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The Building Envelope Breakdown

Mark K. Howell, National Director of Building Envelope Services, Pullman

From energy-efficiency to indoor air quality, the issues that face today's building owners are increasingly complex. However, one key to success is a thorough review of the building envelope. By examining the way the exterior of a building was designed and constructed, as well as the repairs that have been made during its lifetime, you can help pinpoint the source of problems.

Building Envelope Breakdown

Perhaps the most important component when determining the source of a structure's problem is the wall system. In order for a wall system to function as intended, several factors must be taken into consideration. These include the selection and design of compatible materials and systems, proper detailing of material junctions and terminations, installation and inspection of these details during construction, the ability of composite envelope systems to function during weather cycles, and proper wall, though a wall system may have characteristics of both. Barrier walls use a blocking or interrupting mechanism to prevent the movement of water to the interior of the building. Mass barrier walls, such as those constructed of multi-wythe masonry and stone, rely on sufficient thickness and mass to prevent water infiltration. In contrast, face-sealed barrier walls depend on the exposed exterior wall surface to prevent water infiltration. With face-sealed barrier walls, it is imperative that all joints and interfaces be sealed to provide this exterior barrier.

Proactive Maintenance: Key to Proper Performance

With any type of wall system, the key to long-term performance is a regular maintenance program that is designed with the life-cycle of specific building components in mind. Exterior seals, sealants, and waterproofing membranes used in contemporary design should be given particular attention.

Proactive maintenance should encompass an annual budget, regular building condition assessments, annual proactive maintenance, and seasonal visual inspections. Visual seasonal inspections should include checking drains, gutters and downspouts as well as using a pair of binoculars to review the structure. In areas of seasonal change and freeze thaw cycles, it is important to perform these inspections after every major weather event. In addition, to planned maintenance repair work, capital renewal funding should be set aside for existing structures separately from new construction.

Armed with building envelope knowledge, building owners have the opportunity

See Envelope page 3

THE AGGREGATE INSIDE

Check Out Our Upcoming Events

Local & National Events

see page 3

1st Quarter Meeting

85 attendees for a fun and informative meeting at The Holiday Inn on "Corrosion Inhibitors"

see page 8

2014 Spring Convention

At Peppermill Resort Spa & Casino in Reno, Nevada, an exciting event with an "Infrastructure Repair" theme

see page 5

Safety Column

Swing Stage Scaffolding in the Restoration Industry

see page 10

ICRI MISSION STATEMENT

The mission of the International Concrete Repair Institute is to be a leading resource for education and information to improve the quality of repair, restoration, and protection of concrete and other structures in accordance with consensus criteria.

ICRI is an organization composed of Engineers, Consultants, Contractors, Manufacturers and other Material Suppliers, Property Managers and Owners all working together for the betterment of the industry and of all involved. Providing an open forum to speak about our work, new technologies and methods, exchange ideas. Creating and following standards to produce the best results for all involved.

PRESIDENT'S MESSAGE



Dear ICRI-BW Chapter Members,

In business and life many times things do not go as planned. Such is the case for the start of our 2014 ICRI year. Though there may be many a believer in global warming, I think it is safe to say that it certainly is not the case for this winter in the Baltimore/Washington area. As most of you are well aware we had good intentions to start our year with a

joint dinner meeting with our good friends at the American Concrete Institute (ACI) in February at Maggiano's in Tysons Corner. As luck would have it we had one of the larger snow storms in quite a while on the day of the meeting. Erring on the side of caution we cancelled and rescheduled for March thinking that the snow season would be over.

Who would have thought that lightning (snow) would strike twice? On the day of the rescheduled meeting snow came again producing the second largest snow storm of the year. Again erring on the side of caution we decided to cancel and move the meeting to Thursday April 10th at our usual meeting spot at the Beltsville Holiday Inn. Mark Christianson of Cortec will be our speaker as originally intended and will present information about corrosion inhibitors in and on concrete. We hope all of you will attend. We have moved the joint meeting with ACI to September 11th at Maggiano's. Barring a hurricane, earthquake or a man-made disaster (no disrespect intended considering the date) it should be one of the larger and well attended meetings. Tentatively our presenter will be Keith Kesner of Whitlock Dalrymple and Poston Associates.

We will have our usual May meeting at the Holiday Inn in Laurel, MD on the 8th. Our tentative topic will be stopping leaks in concrete by chemical injection. With the amount of snow and rain that we have had this winter season this topic should be quite appropriate. We hope all of you will make it.

