

SUMMER 2007

# OFF THE WALL

An Industry Publication by the Wall-Ceiling & Carpentry Industries of New York, Inc.



Quality



Safety

# Promoting Union Labor

—See Back Page



Opportunity

[WWW.BUILDITUNION.COM](http://WWW.BUILDITUNION.COM)

Photos From The  
WC&C Annual  
Dinner/Dance  
Pages 7—11



**UNION** CARPENTERS &  
CONTRACTORS  
BUILDING NEW YORK SINCE 1881

# CALENDAR

2007

JULY	11 (WED.)	7:30 AM	BOARD MEETING	OFFICE
AUG	8 (WED.)	7:30 AM	BOARD MEETING	OFFICE
	21 (TUES.)		BARBECUE	WESTBURY MANOR
SEPT	12 (WED.)	7:30 AM	BOARD MEETING	OFFICE
	18-22		AWCI CONF.& COMMITTEE WK	HILTON SAN DIEGO RESORT
	25 (TUES.)		MEMBERSHIP MEETING	TBA



## On The Cover

NYC Campaign  
Billboard Promoting  
Union Labor and Website  
[www.builditlabor.com](http://www.builditlabor.com)  
(See back cover)

## OFF THE WALL

*Off the Wall* is published through the Promotional Fund by the Association of Wall-Ceiling & Carpentry Industries of New York for the benefit of the membership. It is distributed to members, associate members, union affiliates, and legislators. Editorial contributions, including pictures and story ideas, are welcome and should be forwarded to the WC&C office, 125 Jericho Tpke., Suite 301, Jericho, NY, 11753.

### Board of Directors

*Executive Director*  
Joseph Olivieri

*Counsel*  
Erwin Popkin

*President*  
Michael Weber  
Island Acoustics LLC.

*Vice President*  
Brian Gordon  
Par Wall Finishing, Inc.

*Treasurer*  
Joseph Barone  
Blue Star Carpentry Services, Inc.

*Secretary*  
John Marone  
Component Assembly Systems, Inc.

### Board Members

Lawrence Centore  
Metropolitan Drywall Co., Inc.

John DeLollis  
Empire Interior Systems, Inc.

James Fenimore  
Total Planning Services

Douglas O'Connor  
Donaldson Acoustics

Kenneth von Glahn  
Jacobson & Co., Inc.

Lee Zaretsky  
Ronsco (Del), Inc.

*Design & Editorial Services,*  
*Donald Gumbrecht & Co*

© 2007 All rights reserved. While this newsletter is designed to provide accurate and authoritative information on the subjects covered, the Association is not engaged in rendering legal, accounting, or other professional or technical advice. Accordingly, the Association cannot warrant the accuracy of the information contained in this newsletter and disclaims any and all liability which may result from publication of or reliance on the information provided herein. If legal advice or other expert assistance or advice is required, the services of a competent, professional person should be sought.

# Off The Wall Summer 2007

## Features

- 3 **Our Members Are Busy and Your Association is Busy Too!**  
— *From the Executive Director, Joseph Olivieri*
- 4 **A Director Steps Down; Two New Directors Appointed; Upgrading the WC&C Website**  
— *From the President, Michael Weber*
- 5 **Three Bills Aim To Enhance Safety For NYC Suspended Scaffold Workers**
- 7-11 **WC&C Annual Dinner/Dance Photos**

## Articles

- 14 **Bank of America Building As A Role Model. New York's Second Tallest Skyscraper Aims To Be World's Greenest**  
*The new Bank of America Tower will be the second-tallest skyscraper in New York, just a few feet short of the Empire State Building. It also has a shot at being the greenest skyscraper in the world.*
- 17 **London's Construction Grows at Fastest Pace Since 1994**  
*Construction growth in London and the southeast of England reached the fastest pace in at least 12 years leading pick up in UK building industry.*
- 20 **A Hurricane On Wheels**  
*Engineers have built a portable device that can simulate the effects of a category-three hurricane in order to test the structural integrity of building materials.*
- 32 **NYC Labor-Management Corporation Establishes Web Site, Advertising Campaign**  
(Back Cover)

## Departments

- 19 Erwin Popkin  
It's the Law!
- 24 Product News
- 31 OSHA News



## From the Executive Director Joseph Olivieri

### Our Members Are Busy and Your Association is Busy Too!

Our negotiations have been successfully concluded with the Empire State Carpenters. We negotiated a 4-year contract with the Long Island Counties and a 3-year contract with Westchester, Putnam and Rockland Counties. Now we look forward to a productive team effort with the Locals over the next 3 to 4 years. I want to thank Patrick Morin, Executive Secretary/Treasurer and his committee for a smooth negotiation. It is gratifying to see labor and management working together in a mutual understanding of the need for compromise in order to market ourselves effectively and gain a greater share of the market.



MTA Bus Ads

on three key words describing union labor: Quality, Safety, and Opportunity. The effort is supported with MTA bus advertising and a billboard in midtown Manhattan at 34th Street and 7th Avenue. A new website has been

#### WC&C Website

The market is moving ahead and with it your association is working on a number of initiatives. One of these is the upgrading of our web site, which will be completed during the third quarter. A more interactive web presence will help provide more and better communications for our members. Lien lists will be readily available for WC&C members with an online security code sign-on, as will current and past “Off The Wall” issues, product details and applications, and links with manufacturers and suppliers. The revamping will not only make our web site more valuable, it will also be a more interesting showcase for WC&C.

#### Advertising Campaign

WC&C has partnered with others on the New York City Labor/Management team to build an exciting new advertising campaign. Two television commercials featuring Mets pitcher Tom Glavin have been created focusing

established to help sustain the overall effort. You might want to take a look – the graphics are great – [www.builditunion.com](http://www.builditunion.com).

#### Other Dynamic Things Are Happening Too:

- The association, as a member of the board of trustees of the New York City Benefit Fund, is currently looking into the feasibility of establishing, in cooperation with the NYC District Council board members, a new state of the art Technical College.
- Working with our allies in Albany, and specifically Assemblyman Peter Rivera, we have helped to develop a new Workers’ Compensation bill which should result in lowering our Workers’ Comp. premiums.
- We are also working to fine-tune the Prompt Pay law so that it will become a more effective tool for our contractors.
- Your association is discussing an ADR

program with our insurance consultant. Selected members have agreed to test an ADR program with Allied Insurance of North America that will lower costs to those who provide a safe work environment. We will monitor the results and inform the membership as to pros and cons.

- Along with Joe Giordano and Tapers Local 1974 we have been looking into new technology and upgrades to their Apprentice Program.

There is a lot going on. As managers we have to continue to do all we can to encourage our workers to improve their skills through the programs their unions provide for them – to take training and retraining classes and to employ the best and smartest techniques on the job. At the same time we have to motivate ourselves to provide whatever tools are necessary to enable our workers to perform better and safer and to produce a finished product that far exceeds that of our nonunion competition.

The construction industry is busy and we are busy too: upgrading technology, increasing worker skills, and advancing the laws that protect our contractors’ ability to earn a profit. Your association recognizes the problems and the solutions. We will continue to initiate, implement and coordinate programs that will help you to achieve your goals and maintain the high standards that your customers demand.

There is an abundance of jobs in progress, particularly in the New York Area. Projects such as the Bank of America Tower at 1 Bryant Park, Atlantic Yards in Brooklyn, Bronx Terminal Market, Freedom Tower, PATH Transit Hub, Silver Cup Studios in Queens, and of course, Yankee Stadium and the new CitiField Stadium are just a few of the most prominent endeavors. There are many smaller jobs working now and in the future in support of these high profile ones. Let’s make the most of them.

#### Of Special Note

For some forty years we have enjoyed the wisdom and valued participation of Mr. Charles Valdini of Valdini Drywall Corp., our “Elder Statesman,” who is retiring from our board of directors. We have all been beneficiaries of his know-how. Thanks for all your work, Charlie.

I would like to welcome two new board members; Douglas O’Connor from Donaldson Acoustics and James Fenimore of Total Planning Services. I look forward to working with both on the many issues that face us.

— Joe Olivieri



*From the  
**PRESIDENT**  
Michael Weber*

## **A Long Time Director Steps Down; Two New Directors Appointed; Upgrading The WC&C Website**

I would like to begin my message by thanking a valued member and friend who is retiring from our Board of Directors. Charles Valdini of Valdini Drywall Corp. has long been active in the association. Over the years his astute leadership and valuable insights have been a major asset to our board and to our labor/management relationships. I am sure he will continue to lend us his talents, though not from an official position on the board. I know I speak for our entire membership in extending our appreciation for all he has done for our industry.

Replacing him on our Board of Directors are two able new directors, Douglas O'Connor from Donaldson Acoustics and James Fenimore of Total Planning Services. Both Doug and Jim are experienced managers who will bring diverse capabilities to our executive team. I look forward to working with them in the months and years ahead.

I am pleased to announce that we have engaged the services of The Berman Group for the redesign and upgrading of the WC&C website. Our new site will be far more sophisticated and will include such interactive features as member login and membership email capabilities. It will also include local lien information, industry updates and an online newsletter.

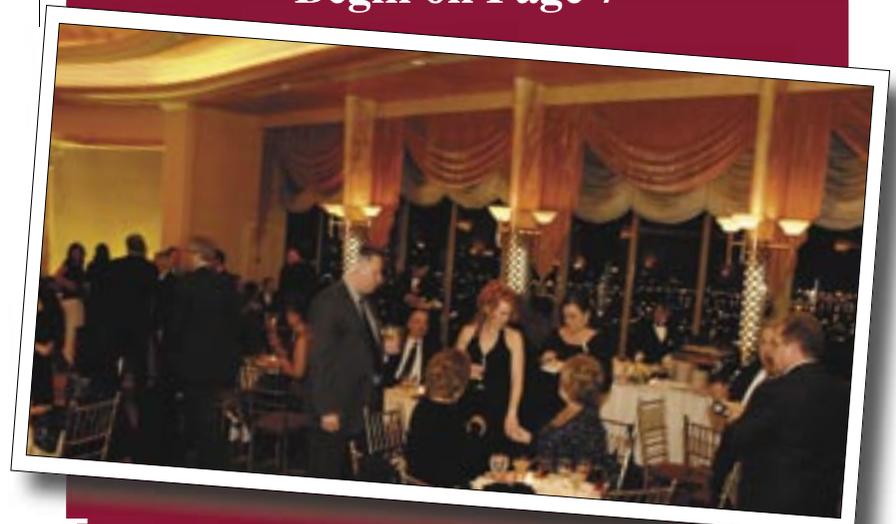
The Berman Group has generated the New York City Labor/Management Corporation's "Build It Union" program (which is depicted on the front and back covers of this issue of "Off The Wall"), including the organization's website at [www.builditunion.com](http://www.builditunion.com). The Association of Wall-Ceiling and Carpentry Industries of New York are active members of the NYC Labor/Management Corporation and have been instrumental in bringing the program into reality.

Sarah Berman and her team at The Berman Group did a tremendous job in promoting the recent Steel Doing It Right seminar. The feedback we received from the participants was that it was a day well spent as they learned the intricacies of light gauge framing.

We are looking forward to a very serviceable product from The Berman Group for WC&C.

Educating our members on safety and recapturing market share are still the most critical issues affecting our industry. Our board is working closely with industry leaders, including those from other associations in the construction trades, sharing ideas and devising solutions to mutual challenges. We will continue to work diligently for the betterment of our industry. —*Mike Weber*

### **Annual Dinner/Dance Photos Begin on Page 7**



# Mayor Bloomberg Signs Three Bills Aimed At Enhancing Safety For NYC Suspended Scaffold Workers

On April 17, 2007, Mayor Michael R. Bloomberg signed three bills aiming to minimize the number of suspended scaffold-related injuries.

The first bill, Introductory Number 522, requires that all suspended scaffolds be inspected daily, and that a record of the inspection at the job site be made available to Buildings Department personnel.

The second bill, Introductory Number 523-A, requires notification to the Buildings Department of any installation or use of a suspended scaffold hung from a C-hook or outrigger beam. Failure to notify will result in increased penalties and a stop work order for a minimum of two days if the Department is not notified of an unlicensed rigger, if the workers lack certificates of fitness, or that the rigger has not filed proper insurance or bonding documents.

