



SAABE TIMES

A Publication of the San Antonio Association of Building Engineers

January, 2002

Mark Your Calendar —

Electrical Deregulation in Texas: How Will it Affect You?

Presented by Mike Tyler
of City Public Service

On June 18, 1999, then-Governor George W. Bush signed the Texas Electric Choice Act (the "TECA") that was passed by the Texas Legislature. Effective in January 2002, the TECA allows consumers to choose from whom they will purchase their electricity.

Every investor-owned utility in Texas must participate in electric restructuring. Investor-owned utilities, or IOUs, are private companies that are owned by a group of shareholders. IOUs serve about 70 percent of all Texas electric customers. Electric cooperatives (co-ops) or municipally-owned utilities (MOUs) are not required to participate in electric restructuring. However, the governing bodies of co-ops and MOUs may choose to enter into competition, or "opt in."

California underwent electrical deregulation in 1996, and we have all heard about the nightmares Californians are experiencing with a shortage of electricity. Will Texas be faced with the same grim prospect?

San Antonio is in the enviable position of being able to wait and see, because as an MOU, City Public Service will not be affected immediately. The San Antonio City Council, as the governing body of City Public Service, voted on April 1, 2001 to delay deregulation of the San Antonio market to 2003 or later. This will allow the public utility to become "competitive ready," and allow time to evaluate the results of deregulation in other cities throughout the state.

Education Corner

By Kenny Aguilar

The Roofing Industry Education Institute (RIEI) of the National Roofing Contractors Association has the following courses planned in Dallas. For more information, visit www.nrca.net or call (847) 299-9070.

- Advanced Roofing Technology, May 21-22, 2002, \$650.00
- Roof Inspection, Diagnosis and Repair, May 23-24, 2002, \$550.00

Construction Data is hosting prep courses to study for the Texas Air Conditioning License Computer Exam. The three-day course will be in San Antonio February 8-10, Houston March 8-10, Arlington April 19-21 and Austin May 3-5. For information, call 888-500-7277. A handbook for studying for the exam is available through TACCA, just call 800-998-4822.

The San Antonio chapter of the Refrigeration Service Engineers Society (RSES) is hosting a regional conference May 14-16 at the Doubletree Hotel. Educational sessions will be held and a trade show is also offered. Attendance is free with a coupon; contact Elena Castillo at 822-8570 or silverfox0001@earthlink.net for more information.



A Message from the President by Elena C. Castillo

We had a great 2001, and it was all due to the great team of members we have. Our Associate Members are an especially important part of SAABE, providing us with great luncheon programs, sponsoring the meals, and financially supporting our organization by paying dues and purchasing advertising in our newsletters and directory. I want to send a heartfelt thank you to each and every one of you for your support!

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SAABE Welcomes New Members

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 San Antonio, TX 78233
 Phone: 210-967-4731

Associate: Wrico Corp.
Representative: Greg Wright, President
 4835 Whirlwind
 San Antonio, TX 78217
 Phone: 210-590-4400

For Sale

The following items are for sale at One Oak Park. Contact Doug Graves of Hines Interests, 210-828-7712

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- Chrome Plated Lever handle Mortise Passage sets Schlage brand used 5-50 ea. \$75.00 to \$100.00 ea. — OBO
- Power poles for 9' ceilings — make offer!!
- Light fixtures 2 x 4 and down lights — make offer!!
- 2 x 2 diffusers supply and return — make offer!!

Ten Tips for Winterizing Your Home

December's shorter days and cool nights remind us that winter is here. It's now well past time to take preventive measures to protect your home against the colder weather. Whether you hire a professional to winterize your home or plan to do it yourself, keep the following checklist in mind.

ROOF, GUTTERS AND DOWNSPOUTS Gutters and downspouts should be cleaned in mid-fall and double-checked before winter. The next time it rains heavily, put on your coat and boots and step out into the yard to observe how well the gutters are working. If they aren't flowing properly, they may need cleaning, realignment or replacement. Check your roof. If you see evidence of loose, curled or missing shingles, contact a roofing contractor to make repairs before winter arrives.

