



Published by
Bronx Chapter AIA Publications Committee Info@studio360's.com
Highlighting activities and information of interest to the Practicing Architect

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I Current Activities



January 18, 2023
AIA BRONX CHAPTER MEETING MINUTES

Bob Esnard calls to order the virtual meeting at 6:01PM.

Attendees:

Boris Baranovich
Sara Djazayeri
Robert Esnard
Antonio Freda
Linda Infante
Jerin Lisha
Alvi Rahman Khan
Ken A. Koons, Jr.
Ken H. Koons, Sr.
Ofe Pearson
Julian Misiurski
Robert Markisz
Bryan Zelnik
Nico Zapata
Scott Weinstein
Jack Motola

Guest:

Candace Kitchen
Customer Service Specialist
Total Door Systems
candace@totaldoor.com
Tel: 800-852-6660 Ext. 116

Agenda / Discussion

1. Seminar Presentation: Total Door Systems

Candace Kitchen, Customer Service Specialist and the NY Sales representative of Total Door Systems, presented a seminar titled, “**Smoke Containment Strategies for Elevator Hoistways & Lobbies**”. She outlined how smoke migrated in a multi-story building fire and discussed how building codes have evolved to address this danger and why they mandate smoke containment in specific areas of a structure. Candace described door product applications and assemblies that are designed to meet building code requirements and limit vertical smoke migration via elevator hoistways and lobbies.

Learning Objectives:

- Explain the behavior of the fire and smoke in a mid- or high-rise building and how smoke migration can inhibit means of egress via elevator hoistways & lobbies and compromise the life safety of building occupants.

- Discuss how the building codes address smoke control in multi-level buildings and the building design measure that must be taken to enhance occupant safety.
- Evaluate and compare the product applications and assemblies designed to meet building code requirements and limit smoke migration via elevator hoistways and lobbies.
- List building design and product configuration options that comply with building code requirements for egress planning.

Candace over the hour reviewed the tremendous safety issues related to the proper installation, location and using the correct/appropriate fire/smoke rated doors. Annually, there are over 1.2 million fires, approximately 4,000 deaths, 17,000 injuries and 14.8 billion dollars in damages. An architect specifying and laying out Lobbies, Elevator shafts, Stairwells as well as, Corridors must be careful to correctly design and specify these areas of buildings. There can be legal liabilities of an architect if investigations indicate a fire occurring and spreading or if the damages and injuries indicate that the design or construction doesn't conform to code or professional standards.

She illustrated various layouts of buildings using photos and a few short videos that failed to prevent the spread of smoke and tragedies occurred. One of the most recent case studies she discussed was in the Mid-Bronx at Twin Parks North, a fire proof high rise modern residential building where 17 people died as self-closing doors malfunctioned due to faulty maintenance. This kind of issue unfortunately continues to occur around the world and underscored the importance of not only building correctly, but for buildings even built well, must continue to be appropriately maintained to be safe. Doors are best designed and built if they are located correctly, specified with all elements of hardware, closers, frames and doors to get maximum safety and performance.

Candace summarized the presentation by indicating the Integrated Door Systems and their advantages which are;

- Money savings
- Simple specifications
- Complete compliance and certified
- Case studies show how important for safety and performance reviewing and discussing with; designers, contractors, and owners.

At the conclusion of the presentation Candace held a short question and answer period as time allowed.

In her presentation hotel doors illustrated showing incorrect fire safety installations, were the issues similar in each hotel or different in terms of what they did not conform to?

The hotels had minimal lobby protection and where they had and installed additional doors in front of elevator shafts; they were not tested to standard UL 1784, without an appropriate bottom seal. Candace had another instance when she would be trapped inside the elevator lobby if there was a fire. Her room opened up directly across from it and the lobby doors were on either side of my room, so if inside the lobby, she wouldn't have been safe. Most of the time what she saw were efforts to install protection, they are not compliant

In buildings with code/door issues do you think maintenance creates the problems, or they just didn't install the doors right?

There can be any one of many factors that may create issues, such as when installed doors; do not conform to UL 1784, lack an appropriate bottom seal, or conventional doors are placed in front of elevator doors that do not contain smoke, or don't have seals around the door and the door basically acts as a 20-minute fire door and not a legal 2 hour smoke/fire door.

