



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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I Current Activities



January 20, 2022  
AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 6:00pm.

Attendees:

Boris Baranovich  
Bill Caplan  
Ofe Clarke  
William Davis  
Sara Djazayeri  
Bob Esnard  
Antonio Freda  
Avi Rahman Khan  
Ken H. Koons, Sr.  
Ken A. Koons, Jr.  
Robert Markisz  
Julian Misiurski  
Giuliano Penna  
Bryan Zelnik  
Martin Zelnik

Guest

Kathleen Murphy,  
Account Manager  
Jim Reynolds,  
VPSA Healthcare  
From  
Shaw Contract

Agenda / Discussion

1. Kathleen Murphy, Account Manager and Jim Reynolds, VPSA Healthcare of Shaw Contract of Shaw Industries Group Inc., presented a seminar on "Taming Moisture: How to Prevent, Survive and Solve Moisture Problems in Concrete". They represent a company that manufactures and distributes flooring to installers all over the world. Their products are various types of; carpet, hardwood, and resilient flooring that can become the foundation of spaces supporting the people within them. The company attempts to have a human centered approach to make their merchandise useful and economical for all the people that used them. The company is headquartered in Cartersville, Georgia at their "Create Centre" headquarters servicing associates, clients, and operations worldwide.

Kathleen started the seminar discussing the issues that create moisture problems, with the installation of "Impervious" flooring such as moisture proof carpeting or vinyl flooring that prevents spills from penetrating to the sub-floor, but which also prevents moisture from concrete or the ground from evaporating. This trapped moisture when combined with an accelerated building construction schedule does not allow concrete to dry. In addition, if there is a damaged or non-existent vapor barrier; mold, smell, and adhesive/fastening issues can be created resulting in serious problems for the flooring.

Jim Reynolds further illustrated negative results where flooring: cupps, buckles, stains, or gets loose. He then outlined specific procedures to handle almost all of the moisture situations. To meet a moisture risk, one should always start with proper moisture testing. The testing is required to assure that whatever flooring is installed, whether with adhesive or fastened with nails or screws; moisture must be at the proper level to prevent future issues. Kathleen showed a chart entitled “Managing Moisture from the Ground Up”, **See Appendix I** that illustrates and explains a testing tree diagram to measure:

- RH = relative humidity
- MVER = Moisture Vapor Emission Rate
- Ph = Acidity

She also described the science of a moisture control system that has four basic steps:

- I. Testing for moisture – RH, MUER, and Ph.
- II. Installing with appropriate adhesive.
- III. Applying an appropriate vapor barrier above or below slab.
- IV. Register the installation with test results to receive a moisture warranty.

Kathleen outlined how architects can prevent flooring failures of any kind due to moisture by;

- Placing a vapor barrier under the slab.
- Allowing concrete to dry one month/per inch  
and
- Installing;  
a spray-on moisture barrier  
or  
a poured moisture barrier  
or  
a rolled moisture barrier on top of the slab.

Kathleen and Jim summarized their presentation with a series of physical examples, of problems, solutions, and specific installations. They concluded with question-and-answer period, responding to members specific issues. Kathleen Murphy, as the local Account Manager has a territory that spans over Queens, Staten Island, and the Bronx. The presentation that Kathleen and Jim made was professional, enthusiastic, and well received by Chapter members. Both Jim and Kathleen will work with architects, designers, and dealers to service all types of buildings with education, healthcare, government, multifamily, and workplace uses. Both welcomed to be contracted at:

Jim Reynolds, VPSA Healthcare  
Email: [Jim.reynolds@shawinc.com](mailto:Jim.reynolds@shawinc.com)  
Cell: 215-630-5974

Kathleen Murphy, Account Manager  
Email: [Kathleen.murphy@shawcontract.com](mailto:Kathleen.murphy@shawcontract.com)  
Cell: 347-758-0181

2. The Minutes of December 20, 2021 were attached to the December meeting notices for members to review. A motion to approve the December Minutes was made by Sara Djazayeri, which was seconded by Julian Misiurski, and the December 20, 2021 minutes were then unanimously approved.

