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BUILD IT BACK - SINGLE FAMILY PROGRAM -

Almost 2 years ago Super Storm Sandy left behind thousands of damaged homes from New Jersey to Eastern Long Island. As of September 29, 2014 New York City Build it Back Housing Recovery reports 613 Construction Starts, 101 Homes Fully Repaired and 593 Reimbursements.

The following list summarizes the steps involved in the application process homeowners have had to navigate to obtain assistance from the "Build it Back" Single Family Program. This program offers several options to help owners of 1 thru 4 unit homes to : 1. Repair the home. 2. Repair and elevate the home. 3. Rebuild and elevate the home. 4. Obtain Reimbursement for repairs done by the owner. 5. Sell the property.



1. Intake

The Applicant:

- Registers for the program
- Attends an intake appointment
- Submits documentation & signs required forms
- Note: as of 10/31/2013 registration was closed

2. Review

Build it Back:

- Determines the applicant's eligibility
- Analyzes any insurance & other benefits received

3. Assessment

Build it Back:

- Inspects any storm damage and completed repairs to the property
- Determines if the applicant qualifies for construction assistance, acquisition or reimbursement
- Finalizes the transfer amount

4. Option Selection

The Applicant:

continued on page 5

FEATURES

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Deadline for submission to the Pylon is the second Wednesday of each month.

Articles or notices may be submitted to the Editor by e-mail, fax or on disc. Handwritten articles or verbal comments are cheerfully received.

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SEPTEMBER MEETING

**NEW 2014 CODE
GOES INTO EFFECT DECEMBER 31, 2014**

1. OVERVIEW

Changes with high impact to DOB operations include the new PW1 form, new fees, a new LAA form, and new TR1 forms dealing with Special Inspections. Also impacted will be BIS, E-filing, fee calculations, additional forms, required items, and other processes.



There are changes to 12 sections of the PW-1. That includes changes to fees, alteration types, applicant types, required items, and legal language. The new TR1 has changes to special inspection items, to revised qualification statements, and to certification statements. Changes to the LAA involve estimated costs, asbestos activity, and appliance data.

2. PW1 TRANSITION SUMMARY

Job applications submitted before the effective date of the 2014 Code will use the 2008 forms. Job applications submitted after that date will use the 2014 forms. Amendments filed on or after the implementation date of the new Code will use the new forms. As a result of the above there may be jobs in which both 2008 and 2014 forms are in use.

3. PW1 - CHANGES BY SECTION

In **Section 2 ("Application Information")** Registered landscape architects may now file for certain work types, such as curb cuts and landscape work. **Section 5 ("Job/Project Types")** now indicates that there are two types

of Alt Type 1. In addition to the traditional "Alt Type 1" there is now an "Alt Type 1 Required to Meet New Building Requirements." **Section 9B** will also collect information regarding this job category. Many of the individual plan types have been deleted from **Section 7 ("Plans/Construction Documents Submitted")**; the only individual plan types are "Foundation" and "Energy Analysis." **Section 9 ("Additional Considerations")** provides "Additional Consideration" selections for façade alterations and for modular construction. **Section 10 ("NYECC Compliance")**, which deals with En-

ergy Code compliance, has been redesigned to clarify the "Code Compliance Path" and the type of energy analysis chosen by the applicant. **Section 20 ("Site Characteristics")** now has separate checkboxes for "Tidal Wetlands" and for "Freshwater Wetlands." A new **Section 20A ("Flood Hazard Area Information")** has multiple new Required Items. **Section 22 ("Asbestos Abatement Compliance")** now requires a DEP Control Number where an ACP-5 form is filed because the work is not an asbestos project. **Section 26 ("Owner Types")** consolidates the categories of owner types. "Fee Exemption Requests" now apply to "Non-profits" or to "Government" owners.

4. PW1 - FEE CHANGES FOR ENLARGEMENTS

Section 8 ("Additional Information") requires that fees for enlargements will be calculated by construction cost rather than by square footage. Fees for a horizontal or vertical enlargements filed as an Alt 1 under the 2008 Code will be calculated by construction cost (existing) + square footage of the enlargement. If the job

continued on page 7

September 17, 2014

Discussion:

The AIA Brooklyn committee believes that the only solution to the problem of being able to fund the cost of maintaining parkland, which the City claims they have no funds to maintain, is to introduce some income producing activity in the park. That activity should have some relevance to the park. If such a fund raiser cannot be found, then a portion of the park at a location on the interior edge of the park should be set aside for residential development and sold and an equal amount of city owned land somewhere in the vicinity make into parkland.