Members expressed the Chapter's appreciation of Candace Kitchen's time, and presentation. They thanked her for a terrific explanation of a unique/interesting/important subject. Finally, Candace offered to assist architects with member projects and indicated that she will visit sites and offices if requested or necessary. **Appendix I Flyer – Total Door Systems**

She urged members to contact her at:

Total Door Systems

Candace Kitchen,
Customer Service Specialist

800-852-6660 Ext. 116

candace@totaldoor.com

www.totaldoor.com

2. Adoption of Minutes

Bob opened the floor to approve the January meeting minutes, which were sent to everyone via email. Julian Misiurski noted an inconsistency in the minutes in which "Kingsbridge" was referred to as Knights Bridge. This correction will be made in the January 2024 minutes. Bob thanked Valerie Kagan who helped produced these minutes and appreciated that the minutes are being read, and a needed correction was brought to our attention. After the correction was identified and corrected, Bob asked for a motion to adopt the January 2024 minutes. In reply, Ken Koons Sr. initiated a motion to adopt the meeting as corrected and Julian seconded the motion. The modified January 2024 AIA Bronx Chapter meeting minutes were then unanimously approved.

3. Schedule of next meetings

Regarding the next scheduled chapter meetings, Bob briefly laid out the meeting schedule for the next four meetings through June 2024. The next two meetings, March 2024 and April 2024, are scheduled with sponsors. The May 2024 meeting will be an in-person awards presentation to be sponsored by the Bendheim Studios at one of their mid-Manhattan venues as they have done in the last two years.

At this time we have a tentative sponsor for the June 2024 meeting. As explained by Bob, securing sponsors for our meetings has been an interesting process. At times, the sponsors are rather easy to find and schedule. Other times, the sponsor when a company is not as large as this month's sponsor Total Door System. At times sponsors may need a bit of negotiating to secure. However, the goal is to arrange for meeting sponsors/seminars for credits at each meeting. This so far has been successful and the next Meeting Dates are:

April 18, 2024,	6:00PM - (Virtual)
May 23, 2024,	Awards - IN PERSON, Venue TBD

June 20, 2024,
Sept 19, 2024

6:00PM - (Virtual)
6:00PM - (Virtual)

4. Marketing – “Find a Bronx Architect”

Transitioning to marketing, Bob refreshed everybody’s memory regarding marketing efforts through our website (www.aiabronx.org) and “Find Bronx Architect” marketing effort. The Chapter approved a marketing process for interested potential clients seeking architectural services that can go onto our website to link to a “Find Bronx Architect” page. The DOB and its Borough office are not legally allowed to recommend specific architects. They can, however, refer to a professional organization such as the AIA Bronx and our website to find architectural services that are independent professional organization not connected to government. In addition, the public currently contacts chapter officers by phone and email through our website seeking local architects to satisfy various architectural needs. However, once the chapter link is set up, potential clients will be able to directly connect with members. This will be a way, without extra costs, for chapter members to be listed on the “Find Bronx Architect” link, where architects can highlight their firms’ information to “advertise”.

As Sara added, this effort started last year as a Pratt student, Patricia Semmler, contacted her who was about to graduate, asking if the Bronx Chapter had a “job seekers” list to which she could be added to. As part of their discussion, Sara asked if she could help develop such a listing for visitors to the Bronx website, for them to make connections which would be very beneficial all around. Currently, Sara thought people looking for architects currently have a difficult/complicated time finding us. It would be much nicer to have a list on our site that is easily accessible. As of now, Patricia has nine firms and/or architects to list on the website. Many members have said they were going to get listed, now is the best time to do so and should contact Patricia at; patircia.semmler@gmail.com

Unfortunately, Bill Kaplan, the chapter webmaster, has been extremely busy working on a major presentation on global warming and construction decarbonization and has not been able to install the website list. . However, Bill is hoping to work on the site in the next month or so to activate it as his other responsibilities are lightening up. All members again are encouraged to submit their listing in order to be included on the “Find Bronx Architect” list.

5. Chapter Committees

Associate/License Exam

On February 21st, the day before this meeting, a magnificent effort was made by Linda Infante to produce and execute the a first Bronx Chapter Architectural Record Exam (ARE) study session on “Practice Management”. This first session was presented by chapter member Bill Davis, who teaches architectural practice, at New York Institute of Technology (NYIT). This subject is one of the elements of the test and he spoke directly from his expertise. Linda indicated that Bill made an excellent, informative presentation and the session went very well with 3 participants. The three plus Linda, and Bill totaled the session at 5 attendees. The candidates were all on the same page as they are just starting out with their careers. At first, the participants were not sure how to get the “ball rolling”. Mr. Davis and Linda gave them some advice. Mr. Davis at the end of the

lecture held a question/answer period, which the participants liked very much. Overall, a very good session!