The third bill, Introductory Number 524-A, increases the penalty for licensed riggers and supervisors who are not in compliance with regulations.

These three bills were signed as a result of recommendations made by the Suspended Scaffold Worker Safety Task Forces, a group created to develop concrete steps to minimize the number of suspended scaffold-related injuries and to develop effective outreach strategies to inform suspended scaffold workers of safe work practices and the dangers of non-compliance. •



Photo: Spencer Tucker

**See progress report on City's plan to protect scaffold workers on page 30**

## Proposed NYC Construction Codes to Make Construction Easier, Faster, Less Expensive; New Emphasis on Safety and Sustainability

Mayor Michael R. Bloomberg and Buildings Commissioner Patricia J. Lancaster announced the submission of a landmark modernization of the City Building Code, the first since 1968, to the City Council for review and consideration. The Mayor's proposal overhauls all aspects of the City's construction codes, including the Building Code, setting new standards and rules in order to emphasize safety, efficiency and sustainability. The proposal, to be called the NYC Construction Codes, draws on suggestions and input from hundreds of stakeholders the Administration brought together for this effort, simplifies construction standards and fosters long-term, environmentally-friendly growth.

## NYC Buildings Department Launches Next-Generation Electronic Document Management System

### B-SCAN System to Facilitate Electronic Processing and Online Retrieval of Construction Permit Documents

Buildings Commissioner Patricia J. Lancaster, FAIA, announced the launch of the Buildings Scan and Capture Application Network (B-SCAN) document management system. The effort is a major component of the Department's 2006 - 2009 Strategic Plan (2,746 kb-pdf), and is being implemented by borough, beginning in Staten Island.

The B-SCAN system is designed to guide the electronic processing, storage and online retrieval of paper documents associated with construction permit applications. Enabling the online access of job folder contents on the Internet via BISWEB, B-SCAN will also allow Buildings staff to manage construction applications electronically. With the exception of architectural plans, B-SCAN will capture all documents associated with New Building and Alteration permit applications and will be rolled out in all five borough offices over the next eight months.

"B-SCAN will increase the transparency and accessibility of job filings, and the system will reduce processing time and storage requirements. The paper age is over. We are now effectively creating virtual job folders online," said Commissioner Lancaster.

"Technology is the tool that will allow the Buildings Department to effectively and efficiently live up to its myriad of Charter-mandated responsibilities. The fact that the Buildings Department has yet again chosen Staten Island to first pioneer its latest endeavor is a recognition of the unique nature of this borough, a reflection of our new successful partnership and a credit to Commissioner Patricia Lancaster's commitment to this community," said Council Member James Oddo.

The Buildings Department receives over 300,000 pages of paper every month from customers throughout its five borough offices. With the launch of B-SCAN, job filing documents will be electronically managed, retrieved and archived. •

## 9/11 Workers and Volunteers Must Register Now To Secure Your Workers Comp Benefits!

The effects of the 9/11 tragedy continue to plague workers across the city. Many workers from the World Trade Center site continue to develop serious health problems even now, five years later, and the long-term health consequences are yet to reveal themselves.

New York State Compensation Law has been changed to extend the deadline for filing claims regarding ailments related to 9/11. Anyone who worked rescue, clean-up or recovery as a volunteer or paid worker between September 11, 2001 and September 12, 2002 is eligible to register.

Governor Pataki signed legislation on August 14 that was co-developed by the Workers' Compensation Board, the State Insurance Fund, the AFL-CIO and the Legislature. Pataki stated publicly, "The brave men and women suffering from hidden health issues stemming from September 11th should not be denied benefits because of a statutory time limit that they had no hope of meeting." Jonathan Bennet, the Public Relations director for NYCOSH, addressed our union and said, "The important thing for members to understand is that if they filed a workers compensation claim that was turned down because it was filed too late, they should register under this new program and file a new claim." Bennet also advised that all individuals who qualify should register "whether they currently have symptoms or not." Those who do not register by August 14, 2007 will never be able to file a claim to collect workers' compensation for 9/11-related ailments. One may not have health concerns at present; symptoms may not surface for five to ten years, if ever, but, if you register, you will at least be eligible for workers compensation when and if symptoms arise.

Workers who previously filed claims and were granted compensation for immediate injuries or illness are also encouraged to file with the program. If a new condition or illness linked to your 9/11 exposure or a psychological challenge such as post traumatic stress disorder (which is covered under workers compensation) should develop, these new conditions will not be covered under your existing claim.

Workers compensation pays 100 percent

of the medical bills pertaining to work related illness or injury and two-thirds of your average weekly wage up to \$400. Any doctor registered with the Worker's Compensation Board can treat a patient with a workers comp claim.

All workers, regardless of immigration status, who were exposed are encouraged and eligible to register. For more information visit the NYCOSH website at [www.nycosh.org](http://www.nycosh.org) or call 212-227-6440, extension 23 for English or extension 24 for Spanish.

(From the NYC District Council of Carpenters website [www.nycdistrictcouncil.com/go.php/on/article/id/3736](http://www.nycdistrictcouncil.com/go.php/on/article/id/3736))

---

## New Government Study Touts the Benefits of EIFS

### New research by the Oak Ridge National Laboratory shows EIFS to be the "best-performing wall systems"

Atlanta-based Sto Corp., a cladding, coating, and restoration systems provider, recently announced the findings of new research on EIFS by the government testing group Oak Ridge National Laboratory (ORNL). According to Sto officials, the 2006 studies show that walls made of EIFS provide "superior moisture and temperature control" as compared to several other common types of wall construction.

Still under way, the government research initiative scientifically compares EIFS (exterior insulation and finish systems) with walls made with brick, stucco, and cement fiber board siding. The study was funded in part by the U.S. Department of Energy and the EIFS trade group EIMA, of which Sto Corp. is a member. A summary release on the study's initial findings was issued recently by Achilles Karagiozis of the Building Envelope Group of the Oak Ridge National Laboratory.

### EIFS Compare Favorably

These preliminary results decisively show that EIFS are a better cladding for buildings than the other three types studied. The conclusion was based on the side-by-side performance of the wall

assemblies under conditions that can lead to moisture intrusion and temperature swings. In total, 15 configurations of wall cladding materials were incorporated into a specially constructed building in Charleston, SC, for comparison and evaluation over a period of 3 years.

In the statement released by Dr. Karagiozis, ORNL's researchers assert that this new research is "useful ... in demonstrating the superior moisture and temperature control performance of EIFS as compared with other types of exterior claddings." Among the conclusions, it is stated that "EIFS drainage assemblies with vertical ribbons of adhesive provide a drainage path and air space that contributes positively towards the hygrothermal performance of the walls."

### Water and Moisture Protection

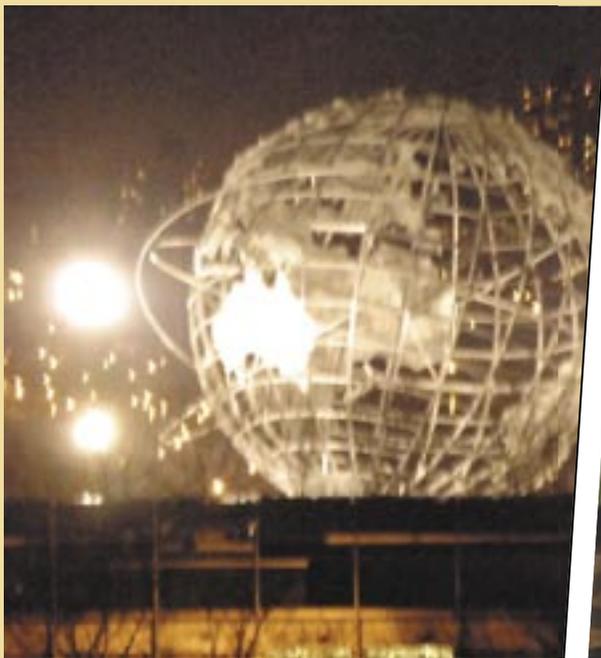
Other findings compare the effectiveness of construction materials used to protect against the intrusion of water and moisture into buildings walls, which can cause rust, rot, and other structural damage. Housewraps, for example, were found to permit more moisture movement and accumulation than water-resistive barrier coatings, which are troweled, rolled, or sprayed on. In addition, "the use of polyethylene vapor retarders is not a good strategy" in temperate climate, reads the ORNL summary.

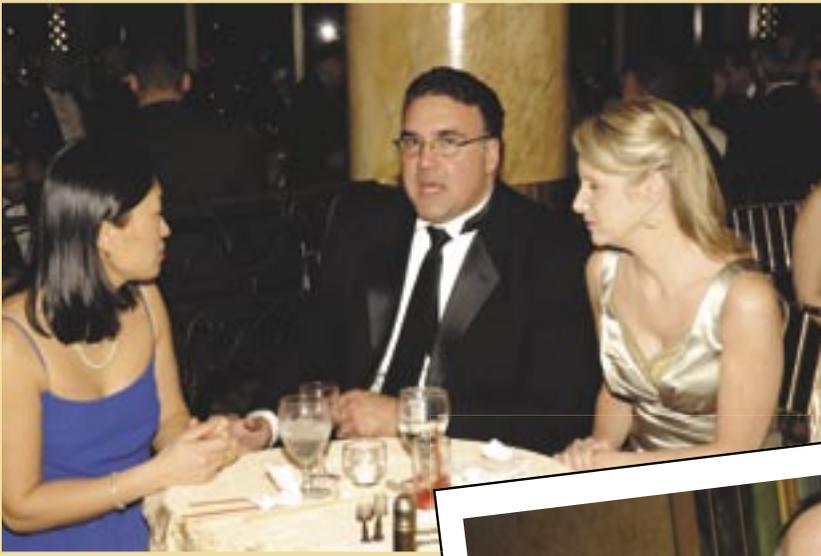
The study also provides insights as to the best ways to insulate buildings. "Insulation is more beneficial when placed toward the exterior," says the summary. \* **SCIENTIFIC RESULTS:** The study demonstrates that "the best-performing wall system was the EIFS wall consisting of 4 inches of expanded polystyrene insulation board without any interior stud insulation (no fiber glass)," reads the study summary issued by ORNL. "This wall outperformed all other walls in terms of moisture while maintaining superior thermal performance."

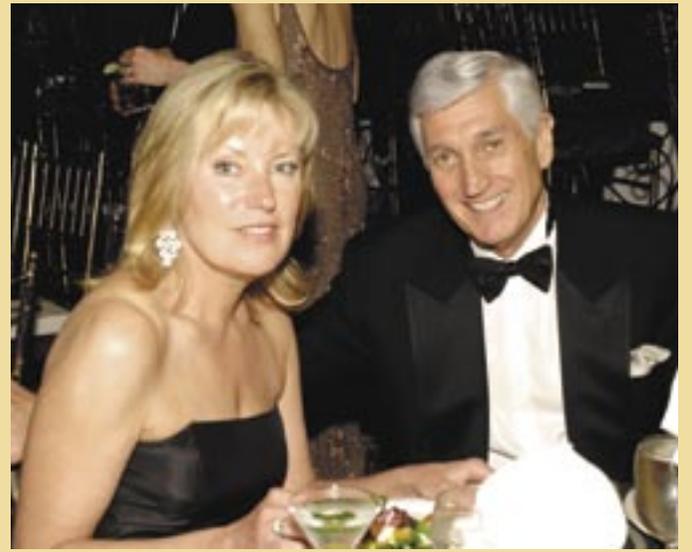
This information was provided by Atlanta-based Sto Corp., an innovative world leader and producer of a broad range of versatile cladding and coating systems for building construction, maintenance, and restoration. To read the complete release from the Oak Ridge National Laboratory (ORNL), a government-funded program that conducts basic and applied R&D in many areas of science and technology, visit ([www.eima.com/pdfs/EIMA\\_Executive\\_Summary\\_new.pdf](http://www.eima.com/pdfs/EIMA_Executive_Summary_new.pdf)). •