FURNACE To reduce the chance of furnace failure during a winter cold snap, consider hiring a heating contractor to give your furnace a "tune-up" this fall. At the very least, on one of the first cool evenings, turn on your furnace to make sure it works well. Replace the filter, and keep extra filters on hand to replace at least once during the winter. If you have a humidifier, clean it thoroughly to avoid health problems from airborne bacteria.

INSULATION Staying warm and keeping heating bills down are major winter priorities. Check the attic, walls and basement for adequate insulation. Feel around electrical outlets and switch-plates for cold air. Try to remember if there were any cold walls or rooms during the previous winter, and if so, contact an insulation contractor for suggestions on the best way to add more insulation.

WINDOWS AND DOORS Did you know that in the average home, 38 percent of all heat loss is through windows and doors? Look for gaps and potential places where heated air can escape. Caulk or apply weather-stripping around these areas. If your home has storm windows, check for a proper fit. If you have an older home with single pane windows, consider having them replaced with low-maintenance thermal windows. This will cut both your energy and maintenance bills.

CHIMNEYS The coziness of a warm, glowing fire in your woodstove or fireplace can continue to be a source of enjoyment if you follow a simple maintenance schedule. Have chimneys and woodstoves cleaned early in the season and inspected by a trained chimney sweep. This will help avoid serious health hazards such as carbon monoxide poisoning and fires.

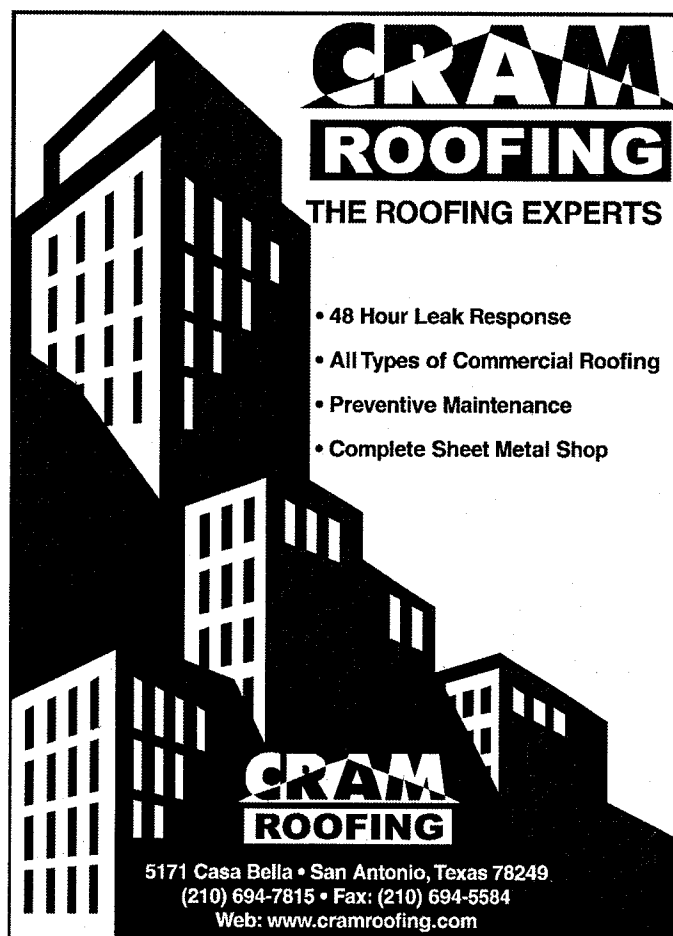
VENTS If your home has a crawl space with vents that are open during warmer weather, make sure they are closed during the winter.

OUTDOOR PLUMBING Freezing pipes are expensive to repair, but easy to prevent. Disconnect hoses from outside faucets if your area normally experiences freezing temperatures. If you live in a region with harsh winters, make sure you turn off the water supply to your outdoor faucets before the temperature drops below freezing.

