



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

October 2002

Mark Your Calendar—

JOIN US FOR OUR OCTOBER LUNCHEON

Please join us on Wednesday, October 16 at the Old San Francisco Steakhouse for our monthly membership luncheon. The topic will be announced shortly. The 2002 Membership Directories are ready! If you didn't get your copy at the September meeting, you can pick it up 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

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 #65

by The Charlie

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

Warranties

Typically, when using premium materials, you should expect to receive at least a 20-year warranty on the materials, and at least 10-years warranty on the labor. Different manufacturers and different products use varying warranties. However, the labor is always the exorbitant portion should your warranty period elapse.

Additional/Unforeseen Expenses

Depending upon the manufacturer and installer, these warranty periods may vary and include hidden and unforeseen expenses. For instance, a manufacturer may require that you use a third party consultant to conduct inspections at specific intervals during the replacement. The frequency between intervals could be daily or weekly. This type of requirement can instantly increase the amount for the scope of work and may not be disclosed in a proposal. Additionally, this requirement can be an exorbitant expense for a complete replacement on a large structure that may take several months to complete. Failure to follow these guidelines can nullify your warranty.

An area also commonly overlooked is overhead protection. Regardless, at some point or time, work will be performed over an area, which will require overhead protection. It's not a huge expense, but it's easily overlooked. Any time that work is required over or near an occupied area, "never assume overhead protection is included unless it is written into to the proposal/contract."

Additionally, of all the trades we work with, weatherproofers and glazers **must** be the least tidy. Be sure that "daily" and "final clean-up" are included in the proposal/contract. On a large job, give special consideration to providing an area for the storage of their materials. Additionally, the contents in these materials are not what you would want in the interior of a building. Don't be surprised if you find empty sausage wrappers and burger joint lunch bags stuck in all crevices of the building (I think this one is referred to as tagging).

If your building contains a davit system, please insure your davits, davit ports, and personnel restraint systems are all up-to-date and can withstand the excessive use they are about to receive. Typically the davits are used for a few days 2-3 times a year for window washings. On a large restoration, the systems will be used daily for a considerable amount of time, possibly causing unanticipated/undue wear simply due to the frequency of use.

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A Message from the President

by Elena C. Castillo

Home Emergencies

Home chemical accidents can be prevented. Many people think of chemicals as only those substances used in manufacturing processes. But chemicals are found everywhere – in our kitchens, medicine cabinets, basements, and garages. In fact, most chemical accidents occur in our own homes.

The most common home chemical emergencies involve small children eating medicines. Experts suggest placing hazardous materials out of sight. This could eliminate up to 75% of all poisoning of small children.

Keep all medicines, cosmetics, cleaning products, and other household chemicals out of sight and out of reach of children. If your child should eat or drink a non-food substance, find any containers immediately and take them to the phone. Call the Poison Control Center (see sidebar) or Emergency Medical Services (9-1-1), or call the operator with this information. Follow their instructions carefully. Often the first aid advice found on containers may not be appropriate. So do not give anything by mouth until medical professionals have advised you.

Other home or work accidents can result from trying to improve the way a product works by adding one substance to another, not following directions for use of a product, or by improper storage or disposal of a chemical.

The first precaution you can take is to avoid mixing common household chemical products. Some combinations of these products, such as ammonia and bleach, can create toxic gases. A second important precaution is to always read the directions before using a new product. Some products should not be used in a small confined space to avoid inhaling dangerous vapors. Other products should not be used without gloves and eye protection to help prevent the chemical from touching your body. Read and follow the directions.

Never smoke while using household chemicals. Don't use hair spray, cleaning solutions, paint products, or pesticides near the open flame of an appliance, pilot light, lighted candle, fireplace, wood burning stove, etc. Although you may not be able to see or smell them, vapor particles in the air could catch fire or explode. If you don't already have one, buy a fire extinguisher that is labeled for A, B, and C class fires and keep it handy.

If you should spill a chemical, clean it up immediately with some rags, being careful to protect your eyes and skin. Allow the fumes in the rags to evaporate outdoors in a safe place, then dispose of them properly. Improper disposal can result in harm to yourself, your family, or others, or can accidentally contaminate our local water supply. It is also important to dispose of products properly to preserve our environment and protect wildlife.

NUMBERS YOU NEED TO KNOW

San Antonio Chapter, American Red Cross
Telephone: (210) 224-5151
Web site: www.saredcross.org

The San Antonio Chapter of the American Red Cross offers a wide range of classes and training. In addition to first aid and CPR, the Red Cross also offers on-site OSHA-required safety training. You can find a full list of their classes on their web site, or call their office for a printed schedule.

Volunteer Orientations

Held once or twice a month.

First Aid/CPR

Almost every Saturday, 8 hour class. Also available in Spanish.

Basic First Aid

One Saturday a month, 4 hour class.



Household Hazardous Waste Disposal

7030 Culebra Road, 520-9633. Open Thursdays from 10:00 am-7:00 pm, Fridays from 7:00 am-4:00 pm, and the first Saturday of the month from 8:00 am-1:00 pm. Free to San Antonio residents. Bring a copy of your CPS bill for proof of residence.

