



S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

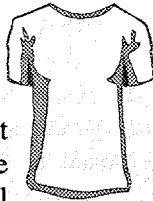
November, 1998

Mark Your Calendar —

Legal Issues Affecting SAABE Members

The November 18th general membership meeting, sponsored by SAABE, will feature attorney Gay Gueringer. Ms. Gueringer will discuss legal issues relating to building maintenance.

A reminder to all paid SAABE members — for those of you have not received your free association baseball cap or t-shirt, we will be bringing them to the November and December meetings. These items are available on a first-come, first-serve basis, one per paid member. Any left-overs will be given to new members or sold. The cost for the t-shirt is \$18, and the caps are \$12.



Make plans now to attend a special December general membership meeting. The December 16th meeting will double as a SAABE Christmas party and will feature a special Christmas buffet. There will be no program scheduled, just lots of mingling and camaraderie amongst SAABE members. Hope to see you there!

Education Corner

by Mike Lusk

Some Upcoming Seminars:

“Maintaining and Troubleshooting Programmable Controllers,” presented by Wright State University at the Four Points Sheraton - Riverwalk North in San Antonio, TX. December 3-4, 1998. \$595.00 per person. Call Heather Copas at (937) 775-1100 for more information or to register.

NTT Seminars:

“Telephony and Telecommunications,” San Antonio, TX, December 1-3, 1998. \$985.00 per person. 1-800-922-2820 to register or for more information.

“High Voltage Electrical Safety,” OSHA requirement 29 CFR 1910.269. San Antonio, TX, January 26-27, 1999. \$695.00 per person. 1-800-922-2820.

“Boilers, An Operator’s Workshop,” San Antonio, TX, February 2-4, 1999. \$985.00 per person. 1-800-922-2820.

A Few Words on License Renewal

Questions keep popping up regarding renewal of electricians licenses with the City of San Antonio. Lynn Forester put an article in the June issue of the SAABE Times. It is worth repeating here for those who missed it:

All electricians with a license (maintenance electricians, journeymen electricians and master electricians) are required by the City of San Antonio to have 24 hours continuing education credit in order to renew their license. Independent Electrical Contractors (IEC) have courses approved by the City for this continuing education. Courses are taught in 8-hour blocks and cost is \$40 per block. Three of these courses would be necessary to satisfy the 24-hour requirement. For more information, call Melinda Richey at IEC at 736-4567.

For engineers needing to register with the City of San Antonio as Electrical Maintenance Technicians, IEC plans to schedule another course before the end of the year. It will be taught over two consecutive weekends, and the cost is \$125.00 per student. For a registration form and more information, call Melinda Richey at 736-4567. The course is limited to the first 30 registrants and is expected to fill up in the next couple of weeks.

Above the Ceiling

by Paul Thompson

Weather Or Not

November is here and along with it, that little change in the air. Getting colder — time to fire up those heaters and even think about the status of your freeze protection on those exposed pipes, cooling towers, etc. Do you have a plan to deal with ice storms, slippery sidewalks and parking garages? Are your phone call lists updated to contact tenants? Hope you and yours all survived intact Mother Nature's latest deluge in the "Storm of the Century." I guess the good news is that if you didn't get flooded out this last time, you probably never will..

This has been a year of real swings in the weather. Do you all remember last year's mild winter and the heavy rains in the early spring? Smoke from the fires in Mexico? The El Niño (or was it La Niña) summer with record-setting high temperatures, drought conditions and Aquifer alerts? And then later on the twin hurricanes, Georges and Mitch, carved a path across the landscape. Not to mention South Texas' floods. They say everyone talks about the weather but nobody does anything about it, but we do what we can. Make sure the roof doesn't leak, the windows are tight, and the heat and AC can stand the stress. Run the generator, stock batteries, candles and, unless your name is Noah, head to high ground when the creek begins to rise.

Election time!

After I finish this, I'm going down to the voting booth to put in my two cents & hope that you are, too. Believe it or not, we do have a say in how our government is run. And you have a say in how SAABE is run. Come to the

next membership meeting and run for office or nominate someone that can do the job! Voting is in December — make a difference, make a contribution.

My thanks to everyone from CPS (I'm not going to name names because I may miss someone) for the great seminar on electrical deregulation that they put on at the last meeting. Their presentation was good, attendance was high and we had one of the liveliest Q & A sessions I've ever seen at SAABE. It looks like deregulation of electricity is coming and we all need to know our way around the issue.