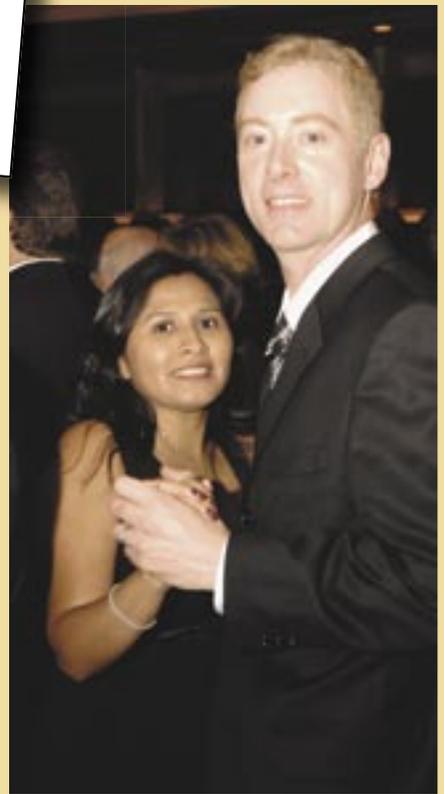
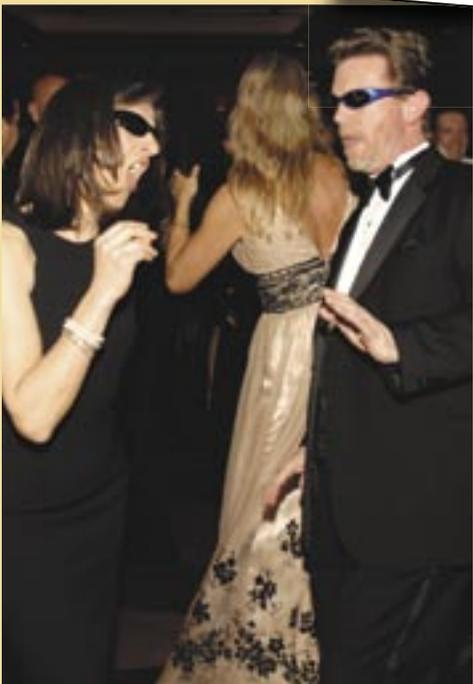
**WC&C Dinner/Dance**  
**March 23, 2007**  
**Terrace on the Park**











# A Smart Approach to Sustainability

Once you push past the myths relating to sustainability and green design, you'll find several strategies that will work for commercial buildings, no matter what your location

By Leah B. Garris, Buildings.com

**“Some [facilities professionals] think that a green building will require sacrifice in terms of comfort. That’s certainly understandable ... it goes back to Jimmy Carter wearing his cardigan and telling us all to turn down the thermostat.”**

**M**YTH AND MISINFORMATION SURROUND THE TOPIC OF SUSTAINABILITY, clouding its definition and purpose, and blurring the lines between green fact and fiction. “Some [facilities professionals] think that a green building will require sacrifice in terms of comfort. That’s certainly understandable ... it goes back to Jimmy Carter wearing his cardigan and telling us all to turn down the thermostat. But, we’ve come a long way since then; there are strategies today that can provide the same level of comfort with much less energy use,” says Ralph DiNola, principal, Green Building Services, Portland, OR.

Along with the assumed forfeit of comfort also comes apprehension about the way a green building might look. “There are opportunities for creative architects and engineers to make a building ‘look’ very green - if that’s what the owner wants to do. But, there are also so many things you can do with a building that are nearly invisible or that can be seamlessly integrated with the design. You can have a green building that doesn’t really ‘look’ any different than any other building,” says Alan Scott, principal, Green Building Services, Portland, OR. Simply designing a green building that looks “normal” can be a unique way to achieve a level of sustainability. “People don’t really talk about the value of aesthetics in terms of the longevity of a building. A beautiful building will be kept by a culture much longer than an ugly building. Aesthetics

is very much a part of longevity, and longevity is key to sustainability,” says DiNola.

Dan Meza, an architect at Emeryville, CA-based Ratcliff, points out that this trend is happening with manufacturers as well. “A lot of the things we’re used to specifying in our buildings actually don’t look any different than they did before, but the process by which they were manufactured, their recyclability, their efficiency, etc. has changed.”

When you cut through the lingo and get down to reality, sustainability isn’t about spending more on fancy gadgets in hopes of earning an eventual return on investment. It’s not about environmentally responsible buildings that ultimately sacrifice tenant/occupant comfort; it’s not about “greenwashing” your building, packing in as many sustainable products as possible without giving it much thought. To Meza, practicing sustainability means adding an extra layer of scrutiny to every decision you make about your building. That’s not to say that purchasing green products, abiding by green-cleaning standards, and recycling assets at the end of their useful lives isn’t sustainable - without a doubt, carrying out these tasks is good for the environment, your tenants/occupants, and, oftentimes, the bottom line. But, sustainability is also about something more. “So much of it isn’t really about whiz-bang products; it’s about using the basic building blocks we all have, but using them in a much more intentional way,” says DiNola.

Simply put,  
green strategies  
are green because  
they work with  
surrounding  
climatic and  
geographic  
conditions  
instead of against  
them.

Before jumping on the green bandwagon, take time to research what will work best for your building and provide the best return on investment. Instead of buying in to the myths that can sink your efforts to be sustainable, do some investigating on your own so that you'll be able to weigh your options and make the right decisions. When there is no time designated to sorting through the variety of sustainable technologies, it's often a decision that's made at the last minute; whether it's new construction or a renovation, the project team ends up scrambling to find products and materials that will "green things up."

**W**hat if you used a different type of window glazing? What if you added shading devices to the exterior or put more insulation in the roof? Scott emphasizes that testing your options via energy modeling and design analysis before installation allows you to understand how they will work with the building's surrounding climate and

existing equipment. "Seeing how things work interactively means that you're not just [making] a gross assumption about what may or may not work well; you're taking a scientific or systematic approach to find the best combination of strategies." Maybe the shading devices and extra insulation you want to add will allow you to downsize the boiler or chiller - there's no way to truly know how systems will affect each other unless you do some research in advance.

### **Sustainability Starts with the Climate**

Simply put, green strategies are green because they work with surrounding climatic and geographic conditions instead of against them. With that description in mind, Meza points out that you have to know about the environment in which you're designing and building to know whether or not you're truly being green. "It has to do with being in sync with the conditions that you're given and using them to your advantage." To achieve the ultimate in sustainable design, you should be familiar with year-round weather conditions (average temperature, humidity, rainfall, etc.), topography, prevailing winds, indigenous plants, etc. "All of that goes into what makes a building green, so sustainability has to be based on where you are. Measuring the success of sustainable design involves comparing building performance to a baseline condition. That baseline condition has everything to do with where your building is located and what your climate is like," says Meza.

In addition to understanding your surrounding climate, Chris Jarrett, associate professor and associate director at Atlanta-based Georgia Institute of Technology's College of Architecture, says that understanding microclimates (variations within a city, county, or state) is also crucial. "Even in terms of hot/arid and hot/humid climates, microclimates also need to be determined, because they do exist."

Brad Nies, director of Kansas City, MO-based BNIM Architects' sustainable design consulting division, Elements, emphasizes that you also need to iden-

tify and reduce your building's need for resources that are scarce (water and energy, perhaps) and increase the use of abundant, available resources (sun, rainwater, wind, etc.). Knowing the climate also means knowing what's being provided to you for use: the sun for heating and lighting, the wind for ventilation, and the rainwater for irrigation and other water requirements.

When talking sustainability, it's common to look at five areas: 1) site conservation, 2) water conservation, 3) energy efficiency, 4) materials conservation, and 5) the indoor environment (this is a universal list, modeled after the Washington, D.C.-based U.S. Green Building Council's LEED rating system). Of these five subjects, two (the indoor environment and materials conservation) are almost entirely independent of climate - they're important and relevant everywhere. Site conservation does depend on climate, but on a level that's very specific to a particular site and to the ground on which your building is sitting. The last two areas (water conservation and energy efficiency) both vary, depending primarily on the climate. Each U.S. region has a different climate: If you don't understand which resources are readily available and which aren't, and you use the wrong technique in the wrong location, costs will inevitably increase, which is something you want to avoid.

No matter what your location, your buildings have the opportunity to take advantage of the surrounding environment. Although certain areas of the United States are gaining attention for their environmental projects, success in sustainability is possible anywhere. In fact, as DiNola points out, "When you have greater climate extremes, you have even better opportunities for savings."

*Leah B. Garris (leah.garris@buildings.com) is senior associate editor at Buildings magazine. •*

## Skyscraper as Role Model — It's a Green Family Affair

### New York's Second-Tallest Skyscraper Aims to Be World's **Greenest** Skyscraper

The new Bank of America Tower will be the second-tallest skyscraper in New York, just a few feet short of the Empire State Building. It also has a shot at being the greenest skyscraper in the world.

By BILL BLAKEMORE and SHEPARD BOUCHER (ABC News)

**R**ISING FAST ABOVE TIMES SQUARE, THE NEW BANK OF AMERICA TOWER will soon be the second-tallest skyscraper in New York, just a few feet short of the Empire State Building.

It also has a shot at being the greenest skyscraper in the world. That's the hope of co-owner Douglas Durst and chief architect, Robert Fox, for their pride and joy.

Almost everything the workers are bolting, soldering, fitting, brushing, laying and pouring into place has been modified in ways the builders hope will earn the coveted "Platinum" rating (best possible) from the U.S. Green Building Council.

The various components include giant windows and glass inner walls that save on lighting bills, rooftop rainwater collectors (yes, even in Manhattan) that will cut down water bills, and even bike racks at entrances to encourage occupants not to drive to work.

"We get one point from the Green Building Council for bike racks," Fox said, adding almost proudly that the tower also has no parking garage.

#### If It's Not Green, It's Obsolete

"If you don't build green, you're building obsolete," Durst said during a tour up through the noise and bustle of construction — the tower now shoots up past its 28th floor.

Durst estimates that all the environmental factors they're including account for 2 percent to 3 percent of the total \$1.2 billion cost of building the tower. He believes the green additions will pay for themselves within two years to four years through saved energy expenses.

Durst says his family company, the Durst Organization, which has been in the Manhattan real estate business since 1915, will have a far superior property to pass on to his descendents.

Co-owner Bank of America will be the building's principal tenant, but The Durst Organization will manage a large percentage of the building's commercial real estate. In addition to saving money through more efficient utilities, the building is being built to environmental codes Durst believes will be in place in future years, eliminating the need for costly modifications.

"It all makes complete financial sense," he said as he explained how concentrating on

efficiency saved on utility bills while also being good for the planet.

#### Water the (Very) Old-Fashioned Way

The tower has special plumbing designed to combine roof-captured rainwater with the "greywater" from the building's wash-room sinks, and then with the condensation from the tower's air conditioning and from the steam purchased from the utility company ConEdison.

The resulting effluent will be used to flush the toilets and run evaporation panels that help cool the building, greatly cutting the building's water intake.

"The tower sits on a footprint of two square acres," said Fox, the architect, "and New York gets about four feet of rain a year. Imagine two square acres covered with four feet of water. We'll collect all of that."

The Durst family hopes the tower's super-green design will serve as a role model for builders everywhere.

"We're learning what 'a green building' means," he said, adding that they'd spent more time and money than usual on the design phase, but insisting it would soon pay off.

#### Electricity Burning Up Far Fewer Dollars

Bank of America is also hopeful about the tower's environmental efficiency.

"I want a building that will attract and retain the best associates!' That's what Bank of America Chairman Ken Lewis told us when he asked us to design the tower," Fox said. "And we worked hard to design



a building like that.”

On the still-windowless edge of the 25th floor, the recently poured concrete floor has just hardened.

“We have high ceilings — 9 feet, 6 inches — and we’ll have floor-to-ceiling windows. Everyone gets light.”

The tower also will have glass inner walls, so that even people stationed near the core of the building will be able to look outside from their desks and check the weather. The constant sunlight will even help reduce heating bills.

Most skyscrapers have eight-foot ceilings — and solid inner walls.

### A ‘Biophilia’ Building

“There’s a word that explains what we’re doing: ‘biophilia,’” Fox said.

The term “biophilia” was coined by Harvard biologist Edward O. Wilson to label an intense interest in and need for nature. Wilson says that humans have biophilia built into their DNA and that contact with nature is necessary for a general sense of well-being.

“People working at their desks will want to look outside, want to know is it raining out, or snowing ... or sunny,” Fox said of the building, which is scheduled to open in 2008.

The view isn’t bad either: From one angle, inhabitants will look out past the Empire State Building, across the East River toward the Verrazano Narrows Bridge and the Atlantic Ocean. Another side offers views south across Manhattan rooftops and the mouth of the Hudson River toward the Statue of Liberty.