OUTDOOR ENTRANCE AND WALKWAY Water and ice collecting on steps and walkways may create hazards. To avoid this, consider installing an overhang above the entrance to your home. If your walkway has poor drainage, consider replacing it with a properly graded walkway.

WINTER SUPPLIES FOR PREPAREDNESS Stock up on sand or rock salt for your walkway and driveway. Batteries and portable propane stoves can be invaluable in the event of a power outage. Keep extra canned food and water in storage just in case.

PROFESSIONAL HELP Lastly, make a list of the projects you can do yourself and those that should be tackled by a professional. Instead of playing telephone tag, consider going online to expedite the process.



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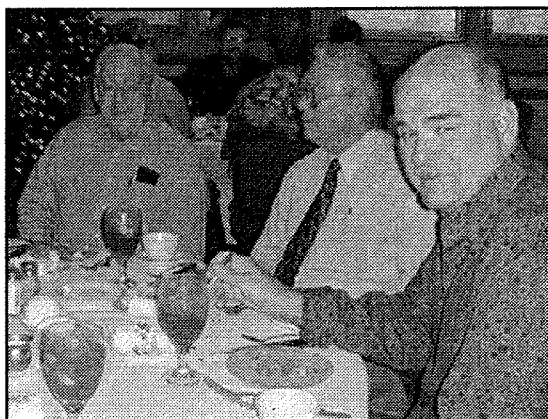
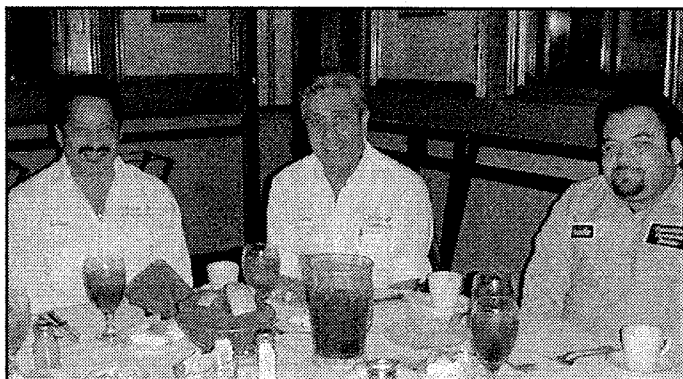
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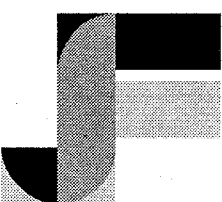
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December Luncheon Summary

by Kendal Langenberg, Voss Lighting

True to tradition, our December general membership luncheon was our annual Christmas party. We all enjoyed an outstanding holiday meal of filet mignon at our monthly meeting place, the Old San Francisco Steakhouse. There was no speaker this month, as we reserve the December meeting for a time of reconnecting with old friends and meeting new ones. Thanks to all who attended and made this year's party another memorable and fun one, and see you in 2002!






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By Dan Marsh

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Answer: Yes, Our WEBCTRL™ software lets you use the system from anywhere in the world as long as you can access the internet through MS Internet Explorer 5.5 or higher.
4. Is an Automated Logic system really in the White House?
Answer: Yes, but how did you find out, Who told you?



Please send any questions or comments to
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Efficiency Improvements

In addition to routine inspection and maintenance, numerous other improvements can be made without spending a lot of money. To illustrate this, a typical indoor air-handling unit with ductwork will be used. The following comments refer to various components of this type of system. Several of these comments refer to controls that allow the air-handling unit to operate more efficiently.

Dampers: The outside air and the exhaust dampers should be tight-sealing, insulated dampers. Ideally, these should be low-leakage dampers that limit airflow losses to 5 percent or less; airflow leakage of common dampers is in excess of 10 percent. The dampers should also have edge and jamb seals that act like weatherstripping on doors or windows. The damper between the return air duct does not need to be insulated, but should be tight sealing.