Congrats to the former Elena Morgan and her new husband, Mike. Now that she's got that marriage stuff out of the way, we can put her back to work!

Hope everyone liked the Trade Show. Thanks to everyone who made it possible — you all done good! For all PAID members who have yet to claim their FREE SAABE baseball cap or shirt, do not despair, help is on the way! We will bring these down to the next two general membership meetings.

Did anyone go to the Year 2000 (Y2K) seminar that SABOMA put on in conjunction with the Trade Show? You all know about the Y2K bug, right? That's the computer problem that could, at the stroke of midnight December 31, 1999, cause the entire civilized world to come crashing down...or maybe not. Are you Y2K compatible? Your building? Vendors? Utilities? If you don't know by now, it's time to find out. The clock is ticking and the weather is about to change.



Elections

It's time again to think about our leadership for next year. If you'd like to take your participation to the next level, why not run for a position on the Board of Directors? We'll take nominations for the open positions of President, 1st Vice President, 2nd Vice President and Treasurer at the November General Membership Meeting, and the election will be held at the December meeting.



1999 Dues Reminder

Look for dues renewal invoices in early December. Dues rates for 1999 are as follows:

- 1 Representative — \$130
- 2 Representatives — \$100 each
- 3 or More Representatives — \$90 each

Part One of Two —

Site Testing Smoke Detectors in Commercial Occupancies

Most smoke detectors spend their lives working in almost perfect condition and rarely have to perform the duty for which they were originally installed (detecting smoke from a real fire). Until a detector actually encounters smoke, it's impossible to know precisely how it will react or whether all of the system's components are communicating properly.

To make sure detectors perform as designed, all detectors, both analog and conventional, should be tested regularly, using credible testing procedures. Because conventional smoke detectors cannot usually monitor their own condition, independent testing is vital. The internal electronics, changes in the quiescent and air quality, condition of analog detectors and of the newer conventional detectors are monitored at the alarm system control panel, which can modify the smoke sensitivity alarm thresholds for individual detectors and initiate a test. However, such tests cannot indicate whether a detector's air inlets are blocked or contaminated, or if changes in the detector's environment have rendered it unable to perform correctly. For this, independent testing is still required.

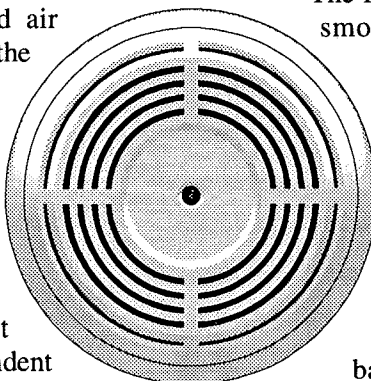
For much of the United States, NFPA 72, *National Fire Alarm Code*, provides the minimum requirements for inspection, testing and maintenance. Countless other national, state and local standards draw upon this standard, although some require more stringent procedures. NFPA 72, "which places responsibility for the fire alarm system and its maintenance on the building owner or the building owners designated representative," states that all smoke detectors must be visibly inspected semiannually after their initial acceptance test and functionally tested annually. NFPA 72 also requires that the sensitivity of every detector be checked within a year of installation and every other year after that.

The period between sensitivity tests may be extended after the second test to a maximum of five years, as long as the detector has not moved outside the acceptable sensitivity limits. To verify this, records of nuisance alarms are required, and any detector that's shown an increase in nuisance alarms over the previous year should be sensitivity

tested or calibrated. In some cases, the detectors may have to be replaced, and the systems that have been modified or repaired must be retested before they can be accepted. NFPA 72 recommends that all components known to be affected "be 100 percent tested." It also recommends testing 10 percent of the initiating devices that haven't been directly affected. Naturally, these are just the minimum requirements. The authority having jurisdiction may require more frequent testing, and NFPA allows the use of more stringent procedures.

Test Methods

The 1996 edition of NFPA 72 highlights a number of smoke detector test methods, specifying that "nothing...is intended to prevent the use of alternate test methods, or testing devices, provided...(they're)...equivalent in effectiveness and safety and meet the intent of the requirements." As a result, a wide variety of devices and techniques are used to test smoke detectors on site, ranging from those specifically designed for this purpose, to those put together in someone's basement.



