



SUMMARY

NEWSLETTER OF THE SANTA CLARA VALLEY
CHAPTER OF THE CONSTRUCTION
SPECIFICATIONS INSTITUTE

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March 2003 Newsletter

COPPER IN ARCHITECTURE

The Santa Clara Valley Chapter of The Construction Specifications Institute (CSI) would like to extend an invitation to you to join them on Thursday, March 6th, 2003. Come enjoy dinner along with a slide presentation and discussion about architectural copper and copper alloys. Steven Olitsky of the Copper Development Association (CDA) will provide an introduction to the architectural uses and applications of copper products. Design basics will be discussed and shown graphically. Common practices will be examined and situations to avoid will be identified. Questions will be encouraged.

Topics to be discussed: Function and Scope of CDA Architectural Applications
Manufacturing Techniques Finishes
Physical Properties Life-Cycle Costs
Basic Concepts Environmental Issues
Design Basics CDA Resources

When: **THURSDAY, MARCH 6, 2003**

Location: Ramada Inn Silicon Valley, 1217 Wildwood Avenue, Sunnyvale
(Lawrence Expressway and 101)

Times: Social hour: 6:30PM
Dinner: 7:00PM Dinner Cost: \$20 per person
Program: 8:00PM

RSVP: Please call Harry Hedges (408) 378-2762 and leave a message or email hharki@aol.com
RESERVATIONS ARE REQUIRED ***** Call prior to Noon on Tuesday, March 4, 2003 *****

CONSPIRACY THEORY

Psst - hey! Did you hear that, because of the small number of specifiers in CSI, they will not be allowed to renew their membership? Or that Institute Board members voted themselves a 200% pay increase this year? Or that the coming replacement for the Manual of Practice was revised just so CSI could sell a whole new series of educational material? Or that the new MasterFormat will be issued in four volumes - one for each of the construction teams - and will incorporate the Code of Hammurabi? Or how about this - that the reason the Convention will be held in Chicago for three years is that the Chicago chapter has been taken over by labor unions?

Despite what you may have heard, the truth is not quite that interesting. As odd as it sounds - for an organization that was founded on the idea of clear communication - CSI has done a poor job of keeping its own members informed of what it is doing. The unfortunate result is that some members, frustrated by a lack of basic information, have decided that there is some conspiracy involving Institute officers and/or staff, that they have a hidden agenda to perpetrate some horrific crime.

Given the lack of communication, it isn't hard to understand why such feelings exist. Looking at things logically, though, one can't help but ask what it is that the conspirators are supposed to gain. It certainly isn't money; even with the obscene salaries paid to Board members, they're still a couple of bucks short of a cup of coffee.

Welfare State

Although officers and chairs may be criticized for appearing to be out of touch, all members must accept some responsibility for our imperfect communication. There is a lot of information on the CSI website, in NewsDigest and the Construction Specifier, and more on

chapter websites and in chapter newsletters. There have been teleconferences, surveys, faxes, and direct e-mails.

We expect owners, consultants, contractors, suppliers, and just about everyone else to read and understand those brief little documents we call specifications - but we won't read the relatively few paragraphs needed to know what's going on in our own organization. About the only thing left is to have Phil and Edith visit each member individually to answer their questions.

Just like our nation, we've evolved from a scrappy bunch of innovative pioneers to a lazy bunch of consumers, content to let someone else figure out what to do - and then we complain because it ain't what we would have done.

For next month, your homework assignment is to visit the discussion forum at my favorite website, www.4specs.com, and read the comments. There is a lot of good dialogue there, valid criticism that our leaders should read. But some of the comments show that we expect more than we're willing to give.

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REMINDER!

Remember to **VOTE** on the issue of Student CSI Members, and the Institute's openings, when you receive your ballot in the mail.

Board Minutes

Minutes of the Board Meeting

Santa Clara Valley Chapter CSI
(Draft — Board Approval Pending)

Place: Ramada Inn, Sunnyvale

Date: February 6, 2003

Time: 5:00 p.m.

