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

## **NEWSLETTER**

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## I Current Activities



### February 16, 2023 AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 6:04pm.

#### Attendees:

Boris Baranovich  
Sara Djazayeri  
Robert Esnard  
Antonio Freda  
Nicholas Friedmann  
Linda P. Infante  
Ken H. Koons, Sr.  
Ken A. Koons, Jr.  
Robert Markisz  
Josette Matthew  
Julian Misiurski  
Matthew Rezkallo  
Bryan Zelnik

#### Guest

Mike Keller  
Regional Manager, Mid Atlantic  
Kalwall Corporation

#### Agenda / Discussion

##### 1. Seminar:

Mike Keller, of Kalwall Corporation presented a seminar titled "Sustainable Design through Daylighting." The presentation outlined choosing the correct day lighting solutions for various architectural, residential/commercial, and public facility situations. Mike reviewed the issues related to specifying wall panel products to efficiently take advantage of natural translucent light. He described his company's history, product features, daylighting and sustainability information, as well as examples of project that successfully utilized daylighting.

Translucent composite technology is a unique way of creating a wall or roof surface that allows for light transmission in a very efficient and architecturally significant ways. The walls are:

- Structural sandwich panels with significant strength to weight ratios that reduce supporting structure requirements.
- Panel thickness of 2¾" or 4" and made in dimensions up to 5' wide x20' long.
- Panels can be constructed flat, curved, or irregularly shaped.

These panels are individually made to suit specific site and building requirements. They allow a defused natural light through the sandwich panels which are made from chopped fibers and resins redistributing the light to efficiently illuminate areas.

The United States Department of Energy has developed standards that identify translucent light as not allowing direct sun penetration, diffusing the light broadly, and minimizing glare to allow for consistent lighting throughout spaces. This diffused light, blocks UV-A/B radiation which protects against finishes fading, and also allows plants and animals to thrive, helps human levels of visual clarity, and is known to lower the levels of eye fatigue, which enhances human productivity in education and work situations.

Technically, translucent panels have a high insulating characteristics with U factors from 0.53 to 0.05 with R values from R-2 to R-20. In addition, there is a low solar heat gain co-efficient (SHGC) from 0.65 to 0.06. The thermal characteristics of one of these panels are significant such that with an exterior temperature of 0-degree Fahrenheit, the interior temperature level can be at a comfortable 70-degree Fahrenheit.

Finally, the panel strength is substantial so that a standard 5'x20' panel weighs less than 2lbs per square foot, and can support 12 factory workers with a weight just under 3,000lbs with no deflection or structural fatigue. Because the panels are light weight and strong, they are easy to manipulate and install efficiently.

After the CEU presentation, Mike Keller reviewed the Kalwall Corporations activities. The company was created in 1955 by his grandfather Robert Keller, who invented the company's translucent panels in New Hampshire, USA where all their products are still being manufactured. The company is a privately held family owned business, the largest factory employer in the State of New Hampshire, constructing translucent walls and roofs expanding the business that currently serves all of the country. The panels result in glare-free, shadow-free, full-spectrum museum-quality daylighting which is not possible to achieve with glass products. Mike illustrated optional grid patterns, face sheet colors, and examples of tinted insulation, all of which will allow aesthetically creative flexibility in panel designs. The panels are very lightweight, and yet OSHA Fall-Through compliant, which makes them ideal for installation, maintenance, and lowering insurance, costs for owners. There are a few "premade" products such as the S-line skylights and small pyramid roof panel assemblies. Otherwise, all the panels are designed specifically for each project work and therefore, manufactured with little waste and delivered directly to the project site by Kalwall personnel.

Mike Keller concluded with a question-and-answer period. Kalwall's staff, especially their regional representative, Tim Herrmann can assist members and should be involved early reviewing specifications, designing exterior wall patterns, as well as, developing the costs implications of various products. Design and detailing expertise, daylight modeling, and spec writing are free. Kalwall's assistance will help minimize RFIs, and best ensure the owner is pleased with the natural daylighting components of their building. He recommends that the Chapter members contact Kalwall's New York City regional representative;

Tim Herrmann  
Regional Manager, Mid Atlantic  
Local Office, Paoli, PA  
Kalwall Corporation  
Tel: 845-235-5612  
email: [therrmann@kalwall.com](mailto:therrmann@kalwall.com)

2. Adoption of the January Minutes:

The January 19, 2023, minutes were unanimously accepted as proposed, with Julian Misiurski making and Bryan Zelnik seconding a motion for approval.

3. Next Meeting Dates:

A new Chapter member was welcomed, Nicholas Friedmann AIA, who contacted the Chapter secretary and was invited to attend his first regular Chapter meeting. It is always good to have new members and to encourage as many members as possible to participate which will result in larger member dialogue and more effective Chapter activities.

