The Redesign of Phipps Conservatory and Botanical Gardens
Superior Interior Winners
Renovation Information Network: How Architects Benefit
Uniform Construction Code Q & A
NAIOP's 2003 Award Winning Projects

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The Waterfront Partners LLC
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Fire Breathing Tiki Gods and Other Design Possibilities
By Tracy Certo

One wintry Sunday afternoon

my teenage son asked me to watch one of his favorite T.V. shows with him, insisting I would love it. How could I resist? Turns out it was the Discovery Channel’s Monster House, an over-the-top complete house renovation show featuring a team of changing professionals, and always, an architect. This time the team included a carpenter, landscape architect, scenic artist and even a “gadget god”. How could you do without? For an hour we watched as they transformed a bland tract house into an exotic and extreme “Tropical House”, complete with bamboo cabinets in the kitchen and a hibachi-style grill table under a powerful exhaust hood. You could just picture a chef flinging knives and flipping shrimp onto waiting plates.

The highlight was the conversion of the conventional brick fireplace into a Foam-Tec, fire-breathing tiki god fueled by a propane tank with eyes that flash red when motion is detected. (Dan thought that would be awesome in our living room but I pointed out that it might freak out the dog.)

With ideas like these, the design team is a bit cocky, with an admirable anything-is-possible attitude. When they couldn’t fit a 32-foot boat into the backyard they sawed it in half—surprisingly easy to do if you ever have the need—and featured it “shipwrecked” by the black-bottomed lagoon, which was originally a plain pool. Wouldn’t you?

In the downstairs bathroom, a shower morphed into a cave—Foam-Tec again which can be painted to appear like anything—with waterfall sprays crafted of six hidden showerheads. Amazingly, they did all this in five days, and on an unlimited budget.

As the clock ticks, things go wrong of course and in the last ten minutes of the show there’s panic, real or otherwise—will or won’t they complete it by midnight, in time for the family to move in so they win the boat set of macho tools? (The gadget god gags!) It makes for wild and wacky T.V. viewing but it’s also kinda wonderful.

For one, it imparts some good lessons on teamwork, determination and innovation in design matters to the teen audience it is attracting. As does the wildly imaginative sister show, Monster Garage, where they recently converted a police car into a donut shop complete with deep fryer and humming conveyor belt. The cops thought it was a hoot and frankly, so did I.

Although the Monster shows are extreme, the proliferation of home and design shows flooding the airwaves is raising awareness of design matters and in this case, endless design possibilities. In her article on page 12 on The Renovation Information Network™, Tara Merenda mentions how these shows benefit architects by making homeowners aware of their value. Before and After, also on HDTV, features architect renovations. One episode I saw, where they remodeled a Georgetown townhouse—from blah to stunning—thanked the AIA for their help.

A real estate friend just told me how Designed To Sell, where pros work their magic on drab houses going up for sale, is creating buzz as well as demand. Her clients are now asking what they can do to improve their homes for maximum resale and, more tellingly, who can they call for help? If there’s one group of professionals who appreciate a well-designed house, it’s real estate agents. The message, says my friend, is suddenly catching fire and she’s thrilled.

Not only are these shows suggesting good ideas but they’re also granting good publicity. Awhile back I was watching a HDTV show about Traditional Neighborhood Developments across the country. And, surprise, they showed Washington’s Landing and one of its architects, Don Montgomery of Montgomery & Rust, Inc. Pittsburgh got a great plug as did one of our fine architects.

Maybe it’s a coincidence but after viewing several Monster House shows, Dan was recently inspired to paint a six foot mural in his bedroom. He projected an illustration full-blown on his wall then traced and painted it. It’s wild and wacky but kinda wonderful and it’s great to see him using his imagination and talents. Can I note that he completed it in five days and on a limited budget? Since it doesn’t breathe fire, I approve.
THE AIA BRAND: Advocacy

By Dan Rothschild, AIA, President of the Board

In previous columns, I described the AIA's brand study that includes identifying the distinguishing characteristics of our organization. In this column, I will use that theme to answer the often-asked questions: “Why should I join the AIA?” or “What does the AIA do for me?”

The answer, our new AIA theme is: ARCHITECTS TOGETHER. The AIA as an organization can achieve what we as individuals cannot. So what are the unifying goals of the group and are they worth the effort/price of joining?

Previously I described three areas of collective achievement: community, knowledge, and advocacy. This message will focus on advocacy.

At the annual AIA Grassroots conference in Washington D.C., we received a paper on advocacy by the AIA's Chuck Hamlin. He stated that AIA advocacy is centered on three areas: “Advocacy for the public welfare goals that architects pursue; advocacy for good design, everywhere and in every thing; and advocacy for the profession of architecture.” Next to our design ability, he reminded us, our ability to create consensus and order out of what appear to be conflicting agendas is one of our greatest and most unique attributes. He urged us to use that ability to serve the public's interests. This wonderful paper is available electronically from info@aia.org.

