



S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

August, 1998

Mark Your Calendar —

Plumbing Repair Parts

Please join your fellow SAABE members Wednesday, August 19, 1998, for our monthly membership luncheon. Rene Garcia of Stanco Plumbing Specialties will present information on repair parts available for toilets, flush valves, faucets, urinals and drinking faucets.

Rene has over 18 years of repair parts experience with hotels, office buildings, hospitals, schools, universities and housing authorities.

Luncheon Sponsorship:

Would your company like to sponsor a SAABE luncheon? Simply contact Paul Thompson or any one of the Board Members listed on the back cover. SAABE asks that presentations be generic and informational in nature and last between 20 and 45 minutes.



Education Corner

By Mike Lusk

Here's something that may be of interest that is being offered by our friends over at the Association for Facilities Engineering. The Association will be hosting the Facilities American '98 national conference and exhibition in New Orleans, Louisiana. Check out the conferences on the Internet at www.AFE.org or contact local chapter president, Claud Kissman, at 522-2923 (Southwest Research). You may qualify for a \$125 discount on the trip.

An upcoming seminar on refrigeration and air conditioning will be presented by National Technology Transfer, Inc. in San Antonio, November 10 - 12, 1998. An Austin seminar will be held October 27 - 29, 1998. The cost is \$985.00. For more information, or to register, call Alex Black at 1-800-922-2820 or 303-649-9980.

As the education coordinator, I have been "asked" by your Board of Directors at SAABE to update the Certified Building Engineer criteria and application procedures. I'm not a building engineer, so I'm going to need a little help. I will chair a committee to get the job done, but I would like a couple of building engineers to assist me, primarily from the technical side. A couple of folks who already have their CBE would be perfect. Please call me at 340-2533 if you can help. I don't anticipate a lot of time involved in this, perhaps a couple of one to two-hour meetings.

Policy Revised Regarding Review of Applications for Electrical License

The Electrical and Supervising Board of San Antonio has revised their policy and procedures regarding review of applications for license. One of the main goals of this new policy is to streamline the review process and eliminate the attendance at a board meeting required of the applicants. Now, only those applicants with unusual or incomplete applications will be required to appear before the board for formal review. Applicants will be notified by correspondence of the status of their applications.

These procedures will save applicants lost wages, parking fees, job interruptions, as well as unnecessary frustration for everyone involved. It will also make better use of the board's and city staff's time. The implementation date for this new policy was July 1, 1998. If there are any questions regarding the changes, please contact Patrick Polosky or Michael Clack at 207-8286.

Above the Ceiling

by Paul Thompson

Recharge Zone

Nothing like it — a thousand miles of road ahead and jamming to Bob Seger on the radio:

*“Roll me away
Won't you roll me away tonight.
I, too, am lost and I feel double-crossed
And I'm sick of what's wrong and what's right”*

Road trip. Fourth of July in Springfield, Illinois, downtown watching fireworks over the state capitol. Abe Lincoln's home town. Walked through the actual home of the man who wrote the Gettysburg Address, Emancipation Proclamation and shepherded this country through its most trying times. History is alive.

Michigan and the Big Lake. Camping, days on the beach, building dams in the sand and running down the dunes with my son (think twice before doing that next time). Seeing family, old friends and picking up the fabled *Petoskey* stones on the shore.

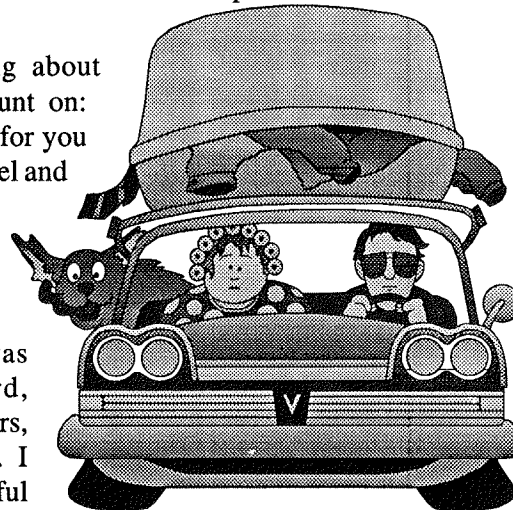
St. Louis on the way home. Taking a tram to the architectural/engineering feat that is the Gateway Arch; 600' tall, slender, simple, elegant and gleaming in the sun high above the city that was the "Gateway to the West." Lewis & Clark left from here to become the first Europeans to cross to the Pacific.

