



**AIA Connecticut**  
BUILDING PERFORMANCE AND REGULATIONS

Mission: AIA Connecticut is the voice of the architectural profession, empowering its members to lead in service to society.

Vision: The built environment will be more humane, beautiful, and resilient.

**BP&R Members:**

Alan Lagocki, AIA  
Paolo Campos, AIA

David Brownell  
Kenneth Cleveland, AIA  
Jillian Corley  
Stephen Fennell, AIA  
Greg Grew, AIA  
Jonathan Humble, FAIA  
Christopher Laux, AIA  
Tom Manning, AIA  
George McGoldrick, AIA  
Michael Musco  
Bruce Spiewak, AIA  
Don Vigneau, AIA  
Fred Wajcs  
Steve Whitaker, AIA  
Renata Bertotti

Gina Calabro, Executive Director  
Holly Leonard, Deputy Director  
Ashley Ellman-Brown, Program Manager

## December Meeting Notes

December 5th, 2019, 3:00PM  
AIA Connecticut Conference Room  
370 James St., New Haven, CT 06513

**Attendees:** Alan Lagocki, Paolo Campos, Bruce Spiewak, Fred Wajcs, Renata Bertotti, Jieun Bae, Ashley Ellman-Brown, Gina Calabro

### Discussion

- The All-Committee Meeting will be held on January 16<sup>th</sup> from 5-7pm as a dinner. We expect the co-chairs to provide some information including mission, goals and plan at this meeting. We hope to gauge some interest. This means we are not required to have the January 9<sup>th</sup> meeting unless the co-chairs believe it would be important to hold this additional meeting in January.
- It was decided at the end of the meeting that we will be holding a meeting on January 9<sup>th</sup> at the normal time to discuss the February full-day compliance program.
- The Codes Season Pass has been developed and introduced to the committee. This season pass is \$275 for one full-day program in February and 8 remaining codes programs throughout the remainder of the year. This pass is valued at \$340 and offers 21 HSW credits.
- Ashley has confirmed dates for all 9 Codes program and sent them to the co-chairs for review/finalize speakers and topics.
- Renata Bertotti, Meriden City Planner, joined our committee meeting today and discussed her ideas for an "Adaptive Reuse Summit." This program would bring architects, building officials, engineers and city planners into a collaboration on how to adaptive old buildings, historic or not, with proper code compliance. There is minimal incentive to redevelop these old buildings and so they are just sitting there waiting to be broken into or left without re-use. Additionally, Renata would like to see a group come together to discuss lobbying the state for code incentive on adaptive reuse.
- Renata has a couple great examples of people who went through the process of bringing old buildings up to code and who could be incorporated into a panel discussion for this particular event to discuss their experience with bringing old mills and historic buildings up to code. Jason Vincent administered the code correction program in Norwich and is interested in participating. Also, Peter Bonzani worked on buildings in Manchester and has some available for tours. He rented out a few while bringing them up to code just to be able to fund his projects.

Antitrust Compliance Statement:

*It is the policy and practice of The American Institute of Architects and its members to comply strictly with all laws, including federal and state antitrust laws, that apply to AIA operations and activities. Accordingly, this meeting will be conducted in full compliance with those laws.*



**AIA Connecticut**  
BUILDING PERFORMANCE AND REGULATIONS

Mission: AIA Connecticut is the voice of the architectural profession, empowering its members to lead in service to society.

Vision: The built environment will be more humane, beautiful, and resilient.

- Gina reinstated that the discussion is about helping these city planners in the process of coding these reuse buildings. This could be an addition onto the Full-Day Code Compliance Program in February.
- The Code Compliance Program on February 12<sup>th</sup> (Renata has a possible location in Meriden) could be a couple of presentations in the morning, lunch, and then adaptive reuse discussion in the afternoon. Engineers, architects, city planners and building officials would be encouraged to attend, as well as those practicing would be sought as the actual speakers at this event. Paolo mentioned it would be helpful to have plan reviewer participate, such as Peter Robinson from Greenwich.
- Alan did stress however that this “adaptive reuse” conversation is to be had with the city planners involved because it will support the “big picture sustainability” of the future. And each city goes through different experiences. We need to consider these perspectives. If we incentivize reuse these old buildings and can fund these projects in the process of re-building them to code, even green code, then that will help the green areas of CT stay green!
- Paolo suggested that we go back to the basics for the program and consider doing an introductory course such as this is zoning, this is codes – building fire, safety, assembly, etc. because terms have been used interchangeably. We should do a case study, an old mill building, and use it as an example to walk through the codes process. A full introductory course, with adaptive reuse, and back to basics fundamentals.
- From a customer perspective this type of presentation would be interesting to planners, architects, engineers, etc.
- Renata could bring a developer into the discussion, and possibly Bruce Becker or JCJ would be interested in speaking.

*The next committee meeting will be held on January 9<sup>th</sup>, 2019 at 3:00pm.*

*Antitrust Compliance Statement:*

*It is the policy and practice of The American Institute of Architects and its members to comply strictly with all laws, including federal and state antitrust laws, that apply to AIA operations and activities. Accordingly, this meeting will be conducted in full compliance with those laws.*