While at Grassroots, I spoke with leaders of other AIA chapters who described their experiences in being the active public voice of planning and architectural issues: the effect of sprawl on their urban centers, the location of a convention center hotel, or the funding of a light rail transit commuter line—issues similar to those facing our region.

These chapters used various advocacy methods depending upon the circumstances:

Instigator — providing an active voice, i.e. testimony at public hearings, press releases, letters to the editor

Convenor — organizing a town meeting with all interested parties to broaden the understanding of critical public issues

Partner — joining with like-minded organizations to promote positive change.

In our AIA chapter, we have had many recent positive experiences with advocacy. Last year we won an AIA award for our role in the Pennsylvania Barrier Project on the Fort Pitt Bridge (Columns, March’03). We joined with like-minded organizations to improve the design of the Fort Pitt Bridge barrier in maintaining an open view as you enter downtown. Now when you exit the tunnel to this grand gateway to Pittsburgh, with a view to the river, you are witnessing AIA Pittsburgh’s successful advocacy.

We also maintain a close advocacy relationship with AIA Pennsylvania in Harrisburg. Staff, members and our paid lobbyists promote legislation that directly affects the quality of environment and the ability of your professional practice to improve our Commonwealth. The institution of Pennsylvania’s Uniform Construction Code is a perfect example of the effect of this advocacy. Other issues on our AIA radar include actively opposing “cookie cutter” schools legislation, broadening the PA Separations Act regarding the use of separate prime contractors on public work to allow for flexibility, and working to distinguish the roles that engineers and architects fulfill (Columns, March’04).

Can we do more? Of course we can. There are significant issues facing our region with regard to planning and smart growth. Western Pennsylvania continues to expand its infrastructure and develop more new land even as our existing communities struggle and our population dwindles. This sprawl has had a devastating effect on the livability and competitiveness of our cities and our region. The lack of regional land use planning and transportation systems, the lack of cohesive tax structures, and a “city versus suburb” political standoff continue to be barriers to smart growth. The AIA website has an insightful section at www.aia.org/livable/principles.asp with talking points on the subject. Please visit the site to understand how you can play a role in advocating for the improved livability of our region.

Architects can, and should, help the public find its voice in creating a brighter future by emphasizing our common interest in improving and creating competitive and livable communities. The public expects this of our profession, as we are experts in transforming the physical world in sensible, inspiring, and thoughtful ways. By being part of the AIA, you gain strength from our collective action and voice and you improve both your profession and your community.
**TERRAIN VAGUE: Photography, Architecture and the Post-Industrial Landscape**

*Exhibition on view at Carnegie Museum of Art’s Heinz Architectural Center through June 20, 2004*

An implicit critique of increasingly homogenizing trends in urban design, *Terrain Vague: Photography, Architecture and the Post-Industrial Landscape* reveals the hidden complexities of the post-industrial city and its marginalized spaces in the contemporary works of nine notable photographers and one prominent filmmaker.

Urban and suburban landscapes today are places of flux. Areas once perceived as undesirable and problematic are being re-inhabited in new, and sometimes unexpected, ways. As redevelopment occurs, however, the connection to the history and memory of these sites is at risk of being lost.

The term *terrain vague* was adopted by architect and critic Ignasi de Sola-Morales to describe the residual places inside the city’s core, and outside the city’s productive structure. Sola-Morales is interested in the divergent approaches of photographers and architects to these sites. “Architecture’s destiny has always been colonization, the imposing of limits, order, and form,” he writes. “Architecture acts as an instrument of organization, rationalization, and of productive efficiency.” On the other hand, Sola-Morales perceives the photographer as someone who portrays the sites as they are, “preserving these alternative, strange spaces.”

Inspired by Sola-Morales’ comments, the curators of the exhibition, Ruth Dusseault, photographer and artist-in-residence at Georgia Tech’s College of Architecture, and Chris Jarrett, professor of architecture at Georgia Tech, have selected a collection of photographs that provide a catalyst for discussion and contemplation. The influential artists whose works are on view are Andy Anderson, Lewis Baltz, Edward Burtynsky, David Deutsch, Philip-Lorca diCorcia, Todd Hido, Doug Muir, Catherine Opie, Bill Owens, and Martha Rosler.

“The show challenges us to make changes to urban spaces with sensitivity,” says Divya Rao, organizer of the Pittsburgh installation, “retaining their history and character.”

*Terrain Vague: Photography, Architecture and the Post-Industrial Landscape* was organized by Ruth Dusseault and Chris Jarrett for the Atlanta Contemporary Art Center. It is accompanied by a catalogue with essays by the curators.

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**AIA Pittsburgh Membership Meeting**

The March membership meeting, co-hosted by Associated Builders and Contractors of Western PA, was held March 25th at the Millvale Boathouse. Alan Traugott, partner at CJL Engineering and founding board member of the USGBC, gave a convincing presentation on the collaborative process of treating buildings as whole systems with a cost-effective outcome. The event was generously sponsored by BRIDGES, pbt; Clearview Project Services Company; Mistick Construction and Sota Construction Services Inc.