3. Next Meeting Dates:

The Chapter reviewed the recent new omicron virus outbreaks. This issue reaffirmed that Chapter meetings for the foreseeable future, will have to be virtual. Sara Djazayeri suggested that as the virus will realistically be around for a long time, we should try to schedule one or two meetings a year, in as safe a location as possible, to be in-person meetings or in the alternative have a few events where members could get “safely” together in person. Bob Esnard indicated that since we have been holding meetings virtually, a significant number of new members have joined the Chapter with little opportunity to interact with each other or the older members. The hope is to carefully plan some in-person activity or virtual meeting program, allowing members to get to know each other and to introduce new people for the first time.

However, although members do continue to hope that the virus will abate, allowing us and society to return to at least some in-person meetings.

The next few Chapter meetings will be virtual and held at 6:00pm on:

February 17, 2022	at 6:00pm
March 12, 2022	at 6:00pm
April 17, 2022	at 6:00pm

4. AIA National Component Accreditation - Checklist for 2022

During the Christmas/New Year break Bob Esnard indicated that the Chapter submitted to National AIA, the “Component Accreditation Check-list” well before the mid-January deadline. As the Chapter did not receive any indication that there was a problem with the submission, we are assuming that we are accredited. However, the formal “Full Accreditation Review” originally scheduled for 2021, will be this year 2022. National AIA is expected to start the process in the spring, with the formal four-year Accreditation Review, for all 400+ Chapters nationwide. It is hoped that the Chapter with a little help from Valerie Brown of the Westchester Hudson Valley Chapter, will have a smoother process and again have a successful Chapter Accreditation Review.

5. DOB Update:

Tony Freda, our New York Architectural Counsel representative, indicated that, the Counsel modified its’ meeting procedures. They were trying combining an in-person meeting with a virtual meeting, which was not as easy to participate in. However, members discussed the change of Mayors, which will result in all Commissioners, including DOB’s Commissioner over the next few weeks/months are expected to be replaced. The hope was that this mayor, as a former policeman and a city employee for many years, would understand the issues architects and engineers are having communicating with DOB staff. It was pointed out that the Commissioners newly appointed by the mayor for various agencies, have all seemed to be “hands-on people” which should mean positive changes for all of New York City’s agencies. Time will tell...

It was also mentioned that the City Council with its limited two four-year term service limited to eight years, changed significantly on January 1<sup>st</sup>, as over 50% of the council members are now new. However, the ex-council members who left, were very busy in November and December of last year and passed significant legislation that was signed by the former mayor. One of these specific laws was to put New York City in the forefront “dealing” with climate change and limiting fossil fuel use legally, to change how buildings will be built in the city.

Marty Zelnik had flagged this legislation and sent some of our members a copy of the Local Law 154 of 2021 which requires “Fossil Fuels out of New Construction Starting in 2024”, **See Appendix II.**

The impact of this change would require all new buildings by 2028 be heated, cooled and hot water systems powered, only by electricity, without fossil fuel. The cost and “reality” of this is staggering! Implementing this law will be complicated and perhaps unrealistic. It was pointed out that the Construction and Real Estate Industries will have its work cut out, to either modify and/or satisfy this law.

6. Chapter Committees:

The Committee Chairman indicated that due to the holidays, and new Covid issues, the Chapter committees have not been able to efficiently meet and will review their progress at future meetings. However, specifically:

- Education:

Sara Djazayeri reported on the status of the “2022 AIA Bronx Empowerment Scholarship Program”. As the City College School (CCNY) of Architecture had until the end of January to select the awardees; we did not expect to hear from them before the deadline. The schedule was to have the two winners selected by the end of January and Sara expects/hopes to receive the names by the deadline. However, to be sure of the CCNY’s progress, she had requested that Marty Zelnik, a former College Architectural Teacher, who previously communicated with the college, to reach out to be assured that the awardees will be chosen as planned. Sara reminded the members that she had secured a Design Studio to host and subsidize an event, to publicly congratulate and present the students their awards in the early evening next month, on February 8, 2022. She is hopeful we can have the event as scheduled and will communicate with Chapter members to have as many Chapter members as possible supporting the awardees and to thank CCNY. In the alternative, if the event must be delayed, she will communicate to Chapter members on whatever new schedule is arranged.