BUILD IT BACK PROGRAM: APPLICATION + PERMIT FEES WAIVED

Application and permit fees are waived for owners whose properties were damaged in Hurricane Sandy and who are rebuilding or repairing their homes through the City's Build it Back (BIB) program. Contractors are no longer required to pay DOB filing fees and submit for reimbursement.

Affected Buildings

Applications being filed by contractors completing work funded by the BIB program are eligible for fee-exempt work for applications. The following fees are waived for these properties:

- Demolition applications and permits;
- New Building & Alteration Type-1, 2 & 3 applications;
- Permits to renovate or repair;
- Records management fees;
- Electrical and plumbing applications (including Limited Alteration Applications); and
- Associated work applications and permits (i.e. elevators, sheds, scaffolds, construction fences).

Note: For repairs that are not eligible for fee waiver, a separate application must be filed.

Mandatory: Filing Fee-Exempt Work Online

All BIB applications **must electronically file** fee-exempt work. Prepare the job application as you would with any other online filing and use the Department's NYC Development Hub at nyc.gov/buildings. **BIB applications cannot be filed at the Department's borough offices.**

Once you provide the cost of the work, indicate that the work is fee-exempt:

- **PW1:** In the "Work Types" section under "Cost Information", select "**Fee Exempt – BIB**" when asked "What type of fees apply to this application?" Add BIB Application #.
- **LAA:** In the "Additional Information" section select "**BIB Repair**" for "Fee Exempt."
- **Electrical Applications:** In the "Category of Work" section select "**BIB Work.**"

For more information on the Build it Back Program please visit nyc.gov/recovery.

BUILD IT BACK cont.

continued from page 1

- Reviews the program offering
- Provides any remaining documentation
- Confirms & signs the benefits analysis & option selection agreement

5. Pre-Construction / Design Consultation

For Repair, Repair with Elevation, and Rebuild pathways, the applicant: develops the final scope of work with design consultants, architects, engineers and/or contractors

Signs the final agreements

Submits the transfer amount, as needed

6. Award

Depending on the pathway that the applicant selected, Build it Back will either:



Repair, repair and elevate, rebuild and elevate the home, Give the applicant a reimbursement check.

- Coordinate with New York State to acquire the property

Build it Back recommends using their City Selected Development teams for repairs, repairs with elevation and rebuilding. The Build it Back team would be responsible for all DOB applications, filings, permits and inspections.

However homeowners wishing to work with private consultants can choose and their own contractors and design professionals, architects and engineers. This is the "Choose Your Own Contractor" (CYOC)-option.

REPAIR PROGRAM: CHOOSE YOUR CONTRACTOR (CYOC)

What is the Choose Your Own Contractor option (CYOC) for the Repair Program?

If the owner is eligible for the Build it Back Repair Program, you have the option to use a Build it Back contractor OR the option to choose your own contractor. If you would like to use your own contractor to

make repairs to your home as part of the Build it Back Repair Program, the selected contractor must first register with Build it Back.

Can the owner engage a private architect for the Build it Back elevation?


If the owner is already working with private design professionals, the owner may continue using them to elevate the home. The owner must submit the name of the NYS-licensed architect or professional engineer to Build It Back, and the architect or engineer will have to meet the following requirements:

- Conduct their own utility markouts, geospatial analysis, land surveys, and soil borings; and prepare the schematic design of the elevation as well as the plans for DOB approval



- Submit the job number to Build it Back when filing with DOB
- Use the DOB HUB for submission and approval
note: the architect and contractor will be responsible for securing all sign-offs and approvals including the C of O
- File in the manner set out by the Build it Back Quick Guide and obtain DOB approval.

After the plans are approved by DOB, they must be submitted to Build it Back for review and the Design Consultation. Build it Back's design team will review the plans for compliance with the minimum program standards, and will note any out-of-scope items that will not be included in the Build it Back job order. Build it Back will not pay for repairs that are unrelated to storm damage or elevation. Build it Back will schedule the design consultation with the owner the contractor and design professionals must attend as well.

The PYLON encourages and welcomes feedback from any and all Brooklyn AIA Architects who have been involved with the BIB Program. Send your comments to vp@aiabrooklyn.org 

\$80,000 Silver Square Gets a Winning Design

By WALTER G. MURPHY
Of the World-Telegram Staff

Sketches of the \$80,000 information center to be built in Borough Hall Square at the corner of Joralemon and Adams Sts. were made public yesterday by Borough President Abe Stark. Construction is not expected to begin for a year.

