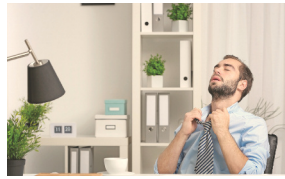


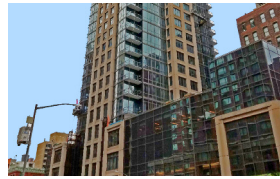
CHANGING THE CULTURE OF CONSTRUCTION
BUILD SAFE | LIVE SAFE
CONFERENCE 2018

page 14



IS YOUR HVAC SYSTEM READY FOR SUMMER?
PAC: A PREVENTIVE MAINTENANCE PLAN IS A MUST

page 3



STRATUS: THE TALLEST CONDOMINIUM IN CHELSEA
SKYLINE'S RESTORATION PROJECT AT 101 WEST 24TH ST

page 6



ENGINEER'S CORNER
THE USEFULNESS OF PROBES TO IDENTIFY UNDERLYING CONDITIONS

page 13

SKYlines

A SKYLINE RESTORATION PUBLICATION



Giving Back: Skyline's 10th Annual Charitable Golf Classic Raises a Record-Breaking \$202,000!

\$202,000! – the record-breaking total raised on Monday, July 2, at **Skyline Restoration's** 10th Annual Golf Classic. This year, and for the first time, the event was held at **Old Westbury Golf and Country Club**, a larger and more challenging venue that accommodated the event's growing size. The outing's mission is to raise money for various charities where the funds are first channeled through **The Skyline Charitable Foundation** and then distributed to the charities supported by the tournament: **St. Jude Children's Research**

Hospital; Ronald McDonald House New York; The New York Center for Children; ASAH, African Soul, American Heart; and, a first this year, the **Chordoma Foundation**.

The robust figure comes just shy of doubling last year's total of \$109,000. Apparently, for Skyline, the tenth anniversary was the charm, setting the standard for new heights going forward.

"This was the most successful outing we've ever held

Continued on page 8

FIVE BOROUGHES



Coney Island's Boardwalk Becomes a Landmark on its 95th Anniversary

On its 95th Anniversary, **The Riegelmann Boardwalk** at **Coney Island** was officially designated New York City's 11th scenic landmark on Tuesday, May 15, by the **Landmarks Preservation Commission**. The decision to grant landmark status to the 2.7-mile stretch of boardwalk – between West 37th Street to Brighton 15th Street – was unanimous. “The Coney Island Boardwalk is as much a part of the culture as it is a part of the history of New York City,” said outgoing LPC Commissioner, Meenakshi Srinivasan, in a statement. “It is a beloved public space that embodies Coney Island’s democratic spirit and reflects our City’s values of tolerance, inclusivity and equity.” The boardwalk officially opened on May 15, 1923.

Source: ny.curbed.com

New Ferries Headed for NYC

New York City's ferry service, which began in May 2017, provides riders with four connecting routes across 17 piers in Brooklyn, Manhattan and Queens utilizing a fleet of 23 vessels. Now, with the inaugural year completed, **James Patchett**, chief executive of **New York City Economic Development Corporation**, states that the City plans to invest an additional \$300 million into the program. The investment will add 10 new ferries, doubling the fleet's total capacity from 3,000 to 6,000.

Today, the City's ferry system carries 3.7 million annual passengers along four routes – only 2 of which are full time. The program's popularity has called for additional routes to be opened at the end of this summer – one to the Lower East Side and



one to the Soundview section of the Bronx. **Mayor de Blasio** stated that the ferry service – at a cost of \$2.75 per ride, which is equivalent to bus and subway fares – is a great alternative to the congested subway cars and roadways.

Source: wsj.com



Is Your HVAC System Ready for Summer?

As we get deeper into summer, it's crucial that your HVAC system is functioning properly, and by evaluating your system's health regularly, you can save money in the long run by preventing unexpected issues. According to **Prestige Air Control (PAC)**, a residential and commercial HVAC contractor for over thirty years, a preventative maintenance plan is the key to realizing an efficient and reliable system. Let's take a look at what a preventative maintenance program involves, along with some tips for anticipating and correcting issues with your heating and cooling equipment.