- Emerging Professionals (EP):

Bob indicated that several associate members indicated interest in participating with an EP License Study Group developed by the AIA Brooklyn Chapter. It was suggested they contact the Brooklyn group directly. Ofe Clark supplied the Brooklyn EP Chapter contact which is;

Nicole Gangidino  
AIA Brooklyn  
[ngangidino.arch@gmail.com](mailto:ngangidino.arch@gmail.com)

7. New Business:

Two new business items were discussed.

- Julian Misiurski – as a Bronx Chapter NYS AIA Representative.
- “Seminar Thwart Climate Change Now” – written by Bill Caplan.

A. New Bronx State Chapter Representative:

NYS AIA contacted our Chapter early this month indicating that our Bronx Chapter representative for 2021, Josette Matthews has resigned due to other commitments and requested that the Chapter assign a new representative by mid-January 2022. Sara Djazayeri polled the other three Chapter Officers, (Vice President, Secretary and Treasurer) to find a new Chapter representative. Julian Misiurski, a long-term member who has almost 100% attendance at meetings volunteered to take over the role. He was then unanimously appointed by the officers as Bronx Chapter Representative for the year 2022. The State Association was delighted with the Chapter’s quick response and that we now have had a Chapter Representative in Albany continuously for almost eight years.

B. Seminar:

Bill Caplan of the AIA Bronx Chapter has written a book published by the "EL Press" titled "Thwart Climate Change Now, Reducing Carbon Brick by Brick". The book discusses the importance of the carbonization in the world and possible steps needed to correct the climate change.

On February 1, 2022, from 12:30 – 1:30 pm he will present his thoughts prior to a panel discussion of environmentalist to discuss climate change now. This event and an invitation have been sent to all membership and for the members information the invitation is copied as **Appendix III**.

The meeting ended at 7:42pm.

IV. Next Meeting:

Due to the continuing health crisis the next meeting will again be Virtual on:

**Thursday February 17, 2022,**

**at 6:00PM**

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## Managing Moisture from the Ground Up

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are backed with a 10 Year Commercial Limited Warranty and it all starts with testing. Shaw is the only manufacturer to warrant a moisture treatment system from the subfloor to finished product.



#### 1. Test

Perform moisture testing in your space for RH, MVER and pH.



#### 2. Apply

Based on the moisture test results, clean your surface and apply the appropriate Shaw moisture barrier according to the moisture decision tree (on following page).



#### 3. Install

Install Shaw Contract flooring products using Shaw 4151 adhesive according to appropriate installation instructions.



#### 4. Register

Provide testing results, register your project with Shaw Technical Services and receive your moisture warranty.

All steps must be performed by a Shaw Contract trained and approved flooring contractor and approved by a Shaw representative in order to receive our 10-year Moisture Warranty.

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AND ENGAGE TILE (5T187) IN EXPERIENCE TEAL (86535)

