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## BUILDING CLEANING AND RESTORATION

### REASONS FOR THE CLEANING OF MASONRY SUBSTRATES

By Thomas H Rudder, Hydrochemical Techniques, Inc.

Neil Savitch, Construction Specialties Group

A building owner or manager has a building that has decades of dirt and grime accumulated on its facade. He is trying to decide whether to spend the money to have the building cleaned. There are various decisions he needs to make starting with why he wants his building cleaned.

There are four basic reasons for cleaning a masonry building:

- aesthetics,
- to expose the substrate for evaluation and repair,
- to remove damaging pollutants such as sulfur and nitrogen oxides,
- to open the pores and thus allow the normal transpiration of moisture.

Aesthetics is self-explanatory. A clean building will display the true beauty of both natural and man-made masonry, and will showcase the original architect's design and intent. A clean substrate will allow the owner/manager and the architect to



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## THE AGGREGATE INSIDE

### Building Cleaning & Restoration

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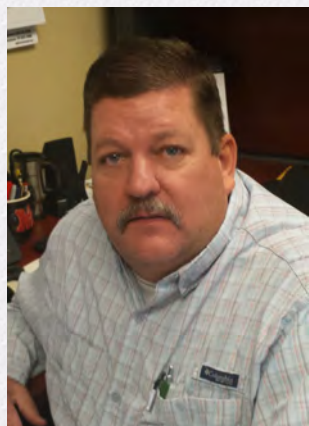


# ICRI MISSION STATEMENT

*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,

While I'm sure that no one is busy during this time of year, both personally and professionally, now is a great time to join the ICRI fray over the upcoming months. We have several events scheduled that I hope you can fit into your compressed schedules that should prove to be both informative and enjoyable.

Before we get into upcoming events, let me update everyone on events that have occurred since our last posting:

1. ICRI-BW Chapter won National CHAPTER OF THE YEAR! Congratulations to our membership and Board members whose involvement and contributions have kept this Chapter a leader nationally as well as being a template for others to strive toward. While we enjoy the benefit of having a larger membership base than other chapters, we are also able to consistently supplement the local organization with many other facets that define the Chapter such as education, scholarship, public outreach, networking and service. GOOD JOB!
2. The Spring Convention in New York was a huge success. All accounts I've received are glowing. Please check out Chuck Brienza's commentary (Chapter Delegate) for particulars and maybe some not so flattering photos. The Chapter was represented well with a good number of members in attendance.
3. The ICRI-BWC/ACI Joint dinner meeting was very well attended at Maggiano's in McLean. I have attended many meetings over the years and was personally impressed with the presentation and sheer scope of the top-down project with regard to both the design and constructability challenges that had to be addressed. Hats off to Thornton Tomasetti and their team for a great presentation and project.

We have several upcoming events that will occur over the next few months that should prove to be enjoyable and that differ a little from our standard Spring fare:

1. Networking/Happy Hour – On April 23, 2015 from 4:00 pm to 8:00 pm we will be having an informal networking event at The Barking Dog in Bethesda, MD. This is a pay as you go event with no formal agenda. Be prepared to cheer on

the Nationals who are playing the Cardinals beginning at 4 pm. For you Penn State alumni, I believe PSU is also having a gathering there as well. Email notices have gone out so check your inbox.

2. The 2nd Quarter Dinner Meeting will occur on May 7, 2015 and will be held at The Hotel at Arundel Preserve in Hanover, MD. This is a different venue for us so I hope everyone enjoys a little variety. Your feedback is welcome. Our featured speaker will be Ed Baum with B Squared Engineering who will be speaking on different aspects of carbon fiber strengthening with regard to types, applications, price advantages and design specification considerations. Please remember that the cost for members at this meeting has been reduced to \$35 so you can take your extra twenty dollars across the street to the Casino and try your luck.
3. The Bowie Baysox will be the entertainment at our second social event and will be held on the second weekend in June. Details have not been finalized but an e-mail notice/invitation for everyone to review will be sent. We have had success with this event in past years and thought we would give it another try. Bring the family and cheer on future Oriole players.