Poison Control Center

1-800-POISON1 (1-800-764-7661) ❖

Many household chemicals can be taken to your local household hazardous waste collection facility (see sidebar). Many facilities accept pesticides, fertilizers, household cleaners, oil-based paints, drain and pool cleaners, antifreeze, and brake fluid. If you have questions about how to dispose of a chemical, call the facility or the environmental or recycling agency to learn the proper method of disposal.

Making a Family Disaster Plan will help each family member to stay calm in an emergency. But most important, planning ahead can save the lives of the people you love. The plan should include what task each family member is responsible for during an emergency, where supplies are kept, how family members will let one another know where

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September Luncheon: Boilers and Boiler Safety

Art Wildberger, a boiler inspector from the Texas Department of Licensing and Regulation, told September luncheon attendees that this is the season for boiler inspections. Some heating boilers require only a visual inspection. Inspect heating boilers every 2-3 years.

The most common problem is low water fill cut-offs. Relief valves are another common problem. On initial installs, the most common issue is clearances. Make sure the boiler has two feet of clearance around the unit, four feet above it.

Make sure your boiler repair person has ASME certification. Most of the problems Wildberger sees are with boilers that were improperly repaired.

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

September Door Prize Winners and Meeting Sponsors

Bob Wright: Home Depot gift certificate

Dave Shoemaker: Home Depot gift certificate

Many thanks to our meeting sponsors for 2002:

City Public Service Voss Lighting

Holt Power Systems Ed Flume Building Specialties

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If you'd like to donate a door prize or sponsor a meeting, please contact SAABE president Elena Castillo. ❖

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Tech Talk #65

(Continued from page 1)

Another issue is the surroundings at the base of the structures. Typically, these areas contain architectural features or landscaping. These areas will be subjected to a considerable amount of traffic from the repeated foot traffic and the staging system. Grasses will be trampled, bushes will be broken, and trees will be scraped. Take special consideration in these areas to protect these items. At the least, state these issues on the proposal/contract as an inclusion.

Final cleaning should never be overlooked, particularly to the exterior surroundings and, more importantly, the glass. More times than none, accidents or excessive uses of materials end up on the windows. One of the hardest substances to remove from glass is Dow 1200 primer and/or MEK solvent (methyl ethyl ketone). These are typically kept on the stage in cups or cut-open cans due to contamination issues. Sometimes these containers are tipped over and gravity and wind take care of it from there. Inevitably, the contents end up on the windows and other finishes/landscaping below.

Cost Comparisons

It is unlikely in a glass curtain wall system with ribbon joints that the ribbon system could be replaced more economically than wet sealing. It is also unlikely that typical window seals could be replaced at a lesser expense than wet sealing as well. However, comparisons should be taken into consideration in each project. Due to varying conditions and factors, sometimes the obvious is not always the most economical solution. Do the homework and get the grades.


Lipstick

Referring back to the perfect leak finder, power washing comes back into mind. This is one sure way to test the integrity of the sealing systems. Power washing the exterior is commonly referred to as adding lipstick to the asset. Power washing can make a dramatic improvement to the aesthetics but care should be taken to insure this is the correct procedure for the skin. The application of a sealer can also prolong the effects of the power washing.

Next Month: CO Poisoning

CHARLIE'S LAW: Forget the cake; go for the icing!

JUSTA MAINTENANCE MAN ❖



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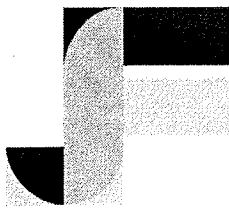
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President's Letter

(Continued from page 2)

they are going if they are evacuated, and where everyone will meet when the disaster is over. A brochure describing how to make a Family Disaster Plan is available from your local Red Cross chapter (see sidebar).

A Family Disaster Plan should include a Family Disaster Supplies Kit. Let each member of the family help put it together. The kit should include a first-aid kit; a battery-operated radio; flashlight and extra batteries; bath-size towels; plastic garbage bags; wide tape; a county map; bottled water (at least 3 gallons of water per person); non-perishable snack food; and a list of family medications, eyeglasses, and hearing aids.

Ask one person to be responsible for replacing water every three months and food every six months. Batteries should also be replaced on a regular basis. Every member of the family should know where the Family Disaster Supplies Kit is located—it should always be stored in easy reach.

If you are a parent, don't assume that you will always be with your children in an emergency. Make sure they know how to protect themselves if you are not available to help. At the beginning of the school year, take time to study the

school or day care center emergency protective action plan, and discuss it with your children and their babysitters.

The American Red Cross is an organization managed by volunteers from your community. Although it receives no money from the government, it is chartered by the US Congress to provide disaster relief. All help given to people during a chemical, house fire, storm, or other emergency is free of charge and supported through charitable contributions and the United Way.

Emergency help may include shelter, meals, replacement of essential medication, and personal hygiene supplies. The Red Cross may also help reunite families by staying in touch with all evacuation sites. The strength of the Red Cross is its core of volunteers who work in all levels of the organization. If you would like more information about becoming a Red Cross volunteer, either in Disaster Services, Health and Safety, Blood Services, or community programs, call your local Red Cross chapter.. ❖

The Daily Chronicle

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SAABE TIMES October Issue

Final Thought:

Don't worry about the world coming to an end today. It's already tomorrow in Australia.—*Charles Schultz*

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Membership Luncheon October 16, 2002

Time: 11:30 a.m.

Location: Old San Francisco Steakhouse

Program:
 To Be Announced

Upcoming Luncheon:
 November 20, 2002

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