Fox and Durst are considering a “daylight dimming system” that would have light meters for each room that turn up ceiling lights only as much as needed.

They hope that such day-bright office surroundings and anti-claustrophobic high ceilings will help retain employees as the Bank of American chairman asked.

“There are studies that show that employees are 10 [percent] to 15 percent more productive if their surroundings are healthy and pleasant,” Durst said.

*Continued on following page*

## ONE BRYANT PARK

*Continued from page 13*

### Refreshing Even 'Out of Doors'

And the benefits won't be limited to the building's occupants.

"We're actually acting as a giant air filter for New York City," said a subtly smiling Durst, his enthusiasm for the project shining through his understated soft-spoken manner.

"We will take in four times as much air as New York codes require, and the air we expel will be much cleaner than what we take in," he said.

The greater volumes of air make it possible to flush more VOCs (volatile organic compounds) out of the air, diminishing the likelihood of "sick building syndrome" sometimes blamed on imperfect air filtration systems.

He says that people working in the Bank of America Tower will breathe air cleaned of 95 percent of its particulate matter instead of the 35 percent typical in office buildings.

### Air Tricks From Ancient Egypt

"The air ducts will be under the floor," Fox said. "Each office, each room, will have a thermostat to regulate however much air the occupant wants."

This will bring big power savings because

air rising from the floor needs to be cooled down only to 65 degrees, rather than the 55 degrees needed for air coming from ducts in the ceiling where it has to get past the room's rising warm air and hot ceiling lights.

"Floor duct air systems were used by the ancient Romans," Fox said, "and they've been using them for 20 years in Europe. It's only just now starting to appear in the U.S."

The tower has three state-of-the-art natural gas fuel cells to create its own electricity, reducing the amount the owners have to buy.

Natural gas emits just half the greenhouse gases per BTU emitted from burning coal. The largest portion of America's electricity is by burning coal.

Between 7 percent and 8 percent of energy is lost in getting it from external power plants to customers, says Durst, so the less power plant electricity a building has to buy, the less greenhouse gas emissions it is probably supporting.

### Concrete Made Stronger by Blast Furnace Trash

Fox and Durst say they even found a new way to make the building's concrete 10 percent stronger.

They're making the building's concrete with a 45 percent admixture of blast fur-

nace slag: a glassy material left over after the smelting of ore.

### Normally, slag piles up as industrial trash.

When they found they could use slag as a substitute for nearly half of the building's concrete, Fox explains, they knew they had discovered yet another green advantage in the fight against global warming:

"Cement manufacturing produces massive greenhouse gas emissions. Something like 8 percent of global CO2 emissions come from cement factories," he said.

Fox and Durst know that this one building cannot by itself make any big difference, but they hope it can help lead the way, inspiring other builders.

### Tower's Carbon Footprint? Not a Simple Question

The two are hopeful that when the tower opens for business in 2008 it will be "carbon neutral" — the gold standard that must be met, say scientists, for any building that wants to be part of solution for global warming.

"It's not a simple calculation," Durst said. "We can't be sure yet that we're going to be completely carbon neutral, but we're working on it." •

## New green building standard nears completion Proposed Standard Now Open for Public Comment

A proposed new standard that will provide minimum guidelines for green building practices is nearly complete and has been released for public review and comment. Comments will be accepted through July 9, 2007 at [www.ashrae.org/publicreviews](http://www.ashrae.org/publicreviews). The standard is being developed by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) in conjunction with the Illuminating Engineering Society of North America (IESNA) and the U.S. Green Building Council (USGBC) and will be the first of its kind in the United States.

Standard 189P (Standard for the Design of High-Performance Green Buildings Except Low-Rise Residential Buildings) will provide a baseline for sustainable design, construction, and operations in order to drive green building into mainstream building practices. It will apply to new commercial buildings and major renovation projects, and will address key areas of performance including energy efficiency, greenhouse gas emissions, sustainable site selection, water usage, materials and resources, and indoor environmental quality.

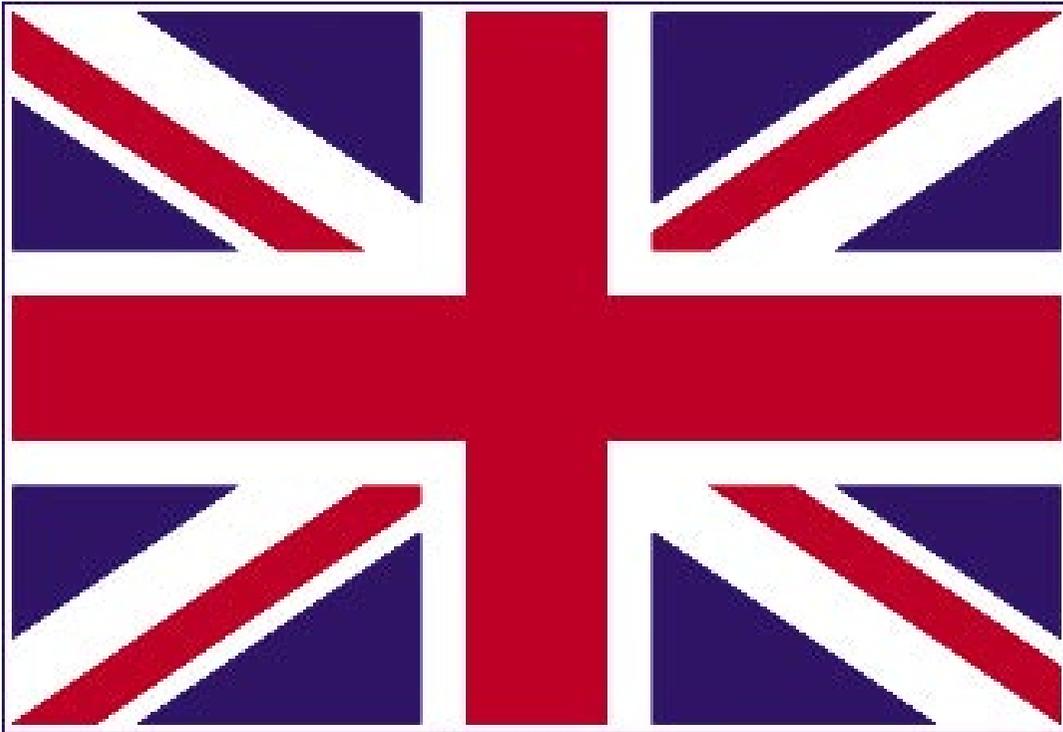
"Standard 189P will become the benchmark for all sustainable green buildings in the United States because it is being developed for inclusion into building codes," said committee chair John Hogan, chair of the Standard 189P Project Committee. "This means that owners and designers will have a consensus-based document that will set the minimum criteria that a building must satisfy in order to be considered a green building. The real impact of Standard 189P is that ASHRAE, along with IESNA and USGBC, is taking advanced energy conservation guidance mainstream for the general public's benefit."

Hogan also noted that the standard is not a building rating system per se, but rather a compilation of criteria that must be met in order for local building code officials to provide a Certificate of Occupancy for a facility.

Standard 189P is being developed using USGBC's LEED® Green Building Rating System™, which addresses the top 25% of building practice, as a key resource. Upon completion, Standard 189P will be an ANSI-accredited standard that can be incorporated into building code. It is intended that the standard will eventually become a prerequisite for LEED certification.

Proposed Standard 189P will be available only during public review periods. To read the addenda or to comment, visit [www.ashrae.org/publicreviews](http://www.ashrae.org/publicreviews).

# Want an abundance of jobs – try London



## London Construction Grows at Fastest Pace Since 1994

By Brian Swint (Bloomberg)

Construction growth in London and the southeast of England reached the fastest pace in at least 12 years during the first quarter, leading a pickup in the U.K. building industry, a survey showed.

The number of London land surveyors reporting construction workloads rose outnumbered those showing declines by 36 percentage points, the most since the survey began in 1994, the Royal Institution of Chartered Surveyors said today. In the U.K., the net balance was 28 percentage points, the highest since the second quarter of 2004.

Britain's building industry, which accounts for 6 percent of the economy, expanded the most in three quarters in the final three months of 2006. A shortage of places to live and work and preparations for the 2012 Olympics in London are spurring a rash of construction, including the

city's first 1,000-foot skyscraper.

"Private commercial building in London is at an all-time high, that's what's driven workloads up," said David Stubbs, a senior economist at RICS. "In the U.K., we had a decent pickup in 2006 and it's going to be an even better 2007, driven by commercial property and the housing market remaining strong."

An index from a survey of U.K. construction purchasing managers rose in March to 58.9, the highest since December 2003, from 57.3 the previous month, the Chartered Institute of Purchasing and Supply said today. The gauge has now exceeded 50, which shows expansion, for more than five years.

London's financial district is attracting investors in commercial buildings because a shortage of space is pushing up rents as firms add staff.

### Office Building

Workloads on private commercial construction in London more than doubled in the first quarter, RICS said. In the U.K. as a whole, 43 percent more surveyors reported workloads rising rather than falling, the most since 1997. RICS based its report today on responses from 168 surveyors.

U.K. offices returned 1.0 percent in February, and 22.8 percent in the 12 months to Feb. 28, according to figures from Investment Property Databank Ltd. released March 14. That's outstripping the 16.9 percent annual gain of all commercial real estate in the same period, IPD said.

London mayor Ken Livingstone is encouraging more skyscrapers in the city, where the highest building is the 800-foot-tall Canary Wharf Tower, to make better use of limited space. The biggest yet will be the 1,016-foot Shard of Glass, which was designed by Renzo Piano and will stand on the South Bank of the Thames by London Bridge.

### 'Pent-Up Demand'

"On the commercial side, retail is slightly weak, industrial is okay, and the offices market is doing the best," Stubbs said. "There's still tremendous pent-up demand in the housing market too."

House prices rose 6.7 percent in March from a year earlier, the most in almost four years, property research company HomeTrack Ltd. said March 26. London and the southeast of England led gains on the month, outpacing Wales and the North of England, where values were unchanged.

Overall construction expanded 0.8 percent in the fourth quarter, up from 0.7 percent in the previous three months, the Office for National Statistics said March 28.

London's building boom may keep up momentum in the run-up to the 2012 Olympic Games, which will cost 9.3 billion pounds (\$18.4 billion) to host, according to a March 15 statement by Culture Secretary Tessa Jowell. The event will be the culmination of Europe's biggest public construction project.

The Olympics will pose a challenge to the building industry as it saps demand for workers from projects across the rest of Britain, said Brian Williams, a surveyor at Fletcher McNeill in London, cited in the report.

"London 2012 will ultimately attract a disproportionate level of labor from the whole country," Williams said. •

# Freedom Tower Questioned Amid Rising Costs

By Kevin Lerner  
McGraw Hill Construction.com

As work on the Freedom Tower's foundations progresses, with an eye to vertical construction beginning next year, observers are expressing doubts over the project's total price tag, which seems poised to rise at a faster rate than the building itself.

Earlier this year, the Port Authority of New York and New Jersey officially authorized construction of the Skidmore Owings & Merrill-designed building, which forms the symbolic cornerstone of the rebuilt World Trade Center complex. The agency also approved the awarding of contracts worth nearly \$500 million for continuing construction on the Freedom Tower's foundations, which began last spring.

A press release stated that the contract amounts fall "within planned-for contingencies common to projects of this scale," a roughly 4 percent margin. The building's total price tag is currently set at \$2.88 billion. But many observers believe that the final number will rise far higher.

Barry LePatner, Hon. AIA, a real estate attorney and construction cost expert, contends that the Freedom Tower's initial bid numbers were virtually meaningless—unless construction companies agree to sign fixed-cost contracts, which seems unlikely. The problem, he explains, is that contractors often lowball their estimates to win projects and then file change orders and add other fees to make up the difference later.

Prominent real estate developers including Douglas Durst and Anthony Malkin have also criticized the project's finances. Lower Manhattan has an oversupply of office space, they told *The New York Times* in February, and the Freedom Tower is struggling to attract commercial tenants aside from government agencies.