Back in S.A. ...weather's the same way I remembered it. 100 degree days stretched out end to end, air conditioners pushed to the breaking point across South Texas. But something's changed...what was it?

I'll call Phil Anderson, he'll know. OK, then Mike Halvorsen — he stays on top of stuff. Alright then, Wolfgang Fey, old friend and fellow electrician, he can tell me. But, no matter who I called, the answer was always the same "...he no longer works here." Got a call from Rick, up in Michigan, last night — guess what? He's got a new job! Call from another friend — can I write him a reference letter? What's going on? Am I missing something? Between these five guys is something like 50 accumulated years in their companies. Good luck to all. (Check this month's Grapevine to see where they are now!)

Better get to work. One thing about vacations that you can always count on: you'll have plenty of work waiting for you when you get back. Get out the shovel and do some digging.

Woke up early the other morning to strange but familiar sights, sounds and smells. Water was falling from the sky...it was RAINING! Coming down hard, too...off the roof, out of the gutters, flooded streets, lawns, and fields. I looked up and the sky was a beautiful grey!



Bits and Pieces

The long awaited SAABE directory is HERE! Pick it up at the August 19th general membership meeting. Remember, there's only two ways to get the directory:

1 - FREE with your paid membership or

2 - Purchase the directory for \$130.00 and get a FREE membership with it!

Trade Show Update: At this writing, there are only two booths available for the October show, but plenty of tables. Once again, this will be an early sellout, so if you want to take part in the BEST building trade show in South Texas: Time's a-wastin!

The board has voted to allow a reduced membership rate of \$80.00 (for remaining calendar year 1998) for any prospective Associate Member (vendor) wishing to purchase a table or booth in the Trade Show. You save a net \$20.00 plus get all the privileges of SAABE membership:

Table, non-member	\$400
Table, member	\$300
Reduced SAABE membership	\$80
Total	\$380

Call on any board member for details!

On August 5th, the SAABE Board met with Mr. Claud Kissman, PE, President of the local Association for Facilities Engineering (AFE) with regards to how our two groups may work together in the future. We look forward to specific actions in the near future.

continued on page 3



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Bits and Pieces

continued from page 2

Thanks to Barbara Jarrett and Philips Lighting for sponsoring last month's meeting. Also, an "attaboy" to Mike Halvorsen for running the show.

Everybody's got the heat, not all can afford the relief. At the next meeting, there will be a vote on a proposal for SAABE to donate \$1,500.00 to purchase fans for the elderly. This will buy over 100 fans. We can make a difference.

In Memoriam

Edward Simms Flume, Sr., 73, founder and president of Ed Flume Company for forty years, passed away on Saturday, August 1, 1998. Ed was a long-time supporter of SAABE and will be missed.

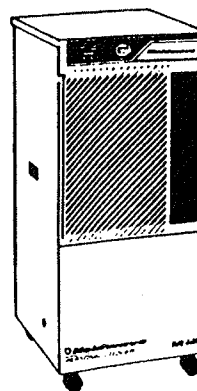
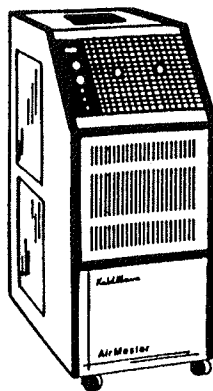
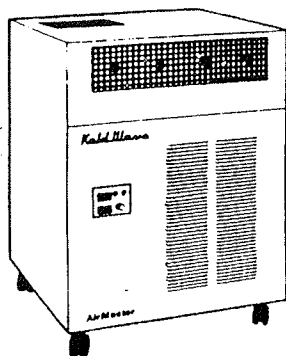
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FOR MORE INFORMATION

The Perils of Experimenting With Roofing Contractors

By David Webb, Cram Roofing

A recent request for a roof survey and proposal from a local property manager reminded me once again of the costly lesson that can occur when using the yellow pages to find a "qualified" contractor. It seems that this property manager had utilized the yellow page method to call half a dozen contractors to inspect a property which had already suffered substantial water damage. Each contractor was invited to submit a proposal with an accompanying budget for the work that was being recommended. Several of the proposal amounts were very close, one was very high, and one was low. You can probably figure out the rest!