*Sue Groh, Associated Builders and Contractors of Western PA and Millard Landis, retired U.S. Army 101st Airborne.*

*Ernie Sota of Sota Construction and Anne J. Swagger, Hon. AIA, executive director of AIA Pittsburgh.*

*Catherine Opie. Untitled #1 from the series Mini-mail, 1997, courtesy Regen Projects, Los Angeles.*
CULTURAL EVOLUTIONS:

Phipps Conservatory and Botanical Gardens

By Tracy Cerro

When the major expansion of Phipps Conservatory and Botanical Gardens is complete, with its new 12,000 square feet of glasshouse and exotic tropical forest, Phipps will once again be the finest conservatory in the country. It will be, says executive director Richard Piacentini, "a national destination.

Dating back to 1893, the Victorian glasshouse was considered a jewel then as it is now. In the late nineteenth century, it was a coup for industrialists to build glasshouses to capture the sun and create the perfect indoor climate for plants to thrive. Steel magnate Henry Phipps funded $110,000 to build what was then the largest conservatory in the country. The New York greenhouse firm, Lord and Burnham designed and built the Conservatory with its signature "silvered" domes and glass vaults and the Richardson Romanesque entrance. Its purpose, to give pleasure as well as educate, hasn't changed in more than a century.

This is believed to have been the caretaker's residence and boiler house for keeping the Conservatory heated when it was first built. The photo was taken in 1898 or 1899.
The design and construction of Phipps Conservatory will be executed in five years and in three phases at a cost of $25.5 million.
"It is a marvelous old Victorian glasshouse that really is a jewel," exclaims Piacentini. Ten years ago Phipps was privatized and started operating as a nonprofit organization. "We realized then we weren't meeting visitor needs, particularly adequate visitor amenities," he says, as well as the support facilities and the greenhouses.

Reflecting on where they were and where they felt they could be, they decided to make the quantum leap with a long term master plan that will "put Phipps and Pittsburgh on the map as having the finest conservatory in the country." Currently Phipps is one of the largest in the U.S. (there are approximately 20 such conservatories) and, with its unique changing flower shows and displays, it’s already considered to be one of the best. Annual attendance now stands at 175,000 but once expansion is complete, they’re estimating it will be 250,000. And that’s a conservative estimate, says the director. By updating facilities and adding the tropical forest, among other exhibits, they hope to not only increase the number of visitors but also extend the visitor stay time.

If all goes well, by Thanksgiving a new welcome center will open as part of Phase One of the master plan. Replacing the front pavilion that was built in the 1960’s, (demolished in March), the new pavilion will house a central area for ticketing, a new gift shop and intimate café with seating for 80 under a dramatic 46-foot glass dome. It’s a contemporary addition on a historic structure, says project manager Joel Bernard, AIA, which is in keeping with the glasshouse thematically but clearly using modern materials.

The dome remains the prominent feature but will have a new twist. “One of the innovative ideas we’ve incorporated is to use vent windows in the dome as relief for mechanical system ventilation,” the architect comments, adding that the vent windows are tied into the building automated control systems.

As the new Phipps Welcome Center comes together over the next eight months, the volume and shape and vocabulary of the design will be similar to but not mimicking the original design. Although complementary, you’ll be able to tell the old from new, says Bernard who points out with pride that the Historic Review Commission unanimously approved the plan last fall.
By 2006 or '07, a new special events facility on the south side next to the tropical forest will be ready, to better accommodate weddings and large parties. (Phipps is currently booked solid for weddings from May through October.) The new space, with an outdoor garden and view of Panther Hollow Lake toward Oakland will allow for more flexibility and enhance interest in the already popular spot.

A new state-of-the-art production greenhouse will be unveiled by the spring of 2005 followed by the much-anticipated opening of the tropical forest which is expected by Christmas, 2005. The showcase tropical forest, a collaboration with landscape architects and tropical rainforest specialist CLRdesign, promises to be one of the finest in the country. Visitors will enter at a higher elevation then descend along a meandering walkway under a 55-foot high glass roof. "It's going to be incredibly dramatic," Bernard says.

Inside, lots of gathering spaces will be available for education programs as well as informal learning. An education, research, and administrative office facility, to be located on the lower site where the city Department of Public Works facilities are now, will be completed as part of Phase Three sometime by 2007-2008.

The design includes a targeted silver LEED rating for the visitor center portion, roughly 11,000 square feet, where insulated glass on the dome will help counter energy loss. In an ironic twist, the greenhouse will not be green. To let in the sunlight in the back of Phipps, a necessity for the greenhouse, single pane glass will be installed and that's a heat loser, explains Bernard. There's also the matter of pesticides, a must at times.