The most basic test, the Level 1 Check, is a visual test in which the flow of air through the inlet screen is examined. To make sure the inlet screen is clean, the tester may have to remove the detector from the system. Visual inspections should also ensure that the detector's environment hasn't changed. Environmental modifications include changes in the use of the room, partitioning, or the introduction of a ventilation system.

Electronic tests and panel interrogations make up the Level 2 Check. These may be performed at the detector itself, usually by activating a Reed switch with a magnet, or at the system panel. A pin or card test may also be performed on detectors that have holes or slots into which pins or cards can be inserted. Because the electronic tests of the Level 2 Check do not involve introducing smoke into a detector's sensing chamber, they are not a true test of the detector's ability to react to a fire.

continued on page 4

Site Testing Smoke Detectors

continued from page 3

This ability is more fully tested during a Level 3 Check, in which real or simulated smoke is used. Tests using real or simulated smoke have the apparent advantage of authenticity. However, smoke and its characteristics vary depending on the product being burned, and the test may not reflect the components of smoke that would be produced in an actual fire. Real smoke may also contaminate the detector.

Synthetic smoke tests, which use pressurized canisters, are the most common tool for functionally testing smoke detectors. They produce a fine mist with characteristics similar to the type of smoke the detectors have been designed to detect and generally provide a mix of particles that cause both photoelectric and ionization detectors to activate quickly. Many aerosol smoke detector test products have no special dispenser, and they too can contaminate the detectors. For this reason, some detector manufacturers try to prohibit the use of aerosols on their detectors. Contaminating residuals generally accumulate when the aerosol is used too close to a detector and large particles concentrate on it. The principal danger of a residue is that it can attract dust, which can change the detector's sensitivity. Used correctly, however, aerosol products are attractive because they are easy to use and inexpensive.

Next Month: Sensitivity Testing

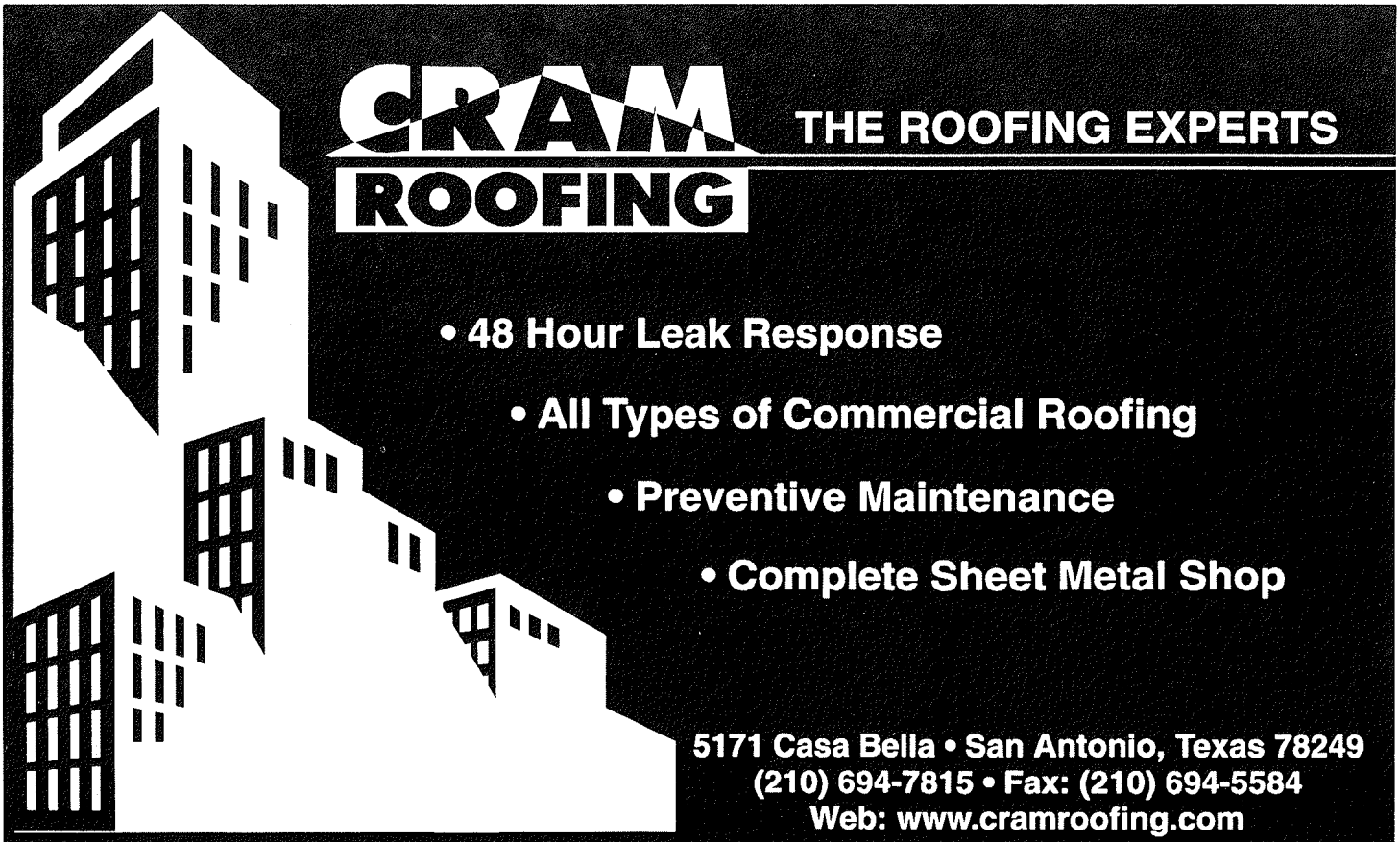
"The Charlie"

