuesday, September 28, 2021 – 2pm to 3:30pm
Queens	Thursday, September 30, 2021 – 2pm to 3:30pm
October	
Manhattan	Tuesday, October 5, 2021 – 2pm to 3:30pm
Bronx	Thursday, October 7, 2021 – 2pm to 3:30pm
Brooklyn/Staten Island	Tuesday, October 12, 2021 – 2pm to 3:30pm
Queens	Thursday, October 14, 2021 – 2pm to 3:30pm
Manhattan	Tuesday, October 19, 2021 – 2pm to 3:30pm
Bronx	Thursday, October 21, 2021 – 2pm to 3:30pm
Brooklyn/Staten Island	Tuesday, October 26, 2021 – 2pm to 3:30pm
Queens	Thursday, October 28, 2021 – 2pm to 3:30pm

- **Industry Meetings** – a monthly online, borough-specific industry session for registered design professionals to discuss policy and business process

questions that are not job specific. The meetings will also include a review of recent updates and policy decisions.

Questions for the meeting are required to be submitted at least three (3) days in advance. To register and submit a question, choose the session you would like to attend, access the link and follow the instructions. All registrants will be emailed the login information the morning of the event.

Questions and Answers from Prior Industry Meetings (updated 9/20/21)

Borough	Meeting Date
Brooklyn	<u>Wednesday, September 15, 2021 – 2pm to 3:30pm</u>
Manhattan	<u>Wednesday, September 22, 2021 – 2pm to 3:30pm</u>
Queens	<u>Wednesday, September 29, 2021 – 2pm to 3:30pm</u>
Staten Island	<u>Friday, October 1, 2021 – 2pm to 3:30pm</u>
Bronx	<u>Wednesday, October 6, 2021 – 2pm to 3:30pm</u>
Brooklyn	<u>Wednesday, October 13, 2021 – 2pm to 3:30pm</u>
Manhattan	<u>Wednesday, October 20, 2021 – 2pm to 3:30pm</u>
Queens	<u>Wednesday, October 27, 2021 – 2pm to 3:30pm</u>
Staten Island	<u>Friday, October 29, 2021 – 2pm to 3:30pm</u>

View prior meeting/training information and related DOB NOW resources.

- Our annual **build safe|live safe conference**, a daylong series of seminars, where DOB experts discuss a variety of topics including construction safety, building maintenance, NYC's regulatory landscape, and building sustainability. See [past conference presentations, videos and other construction safety information](#).
- **DOB NOW training sessions** – the online portal allows users to submit job filings for approvals, obtain permits, schedule inspections, submit compliance filings and issue/renew licenses all online. [See upcoming DOB NOW trainings](#).
- **eFiling trainings** – the system allows for the submission of all BIS job applications (New Building, Alteration-1, -2, -3) except a select number of project/work types or additional considerations. [See available eFiling trainings](#).
- Our **Innovation Challenge Competitions** invite the public to submit ideas to increase energy efficiency among buildings and to improve building and worker safety. See [past challenge winners](#).

THE END