The outside-air and exhaust dampers should be located as close to the outside wall as possible, to minimize the length of ductwork open to the outside. Even when the ductwork is insulated, heat is still transferred between the room and the ductwork.

Duct Insulation: Ductwork that is exposed to outside air (including the mixed air duct, exhaust duct, and the outside air duct) should be insulated to minimize heat loss from the room to the duct. Supply ductwork also should be insulated, since condensation may occur in air-conditioned systems.

Sealed Duct Joints: Duct joints should be sealed with silicone or duct tape, since leakage can account for at least 10 percent of the supply air that escapes.

Air Balance: Air-handling systems are mechanical devices that are subject to change during their operation. Just as a car needs to be tuned up, air-handling systems should be balanced so that excess air is not being introduced into the building or circulated. A 5 percent savings in cubic feet of air per minute (cfm) being circulated results in a 14 percent savings in fan horsepower (see previous issues of piping and ductwork for details)!

Ventilation Control: Outside air is used to provide ventilation for occupants and to offset air exhausted from toilets, kitchens, and the like. Since most buildings do not operate continuously, outside air is not needed during unoccupied periods. Heating and cooling of outside air prior to its delivery to occupied spaces can be very expensive and therefore should be controlled to match the occupied

hours of the building. Energy requirements vary throughout the country, but heating each cfm of outside air can require up to 100 Btu per hour, while cooling each cfm can require 50 Btu per hour. Since most systems handle hundreds of cfm of outside air, heating or cooling outside air can be very expensive.

Setback Control: During occupied periods, buildings are intended to be heated and cooled to provide comfortable conditions to tenants. For example, during unoccupied periods, the heating temperature can be reduced by 10-15 degrees F. Savings from this control strategy are normally estimated at 1 percent per degree of setback. The temperature must be returned to the normal setting for the next occupied period.

Optimum Start: Following a setback control strategy, many systems are controlled by a time clock or an energy management system to begin their regular operation. Since the building engineers need to have the temperature back to normal conditions when the tenants arrive, this time setting is usually conservative so that heating or cooling begins earlier than actually needed. An optimal-start strategy utilizes a database and outside air temperature measurements to determine when the system should resume heating or cooling. This allows the system to remain in setback until the last possible moment, maximizing the savings from the setback controls.

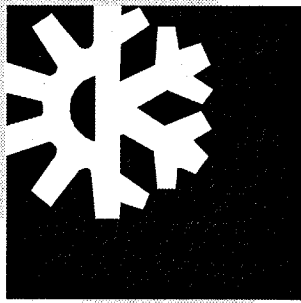
Occupied/Unoccupied Control: During occupied periods, most HVAC systems are required to provide continuous air movement. However, during unoccupied periods, continuous air movement is not necessary. Therefore, one common technique is to have the air-handling unit cycle during unoccupied periods to maintain temperature. This saves fan energy, since the fan does not have to run continuously.

Hot Water Reset: In hydronic systems, reset controls allow the boiler water temperature to be reset as the outdoor temperature moderates. This saves energy by not heating the water higher than needed to heat the building, and also allows better temperature control of the system.

Next Month: System Improvements (for those with Deeper Pockets)

CHARLIE'S LAW: Don't waste your time trying to find the key to success, just pick the lock!

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“Happy New Year!”

This greeting will be said and heard for at least the first couple of weeks as a new year gets under way. But the day celebrated as New Year's Day in modern America was not always January 1.

The celebration of the new year is the oldest of all holidays. It was first observed in ancient Babylon about 4000 years ago. In the years around 2000 BC, the Babylonian New Year began with the first New Moon (actually the first visible crescent) after the Vernal Equinox (first day of spring).

The beginning of spring is a logical time to start a new year. After all, it is the season of rebirth, of planting new crops, and of blossoming. January 1, on the other hand, has no astronomical nor agricultural significance. It is purely arbitrary.