Meeting Sponsorship Policy

SAABE is always in need of a few good sponsors for our monthly general membership meetings. There are, however, a few simple guidelines to follow when sponsoring our meetings. When a meeting sponsor is a vendor company, their sponsorship must include payment for lunches. The only time a sponsor does not have to pay for the lunches is when a non-vendor entity is providing the program. Such an entity would include, but is not limited to, government agencies, municipalities, educational institutions or other non-profit agencies. Each exception for payment must be approved by the board on a case-by-case basis.

Presentations must be "generic" (not a sales pitch) and informational in nature. Handouts that provide useful information are very welcome. Presentation length should be between 20 and 45 minutes and it is always a good idea to leave some time for questions. Tex's Restaurant has a microphone, VCR and monitors available at no cost. For other equipment (slide projectors, overheads, etc.) they have an on-site audio-visual representative who can set you up at a small charge, or you can bring your own equipment.

The cost to sponsor a luncheon is about \$10.50 per person. The attendance at meetings is averaging about 40 to 50 people. Please contact a board member for more information.



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Tuning Up For the Winter

By David Webb, Cram Roofing

When discussing this column, one of our members recently mentioned that a commentary regarding "winterizing" roofing systems might be helpful to the membership. With the above topic being offered, here goes.

There are several action items that, according to the National Roofing Contractors Association (NRCA) should be performed to help keep buildings watertight. The first action item would be to perform thorough inspections of all roofing and other waterproofing components visible above the roof deck. Such inspections should be conducted twice per year and after all major storms, especially those with high winds. The bi-annual inspections should be conducted after the two seasons of high roof stress, winter and summer.

Make sure all pitch pans (those little metal flashings which are supposed to be around all conduits and other small roof penetrations) are full to the top with roofing mastic. Ideally, these should be filled to shed water away from the pipe. Normal shrinkage of mastic causes the waterproofing to pull away from either the pipe or the metal flashing which allows water a direct path of entry into the building.

Make sure that all metal flashings which have been caulked, especially those at walls, are in good condition. Sealants tend to dry and crack during the course of extreme seasons. And one other note, silicone sealant is great for glass/glass or glass/metal, but rarely for roofing or other building uses.

Make sure that all base flashings are watertight (the base flashing is the transition between the roof and the bottom of

a vertical surface). Vertical laps should be well secured not left open. There should not be any breaks or splits along the lower areas of the base flashing, especially at the roof line.

Make sure that all roof equipment rests on either curbs or wood blocks. Wood blocks should be pressure-treated wood, and should be placed upon a protective pad to protect the roofing membrane from damage caused by wind or equipment vibration.

Similarly, make sure that wood blocks under all service lines (gas or electric) running across the roofing membrane are on pads and that the roofing membrane underneath is in good condition and shows no sign of damage caused by the blocks. These blocks can frequently cause damage to a roofing membrane as they are dragged along a roof by the expanding/contracting service line.