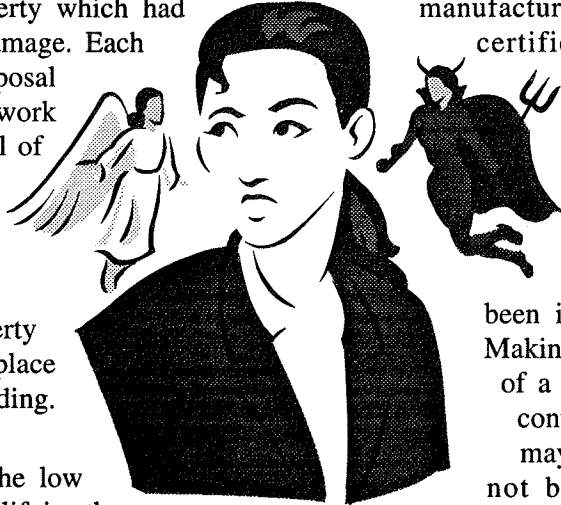
Less than two years later, the property manager is requesting proposals to replace the same roof section on the same building. What happened?

The property manager accepted the low proposal seemingly without further qualifying the low bidding roofing contractor. The "warranty" portion of the contractors proposal indicated a contractor obligation of five years for workmanship and the manufacturer would offer a ten year material warranty (roof warranties will be discussed in a later column).

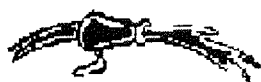
Several substantial and costly problems have now presented themselves for the property manager and the owner. First, the contractor is no longer in business to satisfy the five-year workmanship obligation. Second, the manufacturer was never notified of the roofing project, never approved the project before the start of the roofing work, and never was notified to inspect the project upon completion. Finally, the contractor who performed the work had never even been certified by the manufacturer to perform warranted roof work. The end result...there is no manufacturer's warranty for a two-year old roof that has failed.

How could this terribly costly mistake have been avoided?

There are several steps that should be taken when choosing a roofing contractor or evaluating roofing proposals which can save thousands of dollars and many, many headaches later on.



- Make certain that you have personally seen the work to be done and have the contractor fully explain the proposal. I know it's hot outside, but this is important!
- Require the contractor to submit copies of proposed manufacturer warranties (read the fine print, certification of manufacturer approval, insurance certificates, and any other documentation that pertinent to the owner *prior to issuing a P.O. or contract.*
- Know how long the company has been in business under the current name. Making a buying decision based on the offer of a lengthy workmanship warranty by a contractor with a short business history may not be a wise decision. Also, it may not be good practice to work with a contractor who changes names every few years.
- Know how long the contractor has been installing the proposed roof system. Don't be part of the learning curve!
- Require the contractor to provide at least ten references of customers using the same roofing system and be sure to *check these out!* The list may seem to be too lengthy, however, this offers you the chance to contact references on a more random basis than a shorter list.
- Inspect the work during and after the construction. Ask lots of "Why" questions such as, "Why one type of roof instead of another type of roof?" or "Why are we not removing the old roof?"
- Invite contractors who are at least active members of NRCA (National Roofing Contractors Association) and Certified Members of RCAT (Roof Contractors Association of Texas). These contractors are typically more active in industry trade organization, keep up with changing industry standards, and have the better working training programs and controls than non-active contractors.



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Klein Tools Recall

We have recently learned, through the West Texas Boiler Safety Association newsletter, that certain insulated tools manufactured by Klein Tools, Inc. and others may not meet the impact test as described in the appropriate ASTM standard. Therefore, Klein Tools is initiating a recall and retrofit program for the following insulated tools sold since their introduction in 1993:

- Insulated Pliers
- Insulated Cable Cutters
- Insulated Stripping & Crimping Tools

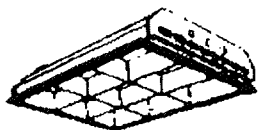
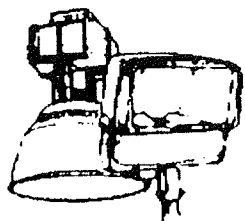
This recall and retrofit includes only those pliers, cable cutters, stripping and crimping tools that were (1) manufactured before March 1, 1998 and (2) that have letters INS as a suffix in the part number, e.g., D213-9-NE-INS.