As of this writing, the Spring ICRI Convention is being held in Reno, NV beginning on March 21st. The theme for the convention is "Infrastructure Repair". Along with the main topic is the discussion of ACI 562 Concrete Repair Code. Code 562 will be influential in the future of concrete repair projects. ACI Code 562 will have specific provisions for load requirements, design criteria, durability of repair and quality assurance. As usual we have a representative in attendance at the Convention who will bring us up to speed on the happenings that will be reported in our 3rd quarter Aggregate.

It would not be a Presidential Message without reminding

all our members of the committees that our Board Members oversee as listed below. Our hope is that some you will consider being a Board Member in the future to help sustain our excellent chapter and work on these committees. We encourage everyone to look for opportunities to volunteer, to assist on our committees and to help grow and support our Chapter. To become involved in any of our activities, please feel free to contact me and/or any of the committee chairs.

- Newsletter & Communications - publishing The Aggregate
- Education & Scholarship - providing scholarships to ICRI members and their families)
- Meeting and Facilities - planning our dinner meetings and technical seminars
- Sponsorship - recruiting companies to sponsor chapter events
- History - keeping track of all we have accomplished over the years
- Industry Outreach - working with Carver HS students and volunteering for Habitat for Humanity
- National - corresponding with the National Organization
- Awards & Programs - reviewing project awards
- Finance - keeping our Chapter fiscally sound
- Golf - planning and organizing our golf outing
- Chapter Awards - preparing forms for National awards
- Technical - locating and qualifying articles with regard to materials and methods
- Nominating - finds new candidates for future officers and board members

In closing, I wanted to leave you all with a thought about the problems (either self-created or through no fault of our own) that we all face in our concrete repair business and in everyday life. Surely problems and issues will arise just like snow is sure to come during the winter. It is how you address and resolve these problems and issues that matter. With some foresight, dedication, consensus and a reasonable plan the project can usually always be completed in a satisfactory way. See you at the April 10th meeting.

If you have any questions, comments or suggestions, please give me a call or email me @ mikeprizzi@metrosealant.com.

Mike Prizzi

**ICRI-BWC President 2014
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ENVELOPE

Continued from page 1

to avoid quick fix solutions and implement long-term solutions that will save money and time.

The end result is a more efficient, durable, and cost effective facility.

UPCOMING CHAPTER EVENTS

May 8, 2014	2nd Quarter Dinner Meeting <i>Location: Holiday Inn West, Laurel, MD</i>
Aug 14, 2014	ICRI-BW Chapter Board Meeting <i>Location: TBD</i>
Sept 11, 2014	3rd Quarter Dinner Meeting <i>Location: TBD</i>
Oct 2, 2014	2014 Annual Golf Tournament
Nov 6, 2014	2014 ICRI-BWC Awards Banquet <i>Location: TBD</i>
Dec 4, 2014	Fall Technical Seminar <i>Location: TBD</i>

UPCOMING NATIONAL EVENTS

Nov 12-14, 2014	ICRI 2015 FALL CONVENTION <i>Theme: "Mega Projects"</i> <i>InterContinental Kansas City at the Plaza</i> <i>Kansas City, MO</i>
Mar 25-27, 2015	ICRI 2015 SPRING CONVENTION <i>"High Rise Repairs"</i> <i>Millennium Broadway Hotel</i> <i>New York, NY</i>
Oct 14-16, 2015	ICRI 2015 FALL CONVENTION <i>Hilton Ft. Worth</i> <i>Ft. Worth, TX</i>



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2014 ICRI SPRING CONVENTION

This year's Spring Convention was held in Reno, Nevada, at the Peppermill Casino and Resort. The weather was a refreshing change from the crazy winter conditions we endured through this winter. With temperatures in the mid to upper 50's it was a treat to sit at the pool with a "Real-Feel®" in the upper 60's to lower 70's. After a winter of 20's and below it felt hot! With March Madness kicking off during the convention, it was an exciting time to be at a casino. Seeing all the fans enjoy their favorite teams play and getting caught up in the excitement of forming strategies to win the brackets race made taking a chance to win big even more appealing. This year's spring convention theme was Infrastructure Repair and many valuable topics were covered in the technical sessions.

Recognition Luncheon



A full house at the Recognition Luncheon

The BWC Chapter received an Outstanding Chapter Award and although we were not recognized as the chapter of the year, which may disappoint some of you, there is no doubt our chapter is one of the best and certainly sets the bar high for achievement that all of the other chapters strive for. Congratulations to the Great Plains Chapter who won chapter of the year and Connecticut for winning most improved chapter.

Past President William "Bud" Earley passed the gavel to our very own Michael Tabassi who has assumed the Presidency for 2014. I wished him the best and I know he will do a terrific job as President. He is very

ambitious and has a lot of great ideas for ICRI.