What are some common issues HVAC systems experience, and how can a scheduled maintenance plan help prevent problems and system failures?

PAC: In order to keep your air conditioning system operating at peak performance, a preventive maintenance plan is a must. These plans involve inspecting, adjusting and repairing your equipment routinely, helping you catch problems early on so that your system remains efficient and cost-effective. Some of the most pressing problems you can run into, include loss of heat or cool air, reduced efficiency, compressor failures, leaking refrigerant, and motor and bearing malfunctions.

A typical inspection evaluates your system's electrical connections/components and adjustment controls, and if necessary, will involve lubricating moving parts to make sure that all components are in place and working properly. By reviewing and running through a comprehensive equipment check list, your scheduled preventative maintenance plan will keep your equipment operating at maximum efficiency.

Here are some items that appear on our commercial checklist:

- Checking and cleaning condenser & evaporator coils;
- Checking all equipment control circuits;
- Replacing filters & belts, if necessary;
- Checking equipment mechanical operation ;
- Examining supply/return shaft bearings;
- Reviewing economizer operations;
- Inspecting damper linkage;
- Inspecting actuator operations;
- Evaluating system operating pressures & load amperages;
- Checking condenser condition, including fans & props;
- Testing system safety controls, including fire

Continued on page 4

New Brick Could Replace Traditional Insulation



Scientists at Swiss Research Group, **Empa**, believe that they've created the best insulating brick using a product known as "aerogel". Aerogel is a lightweight

material made using a gel in which a gas replaces the gel's otherwise liquid component. The small gas bubbles minimize the movement of the air molecules through the material, making it an ideal thermal insulating material. Scientists at Empa assert that aerobricks conduct heat up to eight times better than traditional bricks, claiming that "a regular brick wall would need to have a depth of more than six feet to provide the same insulating properties as an 8-inch deep aerobrick wall". In addition to the aerogel's thermal properties, it absorbs little-to-no water, and is recyclable, nontoxic and nonflammable. Empa researchers have used aerogel in other capacities, including as an insulating plaster, which "allows historical buildings to be retrofit for minimal energy loss without affecting their appearance".

Although aerogel and aerobricks are promising and possess advantageous properties, the bricks are still very expensive. Researchers hope to reduce costs with more efficient production methods.

Source: ASME.org

Is Your HVAC System Ready for Summer?

Continued from page 3

- smoke damper, fire alarm shutdown & CO₂;
- Inspecting drain pan condition & condensate drain trap.

Spending a nominal amount on an annual maintenance plan will save you money on your utility bills and repair costs, and many times, these savings can offset the cost of the maintenance plan.

What are some summer maintenance tips for your HVAC system?

PAC: Each building's heating and cooling systems are unique, but there are core components to every system that should be routinely reviewed, repaired or replaced.

With summer here, we stress the importance of:

- **Changing Air Filters**
 - Air Filters should be checked at least once a month. If you notice any dirt, clogging or debris, you should replace them.
- **Cleaning both Outdoor and Indoor Units**
 - Especially during the summer months, both indoor and outdoor units need to be cleaned due to dust, dirt, leaves, etc. Also, electrical components should be cleaned to avoid any malfunctions or breakdowns.

• **Checking Condensation Drains**

- It's important for condensation drains to be clear of blockages to avoid leaks and other costly problems.

• **Inspecting Ducts**

- A damaged duct can cause air leaks, making the entire cooling system less efficient and more energy consuming.

What are some ways that commercial tenants can save on energy and improve their system's efficiency?

PAC: Installing and regularly checking the thermostat is our top recommendation. This is a great way to control energy consumption and your electricity bill by automating the system's operating hours and setting desired temperatures. Commercial tenants should also consider setting annual service schedules and performance tune-ups, which include furnace, air conditioner, air handler, and heat pump tune-ups.

Prestige Air Control (PAC) is a residential and commercial HVAC contractor with over 30 years of installation, repair and maintenance experience in the Greater New York region.