New York's new governor, Eliot Spitzer, pledged his support to the Freedom Tower's construction after taking

office this winter—a symbolic but critical step. Even so, Spitzer as well as New Jersey governor Jon Corzine and New York City mayor Michael Bloomberg have said that they are open to selling it to a private developer, which could presumably redesign it. The foundations under construction now, they note, can be used for buildings other than the Freedom Tower.

Other projects at the World Trade Center site face a similarly uncertain fate. The Port Authority admitted this winter that rising labor and materials costs have caused the PATH station, designed by Santiago Calatrava, to exceed its \$2.2 billion budget by as much as \$1.2 billion. The architect and agency are looking for ways to trim costs. These could include a redesign, although Calatrava has said he is committed to preserving his design's signature elements.

In other World Trade Center news, the Lower Manhattan Development Corporation (LMDC) has released a revised General Project Plan for construction projects at the World Trade Center site, spelling out the responsibilities of various stakeholders. New York City and New York State jointly created this agency in 2001 to oversee rebuilding at Ground Zero.

The LMDC, in cooperation with the World Trade Center Memorial Foundation, will build the 9/11 memorial and memorial museum. Another key player, the Port Authority of New York and New Jersey, will build the Freedom Tower, designed by Skidmore Owings & Merrill, the PATH transit terminal designed by Santiago Calatrava, and sub-surface infrastructure for the whole site.

This revised plan was included in the LMDC's "Final Report," outlining its activity since 2001. Although the agency has largely closed its operations, allocating many of its duties to other agencies and private corporations, it continues to administer grants and supervise several downtown projects. •

## NYC Construction Spending To Top \$25Billion

By: Catherine Tymkiw  
As published in  
*Crain's New York Business*

Construction spending in New York City will top \$25 billion this year as the Big Apple reaps the benefits of strong office space demand and an influx of government spending on infrastructure improvements, according to a new report.

Spending on commercial building has been on a tear. Last year, total construction spending reached \$24.6 billion, up 18% from 2005, according to the New York Building Congress report.

Non-residential construction, including office buildings, hospitals, laboratories and colleges, is expected to reach \$8.6 billion by the end of this year. In 2006, spending in this area surged 93% to \$7.9 billion.

The report is based on an analysis of capital budgets, private sector development plans and other indicators.

"While a portion of the spending increase is attributable to inflation, the rising costs, at least for now, appear not to be impacting growth," said NYBC chairman Dominick Servedio in a statement.

The government sector remains the biggest driver behind the rising numbers, with about half of the city's construction spending devoted to maintaining and developing mass transit, public schools, bridges, roads and tunnels. The city, state and government agencies, such as the Port Authority of New York & New Jersey, collectively spent \$11.9 billion last year. Public construction is expected to leap to \$12.3 billion by year-end.

Worries about a tightening labor market and rising construction costs remain an underlying worry. "We may come to a point where inflationary pressures and increased costs finally begin to dampen the enthusiasm of developers and threaten to overwhelm the funding for public projects," said NYBC president Richard Anderson.

Overall, New York ranks seventh in the country in commercial construction spending, behind California, Texas and other larger states. •



# It's The Law

By Erwin Popkin

Erwin Popkin is legal counsel to the Association of Wall-Ceiling & Carpentry Industries of New York, Inc. and maintains practice in Mineola, NY.

**W**orker classification cases, those involving whether workers are employees or independent contractors, will be a major focus in 2008 for the IRS advised John Tuzynski on May 12, IRS chief of employment tax

Tuzynski told the May meeting of the American Bar Association Section of Taxation that IRS has entered into data-sharing agreements with several state workforce agencies to refer employment tax cases for audit.

He said the effort is aimed at increasing employer compliance with the employment tax requirements and reducing the employment tax reporting portion of the tax gap.

"It's safe to say if you thought worker classification cases were increasing, you are going to see a nice increase in our fiscal 2008 plan," Tuzynski said. "This will be a major area of emphasis for us."

•••

Overall economic activity may have been lackluster in the first three months of 2007, but business pending to build new hotels, factories, and office buildings remained solid in March, the Census Bureau reported April 30.

Census said the value of new construction put in place rose 0.2 percent in March to \$1.188 trillion on a seasonally adjusted annual basis as new construction spending on nonresidential projects offset declines in the housing sector.

Spending on residential construction was down 1.0 percent to a \$577.8 billion annual rate, while spending on nonresidential projects was up 1.4 percent to a \$609.9 billion annual pace. On a year-over-year basis, residential

construction spending was down 14.2 percent and nonresidential spending rose 13.2 percent.

Among only private projects, residential spending was down 1.0 percent in March and 14.4 percent year-over-year and nonresidential spending was up 2.4 percent for the month and 16.5 percent for the year.

The sharpest increases have come from construction of new hotels, up 13.2 percent to a \$26.8 billion annual rate in March. Since March 2006, spending on lodging construction has increased nearly 59 percent.

•••

The multi-employer citation policy created by OSHA in dealing with safety hazards at construction sites where various contractors and subcontractors work side by side, often without communication and generally at odds with each other, has been by the Occupational Safety and Health Review Commission, in a denial panel stating that the "contributing employer" portion of OSHA's multiemployer worksite citation policy is invalid as applied to general contractors.

In the matter of the Secretary of Labor v. Summit Contractors Inc., Summit, a prime contractor at a job site in Florida, employing only supervisory personnel, who were only responsible for the coordination of various subcontractors at the site, subcontracted the brick work to All Phase Contractor Inc., whose workers used scaffolding.

OSHA inspectors observed that All Phase did not provide fall protection for its workers on the scaffolds and issued citations to All

Phase and Summit for the violation.

At the hearing, Summit argued that the multi-employer work site policy was invalid in that as the general contractor, it did not create nor had employees exposed to the hazard.

The hearing judge rejected Summit's argument and affirmed the citations issued to Summit. The matter was appealed to the Review Commission who, in a divided opinion, vacated the citation to Summit as the non-creating, non-exposing employer.

The Secretary of Labor has filed a petition for review of the Commission's ruling, to the US Court of Appeals for the Eighth Circuit.

•••

In a recent case upheld by the 2nd Circuit Court of Appeals, an injured illegal immigrant was entitled to lost wages on the going rate in New York. Jose Madeira, an undocumented worker from Brazil, worked in construction. Madeira never produced false work papers; he didn't need to since his brother handled the hiring for the company.

The trouble began when Madeira fell from scaffolding and was seriously hurt. He sued the contractor and subcontractor under New York's Scaffold Law, which allows workers who are hurt because of faulty safety equipment, to sue their employers.

The judge instructed the jury to ignore Madeira's undocumented status when deciding whether the contractors violated the Scaffold Law but to consider his status when calculating damages, including lost future wages. The jury awarded Madeira \$638,000 in total damages, including \$230,000 in lost future wages.

The 2nd Circuit Court of Appeals upheld the award. It concluded that federal immigration law didn't pre-empt New York law, which allows illegal immigrants to collect lost wages based on the going wage rate.

•••

Contractor organizations and unions voiced support May 2, for a New York City Council construction safety plan that would include a measure to strengthen the penalty system for contractors found in violation of city building codes when working without required permits and licenses.

Management and labor representatives joined with Council Member Erik Martin Delin, chair of the council Housing and Buildings Committee, to back a "three strikes and out" penalty system in legislation to be proposed by the end of the summer. Under the plan, the sponsors said, violators would face a 10-day stop-work order for a first offense, a 90-day stop-work order for a second offense, and a five-year ban on future permits for a third offense. •

# A Hurricane on Wheels

Engineers have built a portable device that can simulate the effects of a category-three hurricane in order to test the structural integrity of building materials.

By Brittany Sauser  
MIT Technology Review

Researchers at the University of Florida (UF) have developed a portable wind and rain simulator that can create a hurricane environment in a laboratory setting for scientific study. The unique device, reaching wind speeds equivalent to those of Hurricane Katrina, is equipped with eight industrial fans powered by four marine diesel engines. The simulator is mounted on a trailer and



**Hurricane on the fly:** University of Florida wind-engineering researcher Forrest Masters stands on a newly completed, fully portable hurricane simulator. The simulator is mounted in a trailer and is approximately 50,000 pounds. It's composed of eight five-foot-high industrial fans powered by four marine engines that can create winds of up to 130 miles per hour. A hydraulic system designed by Linde Hydraulics Corporation and Cunningham Fluid Power transfers power from the engines to the fans. The wind produced by the fans goes through a duct to gain speed, and rudders at the end will control its direction.

*Photo Credit: Kristen Bartlett Grace, University of Florida*

will be used on vacant homes to test building products, urban landscapes, and anything else that might be affected during a storm.

"This device will really help us be able to better understand storm-related problems [with building construction] and is certainly important for the rapid advancement of technology to become more hurricane resistant," says Rick Dixon, the executive director of the Florida Building Commission.

Since the late 1990s, UF has been leading a program called the Florida Coastal Monitoring Program, a consortium of schools that has been deploying portable towers in the path of land-falling hurricanes to take turbulence measurements. The UF researchers have used this data as a basis for building the simulator to

replicate what they have observed. "The portable wind simulator is an apparatus that can produce sufficient wind and wind-driven rain at a large scale to damage full-size structures, and that allows us to conduct experiments where we look at what worked and what didn't work," says Forrest Masters, an assistant profes-

sor of civil and coastal engineering and leader of the hurricane-simulator project.

The simulator is outfitted with eight five-foot-tall industrial fans, each weighing approximately 1,200 pounds and stacked in two rows. The fans will be powered by four 700-horsepower marine diesel engines, a type of boat engine. The transfer of power from the engines to the fans is controlled by an innovative hydraulic drive system designed by Linde Hydraulics Corporation and Cunningham Fluid Power. Once the engines are redlined, they turn a set of hydraulic pumps that drive fluid through the motors housed in the fans, which spins the fans, explains Masters.

The wind from the fans will pass through a custom-built duct that enables it to accelerate to the desired speed. At the end of the duct are rudders that allow the researchers to direct the wind. Inside the rudders is a water-injection system to simulate wind-driven rain.

"The wind flow that comes out of such a device should be one that reproduces reasonably well the features of real atmospheric flows generated by hurricanes," says Emil Simiu, a research professor at the International Hurricane Research Center, at Florida International University (FIU). Simiu is working on a similar device, called the Wall of Winds, with a team at FIU. Unlike Masters's device, the Wall of Winds is stationary, so all tests must be conducted in the steel fabricated building on the FIU campus where the simulator is housed. The group, led by Arindam Gan Chowdhury, an assistant professor of civil and environmental engineering at FIU and director of the wind-engineering lab at the International Hurricane Research Center, just received \$2 million from the state to enhance the six-fan design of the simulator.

Masters's simulator will begin testing on vacant homes donated by the state in the next few weeks. He and his colleagues will be looking at the effects of hurricanes on certain corners and edges where a building's walls come together and at how to keep cladding on roofs, windows, and doors to prevent water intrusion. The group will also be testing road signage, utilities, and infrastructure systems used in typical hurricane preparations. According to Dixon, the group's work will directly translate into new building standards and code for 2007.

"In addition to uncovering the science behind ... hurricane winds, I am looking forward to bringing industry together to look at these problems," says Masters. •

# AWCI's Industry Executives' Conference & Committee Week

September 18-22, 2007 • Hilton San Diego Resort • San Diego, CA

**To request** a brochure, call Lee Morris at (703) 538-1610.

**To register** online, visit [www.awci.org](http://www.awci.org)

**For more information** about the Hilton San Diego Resort, visit [www.sandiegoresort.hilton.com](http://www.sandiegoresort.hilton.com)

**Questions?** Call Karen Bilak at (703) 538-1609.



*"Join us at a dream location  
right on Mission Bay."*



# *Flexibility & Economy with Wood Open-Web Roof Trusses*

By John Grogan  
from Buildings.com

**M**ANY CHALLENGES MUST BE FACED in the design and construction of commercial buildings. One limiting factor is the length of ceiling span that can be accommodated without supporting structures such as columns and interior walls.

As building owners and users know, interior structural elements disrupt the flow of activity in a space, create fixed points around which uses must be planned, and can visually mar an otherwise attractive design.

Warehouses and other industrial buildings that require extensive open floor-space have dealt with this problem for years by using open-web roof trusses. These trusses are pre-manufactured with top and bottom sections (chords) made of wood with a network of tubular steel members (webs) installed at an angle between them. With more types of profiles for open-web trusses available in today's market, A&D professionals are incorporating them into stores, offices, schools, libraries, and other public and commercial buildings. In schools, open-web trusses are often found in gymnasiums, auditoriums, cafeterias, and other common-use areas.