The Babylonian new year celebration lasted for eleven days. Each day had its own particular mode of celebration, but it is safe to say that modern New Year's Eve festivities pale in comparison.

The Romans continued to observe the new year in late March, but their calendar was continually tampered with by various emperors so that the calendar soon became out of synchronization with the sun.

In order to set the calendar right, the Roman senate in 153 BC, declared January 1 to be the beginning of the new year. But tampering continued until Julius Caesar, in 46 BC, established what has come to be known as the Julian Calendar. It again established January 1 as the new year. But in order to synchronize the calendar with the sun, Caesar had to let the previous year drag on for 445 days.

Although in the first centuries AD the Romans continued celebrating the new year, the early Catholic Church condemned the festivities as paganism. But as Christianity became more widespread, the early church began having its own religious observances concurrently with many of the pagan celebrations, and New Year's Day was no different. New Years is still observed as the Feast of Christ's Circumcision by some denominations.

During the Middle Ages, the Church remained opposed to celebrating New Years. January 1 has been celebrated as a holiday by Western nations for only about the past 400 years.

The Tournament of Roses Parade dates back to 1886. In that year, members of the Valley Hunt Club decorated their carriages with flowers. It celebrated the ripening of the orange crop in California.

Although the Rose Bowl football game was first played as a part of the Tournament of Roses in 1902, it was replaced by Roman chariot races the following year. In 1916, the

football game returned as the sports centerpiece of the festival.

The tradition of using a baby to signify the new year was begun in Greece around 600 BC. It was their tradition at that time to celebrate their god of wine, Dionysus, by parading a baby in a basket, representing the annual rebirth of that god as the spirit of fertility. Early Egyptians also used a baby as a symbol of rebirth.

Although the early Christians denounced the practice as pagan, the popularity of the baby as a symbol of rebirth forced the Church to reevaluate its position. The Church finally allowed its members to celebrate the new year with a baby, which was to symbolize the birth of the baby Jesus.

Traditionally, it was thought that one could affect the luck they would have throughout the coming year by what they did or ate on the first day of the year. For that reason, it has become common for folks to celebrate the first few minutes of a brand new year in the company of family and friends. Parties often last into the middle of the night after the ringing in of a new year. It was once believed that the first visitor on New Year's Day would bring either good luck or bad luck the rest of the year. It was particularly lucky if that visitor happened to be a tall dark-haired man.

Traditional New Year foods are also thought to bring luck. Many cultures believe that anything in the shape of a ring is good luck, because it symbolizes “coming full circle,” completing a year's cycle. For that reason, the Dutch believe that eating donuts on New Year's Day will bring good fortune.

Many parts of the U.S. celebrate the new year by consuming black-eyed peas. These legumes are typically accompanied by either hog jowls or ham. Black-eyed peas and other legumes have been considered good luck in many cultures. The hog, and thus its meat, is considered lucky because it symbolizes prosperity. Cabbage is another “good luck” vegetable that is consumed on New Year's Day by many. Cabbage leaves are also considered a sign of prosperity, being representative of paper currency. In some regions, rice is a lucky food that is eaten on New Year's Day.

The song, “Auld Lang Syne,” playing in the background, is sung at the stroke of midnight in almost every English-speaking country in the world to bring in the new year. At least partially written by Robert Burns in the 1700's, it was first published in 1796 after Burns' death. Early variations of the song were sung prior to 1700 and inspired Burns to produce the modern rendition. An old Scotch tune, “Auld Lang Syne” literally means “old long ago,” or simply, “the good old days.”



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SAABE TIMES January Issue

Final Thought —

Another dumb criminal: The prosecutor was willing to give the informant immunity, but he refused because he was afraid of needles.

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Membership Luncheon January 16, 2002

Time: 11:30 a.m.

Location: Old San Francisco Steakhouse

Program: City Public Service

Upcoming Luncheon:

February 20, 2002

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

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