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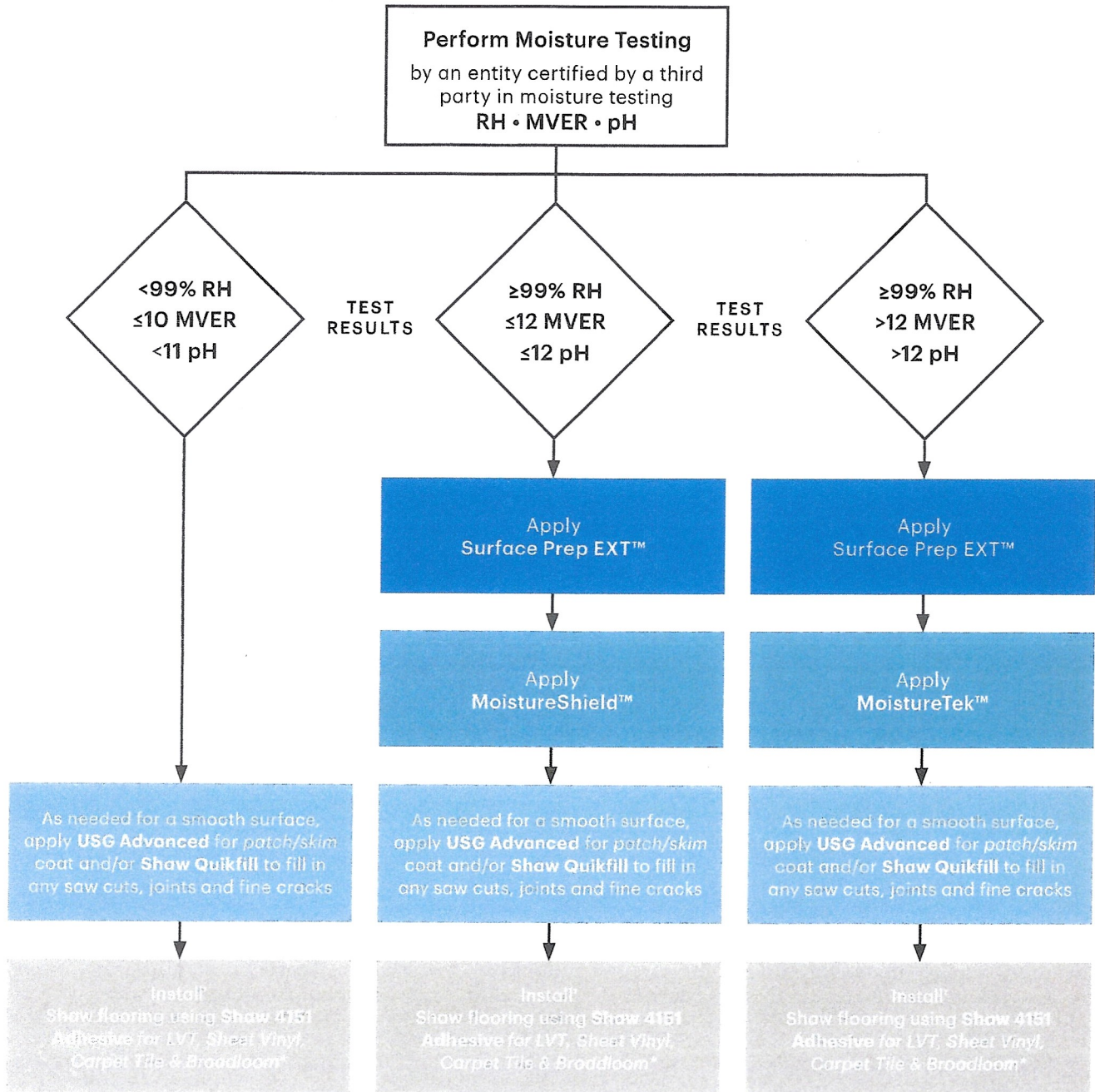


## Select Your Moisture Level

Shaw Contract offers a moisture system that can handle almost all moisture situations, from the most basic problem to the most serious. Meet your moisture risk management solution. It all starts with the proper moisture testing.

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MOISTURE MANAGEMENT SOLUTIONS

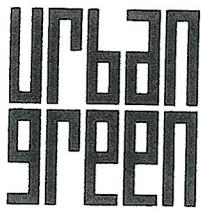


MVER – Moisture Vapor Emission Rate, measured by the Calcium Chloride Test

† Must use a Shaw approved/trained contractor.

\* Not for stretch-in patterned broadloom.

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# NYC ALL-ELECTRIC NEW BUILDINGS LAW

## Local Law 154

Groundbreaking legislation phases fossil fuels out of new construction starting in 2024.

### HIGHLIGHTS

- Sets CO<sub>2</sub> limits that effectively prohibit fossil fuel systems in new buildings and gut renovations
- Phases in requirements starting with lower-rise buildings in 2024 and taller buildings in mid-2027
- Allows more time for affordable housing and hot water systems in buildings other than one- and two-family homes
- Includes exceptions where required for select uses like manufacturing, hospitals and restaurants

Urban Green Council helped shape the law, including as lead witness testifying at the City Council [hearing on November 17, 2021](#). Read our [written testimony](#) to see how our recommendations were incorporated into the [final law](#).

