

Questions for Virtual AIA Brooklyn Industry Meeting – January 14th @ 3:00 PM

1. A client owns a 3-story building that is classified as an “Old Law Tenement” on its I-card. Can this building be converted to a single-family dwelling WITHOUT installing sprinklers per the exception (see language below) for single family townhouses 3 stories or less?

**Exception:**

An automatic sprinkler system shall not be required in detached one-and two-family dwellings and multiple single-family dwellings (townhouses), provided that such structures are not more than three stories above grade plane in height and have separate means of egress.

Such 3-story old law tenement building may not be converted to a single-family dwelling without installing sprinkler system.

If each building of the townhouses is a single-family dwelling and not more than three-story in height above grade plane; and the building is not located on a substandard street and construction class of the building is satisfactory (not a frame building) then sprinkle system may not be required.

*BC903.2.8 Group R. An automatic sprinkler system shall be installed in Group R fire areas. An automatic sprinkler system shall be installed throughout buildings with a main use or dominant occupancy of Group R.*

*Exception: An automatic sprinkler system shall not be required in detached one- and two-family dwellings and multiple single-family dwellings (townhouses), provided that such structures are not more than three stories above grade plane in height and have separate means of egress.*

*FC501.4.3.1 Provision of sprinkler protection in altered buildings on substandard width public streets and fire apparatus access roads.*

*An existing building or structure that undergoes alteration or a change in use or occupancy and which is located on a public street or fire apparatus access road that has a substandard road width as set forth in FC 503.2.10 or 503.3.2 shall install a sprinkler system throughout such building.*

2. When will the DOB be eliminating the 90-day TCO as per the recent passing of the new legislation that allows DOB to issue “Interim Certificates of Occupancy” that do not expire for completed portions of buildings deemed safe for occupancy?  
Once DOB’s systems are ready to implement the recently passed legislation, a service notice outlining procedures and effective dates will be issued.
3. At last Dec 10th meeting, Architects expressed critical need to include all amendments/bubbles (with respective # and legend) on latest post approval plans. Examiners on the other hand, just want to see respective changes on that one particular PAA on hand.

Question: Are the old plans getting purged once the latest PAA plans are approved? If yes, then, Architects' request should be considered as proper procedure (with AI-1 explanation of each PAA).

The old plans should not be purged. Latest drawings should include all revisions properly tracked with corresponding revision numbers. If a conversation with ACPE/PE is needed, please provide job specifics.

4. As per the Service Memo: General Construction (Phase One) and Other Work Types to Launch in DOB NOW: Build page 3 of 3, "Alteration Type 1 (Alt1) jobs –file a "No Work" job and Schedule A in BIS, then file GC in DOB NOW", is Commissioner approval still required for No Work ALT I applications?

Commissioner's approval for no work Alt-1 associated with DOB NOW applications is not required, however, it's still required for BIS no work applications.

5. I need to know how to proceed if requested a TCO renewal, and it was accepted by the commissioner's office, and then the co division said there was an outstanding balance, so I paid the record management fee using efilng, and they said it was not a good check. The money comes directly from the checking account, so I do not agree, but am willing to pay again. Do I do so in person at the borough?

If the invoice number for the "No Good Check" begins with a "9" then the payment must be made in Manhattan. If it begins with a "3" then the payment must be made in the Brooklyn Borough Office.

6. I have an Alt1 job, there is some structural scope of work: small area demolition, new balcony and stair, new window and door opening. We submitted an ST application in DOB NOW, but DOB NOW said such minor ST work cannot be filed as an ST application.

Because OT work and ST work are under 2 different applicants, so I was trying to file a subsequent filling under Alt1 as doc#2. But BIS would not let me through with the reason below.

My question is there any way for me to create a subsequent filling under Alt1 as doc#2 with OT/other/GC? If not, is it the only way to solve this problem is to create a new Alt2 OT application?

Question was addressed by Marc Wollemborg during the meeting.

## Plan/Work Application

Job Info   Work Types   Considerations   Comments	Validate
<b>FILING AT: BKN - 270 HENRY ST</b>	<b>ALTERATION 1 - SUB</b>
<b>User Ref ID : ALT1_ST</b>	<b>DOB Reference Number : T00002347403</b>

**Mechanical (MH), Structural (ST), Plumbing (PL), Sprinkler (SP), and Standpipe (SD) filings must be submitted in DOB NOW: Build; eFiling submissions will be rejected. For more details, see the [Service Notice](#). (School Construction Authority filings are exempt from this requirement.)**

### Validation Results (show help for this section)

#### WORK TYPE

#### WORK TYPES / COST

SCAM - A1 JOB TYPE ONLY VALID FOR SCHOOL CONSTRUCTION AUTHORITY

7. DOB NOW asks many questions irrelevant to specific jobs, as follows:

1. Yard details,
2. Structural Occupancy/Risk Category,
3. Seismic Design Category,
4. Structural Footprint (Sq. ft.),
5. Continuation of Non-Conforming Use,
6. Continuation of Non-Complying Building.

Such questions are often quite burdensome or even impossible to answer.

Why can't we have the option to answer "not applicable" as allowed in the "Height & Setback" section?

How for example should we answer them for these jobs:

- A. Interior renovation of small store in large 6-story mixed use building – especially items 1, 4, 5 and 6 listed above?
- B. Fence to separate large commercial lot from the adjacent residential lot, all items listed above except 1?

**Marc Wolleborg confirmed resolution of issue via an email on the following day after the meeting.**