Linda then indicated associates are really interested in these types of sessions. The challenge is getting the participant numbers up as to help as many as possible to pass their exam. That being said, the chapter will do another study session and more presenting volunteers will be needed. Bob Esnard is one of the volunteers, but he isn't familiar with the ARE test. However, although he could not directly discuss test questions, he could talk about one of the exam subjects, "structures". Specifically, Bob over years of work, had a lot of interesting actual structural experiences. He will speak about his most recent issue, the reinforcing of an existing façade/concrete plank structural experience in NYC.

Jerin Lisha a chapter associate, who could not attend the ARE study session, at the chapter meeting promised to attend the next ARE session, and in fact, is looking forward to it. Finally, Linda again urged more associates participate if they can as she believes the sessions will be helpful!

Student Awards

Sara and Bryan Zelnik indicated that both CCNY and Pratt Institute have responded that they will participate with this year's Chapter Empowerment Grant Award program. They are in the process of selecting two candidates by April 1st, from each school for cash grants.

Bronx Public Project/CCNY Studio Competition

The Student Award / Competition, was updated by Sara and as far as she believes, the competition is on schedule. Sara indicated that Michael Goldblum has been the key person working on implementing the competition and she did not have a chance to recently discuss the specific progress. However, she will touch base over the next weeks with Michael; to be sure we are still on track and be able to update the chapter at the next meeting.

6. DOB – Update



Tony Freda, as the chapter representative, attended the February meeting of the Architect's Council of New York (ACNY). The meeting dealt with a lot of changes in the leadership at NYC DOB. Members were reminded of the Mayor's 90-Day Commission announced and organized at the beginning of his Mayoralty. At that time, he said he wanted to have a group of architectural and construction professionals work with the Building Department to improve Applicants approval/review process, for the department to be more successful all around. After this announcement two of our members, Sara Djazayeri and Ken Koons Jr. participated with the then DOB commissioner. Unfortunately, that Commissioner after a few months resigned. A second commissioner was hired, lasted +/- 4 months, and with no action or work on the Commission. Finally, the current new commissioner James S. Oddo was appointed and has been on the job for about 6 months. He is the longest serving Commissioner under Mayor Adams. Commissioner Oddo last month after about a two and a half years pause, published the "90-day Commission" report.

Tony and Bob both have read the report and outlined the basic findings they wanted to the chapter members to know. Both Tony and Bob indicated that they and the industry believe the length of time the DOB process takes from start to finish, is very inefficient. There are many

roadblocks and when one is reached, it's impossible to get someone on the phone with whom to speak. When a person is finally contacted, they are impossible to understand because of different terminology and respective understandings of the process. Different staff reviewers within the department are requesting alternate responses for similar situations. The system has been very frustrating and ridden with delays all the way around. Even today, if you are excellent with a computer and with DOB's on-line system, it can still be impossible to get through to the finish line.

Once in a great while, something seems to actually work. For example, Bob did a Tenant Protection Plan (TPP) submission a few weeks ago. He took a few hours to file, it was received back in 2 days and was approved. The first time around, the process took Bob about ½ a month to figure out the specifics of the DOB's requirements and how it was to be inputted in the system. However, this application was just an uncomplicated TPP plan to accompany a simple one apartment alteration application in a multiple dwelling. So under some conditions an approval can be fast. Unfortunately, it is not the usual experience!

The DOB 90 Day Commission report published a series of template filing forms and "simplified" plans and a specific expedited timing for DOB reviews, instead of individual, unique timing for each examiner and plan review. The new process is *highlighted* to be more organized and predictable. There is a Chart and booklet for two filing reviews a;

- 24-hour review process for simple Alt 2 Projects, **Appendix II – Alt 2 Chart/Booklet**
 [02 Next Day Review Presentation 01-12-24.pdf](#)
and
- 24-hour review process for complicated Alt 1 projects. **Appendix III – Alt 1 Chart/Booklet**
 [03 Step By Step Guide Presentation 01-12-24.pdf](#)

Tony indicated that these "announcements" to expedite and develop a 24-hour review process is really the same as it was in the past but, this time everything is organized and written out. The booklets describe what each submission page should look like if you want to have something "quickly" reviewed. If you practice and sure about what you need to do, the booklets will help. This is an updated formulization of the normal DOB approval process but the applicant's homework still must be done.