Still, Phipps with all its glorious greenery is a natural to go green where they are able to do so, in areas such as the welcome center. "We want to make the buildings as green as possible," Bernard says. "It's really important because we want it to be an example of responsible practices." It will be one more reason why Phipps will be on the map.
Several AIA Pittsburgh members were among the winners:

- EDGE studio was the winner in the New Construction and Multifamily Planned Community categories for their development of residential loft space at 947 Liberty Ave. The judges were most impressed with their innovative solution for a narrow space squeezed between two downtown buildings. The judges commented that it is “a very exciting project” because they took an 18-foot-wide historic site and inserted a finely crafted piece of modernist architecture.” To make up for the lack of width, EDGE added high ceilings to avoid a cramped feeling.

- In the Remodels or Additions Over $50,000 category, Gerard Damiani, AIA of studio d’Arc architects PC was a winner for his transformation of the 40-year-old Fox Chapel house of Perry and Lora Sigermsund. By removing interior walls and adding less permanent, unobtrusive room dividers, the architect was able to achieve his goal of “flexibility.” Glass sliding doors, pivoting vertical blinds and a sliding glass countertop in the kitchen were other elements which the judges felt “took a 1960s house and breathed new life into it.”

- Jules Labarthe, AIA and Richard Freeman of The Design Alliance Architects received an honorable mention in New Construction for an addition of an 828 sf, stand-alone spa pavilion. The judges thought “conceptually, this is outstanding” and “they did a great job with the details.” The installation of floor-to-ceiling windows and a vaulted ceiling with a skylight ensured that the owners would always have a relaxing retreat right in their own backyard.

- Kate Tunney, Assoc. AIA, working as the interior designer on a project by Andrew Lang, Architect won an honorable mention in Remodels or Additions Over $50,000 for realizing an owner’s dream of more space and light in an unused attic. The ceiling was removed to uncover unused loft space and the increased space was emphasized by the addition of a skylight to provide more natural light. “The result isn’t just more space but also a more dramatic look,” said the judges.

- Dutch MacDonald, AIA and Andy Owens of EDGE studio received an honorable mention in the Interior Design, Residences Over 3,500 Square Feet for updating a 4,500 sf space inside an old manufacturing building. After 100 years, the building received a second chance with a clean and contemporary interior. Glass was frequently used, from a kitchen table-top to semi-transparent walls in the halls and staircase causing the judges to comment that “there was an effort to use interesting materials” and that “the space is nicely detailed.” The architects created what they refer to as pockets of space rather than defined room. The resulting home flows easily, reflecting the existing industrial structure of the building.

The 10th Annual Superior Interiors Home Design Awards were co-sponsored by the Pittsburgh Chapters of the American Institute of Architects and the American Society of Interior Designers. For a copy of the Superior Interiors Insert and Pittsburgh Magazine’s March issue, please call 412-622-1360.
New Construction and Multifamily Planned Community, Winner
PROJECT: 947 Liberty Avenue Lofts
ARCHITECTS: Dutch MacDonald, AIA, Anne Chen, Jen Bee, EDGE studio
CONTRACTOR: TEDCO Construction Corporation
PHOTOGRAPHY: Edward Massery Photography

Remodels or Additions Over $50,000, Honorable Mention
PROJECT: Private Residence
ARCHITECT: Andrew Lang, Architect
INTERIOR DESIGNER: Kate Tunney, Assoc. AIA
CONTRACTOR: Consolidated Window & Remodeling Co.
PHOTOGRAPHY: Andrew Lang

Interior Design, Residences Over 3,500 Square Feet, Honorable Mention
PROJECT: Private Residence, 2901 Penn Avenue
ARCHITECTS: Dutch MacDonald, AIA, Andy Owens, EDGE studio
CONTRACTOR: Torriero Construction
PHOTOGRAPHY: Edward Massery Photography

Remodels or Additions Over $50,000, Winner
PROJECT: Sigesmund Residence
ARCHITECT: Gerard Damiani, AIA, studio d'Arc architects PC
PHOTOGRAPHY: Nicholas Traub Photography

New Construction, Honorable Mention
PROJECT: Spa Pavilion
ARCHITECT: Jules Labarthe, AIA, Richard Freeman, The Design Alliance Architects
CONTRACTOR: Rossman/Hensley Inc.
PHOTOGRAPHY: Richard Freeman
Renovation Information Network™
Connecting homeowners with architects By Tara Merenda

For homeowners in the Pittsburgh region interested in renovating their homes, professional design advice can seem hard to come by. But for a community with predominantly aging homes, guidance from a design professional is a priceless resource. Unfortunately, many homeowners proceed with renovations without first consulting a design professional, and the results can be disastrous. Throughout our historic neighborhoods the evidence of poor renovation decisions is obvious, from bricked-in bay windows to the ugly "scar" left behind when a porch is torn from a façade. For the architectural community, the challenge is to find a way to intervene before these mistakes are made. Yet the competition is stiff; most homeowners turn first to a contractor or take the do-it-yourself route when replacing windows or undertaking a kitchen renovation. How can architects gain access to the profitable market of home repair which is so desperately in need of their help?