The Chapter reviewed and will continue virtual meetings each starting with a CEU seminar in the first hour. Therefore, the next scheduled meetings, will be virtual and are scheduled on:

April 20, 2023	at	6:00pm	(Virtual)
May 18, 2023	at	6:00pm	(Virtual)
June 15, 2023	at	6:00pm	(Virtual)

4. Chapter Committees:

Bronx Public Project/Student Studio

Michael Goldblum has been leading this effort to develop a Bronx Public Project as part of a CCNY Student Studio competition. The concept was to find an actual project that the city is committed to develop. However, as he could not join the meeting, Sara Djazayeri reported on the committee's progress. Sara indicated that after the committee's first concept, using a city agency to develop a project did not work out. The Borough Presidents' office suggested a project as a substitute; the redevelopment of the Kingsbridge Armory, for the student design studio. The program is to develop a community facility that would include educational uses and vertical hydroponic farm. The student efforts would be graded by CCNY professors, as part of a course first and then the best three projects would be selected by a jury, to be hopefully composed of elected officials, community members, professors, and the Bronx AIA, to choose a first prize of \$1,000 and two runner-up grants of \$500 each. In addition, the Borough President is planning to arrange the showcasing the Chapter's three winning projects, as part of a public exhibition at the Bronx Museum of the Arts, located on the lower Grand Concourse near the Bronx court houses.

AIA Empowerment Student Grants

Sara Djazayeri also reported on an interesting positive development. At the Chapters' last meeting it was announced that there may not be a 2023 Chapter Student Empowerment Program to follow the Chapter's First Program last year. Our past Vice President, Marty Zelnik organized it and fortunately, Marty's grandson Bryan Zelnik AIA of our Chapter, has taken over the project and in the last month was able to make contact with Sean Weiss, the Chairman the of the Architectural Department at CCNY, who quickly organized the teachers in selecting two, upper class architectural students as awardees. This occurred, as Sara Djazayeri assuming that the Chapter might not be able to develop an awards program for Bronx residents this year. She contacted Pratt Institute, where she is a part-time Teacher, to see if the institute could select two Bronx students as a way to implement a 2023 Empowerment Student Program. Pratt enthusiastic and quickly committed by selecting two students for a grant. Therefore, the Chapter will now award; four \$1,000 grants to assist two upper class Bronx student architects from CCNY and Pratt Institute.

Finally, Sara also suggested that because of our successful event last year, the mid-town design studio host of the award program expressed an interest in the larger event this year. It is thought that the Chapter would give awards to three student Bronx residents design studio winners, and empowerment grants to four additional Bronx students, for a total of seven awards. After a short discussion, a motion was made by Bryan Zelnik and seconded by Julian Misiurski and unanimously passed to increase the funding of the 2023 Chapters Empowerment Student Grant and Design Studio Program from \$4,000 to \$6,000 which will be composed of;

- \$4,000 for the four Empowerment Student Grants and
- \$2,000 for the three Design Competition awards  
1 winner at \$1,000 and 2 runner ups at \$500.

#### Associates/License Exams

Linda Infante reported that the goal of assisting associate members in studying for the Architectural Record Exam (ARE) needs more time to develop an implementation strategy. At the last Chapter meeting, Jerin Lisha had indicated that the committee should try to explore a different approach in addition to working with other adjacent Chapters only. Contacting the appropriate people and getting timely reactions to coordinate a program has been hard. Jerins' thought was to have associates' study for the exam, by using available "internet" study tools for the Bronx Chapter study group. Linda indicated she would contact the committee co-chairs and interested associates to have a meeting before reporting back to the Chapter to outline a proposed study program. Josette Matthew also indicated that since the last meeting, she had discussed our ARE issues with the executive director of AIA Queens, as well as the Queen EP Chair, Chris Fagan. Both indicated that there were people in Queens who could work with our Bronx associates. Josette promised to forward the contact information to Linda for her to reach out to these specific Queens members.

#### 5. DOB – Update

Unfortunately, Tony Freda who is the Chapter's representative at the N.Y. Architect's Counsel is out of the country and could not attend the meeting. However, Bob Esnard reviewed the DOB Commissioner Eric Ulrich resignation and the appointment of Kazimir Vilenchik, P.E. who was previously the First Deputy Commissioner, as an Acting Commissioner. Kazimir indicated, he will continue the Mayor's outreach initiative/efforts to improve DOB operations. The Acting Commissioner was originally chosen for his technical competence to supplement Eric Ulrich, who is not a construction person. Linda Infante raised a question, if a new permanent commissioner is not chosen, will acting Commissioner Kazimir Vilenchik, PE be given the job? Historically, many of the city's commissioners including DOB are chosen for political reasons to implement mayoral initiatives. It is possible that within two to three months the mayor's office should make the decision to either keep the acting commissioner or not. From the construction industry's perspective, Kazimir is a very competent construction professional. If he is made permanent, it might be very positive. However, we will continue working with the acting commissioner, until a decision is made one way or the other.

Members are reminded that the Acting Commissioner and DOB will have to deal with two important DOB processing issues now that will affect real estate and architects within the next year, and they are:

- LL97 of 2019 – Appendix I - To regulate NYC Greenhouse Gases - in 2030 NYC gases must be reduced by 40%, and 80% in 2050. Buildings and housing must be constructed and operated in different way and the changes can be dramatic.