### IMPACT

- With few exceptions, new buildings will be all-electric, using high-performance technologies like induction stoves for cooking and heat pumps for heating, cooling and hot water
- Efficient, all-electric buildings have lower carbon emissions and improve local air quality while making occupants more comfortable

Construction rates vary significantly year to year, but statistics from the last decade shed light on potential impact:

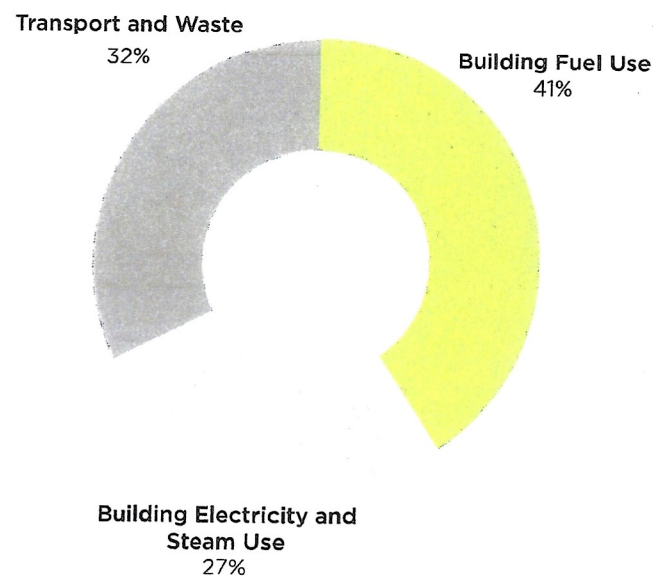
- 1,000 to 3,000 new buildings are constructed in NYC each year. That's 35 to 45 million square feet of new building area annually!
- Most new buildings are one- and two-family homes, plus about 200 new buildings that are seven stories or higher each year

The [latest NYC data](#) show that all-electric multifamily buildings are only about two percent more expensive to build, and that cost gap is closing.<sup>2</sup>

FIGURE 1

### New York City GHG Emission Sources

*On-site fossil fuels are NYC's largest source of carbon pollution*



Source: 2019 NYC GHG Inventory

### FOSSIL FUELS IN NYC BUILDINGS

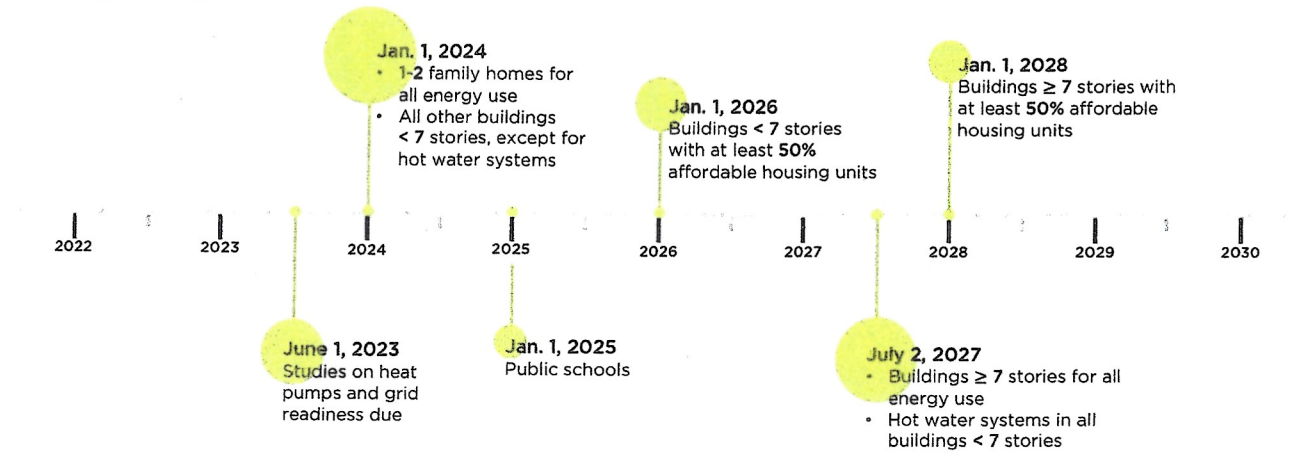
Fossil fuel furnaces, boilers and hot water heaters cause over 40 percent of all NYC carbon emissions, more than all uses of electricity and district steam combined.<sup>3</sup>

Gas and oil fired appliances can last 15 to 20 years, locking in decades of warming emissions for every appliance installed. Electrifying space heating and hot water with highly efficient heat pumps reduces emissions now, and emissions will continue to decline as the electric grid gets greener.<sup>4</sup>

Read more about how NYC's electric grid can support this transformation in Urban Green's latest publication, [Grid Ready: Powering NYC's All-Electric Buildings](#).

