



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

September 2002

Mark Your Calendar—

## JOIN US FOR OUR SEPTEMBER LUNCHEON

Please join us on Wednesday, September 18 at the Old San Francisco Steakhouse for our monthly membership luncheon. The topic will be announced shortly. The 2002 Membership Directories are ready! You can pick up your copy at the meeting.

We will also be collecting school supplies or monetary donations (for uniforms) for Sam Rayburn Middle School. Please bring a bag or box of school supplies. Someone will drop off the supplies at the school the same day. Make checks payable to "Sam Rayburn Middle School."

Don't miss this chance for learning and networking. As "The Charlie" said in his June column, "Networking is key! Take the time to attend monthly SAABE meetings. Meet some old acquaintances, discuss some failures, and share your experiences with new and upcoming engineers." We hope to see you there! ♦

We need meeting sponsors! Associate members can sponsor a SAABE luncheon and provide a speaker on your field of expertise. It's a great way to show off your knowledge and experience to the SAABE membership.

Sponsorship cost is \$500. Please contact Mike Alvarez, Vendor Representative, at 599-6120 if you would like to sponsor an upcoming meeting. ♦

## Tech Talk #64

by The Charlie

### WEATHERPROOFING, SEALING, CAULKING, GLAZING, & WET SEALING (Taxes, Roofing & Flashings not included!) Part Three of Four

#### Prolonged Exposure

One of the most feared by-products of continuous leakage is molds and bacteria such as *Stachybotrys* or *Alternaria*. If leaks have gone unattended and common construction materials (such as ceiling tiles, sheetrock, or carpeting) have been exposed to leakage without remediation, further complications come into play, and the initial expense has just gone up a hundred-fold. A simple solution of commonly available products can greatly reduce the possibilities of lawsuits stemming from such issues. Contact your remediation consultant for specific uses and applications.

#### Products

The techniques and products used in repairing and replacing these sealed joints also can vary tremendously. As earlier mentioned, the most widely used products are sealants composed of either urethanes or silicones. Different manufacturers produce different materials with specific uses and applications for each. Depending on the application, Sonneborn NP 1 Urethane and Dow 795 Silicone are two of our personal favorites. Again, there are many factors which may dictate which type and product to use. Contact your vendor or consultant on which products are compatible for your application.

#### Inclusions vs. Exclusions

Of all the different scenarios available, pay particular attention to details regarding replacing the sealing components.

- Always compare apples to apples when going out for bid. The proposal and the contract must specifically address which areas are to be repaired/replaced (i.e. pre-cast to pre-cast, or pre-cast to mullion, or mullion to mullion, or mullion to glass, etc.). In addition, the specific scope of work should be outlined and addressed on each proposal.
- Know the type of existing sealants, and decide which type is in your building's best interests. Typically, if a structure is predominantly silicone, then replacing with silicone should be in your best interests (unless there are issues such as warranties, additional expenses, etc.).

(Continued on page 4)

## A Message from the President

by Elena C. Castillo

### Being Prepared

While the nation is now constantly alert to the threats of terrorism, we as individuals must also do the same. We must be aware of situations and people around us, be prepared for terrorism at home or at work, and we must be able to deal with any type of crisis that may arise.

Any threat to our nation is serious. We are all concerned with the safety of those whom we care about and must respond immediately with faith and courage. Of course, the main objective of any terrorist is to get money or seek publicity for a cause and especially create fear. We must always stay strong.

Be alert. Get monthly security briefings on your building. Know exits, fire pull stations, locations of fire extinguishers on your floor, and the closest exit route. Is there a handicapped person who will need help exiting the floor? Normally, he or she would wait at the floor's landing for firefighter assistance, but in a terrorist attack, we are the ones who can assist by helping the handicapped person down.

If you hire employees, look closely at who is working for you and with you. Know their skills and follow up on previous employers.

Strengthen your employees' confidence by training. Conduct monthly training sessions by providing guidelines on how to deal with terrorism. After a crisis, hire a counselor to deal with employees on an individual basis. An employee who is having problems will show signs of depression, a lack of self-worth, anxiety, lethargy, low self-confidence, anger, or a lack of concentration. This person will need extra help.

If traveling to a different city, review these tips:

- Stay away from demonstrations and other large crowds or gatherings.
- Carry one credit card separately from the rest. This way, if your wallet or purse is stolen, you still have a source of money.
- Use ATMs only on high-visibility streets, and use only as needed during the day.
- Do not take unmarked taxis or ones with passengers already in them.

There are many precautionary steps to take to prepare for terrorism, but then I would have to write a book. Our country experienced a crisis. We witnessed several horrendous crimes, beyond our comprehension. We wept, we grieved, and we buried our beloved friends and family members. But in the end, we took a stand, united – because through this crisis, we became strong. We will not tolerate terrorism threatening our nation or families!