The design, chosen by a panel of experts, would reduce by six the 50 parking spaces reserved there for judges. Failure of the project to include the entire parking area has caused the 160x35 site to be dubbed "Silver Square."

Borough President Stark, in announcing the winner of the design competition sponsored by the Brooklyn Chapter of the American Institute of Architects, said the information center "will be much more beautiful than the one in Times Square."

Has Substitute

He also intimated that an end to the free parking for judges may be in sight. He said: "I think we have a substitute . . . to take the autos away from there."

The winning design was submitted by Hanford Yang, a professor of architecture at City College and son of Nationalist Chinese president Chiang Kai-shek's military attache, and Alexander A. Gartner, an architect of 3000 Ocean Parkway, Brighton Beach.

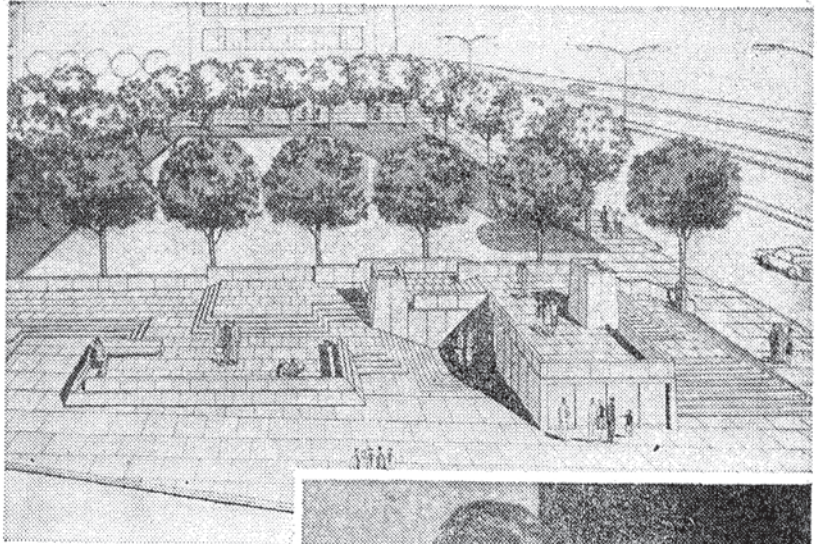
Assisting in the design were two seniors at City College; Paul Benowitz, of 842 47th St., Borough Park, and Secundino Fernandez, of Manhattan.

Win Contract

The first prize, awarded by Public Works Commissioner Bradford N. Clark, was a city contract for designing the center.

Second prize, \$1000 from the Downtown Brooklyn Assn., went to the firm of Russo & Sonder, although a Borough Hall spokesman admitted the design "went beyond the limits" of the competition in using the whole parking area.

The 1000-square-foot information center will include a sitting area and an exhibit hall on a 6000-square-foot plot adjacent to Borough Hall and the new Supreme Court.



As designed by Yang and Gartner, the center itself would be 3 feet below street level at the Joralemon-Adams Sts. corner. It would form the focal point of a promenade stretching over its roof to Borough Hall.

A pylon, topped by a piece of modern sculpture still unchosen, is planned for the far end of the walkway. The cost of the sculpture is not included in the \$80,000 provided for the project.

Yang said granite, a color and texture in harmony with the surrounding structures, would be used throughout.

Design Praised

I. Donald Weston, president of the borough chapter of the AIA, said the winning design "knit together existing elements and yet did not diminish from the Borough Hall building."

Stark, noting that some public projects have been scored as architecturally dull and unimaginative, said he was "anxious to get a fresh, imaginative approach to this focal area of our Civic Center."

Thirty-four individuals and firms submitted drawings. In picking a winning entry, the jury of experts said the object of the contest was "to knit the Brooklyn Civic Center into a more cohesive unit" and added:

"In the jury's opinion the competition has further served to make the development of the total area originally earmarked as the civic core—but



Below sketch of first prize design are, from left, Hanford Yang and Alexander A. Gartner, co-winners, and Borough President Abe Stark with model.

now misused as a parking lot—a logical, understandable, and desirable step that no citizen hitherto unaware of the issues can sidestep or ignore."

Three members of the original panel quit earlier in the year in a controversy over the parking lot issue. They were told an expanded plan would cost too much money.