Present: Bob Anderson, Rick Aquino,
Marvin Bamburg, Carl Bredl,
Harry Hedges, Dede Impink,
Gil Johnston, Mike O Donnell,
Matt Sparkman

1. Immediate Past Chapter President Mike O Donnell called the meeting to order.

2. The minutes of the previous meeting were reviewed by those present. Gil Johnston requested that the minutes be revised to reflect that the South Bay Plastering Association donated wine for the dinner rather than the raffle; Mike O Donnell requested that the name of the South Bay Plastering Association be revised to read the South Bay Plastering Contractors Association. Gil Johnston moved that the minutes be accepted as corrected; the motion was seconded and carried.

3. Region Director s Report: Gil Johnston advised the Board that he had been unable to attend the West Region Mid-Year Conference in January; Jim Balboni represented the Chapter in his place. Jim will report on West Region Board Meeting at the next Chapter Board Meeting.

4. Unfinished Business: Member Badges: Mike O Donnell advised that member badges had been fabricated and were ready to be picked up. Marvin Bamburg delivered the badge box and agreed to store the badge box and bring it back to the next Board Meeting when badges are available.

July Meeting Date: Mike O Donnell advised the Board that the July meeting would be moved from July 3, 2003 to July 10, 2003.

5. New Business: Convention Delegates: Chapter Secretary Dede Impink advised that the Chapter must forward the names of Convention delegates to the Institute by March 10, 2003. The delegate list has to be finalized by the next Board Meeting. Dede noted that Jim Balboni and Julie Brown will be attending the Convention and will probably verify that they will be delegates. Carl Bredl advised that he will also be attending; his name will be added to the delegate list.

Nominating Committee: Dede Impink noted that, if the Chapter President had not yet formed a nominating committee to develop the slate of officers for the upcoming fiscal year, he should appoint the committee this month.

6. Committee Reports:Programs: Mike O Donnell reported that programs had been arranged through July. Mike also advised the Board that he would not be available to serve as Programs Chair next fiscal year.

Editor/Publishing: Matt Sparkman reported that, thanks to Julie Brown s efforts, he now had a significant stream of articles for publication.

Website: Bob Anderson requested that the Website Committee Report follow immediately after the Editor/Publishing Committee Report since the committees shared many of the same concerns. Bob advised that, if provided with the text, he could put advertisements on the chapter website with links to the advertiser s website. Bob suggested the Chapter ask advertisers what they were willing to pay for ads since payment was essentially a donation. Bob also reported that coordination between Editor/Publications Committee and Website Committee had improved; flyers were being received regularly

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in adequate time for posting. Bob further advised that the website roster based on files received from Institute was the most accurate roster currently available. Bob also reported that a page for members to use to correct their membership information had been added to the website.

Membership: Carl Bredl reported that he could not access the chapter membership roster at the Institute. Carl also advised that he was developing an e-mail survey with his wife's assistance to determine what would bring members to meetings. Mike O'Donnell suggested the Board consider encouraging non-members to join the Chapter by having members invite prospective members to meetings as the Chapter's guests. The Board discussed potential limits on the number of meetings the offer would be available and on how many meetings one potential guest could attend as the Chapter's guest. Gil Johnston moved that the Board pay for a meal for up to 20 guests over several months. Marvin Bamberg requested the motion be amended to clarify that guests must be prospective members. The motion was seconded and carried. Cost of meals will be charged against membership rather than dinner budget line item. Harry Hedges clarified that he should forward the reservations list of guests identified as potential members to Carl Bredl.

7. Announcements and General Discussion:
2003 West Region Conference: Bob Anderson requested Board members mark their calendars for the West Region Conference to be hosted by the Honolulu Chapter from September 24 to September 28, 2003 at the Kona Coast on the island of Hawaii. Bob noted that he would be there.

8. The meeting was adjourned by Immediate Past Chapter President Mike O'Donnell.

2003 CSI WEST REGION CONFERENCE

Mark your calendars - New Time & Venue

**Thursday, September 25 -
Sunday, September 28, 2003**

Waikoloa Beach Marriott Hotel,
Kohala Coast, Hawaii

HONOLULU -The Construction Specification Institute West Region's annual conference has been scheduled at the Waikoloa Beach Marriott, an Outrigger Resort, on the island of Hawaii. This will mark the first time in the history of the West Region that the conference is held on another island.