The Community Design Center of Pittsburgh (CDCP) is a non-profit that improves the quality of life in the Pittsburgh region by encouraging good design of the built environment. They do this by investing in strategic projects, helping individuals and communities access architecture and planning resources, and educating the public about the impact of design. The CDCP created the Renovation Information Network™ in 1996 in response to community organization's concerns about homeowners in their neighborhoods making poor renovation decisions. The CDCP saw a need to provide educational assistance to homeowners that would encourage high-quality residential investment. While thousands of dollars each year were being spent on home renovations, this investment was not adding value to the home or neighborhood—because money was being spent on alterations that reduced the design integrity and value of the house. Closing-in fireplaces, painting over woodwork, and other misguided "improvements" not only cost homeowners considerable sums of money, but also devalued Pittsburgh neighborhoods.

The principal goal of Renovation Information Network™ is to help Pittsburgh homeowners get effective planning ad-

Renovation Information Network™ provides opportunities for architects to serve their communities. Pictured here: (back row) Mike Eversmeyer AIA, Cyndi MacShane, Tara Merenda, Mimi Jong AIA, Richard Freeman, Michael Braun. (front row) Jerry Morosco, Kathy Hrabovsky
Shadyside homeowner Rochelle Eubanks discusses her "dream home" with RIN Consultant Mary Cerrone, AIA.

Shadyside, who were interested in renovating some woodwork in their recently purchased home. After meeting with Cerrone, however, the homeowners decided to pursue their dream home, and have embarked on a $200,000 home renovation slated for completion in May 2004. Cerrone was hired to design and supervise the project.

For Jerry Morosco of Gerald Lee Morosco Architects, the benefit of participating in Renovation Information Network™ is simple: "It's about helping homeowners appreciate how an architect can add value to their project. If they don't understand that, they aren't going to hire an architect."

The process is simple: For a modest fee (between $25 and $150, based on location and household income), RIN matches a homeowner with a trained volunteer who will conduct a consultation for up to two hours in their home. Any Pittsburgh area homeowner is eligible for the service, which includes exclusive access to home renovation guidelines and resources developed through the CDCP. Design professionals who participate in the program are volunteers, and are required to attend a one-hour orientation session on the principles and processes of the program. For each consultation, the volunteer receives a $25 honorarium from the CDCP. While the architect consultants do not supply drawings or specifications, they do give advice and guidance to help homeowners prioritize their needs and plan effective renovations.

The benefits of Renovation Information Network™ don't end there. The opportunity to meet one-on-one with a homeowner who is considering putting on an addition or remodeling their kitchen can be very valuable to an architect. The advent of HGTV has given rise to home improvement shows like Trading Spaces, which shot three episodes in Pittsburgh in 2003. Homeowners are becoming more and more aware of the need to consult a pro before starting a project—and increasingly, that means hiring an architect.

"RIN has been great for me," says Mary Cerrone, AIA of Cerrone and Wagstaff Architects. "It gives me access to a group of potential clients, and really helps me work on my people skills. You don't get to do a lot of that as an architect. At the very least, it's great practice." In late 2003 Cerrone was matched through RIN with homeowners in
And that list grows each day, as more and more homeowners recognize the benefits of consulting with an architect before they invest in renovations. According to one homeowner, "The meeting satisfied all of our questions and needs. The architect has been instrumental in guiding us through our renovation project. My only regret is that we didn't know about RIN sooner."

Renovation Information Network™ needs the involvement of the architectural community to continue to reach homeowners who are ready for design assistance. Access to a potential pool of clients, experience interacting with homeowners, and hands-on involvement with Pittsburgh's communities are just a few benefits of participation. According to Jack Williams, "RIN provides an opportunity to encourage and foster good design in the community. Especially important is helping someone make informed decisions about their home when they've actively gone seeking a professional perspective. For those of us who have disdain for some of the bad or ill-conceived renovations that plague every neighborhood, it's our responsibility to offer advice to people who would like to improve the quality, character, and function of their home."

To become a Renovation Information Network™ volunteer consultant, or to learn more about the programs and services of the CDCP, contact Tara Merenda, Program Coordinator, at 412-391-4333.

Renovation Information Network™

GOALS

The goals of the Renovation Information Network™ are to:

- Expand homeowners’ understanding of renovation options.
- Encourage improvements that add value to the home, as well as the surrounding community.
- Foster energy saving improvements and re-use strategies that conserve resources.
- Link homeowners to other renovation-related resources, including financial and technical assistance.

ACCOMPLISHMENTS

Since its creation in 1996, Renovation Information Network™ has:

- Matched over 600 City of Pittsburgh homeowners with architects/intern architects, influencing an estimated $4.9 million in residential renovation.
- Recruited over 100 architects/intern-architects to provide consultations.
- Developed and presented the interactive visual presentation Add Value to Your Home: By Design to nearly 2000 people.
- Received awards for educational/promotional materials from Pittsburgh History & Landmarks Foundation and the City of Pittsburgh Historic Review Commission.
- Received high marks for program organization and impact in a 1998 independent evaluation by Excellence Research Inc.
- Led to the award-winning Model Home Project that demonstrated how a typical urban home could compete in quality and amenities with more expensive new construction.
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Questions & Answers

These questions were posed by AIA Pennsylvania members and answered by Jon C. Balson, Administrator of the Uniform Construction Code at the Department of Labor and Industry.