For buildings with exceptionally long ceiling spans (more than 100 feet), open-web trusses are an ideal solution. Their high strength-to-weight performance allows long spans with fewer supporting structures. For other building applications where design flexibility or economy is desired, open-web trusses work equally well.

Today's open-web trusses are available in numerous configurations, allowing architectural freedom and a range of aesthetic options. Truss pro-

files include straight, tapered, pitched, scissor, barrel, and parabolic, among others. In addition to creating greater flexibility in the shape of roofs, designers are increasingly using open-web trusses as design features in exposed ceilings. They provide ceilings with an open, light, and airy appearance, and allow for easy routing and placement of ducts, wires, lighting fixtures, and other utilities. In addition, they add the warmth and feel of wood.

Open-web trusses are lightweight, stable, and easy to install. Pound for pound, they are among the strongest structural components available. They are typically custom-manufactured to an individual project's specifications. In some products, the top chord is made from engineered wood, which can provide exceptional strength and splitting resistance.

In addition to strength and design flexibility, open-web trusses are also a cost-effective choice. Commercial buildings are often built under very tight budgets; structural elements can be a significant portion of project costs. The variety of truss depths and different configurations of tubular steel webs helps professionals specify an open-web truss that meets load-bearing requirements while reducing the amount of materials needed. Some manufacturers' products are also recognized for use in educational facilities and commercial buildings by major building codes, which can mean fewer delays during approvals and inspections.

*John Grogan is the commercial business development manager at iLevel by Weyerhaeuser ([www.iLevel.com](http://www.iLevel.com)), Federal Way, WA. More information can also be obtained by calling (888) 453-8358.* •

# NOTES FROM THE FOREST

## *The LUMBER MARKET*

*Courtesy Allied Building Products Corp.*

Although it's hard to believe with all of the hoot and hollering we've been hearing over the past 10 days, there really is no shortage of lumber or panels to meet the current building demands. The market has shifted ever so slightly, business levels have improved incrementally here and there but the buyers' mindset for some reasons remains... order it today and they will deliver it tomorrow. When inventories are as lite as they are in the field and the delivery pattern suddenly changes; panic ensues. What is missing and causing the temporary state of uneasiness we are experiencing, is the purging of most of the excess inventory at the mill and local distribution level. The pressure is off the sellers to move unwanted stock, no matter what the price sacrifice has to be. Order files have moved into what has always been the traditional lumber and panel markets range, of 2 weeks or sooner.

The lumber and panel markets have shifted into long holiday weekend mode. As the week progressed activity slowed as buyers and sellers drift away from the frantic pace of the past 2 weeks and look forward to some good old fashion summertime R&R. Many buyers have covered their needs through mid to late June. Those buyers are going to be out of the market until they are able to digest and sell what has recently been purchased. Many buyers are hoping that their recent purchases are not going to play havoc with their cash flow; as many of these purchases were made in anticipation of sales.

**Spruce & Stud Markets:** Spruce Dimension and Stud mills reported another week of solid sales but the pace was certainly more tempered than in previous week and price gains were held to single digits. Mill order files are now stretching into the week of 6/11. Buyers' were complaining that they were having difficulty in finding the highly specified and prompt shipping tallies they have grown accustomed to buying from either local distributors or mill owned reload centres. 2x4 Stud trims remain in tight supply and prices are up another \$ 15 - \$ 20 MBM over last week's levels. Canfor's announcement that they were closing the Mackenzie sawmill for an indefinite period, caught buyers' attention and helped confirm some of the rumors that had been swirling around the Spruce markets all week. The mid August closing date, however, took some of the wind out of the announcements sails.

**Hem \ White Fir:** Hem \ White Fir sales were

steady and prices edged higher, thanks in part, to on going mill shutdowns and curtailments and an order file that is now into the week of 6/4. Wides were particularly active and posted the largest gains, but the gains were limited to single digits. California mills were reporting better sales than the remaining regions. Buyers searching for highly mixed tallies found it tough going, with one mill missing an item or two and another mill having those items but missing something else. 2x4 Stud trims were on the move upwards as many buyers switched from SPF to this species to save a few dollars and hopefully get delivery a week sooner.

**Green Doug Fir:** RSG one of the largest Green Doug Fir narrow producers, restarted 3 of their shutdown mills this week and prices immediately faltered in both Green and Dry Doug Fir 2x4's and 2x6's. However, at the same time Hampton Lumber Sales announced that they were taking their wide Green Doug Fir mill in Willamina Oregon, down for the week of 5/28 and perhaps beyond and that helped to support the prices on 2x8 - 2x10 - 2x12. Green Doug Fir studs were a mixed bag with some mills clinging to their price list and others quietly indicating that counter offers, of the modest variety, would be considered for those willing to make volume purchase offers.

**Cedar:** Log shortages, flooding along the Fraser River, and now an anticipated labor dispute in mid June continue to dog the Western Red Cedar markets. Mills tried to recover the higher cost of logs by cutting more timbers than dimension. Distributors bought anything the mills had to offer and often found mills willing to take these sales at older purchase prices. Shake and Shingle sales slowed but buyers still out numbered sellers. Shingles and premium Shakes were difficult to find. Mills reported running behind on scheduled Shake and Shingle deliveries in excess of 3 - 5 weeks.

**Southern Pine & Treated:** Southern Pine Dimension Lumber and Studs sales were truly a mixed bag, with prices varying zone to zone and item by item. Westside Zone pricing improved the most with 2x6's and 2x10's leading the way up. Southern Pine mills raised prices cautiously and carefully, not wanting to shutoff the renewed interest in their production that they were seeing. 2x12's fell, again, in all 3 zones as buyers continue to steer away from their purchase until the downward slide showed signs of stopping. Losers continue to out number gainers in small squares and timbers and prices fell \$ 5 - \$ 10 MBM on

most items. Radius Edge Decking is once again on the ropes and prices are in the process of adjusting lower on both Premium and Standard Decking. Treated -: Treaters had a very busy week as retailers and 'boxes' added inventory in anticipation of the Memorial Day rush. Treaters along the Gulf, especially in the New Orleans area noted that there was a sudden increase in demand for 4x4's and all dimensional lumber products. Many conjectured that the rebuilding process might finally be getting under way.

**OSB & Panels:** The OSB and veneer panel markets continue on their upward pricing journey. Order files have moved into the week of 6/11 at the mill level. Anything available for prompt shipment is now garnering a hefty premium over later shipping panels.

**OSB:** OSB prices have flattened out and only a few regions reported any price appreciation. Most buyers conceded that the supply pipeline had gone from a raging rapid to a slow trickle. Nevertheless most buyers limited their purchases to immediate needs and expressed the need for extreme caution with this oft time's volatile priced product. Reports of selected mills, quietly trying to find buyers for the remainder of next week's cash market panels circulated. Local distributors were asking and getting a premium for units that they could ship from warehouse to help out retailers who found themselves in a sudden inventory bind.

**Southern Pine:** It was another active week in the Southern Pine Rated Sheathing and sanded plywood markets. Prices did rise again this week but the mills were only able to get single digit increases instead of the large double digits escalations of the previous several weeks. Local distributors' inventories remain broken, as several vessels from Brazil failed to make port as scheduled - crowding at the docks was given as the cause and rail cars were delayed due to congestion at many of the major hubs in the Northeast and the South. With order files out at the mills until the week of 6/17, the next Brazilian vessels, due to arrive the same week and office wholesalers and local distributors quoting for the week of 6/11 or sooner, the pressure is really on for those who need panels in a more timely fashion. They can be found for sure but when they are, they come with a hefty price tag.

**Western Fir:** The price inversion between Southern Pine and Western Fir continues. Western Fir mills were again the beneficiary of the tight Southern Pine market. Sales in Western Fir Rated Sheathing were still quieter this week than last as buyers either awaited or digested recent purchases. Mill order files are now into the week of 6/4 - 6/11. Mills were able to raise prices \$ 5 - \$ 10 MSF on most Rated Sheathing items and the few buyers who were out in the market didn't hesitate to purchase when mills made product available. •

## Fire Barrier Pass-Through Devices from 3M

3M Fire Barrier Pass-Through Devices are a complete solution for preventing the spread of fire and smoke where electrical, data, communications cable or pipes penetrate floor or wall. The devices are designed for the high traffic areas where cable are constantly being added and removed. For more information visit <http://solutions.3m.com>.

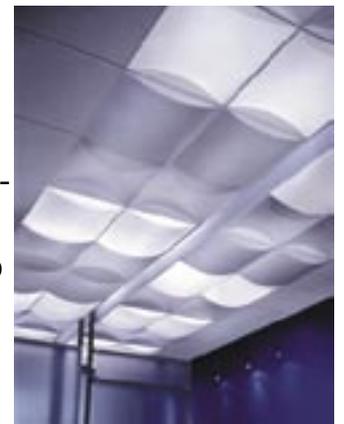


to the floor!"

For more information go to [www.Cgcinc.Com](http://www.Cgcinc.Com).

## Also From CGC, BILLO™ Ceiling Panels

New Billo™ 3-Dimensional Ceiling Panels from CGC Inc. transform traditional, flat ceiling planes into wave shapes, adding rhythm and depth to interiors.



The Billo system

consists of 2- by 2-foot pre-formed, lightweight LEXAN® infill panels, which can be installed either curving upward toward the ceiling or downward toward the floor, permitting a myriad of patterns from just one simple shape.

Billo panels install easily into 9/16-inch narrow profile and standard 15/16-inch Donn® Brand Suspension Systems, providing full accessibility. They can be integrated into flat-panel ceilings to create dramatic focal points.

For more information go to [www.cgcinc.com](http://www.cgcinc.com).

## New U-FLEX 6-Inch Track

U-FLEX from Constru-Flex was designed to make your dry wall experi-

## CGC DUST CONTROL™ Drywall Compound

DUST CONTROL™ Drywall Compound by CGC is the first and only



joint compound to reduce airborne dust.

If you've sanded drywall compound, you know drywall dust goes everywhere and settles on everything; not to mention clogging masks and coating goggles. It's a mess that takes hours, even days, to clean up. Well finally, there's a solution.

CGC is pleased to introduce a revolutionary new drywall compound that dramatically reduces airborne

dust. Its unique "heavy dust" particles bind together and drop straight to the floor, ready to vacuum or sweep up in no time at all. That's good, clean science that makes for less prep and fast, easy cleanup.

And there's no sacrifice in performance. DUST CONTROL™ Drywall Compound provides outstanding performance for any drywall finishing application:

The compound provides low shrinkage and usually requires just two coats over beads and trim.

DUST CONTROL has excellent bond for both taping and finishing coats.

You get an advanced product that works and sands very easily; it is a true all purpose product.

So whether you're a renovation contractor trying to keep your customers happy or a do-it-yourselfer trying to keep the house cleaner, all you need to remember is "With DUST CONTROL, dust falls straight

# PRODUCT NEWS

ence simple, economical and look more professional. U-FLEX offers two track sizes to make your work accurate: a 2.5" track and a 3.625" track. Now U-FLEX offers a new 6" track for your convenience. Commercial builder's can be at ease with U-FLEX, because U-FLEX can give you the curves you always wanted.

For more information go to [www.constru-flex.com](http://www.constru-flex.com).

## Decoustics Introduces New Natural Wood Veneered Acoustical Finishes

From Decoustics, manufacturers of custom acoustical products comes Madero, a collection of impressive natural wood veneered acoustical



finishes which includes Quadrillo, Solo and Solo M.

Solo is an acoustical wood plank finish consisting of a natural wood veneered medium density fiberboard (MDF) which is grooved on the face and perforated from behind and covered with an acoustically

transparent black mat laminated to the back side (prevents insulations color from reading through).

Solo M is a modified version of the standard Solo product, produced as a panel rather than planks and has the same construction, acoustic performance and fire rating as Solo

Quadrillo® is a natural wood veneer finish. Acoustical absorption is achieved through the use of Decoustics' unique, patented perforation technology in combination with a high-performance acoustical core. The product is ideal for both wall and ceiling applications.

For more information visit [www.decoustics.com/finishes](http://www.decoustics.com/finishes).

