

BROOKBRIDGE NEWS

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Special points of interest:

- [Special Inspections](#) to replace Controlled Inspections
- [Upcoming Buildings Department Upgrades, Modernization and Changes](#)
- [Temporary Elevator and Hoist Requirements](#)—(Scroll to middle of page after activating the link)

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www.brookbridgeinc.com

FYI PLACES OF ASSEMBLY

The new NYC Building Code will alter the requirements for Places of Assembly. Remember that Places of Assembly are spaces that are occupied by 75 persons or more. They include auditoriums, meeting halls, cafeterias, gyms, etc. Due to the requirements of the new code, it may be beneficial to beat the implementation deadlines and file a new Place of Assembly using the current code. If an alteration including the new Place of Assembly does not constitute an alteration to the majority of the building, compliance with the new regulations will not be mandatory until July 2009, though it is optional beginning in July of this year. This allows ample time to consider making use of the current code regulations before they are replaced.

An analysis of the new code requirements has shown a decrease to the number of occupants that will be allowed to use a given space. Specific egress paths will have increased width and proximity requirements. The allowance in distance for the conjoining of separate egress paths from the most remote point of the space will be decreased. There will be new regulations such as one that limits the length of a "dead-end aisle" to twenty feet. The new concept of a "catchment area" will be implemented, further defining the number and di-



mension of egress paths within the PA space. All told, Brookbridge's analysis has shown a 5-10% difference in allowable occupancy, with smaller PA's usually in the higher portion of that range. The design options will also be more limited due to these same requirements.

It is also worth considering the Buildings Department examiners will initially be inconsistent in the manner of enforcement of these new regulations, especially those which require some interpretation. Such confusion will cause delays in the approval process, though this will begin to be addressed beginning in July of this year, when it becomes optional to file using the new regulations. In some cases, it will be beneficial to do so. Under the new code, the remoteness of the Place of Assembly from the egress stairs is limited by a more permissive requirement, especially for assembly spaces on floors that are fully equipped with sprinklers.

In the coming year, Brookbridge will analyze prospective Places of Assembly with the choice of the two codes in mind. For those seeking to maximize the occupancy of the assembly space, the current code will be the option of choice, but this option expires in July 2009.

PRINCIPALS CORNER

STAY CALM DURING NEW CODE TRANSITION!

By: Bob Silvestri—CEO

Whether it is personal, business or financial, as long as life progresses we are always in transition. Every day brings change and new challenges that we must address. For example, in the past couple of weeks gasoline prices have increased more than they did in the past 4 years. This transition of the price at the pump has a dominos effect on a multitude of other changes and will for many years. Rudyard Kipling poem's "If" always left an impression on me. The verse stating "if you can keep your head when all about you are losing theirs and blaming it on

you".... speaks volumes on how important it is to always remain CALM as we deal with change.

What does any of this have to do with the new building code that will go into effect in July of this year? Essentially the Department of Buildings is and has been a City Agency mired in transition for years. Recently Patricia Lancaster, the Department of Buildings (DOB) Commissioner resigned under great pressure from Mayor Bloomberg. Her untimely departure with the implementation of the new code a cou-

ple of months away will clearly exaggerate an already stressful and confusing period at the DOB. When confronted with these changes it is imperative for us all to work in a CALM manner to minimize future problems. CALM stands for Compliance Avoids Legal Mess and can be achieved by a cooperative effort of all parties engaged in the construction process. From conceptual design to sign off, it is critical we are all on the same page and service the ultimate client - the Landlord - to assure we comply with all the nuances of the new code. This transition can only be achieved with an untiring effort of on-going communication amongst all participants. We look forward to working in a cooperative spirit and staying CALM.

UPCOMING EVENTS

May 1 – [Crane Safety: New Regulations You Must Know](#)—at Weill Cornell Medical College from 4:00 p.m. to 6:00 p.m.

RSVP to: safetyweek2008@buildings.nyc.gov

May 2 – [Safe Concrete Operations](#)— at The Center for Architecture from 12:00 p.m. to 2:00 p.m.

RSVP to: safetyweek2008@buildings.nyc.gov

May 29—The Department of Buildings is holding a hearing on the qualifications of a site safety coordinator and site safety manager. The hearing is at 2pm at DOB headquarters

Please Mark Your Calendar!

May 2008						
Su	Mo	Tu	We	Th	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Q - & - A

Question: My building has a lot of open applications. Is this a concern?

Answer: You are not alone. Many buildings, especially high rise commercial buildings, have many open applications and they are definitely a problem. By law, any application opened has to be either signed off or withdrawn. Prior to 1990, the Department of Buildings (DOB) had a difficult time determining if an application had been closed. As a result, closeouts were in the minority. But, since the advent of the BIS system (the city's computer database) it is relatively simple for the DOB to see if they are still open.

As a result, the DOB's Office of Investigations and Discipline (OIG) the agency overseeing investigations and managing claims related to architects, engineers, expeditors, plumbers, and electricians and their work in the City, has been sending letters to applicants (R.A.'s or P.E.'s) requesting they closeout any application still open if it has been dormant (no activity in more than a year). The letters site applications started in their name and request they closeout said applications. If not, the OIG will take remedial action including permit revocation, issuance of violations and appropriate disciplinary action.

In addition to this, the DOB now enforces all old applications be closed out prior to receiving a final Certificate of Occupancy, even those for amended CO's not just for new buildings.

We recommend one makes sure all projects are closed out by having a good monitoring program in place.



ABOUT US...

Brookbridge is entering its third decade of providing informed & expert knowledge in the procurement of all required approvals including the vast and complicated web of regulatory agencies governing the development, construction, ownership, occupancy and maintenance of commercial and residential property in the Metropolitan Area and Jersey City. The

company applies a pro-active management phi-

The Company applies a pro-active management philosophy focused on identifying and meeting deadlines.

losophy focused on identifying and meeting deadlines. The company's ex-

pert staff is poised to meet all of the various regulating authorities' requirements including, but not limited to, the New York City Department of Buildings, the Fire Prevention Bureau, Department of Transportation, City Planning Commission, Board of Standards and Appeals, Landmark Preservation and the Environmental Protection Agency.



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The Place To Go for Value and Integrity