The theme for this year's conference is, "Going to Extremes - Design for Extreme Environments." Featured will be many of the Island of Bawan's natural settings. From the heights of Mauna Loa to the flowing lava of Kilauea, this unique setting will showcase some of the talent of the local building and design community.

Please mark your calendars for this special event.

THE WAR AGAINST MOLD

By Dave Barista, Associate Editor

Reprinted courtesy of *Building Design & Construction*, 01/01/2003.

Mold-related lawsuits and escalating insurance premiums are threatening the pocketbooks of America's Building Teams, but the good fight goes on.

Largely ignored by professionals in the design and construction industry as recently as five years ago, mold is now the focus of countless

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industry seminars, research studies, and magazine articles. And with good reason, as damages from mold hit the pocketbooks of Building Teams across the country.

Fueled by media reports and a growing number of lawsuits and insurance claims nationwide, the mold scare has snowballed into a mess that only a lawyer could love. Building occupants are suing owners, owners are suing contractors, and contractors are suing designers and product manufacturers.

"Mold has grown into a big business," says Ted Bumgardner, vice president with San Diego-based construction consultant Gafcon Inc., which is also involved in construction-related defects litigation. Five years ago, we rarely saw a mold claim. Now it's rare to find one without mold.

Smack dab in the middle is the insurance industry, which has taken the brunt of the financial blow stemming from mold. According to the Insurance Information Institute, mold-related

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claims for commercial buildings alone in the U.S. increased from \$34 million in the first six months of 2000 to \$157 million during the same period in 2001.

Naturally, the insurance industry has gone into the defense mode to protect itself from escalating losses from mold claims. Many carriers now have expressly stated mold exclusions in their general liability policies, which typically protect Building Teams from legal troubles. In some cases, mold is not even a buy-back exclusion, meaning that the customer cannot pay extra to add mold coverage to the policy. In other cases, insurers offer mold coverage at a premium, such as a special endorsement to a pollution liability policy.

What this means for Building Teams is the prospect of limited insurance coverage, higher insurance premiums, and the risk of being named in the latest multi-million toxic mold lawsuit.

Is mold out of control?

Bumgardner believes that while many mold claims may be legitimate, the whole mold scare is getting a bit out of hand, especially with so little scientific evidence linking mold to the negative health effects cited by plaintiffs in mold litigation.

"You can always find a so-called expert out there with whatever opinion you want to advance," he says. "They go into a building, find a little water entry and a some evidence of mold, and before you know it the entire building has to go under negative air pressure, everyone is wearing Tyvek suits, and the place has to be ripped apart. It's just ludicrous."

Damian Wach, an architect and vice president of environmental and engineering consultant EMG, Hunt Valley, Md., would agree with that assessment. But he insists that drastic steps are

often necessary to protect his clients "building owners" against litigation.

To cite one example, Wach details one of his firm's latest encounters with mold. During an inspection of a 1930s multifamily building in New York City, EMG found mold in several exterior walls. Condensation on uninsulated horizontal chilled water pipes supplying fan-coil HVAC units in each room caused the surrounding plaster to get wet, and mold grew in several spots.

"Three years ago, we probably would have told the owner that he has a little bit of a moisture problem and recommend that the problem pipes be insulated," says Wach. "But now, because of the possibility of a lawsuit by a tenant, the buyer is spending approximately \$200,000 to rip out 18 inches of plaster along every wall and insulating all the pipes."

As a result of growing mold-related litigation, EMG now offers mold inspections as a standard service (along with examination for asbestos, lead-based paint, radon, etc.) to owners of commercial and institutional buildings. Of the more than 2,000 mold assessments the firm has conducted since last June, about 10% have had some type of mold problem, says Jeff Boggs, EMG's director of environmental and industrial hygiene services.

Boggs says ASTM International (formerly American Society for Testing and Materials) is about a year away from establishing standards for assessing buildings for mold, so EMG has set its own benchmark for now.

The Centers for Disease Control and Prevention and the Environmental Protection Agency have created guidelines for mold assessments and remediation, and states such as California and New York passed legislation to establish similar guidelines.