Skyline Hosts MAPEI Seminar on Concrete Restoration

In late March, the new, spacious headquarters of **Skyline Restoration** and **Andromeda** in Long Island City proved to be an ideal site to host **MAPEI Corporation's** half-day seminar on concrete and structural steel rehabilitation. Geared primarily toward architects and engineers, the seminar offered attendees AIA continuing education credits and an AIA or RCEP certificate.

Among the topics explored and discussed during the seminar were parking deck systems - applying a flexible waterproofing membrane for heavy pedestrian and vehicular traffic; techniques for corrosion protection within concrete rehabilitation; FRP (fiber reinforced polymers) strengthening for concrete structures; and concrete deterioration and its impact on coating performance and design.

Jasen Geraghty, executive vice president of business development at Skyline Restoration, organized the event together with MAPEI's **Steve Cortazzo**, concrete restoration specialist, NY region. Extremely pleased with the end result, Geraghty called the seminar successful in establishing a connection between a somewhat unfamiliar product and the people and company behind it. "We were able to put the product and material to the people who are the specifiers for it. It also opened some doors to the manufacturer and architectural and engineering firms..." He acknowledged the value of enabling "Skyline and Andromeda to showcase our facilities and capabilities as an operating group of companies."

Not only was the new headquarters well-suited to the purpose, but the pairing of MAPEI and Skyline reinforced the complementary connection between the firms.

Said Cortazzo, "The Skyline brand has stature in the market. MAPEI has a longtime relationship with Skyline. This is a one-of-a-kind facility in the industry. It's a perfect fit – restoration manufacturer, restoration contractor."

Those attending the event were similarly enthusiastic. **Jerry Phenney**, with the International Concrete Repair Institute (ICRI) and national specification and commercial projects manager with MAPEI, acknowledged "Skyline's reputation as a major contractor in the field" and



Jerry Phenney, national specification and commercial projects manager with MAPEI, presented one of the seminars titled, "Concrete Deterioration and Impact on Coating Performance and Design".



Associates of CANY Architecture + Engineering DPC / CANY Technical Services LLC attended MAPEI's accredited seminar.

saw great hopes for future collaborations. "We want to pursue doors opened for us today, [making it] easier for us to develop relationships in the future." Calling the new building "fantastic", he said "very few contractors ...have a facility of this extent and sophistication."

The seminar is one of the first programs to put into action one of Skyline and Andromeda's chief goals for the new, expansive headquarters: to maximize the space for educational purposes. More industry seminars are in the planning stages.

RESIDENTIAL

PROJECT

101 WEST 24TH STREET, NYC

Skyline Restores Tallest Condominium in Chelsea



Chelsea is one of New York City's oldest and most vibrant neighborhoods, blending modern luxury with historic refinement. Over the course of its 250-year history, Chelsea has grown from an industrial hotbed to an upscale residential and commercial neighborhood on Manhattan's west side.

Chelsea dates back to 1750 when **Thomas Clarke**, a retired British captain, purchased a 10-block estate stretching from 19th to 24th streets, and from eighth to tenth avenues. In the 1830s, then-owner **Clement Clarke Moore** – Clarke's grandson – divided the estate, allowing for tremendous development and

growth to take place with the completion of the Hudson River Railroad Tracks in 1847 and the world's first elevated train in 1869. Fast-forward nearly one hundred years, the area once home to many industrial facilities and warehouses was now the scene for gentrification and urbanization, which began with the Greenwich Village's Stonewall Inn raid of 1969. Today, the upscale, artsy neighborhood, which still possesses many characteristics from its industrial past, stretches roughly from 14th street to 34th street, and from the Hudson River to Fifth Avenue. Chelsea is home to many of New York City's most desirable

residential luxury buildings, with one of the most notable being the **Chelsea Stratus** located at **101 West 24th Street**.