Klein Tools is not aware of any failures in the field of its insulated tools but in the interest of user safety has introduced this wide-range recall and retrofit program. For additional information, call the Klein Recall Hotline which is available 24 hours a day, seven days a week at 1-800-757-2604.



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10615 SENTINEL DRIVE

GE Lighting

Just Hangin Around!

At long last, body belts (like the old water ski belts), buckle under government scrutiny and are banned from use as fall protection. Effective January 1, 1998, the use of body belts as fall protection was banned. The reason? When persons fall while using a body belt, they may suffocate within a few minutes as a result of their own body weight folding over the belt and pressing it into their diaphragm, or they may die from internal injuries. Last year alone, 68,000 injuries and 95 fatalities were attributed to the use of body belts as fall protection, according to the Department of Labor, Occupational Safety and Health Administration (OSHA). OSHA statistics also indicate that each year in the United States, more than 300,000 workers are disabled from industrial falls, and falls are the leading cause of on-the-job deaths among construction workers (unable to gather data for maintenance personnel).

Also effective January 1, 1998, OSHA required locking snap hooks to be used in personal fall arrest systems because they provide the most adequate protection against "roll-out," where the snap hooks become accidentally disengaged. Both requirements are part of the final rule on safety standards for fall protection in the construction industry that was issued on August 9, 1994. Implementation of the prohibition against body belts and non-locking snap hooks had become delayed to reduce the economic impact. According to OSHA, belts and non-locking snap hooks that were being used when the rule was issued will now have to be replaced with more protective personal fall equipment.

Additionally, there are three critical components to effective fall protection. First, is the personal protective gear worn by the workers. Full-body harnesses are the only appropriate equipment to be worn in the event of a free fall. Harnesses should be selected to meet the needs of the work environment. In some cases, customized harnesses may be required. Secondly, the connecting device must be considered. This device can be a rope or web lanyard, rope grab or retractable lifeline. However, shock absorbing lanyards are recommended most frequently because they significantly reduce the forces generated in a fall. The final component of the system is the anchor point, or tie-off. This

point, a support beam, cross arm strap or trolley, must be capable of supporting 5,000 pounds per worker.

Six Steps to Safety:

1. **Webbing:** Grasp the webbing with your hands 6-8 inches apart and bend the webbing in an inverted "U". This will make any damaged fibers or cuts easier to see. Do this the entire length and both sides of each strap. Watch for frayed edges, broken fibers, pulled stitches, cuts, burns and chemical damage.

2. **D-Rings/Back Pads:** Check D-rings for distortion, cracks, breaks and rough or sharp edges. The D-ring should also pivot freely. The D-ring back pads should also be inspected for damage.

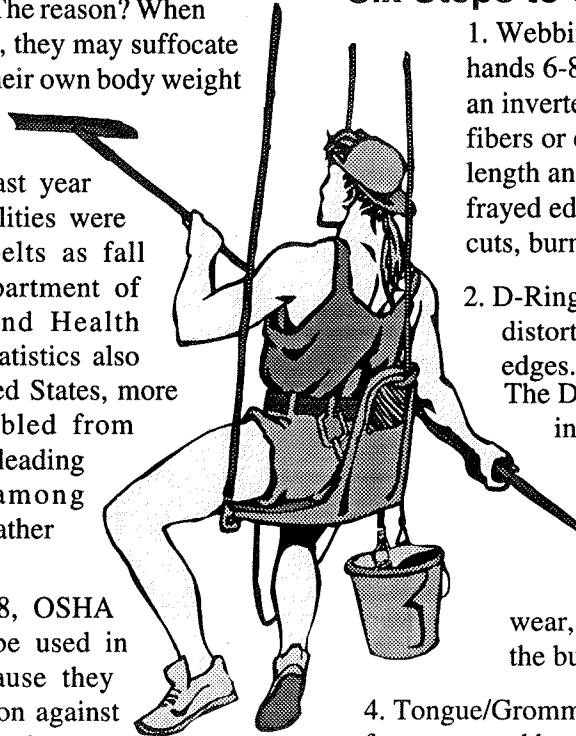
3. **Attachment of Buckles:** The attachment of buckles and D-rings should be given special attention. Note any unusual wear, frayed or cut fibers, or distortion of the buckles or D-rings.

4. **Tongue/Grommets:** The tongue receives heavy wear from repeated buckling and unbuckling. Inspect for loose, distorted or broken grommets. Webbing should not have additional punch holes.