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On the horizon "albeit far away" is the establishment of permissible exposure limits for toxic mold. California is leading the way with its Senate Bill 732, but lack of state funding has delayed the creation of a task force to explore the possibility of creating and adopting limits. Even when the task force convenes, many experts believe creating such limits will be a near-impossible task, since the amount of exposure that causes illness can vary tremendously, depending on location, time of year, humidity, specific organism present, and an individual's sensitivity to airborne toxins and allergens.

Staying positive under fire

As insurance companies scramble to react to the growing number of mold-related claims, many in the design and construction community are rallying the troops to attack mold head-on.

"We now cover [mold] on virtually every project," says David W. Altenhofen, chief of architectural technology with Philadelphia-based architect/engineer Kling. Altenhofen says it's a matter of proper design and construction, and educating owners on the importance of keeping the building dry.

For instance, he says the firm recommends to owners that buildings be designed with a rain-screen wall system to ensure a moisture-tight seal.

Proper HVAC design is also crucial, according to David Odom, vice president of CH2M Hill, Englewood, Colo. Considerations include proper building pressurization, ventilation, dehumidification, and filtration.

Stocking the arsenal

Specifying the right materials for the Building Team's armamentarium also comes into play. The growing concern over the invasion of mold

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GUI BYTES

SpecProcessor! part 7 - white space

Publishers long ago realized that varying the space between lines, paragraphs, and headings improves readability by making it easier for the reader to find the beginning of the next line, and by making divisions between subjects easier to see. The extra space between paragraphs is known as "leading", from the extra lead added by the typesetter; empty space in general is known as "white space." CSI's PageFormat recognizes this concept, and uses blank paragraphs to adjust the space between different levels of the section.

It is possible to use word processor styles to automatically control space, thereby eliminating the need to use blank paragraphs. It also allows more control than simply inserting a blank paragraph; the amount of space can be fine-tuned by fractions of an inch.

Set the default space between paragraphs to 6 points ahead of the paragraph. This is enough space to make clear the beginning of a new paragraph in any document, obviating the need to indent the first line.

In part 4 of this series, we assigned styles to each level of the specification section. Now we can adjust the definition of each style so it automatically adjusts the space ahead of each level, using varying amounts of space to help indicate the change in outline levels.

Here is a suggested format, based on the assumption that most text appears in the paragraph level of the outline.

<u>Outline level</u>	<u>space ahead of paragraph</u>
Title	0 (brings the title to the top of the text space)

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has spawned a new market of so-called mold-resistant materials and products. Some are considered innovations in moisture protection and mold fighting, while others are simply tweaks of existing product lines.

Altenhofen is skeptical about a few of these allegedly mold-resistant products. "Some companies are piggybacking on the fears of an industry that is grappling with this new problem," he says.

Other products seem more promising, especially when they have been proven to work in different applications, says Altenhofen. He points to wallboard products that feature synthetic glass-mat facing instead of traditional paper facing, which mold likes to feed on.

This type of product has been used for years in projects where an aggressive schedule forces the contractor to begin interior work before the building is fully enclosed, therefore leaving the interior material exposed to the weather. Building Teams spec this type of product because traditional drywall falls apart when it gets wet, says Altenhofen.

Some wallboard companies have taken that moisture-resistant formula one step further. For instance, Georgia-Pacific's DensArmor line combines a glass mat facing with a gypsum core that contains reduced amounts of organic materials.

Similarly, major suppliers like Armstrong and USG now offer ceiling tiles that incorporate mold inhibitors. Armstrong's HumiGuard panels are coated with paint that contains a fungicide. USG's Astro ClimaPlus tiles are applied with AEGIS MicrobeShield from Dow Corp. to offer resistance against mold and mildew.

Altenhofen also is high on anti-microbial coatings that prevent the growth of mold, mildew, fungus, and bacteria. One such product is a silver ion-based surface coating manufactured by AgION Technologies, Boston. The AgION compound was approved by the EPA in May 2001 for use in HVAC applications. AgiON has since teamed with AK Steel, Middletown, Ohio, to offer anti-microbial HVAC ductwork.