## New Generation Steel Framing from Dietrich

With the exception of head-of-wall products, minimal changes or improvements have been made to interior drywall metal framing over the past 20

years. Today, Dietrich Metal Framing proudly

announces a cutting-edge, industry-changing new development to interior drywall metal framing — Dietrich UltraSTEEL® Framing. Dietrich UltraSTEEL® Framing is a next-generation roll-forming technology that significantly increases product



performance, including greater load-carrying capacity, higher limiting heights, better acoustical and fire performance and easier installation.

Dietrich UltraSTEEL® Framing is an internationally patented method of altering the characteristics of the base strip steel, providing higher strength capacity from lighter gauge material. The process effectively work-hardens the steel with two mating rolls. During the process, the effective thickness of the material is increased to that of the original thickness, plus the depth of the ribbing.

For more information go to [www.dietrichindustries.com](http://www.dietrichindustries.com).

## Adjustable Aluminum Workbench from Diamond Wall

Diamond Wall introduces a newly redesigned adjustable workbench. Manufactured of highest-grade aluminum and with a load capacity rating of 450 lbs. Diamond Wall's 18" – 30" adjustable workbench is a workhorse



designed for safety and productivity. Extra stable outward angled extension legs are available, allowing for a working height of up to 47<sup>3</sup>/<sub>4</sub>". The

*Continued on following page*

# PRODUCT NEWS

*Continued from the preceding page*

extension leg kit comes with four legs and two side steps providing easier, safer, climbing. The newly designed latch is designed for safety and ease of use.

For more information visit [www.diamondwall.com](http://www.diamondwall.com).

## Dura-Tape International Presents Wet-N-Stick™ Water-Activated Joint Tape

Wet-N-Stick™ from Dura-Tape International Possesses A Heavy Duty, High Tensile Fiber Strength That Resists Tearing And Distortion. This Proprietary Water-Activated Adhesive Emulsifies Into The Wallboard Face Paper Once Dry An Airtightbond Is Created. Wet-N-Stick™ Will Not De-Laminate. This Unique Quality Cannot Be Said Of Pressure Sensitive Or Self-Adhesive Products That Lose Bond Strength In Time. Wet-N-Stick™ Is Designed To Save Days And Man Hours In The Construction Process. No Need To Imbed Tape Into Joint Compound. No More Waiting A Day For Mud Drying Before Applying First Skim Coat. Install Inside Corners In Minutes. Note: Wallboards That Are Spaced 3/16 Apart, Require Backfilling.



Dura-Tape International Wallboard Tapes And Wet-N-Stick™ Technol-

ogy Products Are Available Through Grabber® Construction Products ([www.Grabberman.Com](http://www.Grabberman.Com) Or 1-800-877-Turn). There Are Major Benefits Of Wet-N-Stick™ Technology. As The Earth's Only Patent Pending, Water-Activated Adhesive Drywall Joint Tape.

## Et&f's Model 110 Trimfast™ System For Wood Molding

ET&F Fastening Systems' Model 110 tool drives AST-075 finish pins to attach popular molding materials to steel 14ga and lighter. The tool features an easy-load magazine, compact design and lightweight. At 100psi maximum air pressure, the tool consistently countersinks the fasteners even when used with hardwood moldings. The tool comes standard with a durable plastic carrying case.



Why waste time with large headed trim screws or other slower, costlier fastening methods when finish work can be as fast as nailing to wood?

For more information on this and other ET&F tools visit [www.etf-fastening.com](http://www.etf-fastening.com).

## STANLEY® Multi-Purpose 3-in-1 Saw Set

Stanley introduces the STANLEY® Multi-Purpose 3-in-1 Saw Set. Available with a 10" universal pull tooth utility blade, 8" compass saw blade, and a 6" metal cutting blade this utility saw provides the end user with the functionality of three different blades in one space saving design. The easy to use turn knob allows the user to switch blades as needed, conveniently store all three blades on the handle when not in use, and tilt each blade into one of the six different positions to provide tight corner access and improved control.

Visit [www.stanleytools.com](http://www.stanleytools.com).

## DRYVIT IS #1 EIFS/STUCCO SIDING ACCORDING TO BUILDERS

Dryvit Systems, Inc., manufacturer of Exterior Insulation and Finish Systems (EIFS), was rated first for brand familiarity and use, according to an annual study released yesterday by Hanley-Wood. Each year, Hanley-Wood surveys builders throughout the nation to gauge brand use within the industry. Builders surveyed said they used Dryvit most and were more familiar with Dryvit than any other brand.



"We are thrilled that Dryvit continues to be the forerunner in the EIFS industry," said Tony Stall, vice president of marketing for Dryvit Systems, Inc. Architecture Magazine also recently recognized Dryvit with their annual Architect's Choice for Excellence (ACE) award in the EIFS and stucco category, based on the responses of architects to a similar survey on product performance.

## New HILTI Tool Theft Deterrent System

Hilti now has a theft deterrent system to help protect your valuable tool assets. With the new electronic Hilti TPS Theft Protection System, theft is pointless.

Tool and material theft from construction sites has increased steadily in recent years, forcing construction companies and tradesmen to apply stricter and more comprehensive security measures. From locked security containers and expensive jobsite security systems to round-the-clock construction site surveillance, these measures involve considerable expense and extra work - and in many cases provide only limited security.

Because theft is clearly a major issue in the construction industry, Hilti now has a theft deterrent system to help protect your valuable tool assets. With the new electronic Hilti TPS Theft Protection System, theft is pointless.

The simple, easy-to-use TPS system, which is available for many Hilti tools, puts tool owners and users in control and can be customized to best suit their needs. Additionally, because the system helps put an end to missing tools, it helps reduce insurance and replacement costs and keeps the tools in your hands to help increase productivity - all which can help positively impact your bottom line.

The TPS system consists of a Company Card, Activation Key and electronic module inside the tool. A company-specific theft protection code is set initially in each tool using the Company Card. Authorized users receive an Activation Key that is needed to electrically unlock the tools. For everyday tool use, connect the tool to the power supply, hold the Activation Key to the tool and go to work. If the tool is stolen, it will lock after 20 minutes and cannot be restarted without the Activation Key.

For even greater tool protection, the new TPS system works with the Hilti serial number tracking system. At the time of purchase, the tool's serial number is typically linked to the authorized users' account information. This tracking allows tool owner to report stolen tools to Hilti so notification can be sent if the tool reappears in a Hilti Repair Center.



## With New GOLD SEAL 400® No Project is too Small to Incorporate Sustainability

GOLD SEAL 400® is a new, portable, soft foam insulation and air-sealing dispensing system



that makes it more convenient than ever to incorporate

sustainability into new construction or renovations. Icynene developed GOLD SEAL 400® to extend the benefits of their soft foam system for use in an even greater number of applications. The GOLD SEAL 400® foam insulation kit is a fast, efficient and effective way to insulate and air-seal those hard to reach and irregular areas. GOLD SEAL is installed by professional Icynene Licensed Dealers to ensure proper installation and optimal performance.

A few examples of the many uses for GOLD SEAL 400®:

- Insulating and air-sealing around doors and windows. Sills and jambs are not distorted.
- Touching up small areas that have undergone repairs
- Insulating and air-sealing rim joist areas
- Insulating and air-sealing cracks and penetrations in the building envelope
- Sound dampening in plumbing run

GOLD SEAL 400® has been adapted from the original Icynene formula, yet still delivers the same advantage – a Healthier, Quieter, More

*Continued on following page*

# PRODUCT NEWS

Continued from the preceding page

Energy Efficient® environment. This soft, flexible foam expands to 100 times its initial volume within seconds to fill in every crack or crevice and around every electrical box and duct, while remaining flexible so that the integrity of the building envelope seal remains intact over time. The foam permanently retains its flexibility so that it can move with the substrate without cracking or pulling away.

Now, no project is too small with the GOLD SEAL 400® portable soft foam insulation system from Icynene. Contact your local Icynene Licensed Dealer to learn more.

## Flex-c Trac® Now Available With New Hammer-lock Feature

Flex-Ability Concepts, Oklahoma City, has introduced Hammer-Lock, a new feature for Flex-C Trac® that significantly reduces installation time and labor.

Flex-C Trac provides an easy way for builders to frame high quality curves



by utilizing a simple, flexible metal track for use with wood or metal studs.

Hammer-Lock allows the shaped flexible track to be held in place by simply hammering down tabs

in each link of the track. The previous system of securing the track by placing screws in the steel strap in the track flanges can still be utilized depending upon contractor preference and application.

Hammer-Lock is available on 20 gauge 2 1/2", 3 5/8" and 6" Flex-C Trac. It is also available on Flex-C Angle.

"This design innovation has been in the works for nearly two years," according to Robert Widmer, marketing manager. "We've tested it in the field with key contractors and they love the fact that Hammer-Lock significantly speeds up the time to secure the shape. When the tabs are hammered down, the shape of the track is firmly held in place. This feature makes Flex-C Trac vastly superior to competing products that claim to hold their shape without the use of screws."

The locked tabs do not interfere with stud placement. For maximum lateral load capacity, securing screws should still be used in the flanges.

For more information call 405-996-5343 or visit [www.flexabilityconcepts.com](http://www.flexabilityconcepts.com).

## High-Performance, High-Pressure Air-Operated Airless Sprayers

Setting a new standard for performance, Graco Xtreme NXT high-pressure air-operated airless sprayers provide long-lasting durability that boosts your productivity. Designed with Graco's new NXT Air Motor, the Xtreme NXT is

proven to outperform and outlast all other sprayers in its class. It easily handles the toughest protective coatings and corrosion control materials. Three motor sizes and 11 models available to fit your specific application.



For more information visit [www.graco.com](http://www.graco.com).

## Two New Caulk Tools for Pros

Caulk that's been in place for years comes off quickly and cleanly with the unique Caulk-Away PRO™, a unique new tool from HYDE®. Two sharp blades reach into tight channels and corners to shave caulk clean from tile or window mullions.



Use the Caulk-Rite PRO™ to lay down a perfect bead of replacement caulk.

No messy residue, no edge marks, no contaminating uncured caulk by using your fingers! Simply hold at a 45o angle and drag along the caulking bead. Excess caulk collects on the inside of the tool and can be re-applied over any gaps in the bead.

Powder coated metal tools wipe clean when you're done and can be stored in their original container.

Replacement blades and pads extend the life of the tools.

For more information, call visit [www.hydetools.com](http://www.hydetools.com).

## **Dietrich and Quiet Solution Announce Soundproof Drywall for UltraSTEEL® Framing**

*QuietRock® Technology Enhanced for Use with UltraSTEEL Studs*

Dietrich Metal Framing and Quiet Solution announced at INTEX that they have partnered on a specially-engineered soundproof drywall panel to deliver superior noise reduction for interior walls built with Dietrich's UltraSTEEL® studs.

The new product, QuietRock® UltraSTEEL 527, provides sound isolation equivalent to four layers of standard drywall when used on UltraSTEEL studs – making walls simpler, thinner and lower cost with less labor, while delivering more reliable noise reduction. They deliver sound transmission class (STC) ratings of 55, when used on just one side of a single steel stud assembly, reducing sound transmission by 80 percent when compared to using standard drywall. This new sound damping drywall is 5/8" thick, contains no metal, and will be available in lengths from 8' to 12'. It scores, snaps, hangs and finishes just like standard drywall, making it easy to use for contractors with no special training. "If you have specific sound reduction targets, this new QuietRock panel, in conjunction with our UltraSTEEL studs, is a solution we strongly recommend," said John Diaddigo, VP business development for Dietrich. "We focused on this new product because we deliver value-add solutions to our customers – and Quiet Solution is a technology and market leader in noise reduction."

Dietrich UltraSTEEL Framing is a next-generation roll-forming technology that significantly increases product performance, including greater load-carrying capacity, higher limiting heights, better acoustical and fire performance and easier installation.

"We're thrilled to be working with a leader like Dietrich – and we'll do everything possible to support their team, their channel and our joint customers," said Kevin Surace, president and CEO of Quiet Solution. "Creating specially-engineered products is a reflection of our large investment in research and development. Our recent breakthroughs in the lab have allowed us to specifically tune the sound damping properties for specific applications, as in this case, the new UltraSTEEL studs. We have one issued patent and 22 more filed or underway related to noise reduction, low-energy solutions, cleantech materials, and material science."