Pat Winkler was recognized and awarded ICRI Fellow. Anyone who knows Pat or has engaged him knows he is truly a wonderful person, committed to ICRI and very deserving of this recognition and honor.

Peter Craig received the Distinguished Service Award. Peter has been a part of the restoration industry for over 40 years and was recognized for his contribution to the ICRI - Concrete Slab Moisture Testing Certification Program.

Special Events

On Wednesday, ICRI held a bowling tournament at the Grand Sierra Resort. Although I did not attend this event, people I spoke with said it was a good time filled with friendly competition and prizes as well as opportunities for attendees to meet and greet new people.

For anyone that considers them self a car enthusiast, the National Automobile Museum was a spectacular display of hundreds of automobiles many of which were one of a kind or limited editions. Most of the collection was from the 1890's and 1900's spanning up through the 1950's and 1960's mostly. The collection was originally owned by William Harrah founder of Harrah's Casino's and is now maintained in downtown Reno in a museum designed with galleries to mimic old store fronts and streets from those periods of time.

Special Session

The Special Session was on the ACI 562 Repair

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CONVENTION

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Code. This code "is one of the most anticipated documents in recent history". It was a very informative session sparking an interactive discussion during the question and answer portion between many of the well-known engineers and contractors of our industry.

Inter-Chapter Luncheon

The theme of the Inter-Chapter Luncheon was "HELP! Where and How Do Chapters Find Speakers?" Dale Regnier informed us this was one of the most frequently asked questions. During the lunch we reviewed options and resources for speakers and topics including the ICRI website where there are lists under Chapter Resources, Meetings. Additional options include Awards Program Forms from previous years where speakers and topics are list from the meetings for that year and working together with other chapters in our region for regional speakers. Another resource which I thought could be useful is the Technical Session Lists from prior conventions which can be found on the ICRI website under Events, Handouts. Dale offered his help if there is any confusion trying to find the resources on the website. All in all it seemed like a helpful luncheon.



Oscar Valenzuela was among a large group of chapters that received the Outstanding Chapter Award

Chapters Committee Meeting

The Chapters Committee Meeting covered a lot of ground starting with the Chapter Roundtable Program. The committee wants this program on every chapter's radar. They were trying to push for chapters to send new attendees rather than the same familiar faces that tend to always show up. It didn't seem like it was worth a vote but they finally concluded that it would be encouraged but not required. Next on the agenda was the Chapter Delegate Program. This Program has been a great success. There is a new form for registering for a convention as a delegate and it was well received by all in attendance. A long discussion was held about Chapter Scholarship Programs and avoiding potential legal issues related to conflicts of interest including - Nominations, Fundraising and Criteria. Chapters were advised on these subjects and encouraged to contact ICRI legal with any additional questions. Chapter Protocol was invoked against the Puerto Rico Chapter officially putting them on



Local Celebrities Mike O'Malley, Tom Ouska and Charles Brienza

the naughty list. ICRI added a new chapter charter at the meeting, The Vancouver, BC Chapter. Their representatives seem like nice people and are very excited to be a part of ICRI. The other topic which garnered a lot of attention was the Theme for Fall, 2014 Inter Chapter Luncheon and Forum. "How to Attract New Members and Leaders?" got the most attention by the attendees. I have to admit that after being a part of the conversation I felt like I had actually attended the Fall, 2014 Inter Chapter Luncheon early. There were a lot of good ideas discussed and information shared revolving mostly around how to add value to encourage new membership and where to look for new members.

Being a Delegate was an enjoyable experience and I encourage anyone who is new to the board or have never attended a convention to consider attending a convention as a delegate. The Fall Convention will be held in Kanas City and the theme will be "Major Projects". Go for the convention and stay for the delicious Bar-B-Que.



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1ST QUARTER MEETING WRITE-UP

ICRI—BW CHAPTER

2014 1ST Quarter Dinner Meeting

April 10, 2014

The 1st Quarter Dinner Meeting Program was hosted at The Holiday Inn on April 10, 2014 with 85 attendees present. A social hour preceded dinner and our technical presentation. Several vendors were in attendance providing explanation and guidance with issues in exterior restoration. Mark Christianson, National Sales Manager for Cortec presented a Technical Program regarding sustainability through corrosion inhibitors. Mark's presentation provided an overview of corrosion and a short history of inhibitors. Mark described the unique traits, characteristics, and application environments for each of the respective inhibitor types. Independent testing processes were completed to show the success of using them for an increased life span of concrete. Finally, Mark demonstrated several projects and case studies that reference the work Cortec has performed across The United States. The event was served as a fun social gathering with an opportunity to listen to an informative presentation.