Source: Robert H. Kupperman and Daniel M. Trent, *Terrorism: Threat, Reality, Response*, Hoover Institution Press. ❖

### FOUR STEPS IN EMERGENCY MANAGEMENT PLANNING

Source: Federal Emergency Management Agency

#### STEP 1 - ESTABLISH A PLANNING TEAM

- Form the Team
- Establish Authority
- Issue a Mission Statement
- Establish a Schedule and Budget

#### STEP 2 - ANALYZE CAPABILITIES AND HAZARDS

- Where Do You Stand Right Now?
- Review Internal Plans and Policies
- Meet with Outside Groups
- Identify Codes and Regulations
- Identify Critical Products and Operations
- Identify Internal Resources and Capabilities
- Identify External Resources
- Do an Insurance Review
- Conduct a Vulnerability Analysis
- List Potential Emergencies and their Probability
- Assess the Potential Human, Property, and Business Impact
- Assess Internal and External Resources

#### STEP 3 - DEVELOP THE PLAN

- Plan Components
- Executive Summary
- Emergency Management Elements
- Emergency Response Procedures
- Support Documents
- The Development Process
- Identify Challenges and Prioritize Activities
- Write the Plan
- Establish a Training Schedule
- Coordinate with Outside Organizations
- Maintain Contact with other Corporate Offices
- Review, Conduct Training, and Revise
- Seek Final Approval
- Distribute the Plan

#### STEP 4 - IMPLEMENT THE PLAN

- Integrate the Plan into Company Operations
- Conduct Training
- Training Activities
- Employee Training
- Evaluate and Modify the Plan

For more information on emergency planning, visit FEMA's web site at [www.fema.gov](http://www.fema.gov) ❖



## August Luncheon: Preventative Maintenance for Emergency Generators

Todd Moseley of Holt Power Systems instructed August luncheon attendees about proper preventative maintenance for emergency generators. Emergency generators protect lives and property, so it's extremely critical to keep them in good working order. Proper preventative maintenance also keeps your building in compliance with governmental authorities (such as the fire department).

Proper preventative maintenance actually extends the life of the generator, since it's the lack of use that damages the equipment. It's important to change the oil at least once per year, even if the generator is not used but a few hours each year. Conduct load testing at least once a month.

Emergency generators assure the safety of your buildings tenants, and proper maintenance protects owners from lawsuits.

Don't miss the September SAABE program – come and visit with other building engineers and learn from their experiences. ❖

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## Do We Have Your Email Address?

SAABE often receives information on local seminars or training sessions that's too late to print in the newsletter. If we have your email address, we can send that information to you right away! Send your email address to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com), and be sure to receive the latest news! ❖





**Tech Talk #64**

*(Continued from page 1)*

- Roofers do not caulk, window glazers are not the best choice for certain weatherproofing applications, and weatherproofing does not include flashing or roof repair. It's critical to choose the right vendor and ensure your vendor can perform all the tasks that you require.
- If you're having difficulty, please do yourself a favor and seek a professional consultant.

**Procedures/Application**

Each manufacturer's product will have a specific procedure for each application. Attention to detail (surface preparation) is also very important in this area. Prior knowledge will help ensure that the performance of the work is adequate. A "liberal application" does not mean "soak," and "ample" does not mean "as needed only." In fact, excessive uses of certain primers causes the primer to become a bond-beaker, which can create a larger problem than you already have.

A typical protocol for a common joint would be to cut out the old sealant and grind the material clean, back to its virgin state. Brush the area and blow it clear of debris. Insert the backer rod, apply the primer/solvent, allow the proper cure time to elapse, and then apply the sealant. Take care not to leave any exposed joints at the end of the day. Your day will quickly be ruined should inclement weather occur at night while joints are open.

Typically, you can go to the manufacturers web site and find all the information needed for your application.

Next Month: Warranties & Additional/Unforeseen Expenses

**CHARLIE'S LAW:** If life deals you lemons make lemonade; if it deals you tomatoes, make Bloody Mary's. But if it deals you a truckload of hand grenades, now that's a message!


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## Building Tour

It's almost that time again. Is there a building you would like to tour next year? Does your building have new equipment installations? How about touring a new building from the ground up?

New or old, the membership would enjoy touring a different building with different equipment. This would give members an idea on what type of equipment serves which floors, what effect those floors would have if the equipment went down, and the cfm or gpm the equipment puts out.

If you know of someone who might be interested in conducting a tour, contact any of the board members to make arrangements. ❖

## RSVPs Are Important

SAABE's monthly membership luncheons are a great way to meet new people and share ideas. Regular members receive a free lunch as part of their membership dues; lunch is only \$15 for associate members.

When you RSVP for a meeting, we order a meal for you at the Old San Francisco Steak House. If you then don't attend the meeting, your meal sits there uneaten. At several recent meetings, SAABE has thrown away over fifteen uneaten meals due to no-shows. This has cost SAABE nearly \$500—a waste of your important membership dues.

Everyone has last minute emergencies. But if you have RSVP'd for a lunch and cannot attend, **please** call or email Laura Bray (210-408-1699, [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com)) and let her know that you cannot attend.

Regular members who RSVP and do not attend will be billed \$5 to help defray the cost of the uneaten meal. As usual, associate members who RSVP and do not attend will be invoiced for the full cost of the meal (\$15).

Please help us use your membership dues wisely and **cancel** your RSVP if you cannot attend! We appreciate your help! ❖

## The Daily Chronicle

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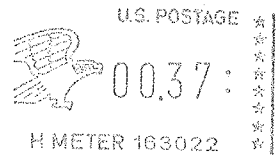
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## SAABE TIMES September Issue

### *Final Thought:*

Education is what you get when you read the fine print. Experience is what you get when you don't.—*Pete Seeger*

### 2002 Board of Directors

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Laura Bray 408-1699  
 Association Coordinator  
 (laurabray@braycommunications.com)

### Membership Luncheon September 18, 2002

**Time:** 11:30 a.m.

**Location:** Old San Francisco Steakhouse

**Program:**  
 To Be Announced

**Upcoming Luncheon:**  
 October 16, 2002

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