5. **Buckle/Tongue:** Buckle tongues should be free of distortion in shape and motion. They should overlap the buckle frame and move freely in their sockets. Rollers should turn freely on frame. Check for distortion or sharp edges.

6. **Friction and Mating Buckles:** Inspect the buckle for distortion. The outer bars and center bars must be straight. Pay special attention to the corners and the attachment points of the center bar.

Finally, there are several companies that offer fall protection seminars and on-site demonstrations. If your work environment subjects you or your co-workers to such hazards, it is highly recommended that each person involved attends one of these seminars.



"The Charlie"

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.

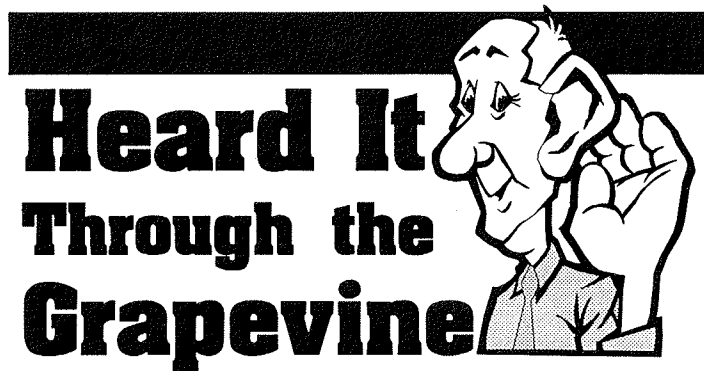
Commercial Rates	1 Issue	3 Issues*	1 Year**
Full page (7.25" w x 9.5" h)	\$110.	\$280.	\$1,000.
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*Consecutive months.

** Subject to review every three months.

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- **Bill Wells** is now Building Maintenance Technician at Windsor Executive Plaza.
- Former building engineer, **Mike Halvorsen**, has started Tower Sweep of South Texas, Inc. wich offers cooling tower cleaning services.
- **Jim Johnson** has been transferred to Fountainhead One by Transwestern Property Company.
- **Phil Anderson**, formerly with Orion Partners, is now Project Manager/Cheif Engineer for ISS at the Ultramar Diamond Shamrock Corporate Facilities.
- **Andrew Gilkey**, formerly with Billing Concepts, is now Chief Building Engineer at One Technology Center.
- **Wolfgang Fey**, formerly with Methodist Ambulatory Surgical Hospital, is now Field Supervisor with Tim Smoot Electric.
- **Joe Medrano** is now the SAABE representative for Methodist Ambulatory Surgical Hospital.

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Career Opportunities

General Maintenance —

Puget of Texas has an opening for a General Maintenance person at the Petroleum Center. Please contact Deshayne Ford at 828-9061.

Engineers/Maintenance —

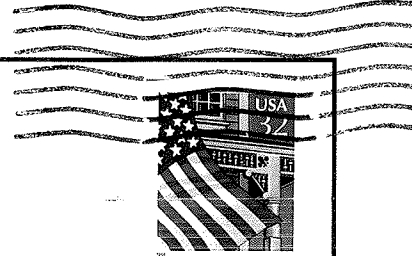
Downtown hotel looking for engineers/maintenance workers. Requirements: High school diploma or equivalent and a minimum of two years experience to include working in building operations. Please fax resume to 225-1125.



If your company would like to post a job opening in the SAABE Newsletter, simply contact Ink, Spot, Ink at 340-5454. Information provided by the first Friday of the month will be included in that month's publication.



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



Trammell Crow Company
Charles H. Mikolajczyk, Jr., CBE
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San Antonio TX 78230

S.A.A.B.E. TIMES
August Issue

1998 Board of Directors

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Mike Lusk <i>Education Director</i>	340-2533
Mike Alvarez <i>Vendor Representative</i>	824-9581
Lynn Forester <i>Association Coordinator</i>	

Membership Luncheon
August 19, 1998

Time: 11:30 a.m.

Location: Tex's Restaurant
in the Airport Hilton

Topic: Plumbing Repair Parts

Sponsored by: Stanco Plumbing Specialties

Speaker: Rene Garcia

Upcoming Luncheon:
September 16: Service Tech Supply

The SAABE Times is produced monthly for the San Antonio
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email: inkspot@onr.com