ACT 45

Q: 501.1 “Nothing in this act shall allow a municipality to prohibit a construction code official... from performing inspections in the municipality.” Any idea on the legislative intent for this? Does this mean a registered or certified inspector's report must be accepted by a municipality even if he is not under contract with them?

A: We don’t know what the intent was/is. The regulation specifies that an opt-in municipality must retain one or more third party agencies that are performing code services. So if only one is retained, and if any legally required procedures were followed in effecting this contractual relationship, we don’t see how other third party agencies could perform work under this scenario.

Q: 501.e.4 “In municipalities which require a building permit or certificate of occupancy but do not conduct inspections...” I assume this would be in an opt-out municipality, but I am not clear on why they would then choose to require a permit or c.o. Can you explain what this scenario might be?

A: This is another section of the law that is extremely nebulous. When we attempted to include a requirement in the proposed regulation that the third party agency would have to submit copies of the building permit and certificate of occupancy to the opt-out municipality, we were told that we could not do this. So, the section appears to be of no effect...

ADMIN and ENFORCEMENT REGS

Q: 403.1.2 How are permit fees to be calculated for mail-in work to the Department, and who makes the calculation? Does the Department have permit application forms available now that detail the process?

A: I don’t know how to answer this except to say that the regulation specifies how they are to be calculated, and the applicant will make the calculation. No, not yet.

Q: 403.1(a) How will the provisions of the UCC be applied to an existing structure that is not legally occupied? Will improvements be required even though no work is planned and no change in occupancy occurs? How will the status of “legal occupancy” be determined for very old buildings?

A: Legally occupancy is determined solely by the possession of any permits required under existing law and regulations. In the case of state requirements, it would be a F&P occupancy permit or a “pre-1927” approval letter. When buildings or structures lack either, we must treat them like new construction under the UCC, but variances may be sought for the requirements which would have to be met.

Q: 403.22 Health care facilities: Will the Dept. of Health be reviewing and inspecting for the UCC? Will their reviewers/inspectors be required to be certified? Or will there be a two-step process whereby reviews and inspections must be done by the DOH and the local municipality?

A: No, DOH has no UCC enforcement role. Per the regulation, an opt-in municipality or the Department may not issue a UCC building permit or certificate of occupancy for a facility covered under the Health Care Facilities Act, unless DOH first gives its approval of the proposed construction and the occupancy of the completed work.

Q: 403.42 and 403.62 Permit exemptions: Please clarify that work not requiring a permit is not exempt from compliance with the UCC.

A: The cited work does not have to comply with the UCC. Note, however, that any opt-in municipality may alter this (and certain other sections of the regulation, see 403.102, l) as long as they equal or exceed the stated requirements. In the case of the cited sections, any municipality could thus require a permit (and inspection) for some or all of the listed work.
Q: 403.43 (c) Regarding notations on submitted drawings for required changes: will the plan reviewer contact the applicant by phone to discuss the areas of non-compliance? In other words, will there be any provision for the beneficial type of conversation that now occurs between designer and reviewer with walk-in reviews?

A: I can only speak for the Department. If the errors are extensive, we will mail the rejected application back. In other cases, we may fax or e-mail a list of changes which must be made to certain drawing pages, with the expectation that the revised pages will be mailed in within 14 business days. In some cases, we will invite the lead design professional in to seek to resolve issues.

Q: 403.44 (c) It seems that this new paragraph replaces the listing of the IPC under 403.21 (a). What are the ramifications, if any, of this change? Does this mean that a project deemed compliant with the IPC will be considered in compliance with the UCC?

A: Yes.

Q: 403.45 (a) What inspections (for commercial construction) is the code official required to perform?

A: This will vary considerably from project to project, per the type of construction, per the enforcing jurisdiction. However, all work must be inspected for compliance with the code. On a fairly complex new construction project (not involving a sign or demolition), we envision 7 or 8 inspections. But I would hedge even on this, since in one inspection all the rough plumbing, electrical and mechanicals could be done, plus some of the energy conservation code.

Q: 403.63 (b) Residential plan review: If the building code official is not required to possess IRC certification, how can he/she determine the project's compliance with the UCC? Are the plans required to be reviewed for electrical, energy, mechanical, etc. compliance? Can an uncertified individual review/approve residential construction documents?

A: On the residential side, there has never been a building plans examiner certification. It is envisioned that the person holding the Residential Building Inspector certification will take the lead in the plan approval process (in consultation with other inspectors).

Q: 403.121 Board of Appeals: The regs do not indicate how many members are to serve on the Board of Appeals, yet the Act specifically requires composition as provided in Chapter 1 of the 1999 BOCA — but not its successor codes. This provision calls for 5 members, all of whom must be registered design professionals (act 45 - 501 (c) (1)). This leads to a couple of questions: Does the regulation as written comply with the intent of the legislation?