Former President Oscar Valenzuela is presented an award by Tom Ouska



Current President Mike Prizzi with feature presenter Mark Christianson

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1ST QUARTER MEETING PHOTOS



(Pictured Left to Right) Adam Shamieh, Lorena Michel, Erick Mercado and Nick Henn enjoy the social hour prior to dinner



STO Representative Brock Osborn discusses products with Kipp Gaynor



Chris Carlson and Karl Rickert are having a nice time at the social hour



Mark Christianson discussing corrosion inhibitors as part of the feature presentation



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SAFETY COLUMN

SWING STAGE SCAFFOLDING IN THE RESTORATION INDUSTRY: ESSENTIAL ELEMENTS OF THE SAFETY PROGRAM

By David Caple, COHC, CEAS, Pinnacle Safety Network, LLC

Let's start with all of the boring stuff first so it's out of the way. Sorry, that was a trick, unless you are a safety geek like me, this may all seem boring to you. Regardless, it's important and affects everything from profitability to avoiding blowing your 15 minutes of fame on a news cast about the accident on your jobsite. I'm talking about the safe use of suspended scaffolding in the restoration industry.

First of all, from the regulatory perspective, companies that use scaffolds and fall protection systems need to familiarize themselves with OSHA Regulations 29 CFR 1926.450 through §1926.453 (Subpart L – Scaffolding) and §1926.500 through §1926.503 (Subpart M – Fall Protection) in your handy dandy OSHA Construction Industry Regulation Guide. If all of this sounds a bit "greek" to you, all the more reason to find a copy – quick! Consulting a safety professional is also a good idea to help guide you through the regulations.

"Swing stages", as suspended scaffolding is commonly known, are a popular choice in the restoration industry when performing façade restoration projects. In fact, when considering some of the limitations of other systems, such as mast climbers, frame scaffolding, and articulating booms, swing stages can be the most cost effective choice. To assure the proper choice of scaffolding for the job at hand, consult your scaffold supplier, qualified employees, and the manufacturer for assistance during estimation.

Due to the nature of restoration projects, scaffold systems and fall protection systems are regularly exposed to both physical and mechanical hazards.

Physical hazards include dust/debris, chemicals, membranes, sharp edges, electrical, falling objects, anchorage points, slips, trips, and falls (to name a few).

see Scaffolding page 11

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SAFETY COLUMN

SCAFFOLDING

Continued from page 10

Mechanical hazards include scaffold overloading and/or failure, voltage drop, hoist overheating, grime build up on internal hoist parts, brake failure or loss of electric or pneumatic energy.

Restoration contractors must always maintain focus on their main objective – to produce a quality product safely, on time and within budget. With that in mind, there are several key elements that must be included in your safety program for suspended scaffolds. These are not merely recommendations that “you should consider” or “you ought to think about”. Listed below are seven *essential* factors to making your program a success, or, in other words, delivering a *quality product, safely, on time and within budget*. If these program elements are overlooked, the consequences could be drastic – increased cost, destruction of equipment and property, worker injuries, fatalities.

Essential Safety Program Elements

Keep in mind, this list serves as a guideline and does not represent a complete list of all that is covered by OSHA regulations or other recognized industry standards, like the Scaffold Industry Association (SIA), IWCA, ANSI or SSFI. My intention is to highlight some of the elements of a program that are both essential and are often considered to be an expense, rather than the investment that they are.

1) Pre-Construction Site Survey

Aids in anticipating safety hazards and the preparation of a site specific safety program and rescue plan.

2) Site Specific Rescue Plans

Incorporate training and proficiency of employees in self rescue techniques, high angle rescue techniques, and hazards associated with Orthostatic Intolerance.

3) Daily Inspections and Documentation

Assures that the equipment is in proper working order before an employee begins their daily operations. The daily inspection also reinforces the importance of safety and your commitment as an employer to the well-being of your employees. This process can assist in the recognition of newly recognized or potential future hazards. Documentation serves as your proof of compliance with the law if an OSHA Compliance Officer inspects the site or an incident occurs and the documentation is needed for defense in a liability case.

see Scaffolding page 12

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SCAFFOLDING

Continued from page 11

4) Written Program

Maintains order in a company's policy. The written program is a physical document that can be used as a reference in the field. When incorporated as part of a site specific safety program it can provide essential details specific to the conditions and associated hazards of the jobsite. The written program should be reviewed at least annually by a safety committee and updated and improved upon, as necessary.

5) Training

Every employee on a suspended scaffold should have training that complies with 29 CFR 1926.453 and §1926.503 the OSHA training requirements and guidelines for scaffolding and fall protection.