I discussed in my last message some of the challenges that are facing our Chapter this year and they will not be remedied easily. The declining membership continues to be an issue across the board with all Chapters and we are no exception. We have taken some steps that we hope will encourage participation and attract new members. Please help out by referring the organization to Owners and Engineers, inviting a potential member to an event and sharing the knowledge that has been developed over the past 25 years through the hard work of those who have dedicated so much before us. For those of you who are currently involved, we are always looking for new Committee and Board members. If you are interested, I urge you to throw your name in the hat.

I wish all of you success in your efforts to recover from the winter doldrums and withstand the current onslaught of new projects. We can all strive to honestly and fairly develop and implement sound and durable repairs that will do the industry proud. Good luck and remember that Summer is just around the corner.

**Brian T. McCabe**

2015 ICRI-BW Chapter President  
Concrete Protection & Restoration, Inc.



# BUILDING CLEANING AND RESTORATION

Cleaning continued from page 1

evaluate the condition of the masonry and to decide where remedial pointing and repair is necessary.

Our air, especially in areas of high concentrations of industrial plants and automotive traffic, is full of sulfur oxides from the incomplete combustion of power plant coal and fuel oil, and nitrogen oxides from the incomplete combustion of gasoline. These oxides move through the air and eventually land on everything including our architecture. Add moisture in the form of rain or humidity to the equation and the oxides will turn into sulfuric acid and nitric acid, both of which are very damaging to natural and man made building substrates. This is a worldwide problem. Much historic architecture has been severely damaged in the United States and it has been a major problem in Europe and Asia.

Although we want our buildings to be water tight from the external elements, we have to design our structures to allow the moisture created within the building to escape and not get trapped within the substrate. This moisture exits the building in the form of vapor through various avenues including the pores of the stone. If moisture is allowed to remain trapped within the stone, it will freeze in the colder climates and cause spalling. Eventually the freeze-thaw cycle will cause internal failure of the stone. Clean stone will help the moisture to transpire out of the building.

The owner/representative now has to make the determination on how the building will be cleaned. If it is a larger project, he can afford to enlist the help of an architect, a local preservation consultant, a contractor and a product manufacture's representative. If it is a smaller project, he might want to work with just a knowledgeable building cleaning contractor and/or a cleaning product manufacturer's representative. In either case, these experts can perform test-cleaning areas that will provide the owner with representative samples on how his building will look once cleaned.

There are different ways to clean building substrates that will be covered in this series of articles:

- Chemical Cleaning with High Pressure Water
- Steam Cleaning
- Cleaning with Super Heated water
- Nebulous intermittent Mist Cleaning
- Aggregate Blasting using different aggregates
- Aggregate blasting with Air and Low Pressure Water
- Laser Building Cleaning
- Also included in this series will be an article on Interior Cleaning

The first set of articles will cover what is generally the preferred method of cleaning due to the limited cost and required training or expertise required and that is by using high-pressure water (1,500 to 1,800 psi @ 4-5 gpm) and proprietary building cleaning products. Then will follow Articles covering the other cleaning methods, advantages and disadvantages.

## UPCOMING CHAPTER EVENTS

- |                       |   |
|-----------------------|---|
| <i>April 23, 2015</i> | <b>ICRI-BWC Happy Hour Event</b><br><i>04:00 pm—08:00 pm</i><br><i>The Barking Dog</i><br><i>Bethesda, MD</i> |
| <i>May 7, 2015</i>    | <b>ICRI-BWC 2nd Quarter Meeting</b><br><i>The Hotel at Arundel Preserve</i><br><i>Hanover, MD</i>             |
| <i>Sept 10, 2015</i>  | <b>ICRI-BWC 3rd Quarter Meeting</b><br><i>Location: TBA</i>   |
| <i>Oct 1, 2015</i>    | <b>ICRI-BWC Golf Tournament</b><br><i>Location: TBA</i>   |
| <i>Nov 5, 2015</i>    | <b>ICRI-BWC Awards Meeting</b><br><i>Location: TBA</i>  |