A: Yes, it does. Wherever you read "BOCA 1999" in Act 45 you need to replace it with "IBC 2003" (the successor code).

Q: If it is the Department's position that the regs do meet the legislative intent, what guidelines should exist regarding the minimum/maximum members required to serve on a Board of Appeals? How many of the members must be "qualified by training and experience"? (This question stems from an interpretation I've heard that because the language in 403.121 (c) (1) states: "A member... shall be qualified...", it means only one member of the Board must be qualified.)

A: The language mirrors the IBC requirements. All members should be qualified as stated, but we purposely left out any number requirement, since many municipalities have had problems putting together boards in the past.

Q: 403.101 Effective Date: As I understand the situation with the rolling effective dates, a project will be reviewed under Fire and Panic (by L&I) and any local building code until the municipality officially opts in or out AND for any project with a design (or construction) contract signed prior to that municipality's unique effective date. Here are some of the questions I've gotten:

Will an opt-in municipality be granted any flexibility (for a limited time period) as to which code they'd allow a project to comply with? Many design professionals and owners are currently designing to the new IBC standards, which are in conflict with the Fire and Panic regs. Would these owners require an appeal in order to use the provisions of the UCC if that's the standard they'd prefer to use? (Likely scenario would be a design contract signed in 2003 or early 2004, but application for construction permit not made until fall 2004.) In other words, can a municipality and/or building owner elect to use the more stringent standards even though they are not required?

A: Any enforcing jurisdiction has the ability to approve otherwise excluded projects using the new UCC standards. But it is entirely up to them to decide this. We are opting not to do this until six months. After that date, we will enforce using only the UCC, unless the applicant provides written evidence of a signed design or construction contract predating the effective date of the UCC.

Q: Regarding long-term building permits in place prior to the effective date (such as for a major residential development), will there be a point at which the work will be expected to be performed in conformance with the UCC?

A: If no permit was required prior to the UCC, there is no limitation. Where a permit was required, it must commence within two years of the permit issuance and "active prosecution" is also required. If the owner fails to do this, a new permit may be required.

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From the Firms

JSA Architecture Planning Engineering Interior Design was selected by the May Department Stores Company as the architect of record for a new Kaufmann’s Department Store in the Eastland Mall in Columbus, OH. Project architect is Dwayne Mihalow, Assoc. AIA.

JSA Architecture Planning Engineering Interior Design has also been selected as the architect of record for three additional projects. The interior remodel of the two-level Filene’s Department Store located at the Shoppes at Buckland Hills in Manchester, CT; the remodel and conversion of the former two-level Lord & Taylor Department Store, also located at the Shoppes, into a remote Filene’s Department Store, project architect is Andrew Rauch, AIA; and the remodel and vertical expansion of the existing Filene’s Department Store at the Connecticut Post Mall in Milford, CT, project architect is Mark Lighthall, AIA.

Burt Hill Kosar Rittelmann Associates was selected by the Fayette Regional Cancer Center in Butler, PA to provide design services for the Robert E. Eberly Pavilion, a joint project between UPMC Health System and Uniontown Hospital.

Burt Hill Kosar Rittelmann Associates will also provide design services for the UPMC Jameson Cancer Center, a joint venture between UPMC Health System and Jameson Hospital in New Castle, PA. The addition/renovation is for a 7,000 sf radiation and oncology center. Principal in charge is James T. Schmida, AIA.

Perkins Eastman won a commission from the General Services Administration (GSA) as the architect for the restoration and expansion of the U.S. Courthouse in Clarksburg, WV. The project includes site development, restoration of the historic courthouse, replacement of building systems and the construction of a new courtroom and judicial chambers with allied facilities. Construction is anticipated in 2005.

Michael Baker Corporation announced the award of a contract from the U.S. Air Force Center for Environmental Excellence for design-build services at Department of Defense installations worldwide. Baker and Associates, the company’s architectural unit, will be providing the design services under the contract as a subcontractor to Sundt Construction, Inc. The five-year contract has a monetary ceiling of $2.1 billion.

General Industries, Prof. Affl., recently completed an auto dealer project for Solomon Chrysler – Jeep-Dodge. The new 21,000 sf facility is located near the Centerville Exit at the Rt. 40 & 43 interchange. General Industries has also completed the new 42,000 sf Bush Creek Commons Office Building in Cranberry, PA.

Burchick Construction Company, Inc. has been awarded the renovation to Moorhead Federal Building by the General Services Administration (GSA) of the Federal Government. The contract award amount is $53,817,607 and involves the demolition and renovation of 25 floors of the building.

Business Briefs

Hayes Large Architects LLP announced that the 80 year-old full service design and engineering firm is merging with Cleveland-based Dor Dickinson Architects, Ltd. The firm’s name will stay the same.