Selecting the winner were these jurors:

AIA official I. Donald Weston; Max Abramovitz, partner in the firm of Harrison and Abramovitz; City Planning Commissioner Harmon Goldstone; Douglas Haskell, editor of Architectural Forum; Frederick Woodbridge, president of the Fine Arts Federation, and Basil Yurchenco, professor of architecture and planning at Rensselaer Polytechnic Institute.

is filed under the 2014 Code the fee is based only on construction cost. Fees for horizontal enlargements filed as an Alt 2 under the 2008 Code will be calculated by construction cost (existing) + square footage of the enlargement. If the job is filed under the 2014 Code the fee is based only on construction cost.

5. LAA - CHANGE SUMMARY

The 2014 Code creates two classifications of LAA. Category 1 has a \$35,000 limit in estimated cost for work for all filings (for each of the 3 license types) by address for a 12-month period. Category 2 has an unlimited estimated cost of work for all filings (for each of the 3 license types) by address. Jobs filed under the 2008 Code have a maximum job cost of \$25,000 per building per year. Category 1 LAA jobs filed under the 2014 Code have a maximum job cost of \$35,000 per building per year. There is no maximum job cost limitation for Category 2 LAA jobs filed under the 2014 Code.

As of the effective date of the 2014 Code all jobs will use the new forms. BIS will handle revisions to all active 2008 Code filings as well as 2014 new LAA job filings.

6. SIA 1 AND TR1 – CHANGE SUMMARY

There are 3 new Special Inspection categories under the 2014 Code: “Fire-resistant Coatings,” “High-temperature Hot Water Piping,” and “Post-installed Anchors.” 2014 forms must be used for all 2014 Code jobs. Filing procedures are detailed in Buildings Bulletin 2014-006.

7. OTHER FORM CHANGES

Additional form changes are to be expected to select forms involving licensing, boilers, elevators, plumbing,

and other subjects to-be-decided.

8. 2014 CODE: RESOURCE MATERIALS

For additional information regarding the 2014 Code and the new forms refer to the following link: <http://www.nyc.gov/html/dob> Click on “Codes and Reference” in the left-hand navigation menu.

9. 2014 OTHER BUSINESS

It was questioned why printing job stickers in our offices is not possible, nor will DOB personnel print them. Carlos Pineiro explained that except for major projects DOB staff cannot print stickers.



Niel Adler stated that minor PAAs can be handled by walk-in appointments in the early-morning. As for the procedure for data processing, PAA drop-offs can be left near Window 7 before 12:30 p.m.

- Gerald Goldstein, AIA

LAST PRESENTER MONTH

Many thanks to last months presenter...

Mr. Will Hubbs
Dupont Tyvek

Topic:
Managing Moisture in Residential Construction



NEW 2014 CONSTRUCTION CODES

In the spring of this past year training sessions were held to inform your members of upcoming revisions to the building code. Since then a change has been made to the effective date of the code that we feel your members should be informed of.

On September 23rd, the NYC Council passed Intro 474 that changed the effective date of the 2014 Construction Codes from October 1, 2014 to December 31, 2014. This extension allows additional time for design professionals to prepare plans and specifications

in compliance with the new provisions.

We are reaching out to you for your assistance in helping us inform industry about the change to the effective date of the 2014 Construction Codes. We are hoping that you would reach out to your members and the attendees of the recent code training session you helped us organize to inform them of this recent change. We are truly thankful for your continued support to bring our codes up-to-date. We look forward to making the transition to the 2014 Code a success. **AIA**

THE SICCUPS CORNER

The Latin word “Sic” pronounced sik, or sek and meaning “Thus”; or; “it is so” is used in written texts to indicate that a surprising or paradoxical word, phrase, or fact is not a mistake and is to be read as it stands.

The advent of the computer allows us to make mistakes faster than ever before. Most spell checking programs will not pick up every misspelling and will do nothing for correctly spelled but out of place words. The following are taken from actual working drawings, applications and correspondence filed with the DOB, along with some commentary.