Inspect all expansion joints, especially the rubber ones, for splits or breaks that may allow water into the building.

Make sure that tie-ins at all metal flashings are secure and without signs of splitting. A small split along a perimeter gravel guard can let a lot of water into the building! Other flashings which should be checked involve plumbing and roof drain flashings.

These are just a few items that should be frequently checked (at least bi-annually) by your roofing professional, but there are more. Applying the concept of preventive maintenance inspection to your roofing systems can pay off just like PM on other building systems.

Get Well Soon

As most of you have heard, "Junior," the five year-old son of our 1st Vice President Charles Mikolajczyk, was badly hurt in a hunting accident in September. He was in the path of bird shot and was hit from his legs to his head, with his eye receiving the most serious injuries.

Charlie's family held a fund raising dinner and dance in early November to help raise funds to pay for Junior's medical care. Although covered by medical insurance, they are finding many of the necessary treatments are being declined for payment. SAABE has donated \$500 to Junior's

medical fund, and we are asking everyone to keep this child and his family in your prayers during this very difficult time.



If you are interested in making a donation, an account has been set up at the San Antonio City Employees Federal Credit Union. Please make checks payable to: *Charles Mikolajczyk, III, TUTMA*. Deposits will be accepted at any branch.

Advertise in the SAABE Newsletter!



NOTE TO ADVERTISERS: Except for member personal classified ads, ad copy must be camera-ready, or an additional charge will be made. Fees are to be paid with order. Personal classified (non-commercial) ads are available to members at no charge. Non-members will be charged \$3.00 per column inch.

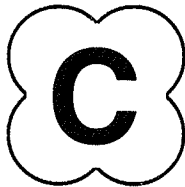
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| Half page (7.25" w x 4.25" h) | 60. | 150. | 575. |
| Half page (3.5" w x 9.5" h) | 60. | 150. | 575. |
| Quarter page (3.5" w x 4.75" h) | 30 | 75. | 280. |
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Ask about rates for specific placement.

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Heard It Through the Grapevine



- **John Boggess**, formerly at One Riverwalk, is now with ISS Facility Services.
- **DeWinne Electric** has relocated to 3693 Highpoint, San Antonio, Texas 78217. Their new phone number is 653-7662.

Career Opportunities

- Building Engineer needed for Class A high rise building on Loop 410. Registered Electrician Maintenance Technician preferred. Minimum five years experience. Please fax resume to 226-5512.
- Maintenance Technician needed for a medical office building. Please fax resume to Baptist Health System at 655-2803.
- Chief Engineer needed for downtown Class A office building. Please fax resume to 366-4922.

A Special Thank-You

SAABE extends a special thank-you to the following members who offered their assistance at our Trade Show table:

Mike Halvorsen

Robert Andrews

Bob Cherniss

Tom Lasater

Paul Thompson

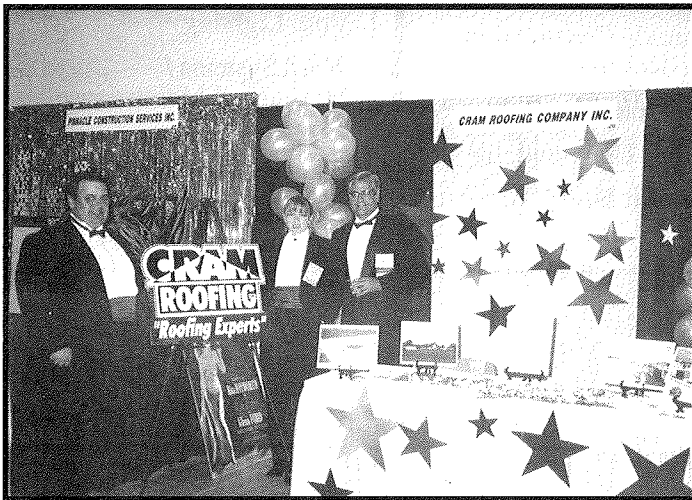
1998 BOMA/SAABE Trade Show Highlights



Who is that masked man? Why, it's none other than Don Blackburn of Blackburn Drives & Controls!