I try to avoid the soap box, but in my opinion, companies involved in the operation of swing stage scaffolding should consider the following. In construction, OSHA expects frequent inspections of every jobsite by a competent person.

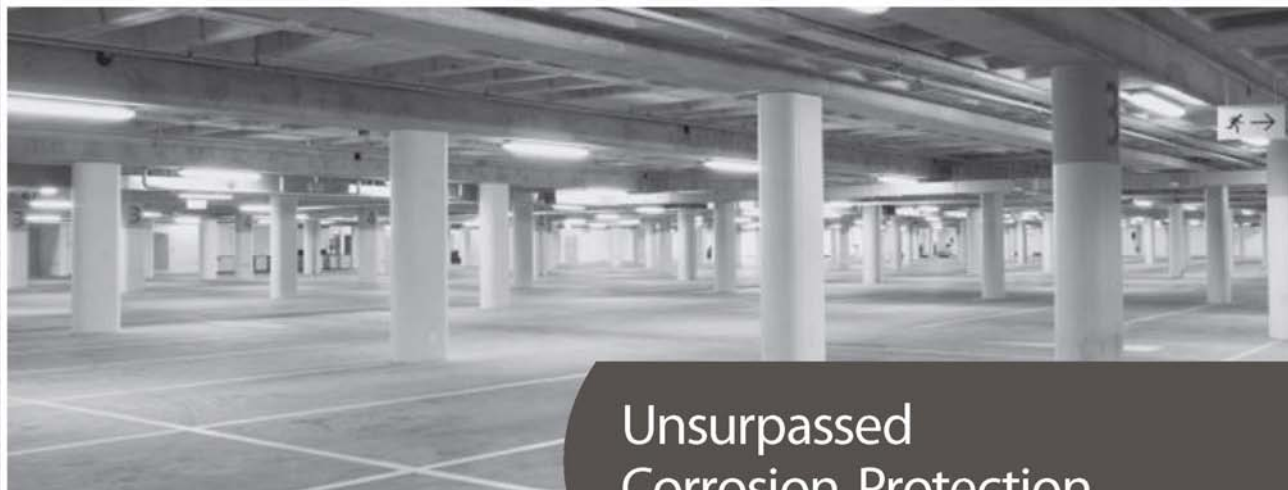
A competent person is an individual who can identify existing and predictable hazards in the surroundings and work conditions which are unsanitary, hazardous, or dangerous to employees, and who has authorization to take prompt corrective measures to eliminate them.

Given that the swing stage is often isolated from contact other than the roof, ground, canopy, balcony or window, an increased danger exists of working at height. Each separate stage needs to be treated as its own separate jobsite. Therefore, according to this reasoning, since every jobsite should have a competent person, then so should every swing stage. In order to maintain a safe work environment, a minimum of one competent person should be present on every suspended scaffold.

6) Routine Random Inspections

Performed by the Safety Department and/or a safety consultant confirms the jobsite safety program is functioning as planned and can aid in the recognition or abatement of hazards throughout the entire project.

See Scaffolding Page 13



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Continued from page 12

7) Frequent Hoist Motor Maintenance and Service

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Personally, I have investigated hoist malfunctions after only two metered hours of use. The regularly scheduled maintenance and service had been completed by a competent manufacturer-trained technician. Bottom line... It can happen to you, too. Inspection frequency must be based on the degree of abuse the hoist motors are exposed to. A standard schedule may work as a starting point, but the harsher the conditions that the equipment is exposed to, the more important frequent inspections become.

Communication is key. A company should be able to rely on internal resources such as field managers, scaffold operators and the hoist mechanic for recommendations to continuously improve the safety program.

In conclusion, even the best planned jobs with well maintained equipment and highly trained and experienced employees can run into complications. The items above, when complimented by good communication, can greatly reduce the potential for loss. Remember, everyone involved in the use of suspended scaffolding whether in the office, the shop, or the field must focus on one thing... a person's life is hanging in the air. Friends, Family, Parents, Spouses, let's work together to make sure that at the end of the day, everyone returns home safely and in the same condition as when they started the day. A safe work environment is the responsibility of each and every worker. Take pride in the investment you are making to safety – for yourself and those around you.

Bio-

David Caple, COHC, CEAS, a Construction Safety and Health Specialist, is the Principal Member of Pinnacle Safety Network, LLC (PSN). He has over 15 years experience in the structural restoration industry starting as a Repair Technician, working up to a Field Manager and finally Safety Director for a Baltimore based company. For more information on PSN services, contact David at d.p.caple@gmail.com.

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