- Profane (sic) heater
 - one would hope it was not in a house of worship
- Fright (sic) elevator
 - perhaps to be used only on Halloween
- National (sic) ventilation
 - fresh air for the entire country
- Permitted abstraction (sic)
 - a new art movement is allowed
- Parkay (sic) floor
 - margarine is slippery, watch your step
- Laundry shoot (sic)
 - that explains the holes in the sox

- John Gallagher, AIA

AIA



New York State Building Code

Sustainable Urban Infrastructure Systems

Doing Right Building Smart

Upcoming Innovations

Challenges of Structural Renovation



Now accepting Registrations for the Fall 2014 Sessions

<p>Sustainable Urban Infrastructure Systems Presented by Julius Chang, Eng.Sc.D, P.E. New York City, NY – September 29</p> <p>Smart Building Innovations for Commercial Real Estate Presented by Richard Tessorio, P.E. New York City, NY – October 23 Syracuse, NY – November 12</p> <p>Doing Green Right: Ethics, Lessons, and the Right Path Presented by Eric M. Oliver, P.E. Hamilton, NJ – October 28 East Hanover, NJ – October 29</p> <p>How to Design Cost Effective Green Buildings and Understanding What's New in LEED Version 4 Presented by John Boecker, AIA, LEED Fellow New York City, NY – November 20</p> <p>Challenges of Structural Renovation Presented by Alexander Newman, P.E. October 2 - Buffalo, NY</p>	7 7 7 8 7	<p>PDHs/LUs</p> <p>PDHs/LUs</p> <p>PDHs/LUs</p> <p>PDHs/LUs</p> <p>PDHs/LUs</p>																
<p>Special 4-hour Session 2014 New York State Codes – Significant Changes</p> <p>Presented by Laura M. Cooney, AIA</p> <table border="0" style="width: 100%; font-size: 0.8em;"> <tr> <td>Albany, NY – October 14</td> <td>8:30am - 12:30pm</td> <td>OR</td> <td>1:00pm - 5:00pm</td> </tr> <tr> <td>Syracuse, NY – October 23</td> <td>8:30am - 12:30pm</td> <td>OR</td> <td>1:00pm - 5:00pm</td> </tr> <tr> <td>Buffalo, NY – October 30</td> <td>8:30am - 12:30pm</td> <td>OR</td> <td>1:00pm - 5:00pm</td> </tr> <tr> <td>New York City, NY – November 7</td> <td>8:30am - 12:30pm</td> <td>OR</td> <td>1:00pm - 5:00pm</td> </tr> </table> <p>\$155/person/session before September 15 \$195/person/session after September 15</p>			Albany, NY – October 14	8:30am - 12:30pm	OR	1:00pm - 5:00pm	Syracuse, NY – October 23	8:30am - 12:30pm	OR	1:00pm - 5:00pm	Buffalo, NY – October 30	8:30am - 12:30pm	OR	1:00pm - 5:00pm	New York City, NY – November 7	8:30am - 12:30pm	OR	1:00pm - 5:00pm
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<p>** 8-hour Session Presented by John Boecker, AIA, LEED Fellow New York City, NY – November 20</p> <p>Challenges of Structural Renovation Presented by Alexander Newman, P.E. October 2 - Buffalo, NY</p>																		
<p>\$245/person/session before September 15 \$295/person/session after September 15 (Lunch is included on site for all sessions)</p>																		

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LOOKING AHEAD

REGULARLY SCHEDULED CHAPTER MEETINGS

Unless otherwise noted, all meetings are scheduled at:

Committee Meetings: 5:30 PM
 Cocktails: 5:30 PM
 Dinner: 6:00 PM
 Program: 7:00 PM

General Meeting
Wednesday,
 October 15, 2014

Speaker:
American Galvanizer's Association

Location:
 US Army Garrison
 (Fort Hamilton Army Base)
 Building #207

Executive Meeting
Wednesday,
 October 1, 2014

AIA learning unit credit and certificates towards NYS mandatory continuing education will be given for each program.

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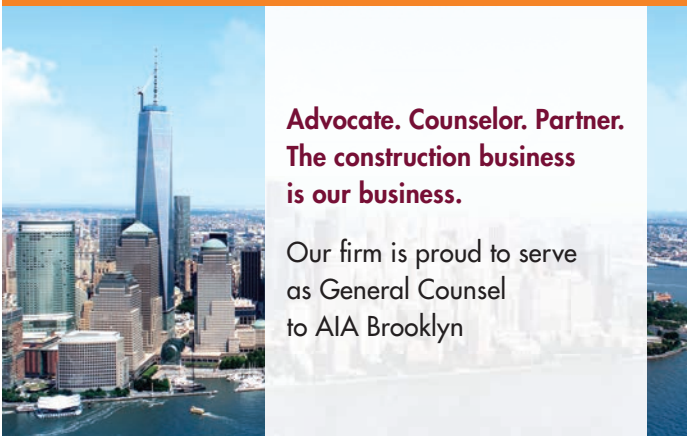
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Brooklyn Architects
Scholarship Foundation

**UPCOMING
CHAPTER
MEETINGS**

Oct. 15, 2014
Nov. 19, 2014

EVENTS **CALENDAR** ACTIVITIES

BUILD EXPO

THE NATION'S PREMIER BUILDING
& CONSTRUCTION SHOW

*October 1 - 2, 2014
Jacob Javits Convention Center*

It would take a sales team of 5 people
who meet 15 potential customers per day,
2 months to see the amount of people
you will see at a Build Expo event!