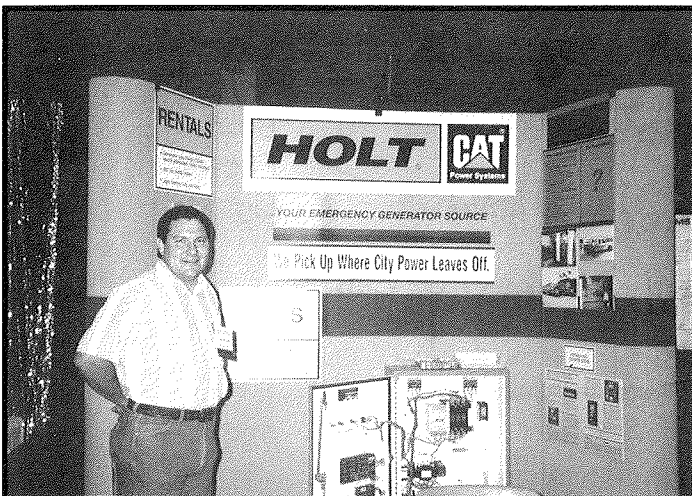
(left to right): Ashley Hohmann and Andy Koppenhaver offer some direction.



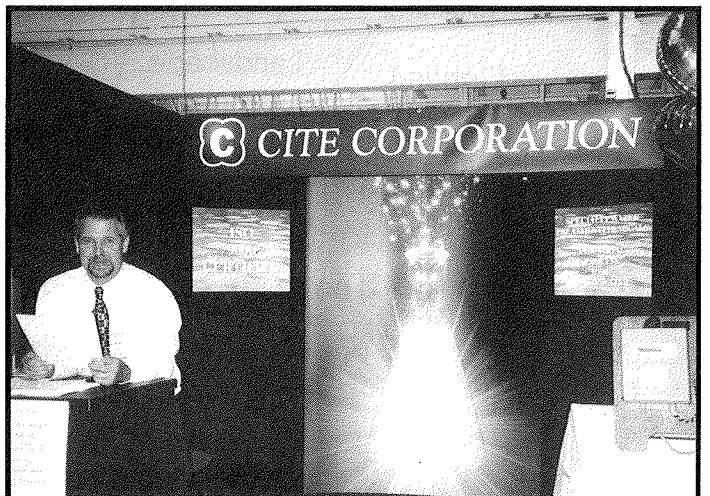
The Cram Roofing booth, featuring (l to r) Gary Cram, Cindy Rivas, and David Webb, was a "star-studded"



We're not in Kansas anymore! Mike and Vicki Lusk, along with their son, display wares from the land of Enviro-Tex.



Mike Michalec showcases his amazing "power" at the Trade Show!



Perry Wornat of Cite Corporation gives attendees the low-down on water treatment.

Trade Show Exhibitors

A.J. Monier & Co., Inc.
 ABM Family of Services
 ADT Security Services, Inc.
 Amcon Controls, Inc.
 American Light
 American Protective Services, Inc.
 Assessment Technologies
 Associated Building Services
 BFI
 Blackburn Drives & Controls, Inc.
 The Blindery / Coit Services
 ChoiceCom
 Chubb Security Systems / Sonitrol
 Cite Corporation
 City Public Service
 Clean Cut, Inc.

Corbo Electric and Datacomm
 Cram Roofing Company, Inc.
 Ed Flume Building Specialties, Inc.
 Entergy Security
 Enviro-Tex
 Environmental Biotech of San Antonio / Austin
 Five Star Electric Motors, Inc.
 Flasher Equipment Co.
 Holt Power Systems
 IllumElex
 Initial Security
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 Intertech Flooring
 ISS - International Service System
 Kenmark, Inc.

Living Interiors/TruGreen-ChemLawn
 M.F.P. Inc.
 Maestro Media
 McCrory Engineering, Inc.
 McLemore Building Maintenance, Inc.
 Mid-Co Maintenance & Waterproofing
 Monarch Door Services, Inc.
 Munters Corporation - Moisture Control
 National Sanitary Supply Company
 Paschal-Harper, Inc.
 Pinnacle Construction Services, Inc.
 Plant Interscapes, Inc.
 Pumps Unlimited, Inc.
 Pure Air Filter Co. Inc.

San Antonio Business Journal
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 San Antonio Water System
 The Scale Free Company, Inc.
 Scobey Moving & Storage
 Smith Legacy Security
 Summit Electric Supply
 TDIndustries
 Teligent
 The Trane Company
 Tower Sweep of South Texas, Inc.
 Voss Lighting
 Ward Systems / Mechanical Maintenance of Texas
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Applause, Applause...