Tony's recommendations for things to run smoothly are be sure to:

- Dot all the i's, cross the t's in every single area,
- Have all of the Building Code citations covered,
- Have all Sections with Details describing what is being done
- Ensure that all drawings, explanations, and submissions conform to building codes.

If all of the listed above and perhaps more, is not included, and not able to be seen or understood by the examiner, the likelihood of the 24-hr turn around - **failing** is the reality!

7. New Business

Scarsdale Home Preservation

Bryan Zelnik was asked to update his and the Chapter's publicizing the successful story of his efforts preserving his grandfather's "mid-century modern" house in Scarsdale, NY. Everyone at the meeting thought it's a great story worth sharing with the public.

Bryan explained that in Scarsdale other houses have come up similar to Bryan's grandfather's work. As it appears, the village historian has changed his tune now. He says that houses don't

need to be on the 'Historic Houses Survey' to be important. Bryan's **positive** effect on Scarsdale continues. Many residents have taken up the issue about saving their "historical" houses in different neighborhoods of Scarsdale as a result.

Bob suggested perhaps the Bronx Cable Channel 12 or the Riverdale Press may be interested in doing a story on Bryan's successful lobbying because their historic focus is on local preservation stories. Bryan explained that his father and grandfather have been residents of Riverdale and have been connected to the preservation since day one. Bryan's grandfather's presence in Riverdale is still there and in other parts of the City. It's suggested that these media organizations should be contacted and sent a brief summary of what happened in order to get public everything that has been specifically done to save the Scarsdale house by Bryan and the Chapter. Another angle could be media stories about something lighter such as saving architecture and reference what the Scarsdale paper said, since they represented Bryan as a "hero". Bryan agreed to put together this statement for us to put on the web and to send to the media to get some positive credit/publicity.

New York State AIA Annually Highlights Design

Sara discussed another new topic; to showcase Bronx AIA member projects for us to publicize by submitting them to the NYS AIA. She suggested that must be some amazing work that our chapter colleagues have worked on or completed, which could be interesting, for us to submit to the State for an Award. In addition, she urged our members to also send projects as well for us to add, and illustrate on our website. Bob indicated that it has been almost a year since we have put additional examples of member's efforts. Bryan's work was the last member to be highlighted, is time to showcase others. So send some projects for the Chapter to send to the State AIA and/or put on the Bronx Chapter website...

Job Posting

Last month the Chapter received from a *Social Networking Platform for Architects & firms* a job posting. A few weeks ago, a notice for a "Community Growth Specialist" was sent to members via email. The posting is a *remote position* for a marketing/sales person.

The people who are seeking applicants are originally from California and need somebody to represent the different areas New York area and California. This position can be performed at home. **Appendix IV – Job Posting**

8. Adjournment

The floor was open for anyone to bring up other topics that needed to be discussed. No additional new business is presented and so, a motion to adjourn is made.

Linda Infante made a motion to adjourn and Bryan Zelnik seconded the motion;
The meeting ended at 7:47PM.

III. Next meeting:

Thursday, 02/22/2024

6:00PM Virtual meeting via ZOOM

IV Appendix

Appendix I Page 10
Flyer – Total Door Systems

Appendix II Page 11
Alt 2 Chart/Booklet

Appendix III Page 12
Alt 1 Chart/Booklet

Appendix IV Page 13
Job Posting

Appendix I
Flyer – Total Door Systems



Total Door integrated door systems provide unmatched smoke & fire safety.

We are the code experts, so you don't have to be.

We have your back!

- Design Support
- Service
- Installation Training
- Application/Plan Review
- Live Assistance

Check out this video on how a Total Door works!




Total Door Integrated Door Systems



Total Door is ideal for the following openings:

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- Elevator Shaft
- Stairwell
- Cross-Corridor

Our doors are certified to ANSI/BHMA 156.32, UL 1784 without an artificial bottom seal, and sustainably manufactured with a UL EPD.

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- Paint
- Architectural Overlay
- Architectural Metal
- Wood Veneer
- Wall Coverings

With infinite design options available, you can lead with your design vision.