## UPCOMING NATIONAL EVENTS

- |                          |   |
|--------------------------|---|
| <i>Oct 14-16, 2015</i>   | <b>ICRI 2015 FALL CONVENTION</b><br><i>Hilton Ft. Worth</i><br><i>Ft. Worth, TX</i> |
| <i>March 16-18, 2016</i> | <b>ICRI 2016 SPRING CONVENTION</b><br><i>San Juan, Puerto Rico</i>                  |



# 2015 ICRI SPRING CONVENTION

*By Chuck Brienza, Concrete Protection & Restoration, Inc.*

The 2015 Spring Convention was held in the Big Apple; New York City. The city that never sleeps proved to be a wonderful venue to hold an ICRI convention. Being an easy train ride for anyone local to the Baltimore/Washington chapter a number of local members were present. You couldn't walk across a room without bumping into a handful of ICRI-BWC members. The convention was held at the Broadway Millennium Hotel in Midtown Manhattan, less than a one block walk to the world famous Times Square. If New York City is known as "the city that doesn't sleep" it must be because all of the lights in Times Square which, when illuminated at night, seem to be brighter than the sun. The weather during the three day convention left a little to be desired being that it rained on Wednesday and Thursday and it snowed on Saturday. However, the mood was festive as attendees navigated the numerous technical sessions, committee meetings and special events the convention has become known for.



## **Welcome Reception**

The social events got started with the Welcome Reception, an ICRI Convention regular activity. This is the first of many opportunities throughout the convention to mingle with the entire convention attendance. All of the exhibitors are set up and ready to educate attendees as to their specific products and services. Roaming hors d'oeuvres, several buffets and a number of bars were part of the "lite fare" which served the guests. It was a nice start to a great convention. Many of the attendees went out to dinner afterwards in large groups of old and new friends to celebrate the kick-off of another convention.

## **Recognition Luncheon**

On Thursday, a Recognition Luncheon was held in the Hudson Theatre. It was at this luncheon that outgoing ICRI president Michael Tabassi handed the gavel to the new President,

Katherine Blatz. It was also at this Luncheon that the Baltimore/Washington Chapter was once again awarded "Chapter of The Year". That makes two times in three years!

## **Boathouse Celebration**

The gala of this event was sponsored by the Metro New York Chapter and was a celebration of sorts of the chapter's reaffirmation as a functional local chapter that had fallen into a rut of low membership and participation. I can tell you that the Metro New York Chapter is absolutely up and running and an inspiring success story for any chapter struggling to grow or maintain. The party was held at the historic boat house over looking a pond with the New York City skyline as a back drop. The view was absolutely breathtaking. Inside, the food was buffet style and the open bar was top shelf all the way across the rail. Live music was performed by a local band called "The Nerds". The range of music was eclectic to say the least. Songs my artists ranging from Bon Jovi, Guns and Roses, Journey, Sir-Mix-A lot and 50cent highlighted a night of dining and dancing that ended too soon for a lot of the guests.

## **Technical Session**

Choosing the technical sessions to attend was an arduous task considering that committee meetings were running congruent to the technical sessions; making it difficult to choose between two great programs. I chose the Friday morning technical sessions to attend. Paul Walkington from Stantec and Tom Watson from J.T. Watson and Associates



gave an interesting presentation about the bonding challenges presented when replacing the topping slab throughout the Wellington Building; a government building in the parliament precinct of Ottawa, CA. The building was initially constructed in 1927 with a cinder slab that was so weak a 5000 psi pressure washer could completely penetrate the slab rapidly. In 1958, two stories were added to

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the building using hollow core slabs. In 2010 diagonal seismic braces were added between the columns to bring the building up to code. The project team started looking for bonding solutions in 2012 and completed the project in 2014. A number of tests were performed for various topping slabs and bonding agents. Although I'm sure they weren't recommending such, the test performed in which absolutely no surface preparation was conducted achieved the third highest bond strength amongst all tests. As always, more information (including test results) regarding this technical session and all other technical sessions can be found on ICRI.org when they are posted.