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| | Maestro Media |

Committee Chairs

Bill Hudson, Ink Spot, Ink Printing & Publishing
Mike Alvarez, Ward Systems

Volunteers

| | |
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| Lee Alexander, Scobey Moving & Storage | Mike Michalec, Holt Power Systems |
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| Bob Cherniss, Sanitors, Inc. | Shawn Spaeth, Clean Cut |
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| Tom Lasater, The Carlyle | Tim Young, Munters Moisture |
| Margo Law, Santa Rosa Health Care | |

Trade Show Prizes

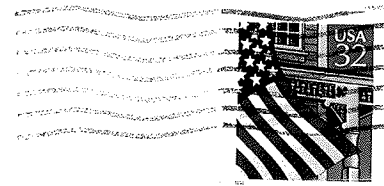
- Best Booth** — ABM Family of Services
- Runner-Up Booth** — Living Interiors
- Best Table** — A.J. Monier
- Runner-Up Table** — San Antonio Business Journal
- Best Costume** — San Antonio Water System (Anthony & Cleopatra)
- \$300 Movie Trivia Game** — Kari Brekken of Billing Concepts

Door Prize Sponsors

- ABM Family of Services - \$50 cash:** won by Cathy Shaffer
 - ADT Security - \$50 gift certificate to Warner Brothers Store:** won by Andy Vivian
 - AJ Monier - Movie and Video Rental Packages:** won by Elena Morgan, Jack Norton, Judy Oakley, Robert Raddatz, Susan Shepard, Susan Sweet, Richard Torres, Luis Villareal, and Roberta Young
 - Entergy Security - \$100 gift certificate to Cha Cha's:** won by Jim Ruffing
 - Enviro-Tex- Dinner for two at Tom's Ribs:** won by Diane Towery
 - Living Interiors - \$100 gift certificate:** won by Kathy Brady
 - Living Interiors - Gift Baskets:** won by Marcy Barber and Daphne Newman
 - Mid-Co Maintenance & Waterproofing - \$50 cash:** won by Rebecca Camacho
 - Monarch Door Services - Gift Certificate to Olive Garden:** won by Chris Post
 - Plant Interscapes - Gift Basket:** won by Margie Mahurin
 - Sanitors, Inc. - \$50 restaurant gift certificates:** won by James Lavoie and Bill Waymire
 - Voss Lighting - SLS-15 Fluorescent Bulbs:** won by Robert Andrews, Lee Alexander, Lynn Forester, Gilbert Saldana, Susan Sweet, and Andy Vivian
 - Ward Systems - Movie Tickets:** won by Valerie Kelley and Brenda Younts
- ...plus many others awarded by individual exhibitors the evening of the show!



**San Antonio Association
of Building Engineers**
P.O. Box 691861
San Antonio, TX 78269



Trammell Crow Company
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San Antonio TX 78230

S.A.A.B.E. TIMES
November Issue

Thinking about a position on the SAABE Board of Directors? Nominations for President, 1st Vice President, 2nd Vice President and Treasurer will be taken at the November General Meeting, and the election will be held at the December meeting.

1998 Board of Directors

| | |
|---|----------|
| Paul Thompson, SMA <i>President</i> | 524-9285 |
| Charles H. Mikolajczyk, Jr., CBE <i>1st Vice President</i> | 341-0828 |
| Elena Castillo <i>2nd Vice President</i> | 341-0064 |
| Mike Halvorsen, SMA, CBE <i>Secretary</i> | 241-4440 |
| Phillip Anderson, SMA, FMA, CBE <i>Treasurer</i> | 592-4547 |
| Mike Lusk <i>Education Director</i> | 340-2533 |
| Mike Alvarez <i>Vendor Representative</i> | 824-9581 |

| | |
|---|----------|
| Lynn Forester <i>Association Coordinator</i> | 521-8838 |
|---|----------|

Membership Luncheon
November 18, 1998

Time: 11:30 a.m.

Location: Tex's Restaurant
in the Airport Hilton

Topic: Legal Issues Relating to
Building Maintenance

Sponsored by: SAABE

Speaker: Attorney, Gay Gueringer

Upcoming Luncheons:

December 16: General Membership Meeting/
Christmas Party

The SAABE Times is produced monthly for the San Antonio
Association of Building Engineers by:



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email: inkspot@onr.com