The Kachele Group, Prof. Affl., announced that Mark W. Tayman and Edward J. Matthews have joined the firm as structural engineers. Tayman has a BS in civil engineering from the University of Pittsburgh and a MS in structural engineering from Auburn University. Matthews is a graduate of Michigan State University and has over 30 years of structural engineering experience.

Nello Construction Company has added a new senior estimator to their staff. Robert L. Swearingen will be responsible for both public and private construction projects. Swearingen is a graduate of the Pennsylvania State University with an Associates Degree in Mechanical Engineering.

Massaro Company has recently hired John Lydic as a business development representative and Matthew Hey as a lead estimator.

Kudos

Burt Hill Kosar Rittelmann Associates recognized Thomas Wippenbeck for receiving his professional architectural registration. Wippenbeck, a graduate of Kent State University, is an architect in the firm’s K-12 education studio. He is also the project architect for the Park Forest Elementary School project at State College Area School District.
Kingsland Scott Bauer Associates received the "Product of the Year Award" from Call Center Magazine, a leading industry publication, for their Performance Design methodology. Pictured above are Brendan Read, editor, Call Center Magazine and Roger L. Kingsland, AIA of KSBA.

General Industries, Prof. Affil., won the prestigious Associated Builders and Contractors (ABC) of Western Pennsylvania Award of Excellence in the General Contractor — Industrial category for projects under $5 million for construction of the new B.E.A., Inc. headquarters and production facility (pictured above) at the RIDC Park — West Findley Township. Architect was Gerard Nagar Associates.

Don Ivill, Prof. Affil., president of General Industries, was honored by the Mon-Valley YMCA with the distinguished President's Award for his long-term dedication. — By Maya Haptas

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AIA ACTIVITIES

MAY 7, FRIDAY
AIA Communications Committee Meeting.
Noon at the Chapter office. All members are welcome 412-471-9548.

MAY 11, TUESDAY
AIA Pittsburgh Board Meeting. 5 p.m. at the
Chapter office. All members are welcome 412-471-9548.

AROUND TOWN

MAY 12, WEDNESDAY
SDA Walking Tour. SDA is hosting a walking
tour of the South Side. For more information
contact Tara at Renaissance 3 Architects 412-431-2480.

MAY 19, WEDNESDAY
SMPS Workshop. SMPS Pittsburgh presents a
Government roundtable. Representatives from
Government agencies discuss what they look for in
RFPs. Luncheon program begins at 11:30 a.m.
SMPS members $35; nonmembers $50. Contact
Mary Ann Berg at 412-330-2348.

BUILDING BLOCKS

MAY 4, TUESDAY
Accessibility and Historic Integrity
National Preservation Institute One Day Seminar
(6 CES credits and HSW) Cost is $225
Participants will learn how to preserve the integrity
of historic structures while making them accessible
to people with disabilities. Contact Jere Gibber
703-765-0100 or info@mpi.org.

MAY 5, WEDNESDAY
Photodocumentation of Cultural Resources
National Preservation Institute Two Day Seminar
(12 CES credits and HSW) Cost is $375
Participants will explore subject matter,
composition, technique, and equipment necessary
for a successful photodocumentation
project. Contact Jere Gibber 703-765-0100 or
info@mpi.org for more information.

MAY 19, WEDNESDAY
LEED And Lighting Controls: A Green
Opportunity Watt Stopper. No charge
(1.5 CES credits and HSW)
This seminar provides an in-depth overview of
where lighting control systems fit within the LEED
rating system and how they can be leveraged for
gaining higher LEED ratings.
Contact Brandy Williams at 408-486-7557 or email
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PERSONAL: Married to George Dakis—humble servant to 2 cats—Sabine and Skyla (Greek for dog). In our spare time we enjoy movies, working out so that we can eat our gourmet cooking, target shooting and gardening. In a very fortunate turn of events, I married someone who has taken me numerous times on my dream vacation to Paros, Greece.

YEARS IN PRACTICE: 13

EDUCATION: Bachelor of Environmental Design – Miami University, Oxford, OH

THE THING I WOULD CHANGE ABOUT MY JOB: I would change the inherent listening and comprehending skills of our clients—particularly when the subjects of a) requesting chimney removal on the first floor, but not the second; b) wanting a spiral stair with a powder room underneath (their grandma had a powder room under her stairs...) and c) wondering why they can’t have a two-story foyer in an existing house without losing that bathroom above (who knew?).

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BEST GIFT TO GIVE AN ARCHITECT: Anything that has nothing to do with architecture and/or the license to shake free from time to time. In our professional lives, in the office and through organizations, we are so focused. At times it seems glaringly clear that we can be interesting sorts if given extra-curricular activities and avocations a chance! The work will be here when you get back—but the opportunities for beautiful memories with family and friends don’t come along nearly often enough.

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I BELONG TO AIA BECAUSE: I would submit that for most of us, the reasons change every few years. However, the opportunities of knowledge, networking, friendship and political involvement tend to permeate throughout. Current mission: Help to procure AIA National Convention for Pittsburgh!
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