## Committee Meeting

On Thursday I attended the ICRI Technical Committee 120 Environmental Health and Safety. The committee had been chaired by ICRI-BWC local legend Don Caple for a number of years; however Don's chairmanship has now been passed to yours truly. The make up of the committee is very heavily influenced by ICRI-BWC members. ICRI-BWC voting members in attendance were Don Caple, Scott Greenhaus, Chuck Brienza and David Caple all local members. Also in attendance was Pat Winkler. You may remember Pat as a recent contributor to our Technical Seminar last December as he gave a wonderful presentation about hydro demolition and coating removal. The committee attendance was rounded out by Lee Sizemore, the committee's Technical Advisory Committee (TAC) liaison and an ICRI National Board of Directors Member. The meeting was the longest and most productive in recent memory which resolved to draft an ergonomics proposal, sponsor safety week 2016, sponsor the Construction Industry Safety Coalition which was a leading industry advocate during the comment period of



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the negotiated rulemaking process OSHA initiated for the proposed respirable silica dust standard. The committee also decided to align with the American Society of Concrete Contractors in a collaborative relationship for the development of technical and administrative documents. Finally, the committee has initiated the process of developing a national safety award for ICRI. Many of these proposals have to be reviewed and approved by TAC.

## Inter-Chapter Luncheon

The theme of the Inter-Chapter Luncheon was "Best Practices for Chapter Events". Mark Lemay and Dale Regnier compiled a list of what other chapters deemed successful in coordinating, marketing and increasing attendance and membership at their local level. A number of the best practices were echoes of what we do here at the local level. A few ideas that we haven't tried in my recollection are: A Mega Demonstration (two-day event), Sporting Clay Tournament and Breakfast and Lunch meetings.

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## Chapters Committee Meeting

The Chapters Committee meeting was the final bit of business in which a general convention attendee can participate. It also seemed to be very well attended by comparison to any other committee meeting I've attended. That can be directly attributed to the requirement that delegates attend this committee I'm sure. The major topic of discussion was increasing attendance at Chapter Round Table Discussions. Evidently the recent region 8 round table in Phoenix was not as well attended as the committee had hoped. The next round table for region 5 will be held in Chicago, IL. Moving forward, the Chapters Committee is exploring the possibility of awarding chapter of the year points for chapters that send members to the round table discussions. Other interesting topics for discussion were the exciting possibility of adding an ICRI local chapter in Dubai! There were some financial politics to work out as Dubai law prohibits certain international expenditures.



Overall the convention was well planned, organized and executed. The Chapter Delegate experience was a positive one. I would recommend any one try it at least once. I'm looking forward to the Ft. Worth Convention in October of 2015. Rumor has it a tour of AT&T stadium, home of America's Team the Dallas Cowboys is planned as one of the special events of the convention.



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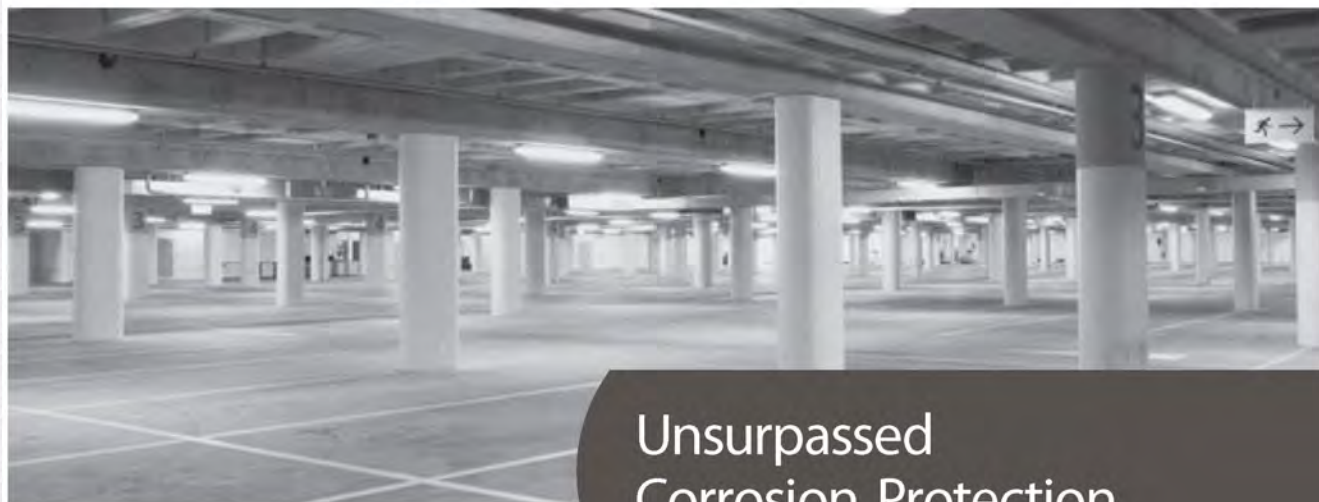
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# 1ST QUARTER MEETING