**FIGURE 2  
Implementation Timeline**

Requirements phase in over five and a half years, allowing time for the market to ramp up with more products, training and design strategies



**ADDITIONAL DETAILS**

**Requirements**

- Prohibits combustion emitting more than 25 kg of CO<sub>2</sub> per million British thermal units (MMBtu) of energy within a building, well below emissions for natural gas (-53 kg) and fuel oil (-74kg)<sup>5</sup>
- Applies when buildings submit an application for approval of construction documents
- Expressly covers new buildings but also covers any gut renovations that meet the Department of Buildings threshold for alterations that need to comply with new building requirements

**Affordable Housing**

To accommodate longer design timelines in NYC’s affordable housing, the law delays requirements for buildings with 50 percent or more affordable housing units by two years (to January 1, 2026) for buildings under seven stories, and by six months (to January 1, 2028) for buildings seven stories or higher.

**Domestic Hot Water**

Highly efficient electric heat pump water heaters are already widely available for 1-2 family homes. But the law delays requirements for hot water systems in larger buildings.

Products and design strategies are ramping up for multifamily buildings and the additional time will help the market meet the challenges in that sector at scale, including greater hot water demand, heat loss during distribution, and limited space for larger tanks.

*This summary is for informational purposes only. For full details on the law and questions related to compliance, please contact the City of New York.*

**EXCEPTIONS**

The law provides exceptions for:

- Spaces where combustion is required for manufacturing or laboratories, laundromats, hospitals, crematoriums or commercial kitchens—but only to the extent necessary and in the space used for that purpose;
- Fuels occasionally burned in appliances not connected to gas lines or fuel oil piping and not used for heating or hot water (e.g. propane grill);
- Buildings used by utilities to generate electricity or steam; and
- Buildings used to treat sewage or food waste.

**STUDY: HEAT PUMPS AND GRID READINESS**

The law requires that the Mayor’s Office conduct two studies by June 1, 2023 related to all-electric buildings assessing: (i) the feasibility and cost of heat pumps, and (ii) the reliability and resiliency of the city’s electric grid under electrification scenarios.

The city will consult with industry experts and may leverage findings from existing studies like Urban Green’s **Grid Ready: Powering NYC’s All Electric Buildings** and **Going Electric**.

<sup>1</sup> The lower end of this range comes from analysis of properties in PLUTO with construction years from 2010 and 2019. The higher area number comes from **REBNY’s Quarterly New Building Construction Pipeline Report** analysis of DOB job application filings between 2008 and 2020.

<sup>2</sup> **NYSERDA Buildings of Excellence**

<sup>3</sup> 2019 NYC GHG Inventory

<sup>4</sup> **Going Electric**, Urban Green Council, 2020.

<sup>5</sup> **US Energy Information Administration**

Updated January 6, 2022

## Appendix III

### A free Webinar on Reducing Embodied Carbon in Buildings

Hi Sara & Bob,

This should be of interest to our chapter members. The webinar has already been posted by then AIA's Committee on the Environment. It would be good if you could email the information to our chapter's membership list.

**A free Webinar on reducing Embodied Carbon in buildings is being provided by the Environmental Law Institute on Tuesday, February 1 at Noon. Registration is required by January 28 at <https://www.eli.org/events/thwart-climate-change-now-reducing-embodied-carbon-brick-brick> .**

AIA Bronx Chapter member Bill Caplan will discuss the urgency of reducing embodied carbon in building construction from 2022 forward; the reality of our not doing so; and what we need to move forward. This will be followed by a panel discussion moderated by Maxine Joselow, Staff Writer for The Washington Post.

**Panelists:**

Maxine Joselow, Staff Writer, The Washington Post, *moderator*

**Kenneth Berlin**, President and CEO, The Climate Reality Project

**Meta Brunzema**, R.A. LEED A.P., Architecture & Urban Design, Collective for Community, Culture, and Environment LLC

**Bill Caplan**, Author, *Thwart Climate Change Now* (presenter/panelist)

Meghan Lewis, Senior Researcher, Carbon Leadership Forum, University of Washington

All the best,  
Bill

**The End**