QuietRock UltraSTEEL 527 will be available in volume throughout North America this summer exclusively from thousands of authorized building material dealers. Detailed product information is available now for architects and builders at [www.quietsolution.com](http://www.quietsolution.com).

## **New Way to Knock Out Noise Between Rooms – QuietRock 516 Soundproof Drywall**

Quiet Solution has announced a new product to help families sleep easier, and knock out noise from their teenager's stereos, spouse's home theater or their laundry room. QuietRock 516 provides the lowest-cost soundproofing solution for single-family residences and takes its place as the seventh member of the world's best-selling family of soundproof drywall products.

"QuietRock 516 has been designed specifically to deliver spectacular noise reduction performance on 16-inch-on-center wood stud construction...and 16-inch construction is how many single-family homes are built," said Steve Weiss, vice president of marketing for Quiet Solution. "This 1/2-inch thick drywall replacement takes out 70 percent of the noise heard between rooms – reducing the blare of a stereo down to 'library quiet' in the next room."

The new product is made using specially engineered thin dense panel layers along with Quiet Solution's proprietary viscoelastic polymer technology. The result is a panel that is engineered and tuned to work best on 16-inch construction. QuietRock 516 hangs and finishes like standard drywall, making it exceptionally easy to use. A single sheet delivers the same noise reduction as eight sheets of standard gypsum.

For information visit [www.quietsolution.com](http://www.quietsolution.com).

# NYC Buildings Commissioner Delivers Progress Report On City's Plan To Protect Scaffold Workers

## Interagency Alliance Formed to Cross-Train Inspectors and Share Data on Trends and Statistics

Buildings Commissioner Patricia J. Lancaster, FAIA, has provided a progress report (44 kb) on the City's strategic plan to protect workers on scaffolds. Adopted by Mayor Michael R. Bloomberg in February, the plan outlines measures to enhance enforcement, worker outreach, and training procedures in order to ensure the safety of the workers as well as the public. The progress report was delivered at a quarterly meeting of Suspended Scaffold Worker Safety Task Force. The Commissioner was joined by Deputy Mayor Carol Robles-Roman, Mayor's Office of Immigrant Affairs Commissioner Guillermo Linares, and Richard Mendelson, Manhattan Area Director for the U.S. Department of Labor Occupational Safety and Health Administration (OSHA).

"The construction boom in New York City is alive and well, a sign that our long-term growth and economic vitality is strong. But in good times such as these, we must focus on protecting the workers building and maintaining our City," said Commissioner Lancaster. "As we kick-off Construction Safety Week this year, I am happy to report that we've made progress on our promise to roll out new measures to enhance the safety of our suspended scaffold workers."

Since February, the Buildings Department has implemented several of the recommendations that form the base of the City's strategic plan to protect scaffold workers. Initiatives implemented include:

- \$6 million dedicated by the City to the Department of Buildings for new scaffold safety unit
- Scaffold Safety Team unit recruitment underway
- Interim inspection team has proactively inspected 756 locations, resulting in 280 violations
- Intro 522 signed into law, requiring scaffold equipment maintenance logs be kept on job sites
- Intro 523 signed into law, requiring riggers to notify Buildings when using C-Hook scaffolds
- Intro 524 signed into law, increasing and adding new penalties for scaffold safety violations
- Buildings website improved to make it easier to find information about licensed riggers

The increased penalties, new accountability measures, and C-hook notification requirement will take effect on July 16, 2007.

"Last year, I convened this Task Force with one objective in mind: to enhance the safety of all New Yorkers," said Deputy Mayor Robles-Roman. "Since that time, we have worked closely with government, industry and community-based organizations to develop innovative and cooperative solutions. The creation of the Scaffold Safety Unit, recently passed legislation providing increased oversight and enforcement of scaffolds, and the Alliance signed today, committing to interagency cooperation for outreach, inspections, and education, all reinforce our City's commitment to building a safer New York."

The Buildings Department and U.S. Department of Labor Occupational Safety and Health Administration also today formed an Alliance to work cooperatively to address construction hazards throughout New York City. This Alliance builds on the Task Force recommendations and reinforces the existing working relationship

between the two agencies.

"This alliance formalizes our already strong cooperative relationship with the Buildings Department," said Richard Mendelson, OSHA's Manhattan Area Director. "We share the common objective of achieving safer construction sites throughout the city by reducing and preventing construction hazards and injuries. Continued sharing of knowledge, data and resources is critical to meeting and maintaining this vital goal."

The Alliance will reinforce a commitment to cross-train inspectors, share data on trends related to construction hazards and accidents, and work together to share worker outreach strategies and educational materials. By working together to promote safe and healthful conditions for construction workers, the Buildings Department and OSHA continue their efforts to protect worker and public safety. An implementation team made up of representatives of both the Buildings Department and OSHA will develop a plan of action, determine procedures, and identify the roles and responsibilities of the participants. In addition, the representatives will meet on a regular quarterly schedule to track and share information on activities and results in achieving the goals of the Alliance.

The Suspended Scaffold Worker Safety Task Force was convened by the Mayor's Office in November in response to an increase in suspended scaffold incidents. Focusing on enforcement, training and outreach, the Task Force developed a set of 13 recommendations aimed at minimizing the number of suspended scaffold incidents. The recommendations were adopted in full by Mayor Bloomberg on February 7, 2007. To view the full Suspended Scaffold Worker Safety Task Force report, "Steps to Safety" (722 kb-pdf), or to learn more about Construction Safety Week 2007 visit the NYC Buildings Dept. website. •



### 2007 NYC Construction Safety Week Kicked-off

On May 1, 2007, Commissioner Patricia J. Lancaster kicked-off Construction Safety Week with an update on the progress of the Scaffold Safety Task Force and announced an alliance with Occupational Safety and Health Administration (OSHA) to work cooperatively to address construction hazards throughout New York City.

# OSHA NEWS

## OSHA Forms Safety Partnership For Construction Of Goldman Sachs Headquarters

A comprehensive construction safety partnership has been formed to minimize hazards and maximize safe and healthful working conditions for employees constructing the new Goldman Sachs headquarters in Battery Park City.

The partnership unites the U.S. Department of Labor's Occupational Safety and Health Administration (OSHA) with the project's construction manager, Tishman Construction, the New York Labor Department's On-Site Safety Consultation Program (NYS Consultation), the Building and Construction Trades Council (BCTC), the Building Trades Employers Association (BTEA) and the General Contractors Association of New York Inc. (GCANY).

"This partnership emphasizes employee training and an ongoing commitment by contractors to identify and eliminate hazards before they harm employees," said Patricia K. Clark, OSHA's regional administrator. "Other goals include a top priority of zero fatalities and full compliance with the project's stringent safety requirements."

Under the partnership, all project subcontractors will be required to have a site-specific safety and health program administered by a qualified person, ongoing safety and health training that addresses new project tasks or processes, safety and health orientation for all new hires, and certified OSHA training for all foremen.

Among other requirements are task-specific weekly toolbox instructions for employees to inform them about safety and health standards that apply to each week's work, as well as documentation of all safety and health activities, including corrected hazards and near accidents.

The partnership was signed by OSHA's Clark and Mendelson; William Motherway, executive vice president, Tishman Construction; James Rush, program manager, NYS Consultation; Edward J. Malloy, chairman and chief executive officer, BCTC; Lou Coletti, chairman and chief executive officer, BTEA; and Christopher Ward, managing director, GCANY.

## Targeted Inspection Plan Announced for 2007 *Agency targets approximately 4,150 high-hazard worksites*

The U.S. Department of Labor's Occupational Safety and Health Administration (OSHA) has announced that its 2007 Site-Specific Targeting (SST) plan will focus on approximately 4,150 high-hazard worksites in its primary list for unannounced comprehensive inspections for the coming year.

"Over the past nine years, OSHA has used a site-specific targeting inspection program based on injury and illness data," said Assistant Secretary of Labor for OSHA Edwin G. Foulke Jr. "This approach allows us to focus our enforcement efforts on those workplaces with the highest numbers of injuries and illnesses."

This year's program (SST-07) stems from the agency's Data Initiative for 2006, which surveyed approximately 80,000 employers to obtain their injury and illness numbers for 2005. The program will initially cover worksites on the primary list that reported 11 or more injuries or illnesses resulting in days away from work, restricted work

activity, or job transfer for every 100 full-time employees (known as the DART rate).

The primary list will also include sites based on a Days Away from Work Injury and Illness (DAFWII) rate of 9.0 or higher. Employers not on the primary list who reported DART rates of between 7.0 and 11.0, or DAFWII rates of between 4.0 and 9.0, will be placed on a secondary list for possible inspection. The national incident DART rate in 2005 for private industry was 2.4, while the national incident DAFWII rate was 1.4.

OSHA will inspect nursing homes and personal care facilities, but only the highest 50 percent of rated establishments will be included on the primary list. Inspections will focus primarily on ergonomic hazards relating to resident handling; exposure to blood and other potentially infectious materials; exposure to tuberculosis; and slips, trips, and falls.

The agency will also randomly select and inspect approximately 100 workplaces (with 100 or more employees) nationwide that reported low injury and illness rates for the purpose of reviewing the actual degree of compliance with OSHA requirements. These establishments are selected from those industries with DART and DAFWII rates that are higher than the national rate.

Finally, the agency will include on the primary list some establishments that did not respond to the 2006 data survey.

## OSHA Issues Revised Guide to Help Protect Employees from Amputation

The Department of Labor's Occupational Safety and Health Administration (OSHA) issued Safeguarding Equipment and Protecting Employees from Amputations, a revised guide to assist employers in providing a safe and healthful workplace for their employees. This revised guide ties directly to OSHA's National Emphasis Program on Amputations, released Oct. 27, 2006.

"Amputations are among the most severe and disabling workplace injuries that result in permanent disability. They are widespread and involve various activities and equipment," said Assistant Secretary of Labor for OSHA, Edwin G. Foulke, Jr. "These injuries result from the use and care of machines such as saws, presses, conveyors and bending, rolling or shaping machines as well as from powered and non-powered hand tools, forklifts, doors, trash compactors and during materials handling activities. Our revised guide offers practical information for the small business employer to identify and manage common amputation hazards associated with the operation and care of machines."

The revised OSHA guide identifies eight mechanical motions and eight hazardous actions that present possible amputation hazards. The guide also sets forth steps employers can take to reduce these hazards.

The material in Safeguarding Equipment and Protecting Employees from Amputations is appropriate for anyone responsible for the operation, servicing, and care of machines or equipment -- employers, employees, safety professionals and industrial hygienists. Topics covered in the latest document include hazard analysis, safeguarding machinery, awareness devices and hazardous energy (lockout/tagout).

Printed copies of OSHA's revised guide are available by calling (202) 693-1888, or by writing U.S. Department of Labor, OSHA Publications, P.O. Box 37535, Washington, D.C. 20013-7535. It is also available on OSHA's Web site at [www.osha.gov/pls/publications/pubindex.list](http://www.osha.gov/pls/publications/pubindex.list).

# www.builditunion.com



Delivering The Message



**W&C**

The Association of Wall-Ceiling & Carpentry Industries of New York, Inc., together with other management associations and The New York City District Council of Carpenters with its affiliated labor unions, make up the New York City Labor-Management Corporation.

The organization was created to promote the use of union contractors and labor and increase our market share. Our mission is to put more union carpenters to work. The mandate is simple: examine sectors of the market where union contractors and labor are not being utilized, identify the core problems, think of creative solutions to the problems, and implement them.

The corporation's website, [www.builditunion.com](http://www.builditunion.com) presents a lively demonstration of union labor and the people who have been building New York since 1881. This site includes a direct appeal for career-minded New Yorkers to consider joining the New York City District Council of Carpenters. *"The Greatest City in the World NEEDS the Greatest Carpenters and Contractors in the World."*

Currently, through the use of a highly visible television ad campaign featuring Mets pitcher Tom Glavin, and supported by MTA Bus advertising and a major display billboard in midtown Manhattan, The New York City Labor-Management Corporation is delivering the message throughout the city.



Quality



Safety



Opportunity

WWW.BUILDITUNION.COM



The Association of Wall-Ceiling & Carpentry Industries of New York, Inc.  
125 Jericho Tpke., Suite 301, Jericho, NY 11753

RETURN SERVICE REQUESTED