6145 Delfield Dr. Waterford, MI 48329

248-623-6899

www.totaldoor.com

Designsupport@totaldoor.com

Appendix II

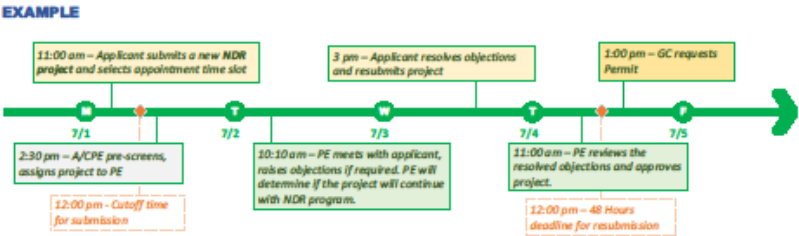
Alt 2 Chart



Next Day Review (NDR) Program

PROGRAM BENEFITS	PROGRAM ELIGIBILITY												
<p>✓ Expedited service Plan review and first appointment in the next business day</p> <p>✓ Simplified plan template (page limit <=10)</p> <p>📌 Enrollment is optional. To be eligible, a filing must meet all requirements, and objections must be resolved by the applicant within 48 hours.</p>	Job Type Alterations Only	Work Types GC, MS, PL & SP Cannot be combined with any other work types	Building Types All										
	Filing Project scope must be submitted at the same time (initial and subsequent, if required). Applicant of record must be the same for all filings (initial, subsequent). All required documents must be uploaded – they cannot be waived or deferred	Exclude <table border="1" style="width: 100%;"> <tr> <td>1. NB, Alt-Co, FD</td> <td>2. Enlargement</td> </tr> <tr> <td>3. Legalization</td> <td>4. Flood Zone</td> </tr> <tr> <td>5. MPP</td> <td>6. Site Safety</td> </tr> <tr> <td colspan="2">7. Pro-Cert Review</td> </tr> <tr> <td colspan="2">8. Property Profile (BIN) Restrictions *</td> </tr> </table>		1. NB, Alt-Co, FD	2. Enlargement	3. Legalization	4. Flood Zone	5. MPP	6. Site Safety	7. Pro-Cert Review		8. Property Profile (BIN) Restrictions *	
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3. Legalization	4. Flood Zone												
5. MPP	6. Site Safety												
7. Pro-Cert Review													
8. Property Profile (BIN) Restrictions *													
<p>🕒 Project must be submitted within the program time window (business days 6 am to noon)</p>													

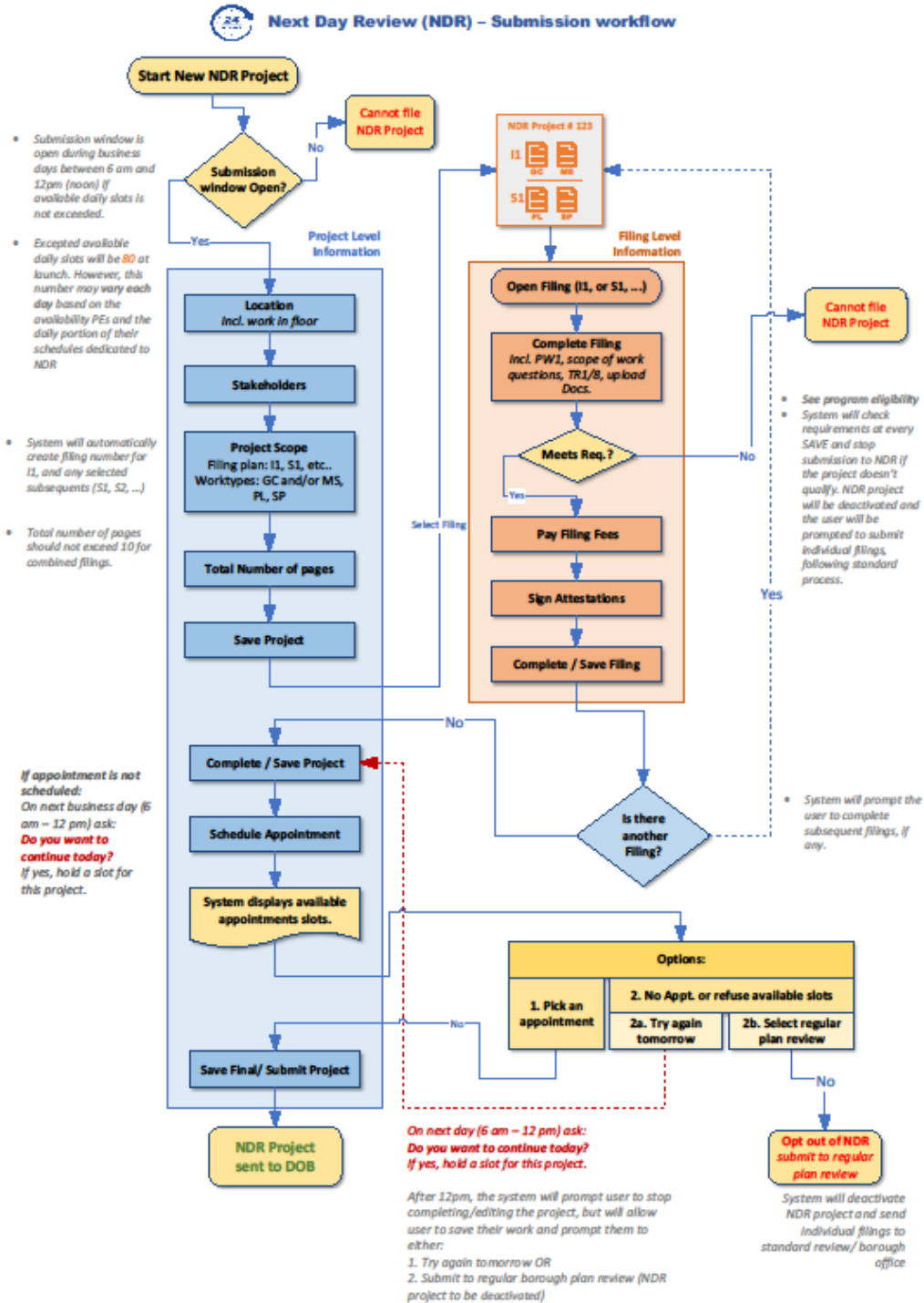
- * Property Profile (BIN) restrictions:
- Environmental restrictions
 - Legal Adult Use
 - Loft Law
 - HPD-related:
 - Special District: CL - Clinton Center
 - Special District: GC - Garment Center
 - Special District: HY - Hudson Yards
 - Special District: WCH - West Chelsea
 - Special District: WG - Williamsburg Greenpoint
 - CONH - HPD CONH Pilot Building