## SUCCESSFUL MEETING HELD BETWEEN ICRI-BWC & ACI

*by Adam Hibshman, Vice President*

On February 12, 2015, we had a full house at Maggiano's in Tyson's Corner for our first quarter dinner meeting. During this meeting, we, at the BW chapter of ICRI, were joined by our friends at ACI for a very interesting presentation by Chris Crilly with Thornton Tomasetti.

The subject of the presentation was "Top Down Construction and Associated Design and Construction Challenges". Chris provided a very interesting

presentation about the construction of the Marriott Marquis Hotel which is adjacent to the Convention Center in downtown DC.

It was exciting to hear about the strengths and concerns associated with top down construction, which is something not regularly utilized in the DC marketplace. Some of the highlights of the presentation included the placement of a slurry



wall to support the below grade excavation, the bracing of the slabs during the excavation, working in confined space conditions with loaders to remove the soil, and the utilization of the largest crane in the world to set some of the steel girders.

And for all of you waterproofing contractors, the below grade walls are allowed to leak and the water is drained and prevented from entering the building. It might be a source for some future work. The group was very attentive and seemed to enjoy the presentation and the great food at Maggiano's.

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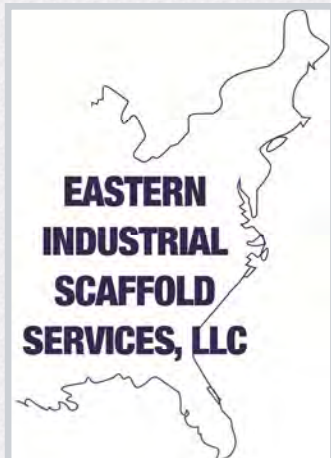
# 1ST QUARTER MEETING





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# SAFETY COLUMN

## BUILDING A SAFETY CULTURE

*By Charles J. Brienza, CHST, Safety Director, Concrete Protection and Restoration, Inc.*

A strong safety culture can be a company's greatest asset and the lack thereof can prove to be an insurmountable obstacle. The question that contractors continually ask is "How can I do that at my company?" Chances are you've already done it, you just haven't applied it to safety.

It benefits every business to implement a culture of product quality. In many cases this is done by **identifying** hindrances to quality such as cost prohibitive materials or perhaps a labor pool with communication barriers. Then a company **develops** strategies to overcome the obstacles. Companies **teach** managers to overcome the aforementioned obstacles. Success or failure is determined by **reviewing** the process to ensure changes either meet or exceed previous standards of quality. Finally companies **reward** managers that perform with raises and bonuses. This simplifies the process a great deal but the general concept is clear.

You may have noticed several key words in bold print. These keys to success can be modified to meet the needs of almost any problem in any organization no matter what the product or service that is provided.

Here, they have been modified to map the critical path to building a safety culture:

<b>Identify</b>	=	<b>Hazard Identification</b>
<b>Develop</b>	=	<b>Safety Policy Development</b>
<b>Teaching</b>	=	<b>Training</b>
<b>Reviewing</b>	=	<b>Inspection</b>
<b>Rewarding</b>	=	<b>Encouragement</b>

Ideally, you would start at Hazard Identification but it isn't necessarily required. It is, however, the logical first step.

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continued from page 12

Now let's review each step:

**Hazard Identification** – Being the logical first step, it is the responsibility of each business to review their work process(es) to determine if they are exposing people to hazards. I am always a proponent of hiring a third party to help administrate a safety program. If you can do so, this step is a good time. Many times as industry professionals it becomes easy to walk past a hazard that you've been dealing with for so many years you don't even realize you are at risk.