Other anti-microbial coatings, such as Alistagen Corp.'s Caliwel calcium hydroxide formula, can be spray-applied to virtually any surface. The company is awaiting EPA approval.

The EIFS industry, which has been named in numerous mold lawsuits during the past several years, has also made strides in improving moisture resistance with improved air and moisture barriers, and even drainable wall systems.

Drilling the troops

Major construction-related associations are taking steps to educate and protect their members, their members' clients, and building occupants from mold and mold litigation. In March, the Associated General Contractors of America established a mold litigation task force consisting of approximately 20 member companies.

Their first task, according to AGC General Counsel Michael E. Kennedy, will be the publication later this year of an educational booklet designed to help building owners, contractors, and designers sort through the many mold issues in a fairly reasonable and systematic way.

Talking through mold concerns right at the pre-construction phase is crucial, but Kennedy insists that controlling moisture intrusion is a total Building Team effort, and that no single team member can do it all.

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The mold equation, he adds, has at least four parts: design, construction, operation, and maintenance. All are equally important.

"As a general rule, the risk allocations should follow the lines of responsibility," he says. "Contractors have to accept that responsibility for workmanship and for material handling; design professionals for the design of the envelope and any role they may play in the selection of materials; and owners for the operation and maintenance."

The American Institute of Architects is looking to team with a government building sciences organization (yet to be announced) to establish mold expertise at the local level.

"We need to emphasize the local climate conditions and how they affect the exterior wall construction," says Altenhofen, who chairs the National AIA Building Science Committee.

Owner organizations, such as the National Multi Housing Council (NMHC), based in Washington, D.C., have added mold to the top of their political action agendas, urging federal and state governments not to jump the gun with mold legislation before proper scientific study can take place.

In July, NMHC joined forces with the National Apartment Association to testify before the House Subcommittee on Housing and Community Opportunity. The joint group recommended that Congress establish public health guidelines for mold exposure; encourage construction and engineering guidelines to prevent excessive moisture in buildings; and establish a federal panel to explore solutions to the current crisis in mold insurance coverage.

No guarantee of victory

Let's face it: Mold is here to stay. Mother Nature will see to that. So the war against mold will go on.

That doesn't mean you should surrender to the dreaded organism. Just make sure to protect your flank.

"No contractor should be asked to guarantee or warrant that a building is free of mold, because no firm can satisfy such a warrant," says the AGC's Kennedy. "The minute people start walking in and out the doors, there will be mold spores in the building."

In large measure, says Kennedy, "construction is the business of risk management." If he's right, mold becomes another risk you and your troops on the Building Team will have to combat.

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Part	12 points (similar to the two blank lines required by PageFormat)
Article	6 points (default paragraph spacing)
Paragraph	6 points (default paragraph spacing)
Subparagraph	3 points
Lower levels	3 points
End of Section	12 points (similar to the two blank lines required by PageFormat)

One question that frequently come up is, "Why put the extra space ahead of the paragraph instead of after?" The reason is that you don't know what will follow a given paragraph. Text in a paragraph or sub-paragraph level might be followed by a paragraph, a sub-paragraph, an article, a part, or "End of Section", so it would be impossible to set in advance the space required after that text. Once the spacing is assigned to the

styles, there will never again be a need to press the "return" key to add white space.

Another practice of the publishing industry that is just common sense is to keep headings with the text that follows. It is also good practice to avoid leaving the first line of a paragraph at the bottom of a column, or the last line at the top of a column (known as "orphans" in the publishing industry). Your word processor will let you tell it to avoid leaving orphans, but you will have to do something about keeping headings with the following text yourself. For the part and article styles, set the style definition to "keep with next" (in Word). Want to know more?

For more information, read "PAGEFORMAT - Review Comments and Suggested Revisions", at www.northstarcsi.com/pageformat.pdf.

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PLANNING CALENDAR 2003

- **March 6 – Copper and Architecture. Copper Association, Steve Solitsky from Southern California**
- **April 3 – Showers and Prevention of Water Intrusion**
- **May 1 – Revisions to the Manual of Practice (MOP)**
- **June 5 – Hawaiian Night and Installation of New Officers**
- **July 10 – EIFS and the State of the Industry for Insurance and Design**

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or

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