Alt 2 Booklet

[02 Next Day Review Presentation 01-12-24.pdf](#)

Alt 2 Chart



Alt 1 Booklet

[03 Step By Step Guide Presentation 01-12-24.pdf](#)

Appendix IV

Job Posting

AIA Bronx Chapter Members Notice

Architecture Community Growth Specialist - New York City based

At Spectacular we have ambitious plans to reimagine how Architects network, share their designs, find inspiration, and excel in a career they love. We are seeking a highly motivated Community Growth Specialist to introduce the New York Architecture community to our professional social networking platform. We're on the hunt for a passionate and outgoing individual who can establish strong connections with New York Architecture programs, professional organizations, firms, and architecture students.

The purpose of this role is to bring Architects, students, and firms onto the Spectacular network through prospecting, inbound traffic, and account management. As the Architectural Account Executive, you will play a vital role in building an exciting new platform that will disrupt the architectural industry as well as help elevate the work of young and aspiring architects in New York, NY.

At Spectacular we're on the hunt for teammates who:

- Are passionate about architecture and making an ambitious impact on the A&D community.
- Love to work on small, remote teams
- Owns it- comfortable taking responsibility for your work
- Take calculated risks and encourage others to do the same
- Take a world-class approach to everything you do
- Makes it safe to share ideas
- Takes care of your people

Responsibilities:

At Spectacular you will:

- Prospect, close, and on-board new individuals & firms to Spectacular
- Travel to Architecture schools to promote Spectacular
- Manage a group of 10-15 student ambassadors
- Build relationships with student and professional organizations
- Collaborate with our marketing team to develop content for prospecting campaigns
- Collaborate with our product team to make improvements to the platform based on user feedback

Requirements

- A passion for Architecture & design
 - Bachelor's degree in Architecture, Master's degree preferred
 - 1-5 years professional experience in the Architectural industry
 - Excellent communication and interpersonal skills.
 - Strong organizational skills and ability to handle multiple tasks simultaneously.
 - Networking expertise and the ability to represent Spectacular professionally.
 - Knowledge of the Los Angeles architecture community and existing connections.
- (Even if you don't check *all* of these boxes, we'd still love to hear from you!)

Benefits

- Fully remote role
- 3 weeks of paid vacation
- Blue Cross Blue Shield Health, Dental, Vision, Short-term / Long-term Disability and Life insurance
- Flexible Savings Accounts and Health Savings Accounts
- 401k with Employer match
- Employee referral program
- Team events & quarterly gatherings
- Spectacular is an equal opportunity employer.

How to apply

- Apply to this position by clicking; [here](#)

The End