**Safety Policy Development** – The standard protocol for protecting people from hazards is to first look to engineer out the hazard, then apply administrative controls, and finally implement the use of personal protective equipment. I have often been surprised by employees' ability to strategize effective engineering and administrative controls and thus strongly recommend seeking input from employees to develop protective methods. A critical component of a safety culture is to have employee level buy in and there is no better way to create buy in than to encourage employee ownership of the program.

**Training** – Utilizing the hazard identifications and the developed safety policy made in the previous steps is the most efficient way to develop a training program. Training needs to be conducted in various different environments and forms; from formalized class work to jobsite, a mock jobsite, or practical training. The training needs to be relevant, topical, timely, and concise. You can do it yourself, hire consultants, invite vendors and manufacturers or ideally use all three methods. The more angles from which you are communicating your expectations to your people, the more effective their retention and use of the subject matter will be.

**Inspection** – This phase of the cycle draws on every phase of the cycle. This phase also affects all other phases. During this phase you are evaluating the effectiveness of your training. Are people responding? You are also conducting a hazard assessment. It is a real life, real time look into the work. During an inspection you are also training. When you discover an issue that needs to be corrected it is an invaluable opportunity to show an employee how to protect themselves and others. It is almost impossible to replicate this in a classroom. This is also a chance to provide encouragement.

**Encouragement** – Comes in many forms. It's positive, negative, monetary, verbal, written, individual, group, etc. There are a lot of different ways to let a person know they have responded to training. There are a lot of different ways to let a person know they haven't responded to training. How you do it is up to you and what works at your organization but the point is YOU HAVE TO DO IT.

If your people don't know they are doing wrong, they'll continue to do it. If you don't encourage good behavior, they may discontinue performing not knowing that you want them to do so.

Books have been written about each of the steps listed. In future articles, a brief outline of each step will provide companies a path to success.

Where a business can stumble is by looking at this as a five step plan to building a safety culture. In reality it is a synergistic cycle. No step can be skipped without negatively affecting the effectiveness of the other four steps. You can't get to step five, dust off your hands and discontinue trying to grow the culture. Growing a safety culture is like growing a garden, you plant a seed, care for the seed, watch it grow then reap the benefits. However, if you stop caring your garden will overrun with weeds. If you stop watering your plants will die.

Don't let your organization's safety culture wither and die!



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## GETTING PAID UNDER THE MD TRUST FUND STATUTE

By Kenneth K. Sorteberg, Esquire

Cash flow is the oil that greases the wheels of the construction industry. The purpose of Maryland's Construction Trust Fund Statute is to protect the flow of payments from the Owner all the way down the line to the lowest tier subcontractors, including suppliers and tradesmen. The heart of this statute provides as follows:

Any moneys paid under a contract by an owner to a contractor, or by the owner or contractor to a subcontractor for work done or materials furnished, or both, for or about a building by any subcontractor, shall be held in trust by the contractor or subcontractor, as trustee, for those subcontractors who did work or furnished materials, or both, for or about the building, for the purposes of paying those subcontractors.

In other words, when a contractor or subcontractor receives payment for work on a construction project, those funds are considered "trust funds" which are earmarked for payment of downstream subcontractors.

If the trust funds are used for any other purpose, the contractor's or subcontractor's "managing agents" become personally liable to any lower tiered subcontractors which remain unpaid as a result thereof. A "managing agent" is any employee of a contractor or subcontractor who has "direction over or control of money held in trust."

This statute becomes very useful when the party who owes you money is going out of business, is in bankruptcy, is insolvent, or just does not have the cash flow to pay you. You are able to personally sue the owner, the CFO, or anyone who writes checks or decides how the money is spent. Additionally, if "trust funds" are paid to another entity (such as a lender), who should have known that the funds were intended to pay subcontractors on your project, then it may be possible to follow the money trail and recover these "trust funds" directly from that entity.

*Please feel free to contact Ken Sorteberg at [sorteberg@constructionlaw.com](mailto:sorteberg@constructionlaw.com) with any questions or suggestions for future Legal Columns. Mr. Sorteberg is a civil engineer and an attorney (licensed in MD and DC) who focuses his practice on construction law.*

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