<http://buildexpousa.com/index.html>
Call for exhibit info: (877) 219.3976

SAGRADA FAMILIA

GAUDÍ'S UNFINISHED
MASTERPIECE: GEOMETRY,
CONSTRUCTION AND SITE

*September 29, 2014 – May 8, 2015
The City College of New York,
141 Convent Avenue (at 135th Street)*

Hosting a once-in-a-lifetime exhibition of
La Sagrada Família, the magnum opus of
Antoni Gaudí.

This is the only time that such a
demonstration of Gaudí's genius will
be featured on American soil. Many
institutions have vied for this singular
opportunity, and City College is honored
to offer this extraordinary experience.

**BROOKLYN CHAMBER OF
COMMERCE'S ANNUAL
MEMBERSHIP & TRADE SHOW**

*Wednesday, October 29, 2014
Garguilo's Restaurant
2911 West 15th Street, Bklyn 11224*

Trade Show 4 - 6 PM
Program and Dinner 6 - 9 PM
For more information on available
sponsorship opportunities, contact
Lori Raphael, VP,
Lraphael@brooklynchamber.com
or (718) 875.1000, ext. 140

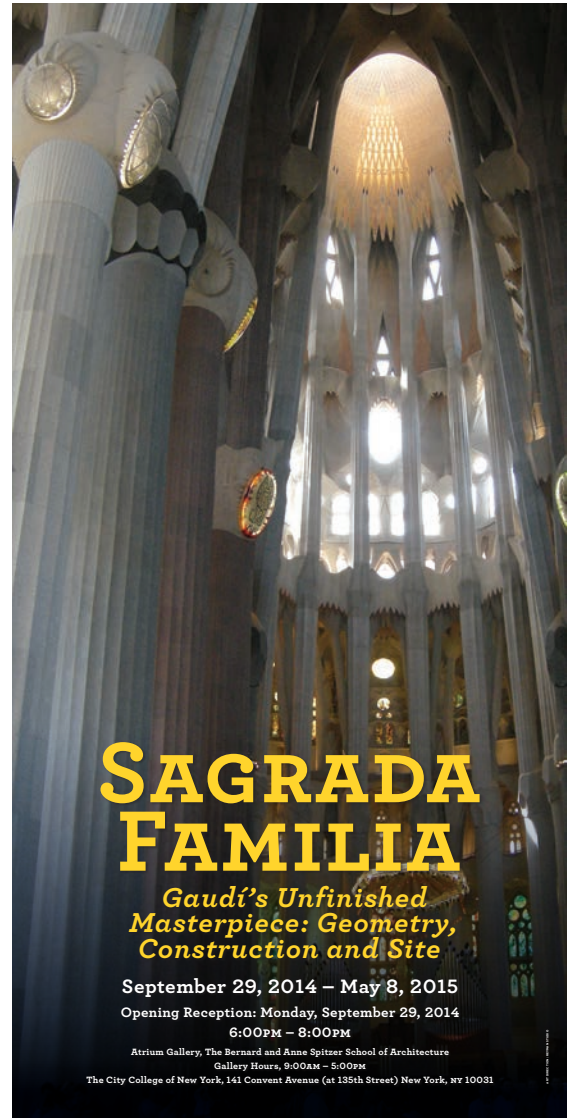
**THE BROOKLYN
HISTORICAL SOCIETY**

128 Pierrepont Street, Brooklyn 11201

Free admission to all Brooklyn AIA
members. See personnel at reception
desk with AIA Membership card.
for more info and and hours
www.brooklynhistory.org
718.222.4111

ARCHTOBER 2014,

Visit www.archtober.org for the
calendar and list of events throughout
the month of October



**SAGRADA
FAMILIA**
*Gaudí's Unfinished
Masterpiece: Geometry,
Construction and Site*
September 29, 2014 – May 8, 2015
Opening Reception: Monday, September 29, 2014
6:00PM – 8:00PM
Atrium Gallery, The Bernard and Anne Spitzer School of Architecture
Gallery Hours, 9:00AM – 5:00PM
The City College of New York, 141 Convent Avenue (at 135th Street) New York, NY 10031