- LL126 of 2021 – Appendix II - Requires all parking garages be inspected every six years with a schedule for inspections to be made on a citywide schedule within three-time frames:
  - December 31, 2023 - Manhattan Community District 1-7.
  - December 31, 2025 - Manhattan District 8-12, and Brooklyn Community Districts.
  - December 31, 2027 - Brooklyn, Queens, and Staten Island Community Districts.

These laws will require a significant amount of work and could be challenge for the industry and DOB to review and evaluate in a timely way, all the submissions by architects, engineers, and the building owners.

6. New Business

As there was no new business to discuss, the meeting was adjourned with the meeting ending at 7:42pm.

IV. Next Meeting:

The next meeting will be virtual on:

**Thursday March 16, 2023, at 6:00pm**

## **Appendix**

- I. LL-97 of 2019  
Green Home Grass Emission Reporting**
  
- II. LL-126 of 2021  
Parking Structures**

## Appendix I

### LL-97 of 2019

# Greenhouse Gas Emission Reporting

[Local Law 97 of 2019](#), passed by the City Council as part of Mayor Bill de Blasio's Green New Deal, is an unprecedented commitment to increase the sustainability of buildings, the single-largest source of greenhouse gas (GHG) emissions in New York City. The law became effective on November 15, 2019.

Local Law 97 will further the goal of achieving a 40 percent reduction in aggregate greenhouse gas emissions from covered buildings by calendar year 2030 and an 80 percent reduction in citywide emissions by calendar year 2050.

A covered building means, with some exceptions, (i) a building that exceeds 25,000 gross square feet, or (ii) two or more buildings on the same tax lot that together exceed 50,000 gross square feet, or (iii) two or more buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed 50,000 gross square feet.

Further details regarding emissions limits, as well as information on buildings that are exempt from Local Law 97 requirements can be found below. Local Law 97 of 2019 was amended by Local Law 147 of 2019. The amended version of these laws can be reviewed in [§28-320 of the Administrative Code](#).

Buildings account for approximately two-thirds of greenhouse gas emissions in New York City and Mayor de Blasio has pledged to address these emissions as part of his plan to make the city carbon neutral by 2050.

[Local Law 97](#) is one of the most ambitious plans for reducing emissions in the nation. Local Law 97 was included in the Climate Mobilization Act, passed by the City Council in April 2019 as part of the Mayor's New York City Green New Deal.

Under this groundbreaking law, most buildings over 25,000 square feet will be required to meet new energy efficiency and greenhouse gas emissions limits by 2024, with stricter limits coming into effect in 2030. The goal is to reduce the emissions produced by the city's largest buildings 40 percent by 2030 and 80 percent by 2050. The law also established the Local Law 97 Advisory Board and Climate Working Groups to advise the city on how best to meet these aggressive sustainability goals.

Local Law 97 generally covers, with some exceptions:

- Buildings that exceed 25,000 gross square feet;
- Two or more buildings on the same tax lot that together exceed 50,000 square feet;
- Two or more buildings owned by a condo association that are governed by the same board of managers **and that together exceed 50,000 square feet.**

Further details regarding emissions limits, as well as information on buildings that are exempt from Local Law 97 requirements can be found at **the Department of Buildings (DOB) Greenhouse Gas Emission Reporting** website. Local Law 97 of 2019 was amended by Local Law 147 of 2019, and additional amendments have followed. The amended version of Local Law 97 of 2019 can be reviewed in **§28-320 and §28-321 of the Administrative Code.**

Please visit this website regularly for updated information. For additional information on the Department of Buildings' sustainability efforts, visit the **Department of Buildings Sustainability page**

## Appendix II

LL-126 of 2021

# Parking Structures

In an effort to keep buildings safe, be in compliance with [NYC Construction Codes §28-323](#), and [RCNY §103-13](#), owners of parking structures must hire a New York State licensed and registered professional engineer (PE) to inspect the parking structure and file a condition assessment report with the Department at least once every six (6) years. Review the [Parking Structure Staggered Filing Cycle](#) for important dates and information. The hired PE must meet the eligibility requirements for **Qualified Parking Structure Inspectors (QPSI)** as required by [1RCNY 101-07](#). View the current list of active [QPSIs](#).

Property owners **must** repair unsafe conditions within 90 days of filing a condition assessment report. Once the work is finished, owners **must** file an amended report within two weeks.

All parking structure compliance filings must be submitted via email at [ParkingStructures@buildings.nyc.gov](mailto:ParkingStructures@buildings.nyc.gov).

## Inspection & Report Deadlines

The parking structure report and maintenance/repair deadlines are divided into cycles, which are further subdivided into three sub-cycles. The Community District in which the Parking Structure is located determines if the property falls into sub-cycle A, B, or C. See Cycle 1 Sub-Cycle Diagram.

For parking structures in:

- **Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7:** January 1, 2022 - December 31, 2023
- **Manhattan Community Districts 8, 9, 10, 11, 12 and Brooklyn Community Districts:** January 1, 2024 - December 31, 2025
- **Bronx, Queens, and Staten Island Community Districts:** January 1, 2026 - December 31, 2027

The End