Chelsea Stratus –built in 2007– is the tallest condominium high-rise in Chelsea. At 40 stories, and standing nearly 500 feet tall, the luxury building blends concrete with glass, suggesting a balance between new and old. **Skyline Restoration** completed extensive balcony repairs at Chelsea Stratus alongside architectural firm, **Lawless and Mangione, Architects & Engineers, LLP**, taking on nearly 132 balconies and 2500LF of eyebrow replacement. The process required Skyline's team

Balcony Repairs

Owner:
 101 West 24th Street Condo
 Property Manager:
 Douglas Elliman Property Mgmt.
 Architect:
 Lawless and Mangione, Architects &
 Engineers, LLP

Contractor:
 Skyline Restoration Inc.
 Account Executive:
 Jasen Geraghty
 Project Manager:
 Edgar Cajilima

to meticulously remove, catalogue and store all balcony glass panels and railings for later reinstallation at their original locations giving way for further work to be completed. Following the removal and storage of all glass panels and railings, Skyline completed wet abrasive blasting of the balcony concrete surfaces, including topside, underside and fasciae, while also performing corner reinforcement repairs. Next, Skyline removed existing rail post pockets and setting materials down to the bottom of the rail post; removed and replaced concrete reinforcements at the rail posts; and installed new reinforcing bars and zip sleeves. Skyline then reinstalled the existing aluminum railings and glass panels, provided by **S&S Manufacturing**, in new post pockets with epoxy setting compound. Lastly, Skyline prepared and applied a balcony pedestrian traffic coating (**Sika 710/735**) to the balcony floor decks, fasciae and undersides, followed by preparing, priming and painting all balconies before replacing all glass panels and railings.

The project was completed in July 2018.



Giving Back: Skyline's 10th Annual Golf



PHOTOS: EVAN ANGELASTRO

VFW Post 1819, Port Washington, performs opening ceremony and salute to kick off Skyline's 10th Annual Charitable Golf Classic.

Continued from page 1

– by far!” said **Jasen Geraghty**, executive vice president of Skyline Restoration. Jasen reprised his role as emcee presenting tournament awards – including best foursome, most honest foursome, longest drive, and closest to the pin - in addition to handing out raffle prizes ranging from headphones, inflatable paddle boards and smart TVs to Mets and Yankees tickets.

The outing's success is represented by the level of participation across the industry with attendance from over 50 organizations - a number that is rising year to year. And this year, the number of participants increased by almost 50%, growing from last year's total of 132 players to this year's roster of 196 golfers.

Old Westbury Golf and Country Club, the former estate of Cornelius Vanderbilt Whitney that sprawls on close to 200 acres along Long Island's Gold Coast, has multiple courses offering a combination of 27 holes.

Eva Hatzaki, Andromeda's director of communications, marketing & public affairs, and

golf chairperson directing the diligent team behind the outings since their inception in 2008, said, “The ongoing support of our sponsors, the majority of which have been with us from Day One, is amazing and we are deeply grateful. And, our base is expanding. We've been able to attract new participants each year among our vendors, suppliers and others, this time, fortunately, more than ever before. It's great seeing Skyline's philanthropic efforts being recognized by so many.”

She continued, “This outing demonstrates our valued relationships in the industry – our supporters represent long-term loyalty and newfound trust.”

Rygo Foss, Andromeda's general counsel said, “The event is getting bigger and stronger, and so we moved to a larger club. It all worked out better than we could have ever imagined.”

“It's a testament to the success of the event that we've grown,” said Skyline Restoration's president, **John Tsampas**.

“We couldn't have done any of this without all of you,” said Jasen Geraghty, clearly moved as he held

Classic Raises Record-Breaking of \$202,000!



PHOTOS: EVAN ANGLASTRO

JT Magen & Company Inc. hoists the winning foursome trophy at the event's dinner and awards ceremony. (L-R): Steve Mallick, Chris DiBiasi, Bill Fusco, and Nick Parisi.

mic in hand at the podium, leading off a chorus of resounding applause. The applause reflected sentiments shared by participants who gave unanimously high marks to Skyline and the 'magnificent venue' that provided a wonderful day of golf enjoyed by all – even though temperatures hovered in the scorching high 90s.

Jasen said that the growing number of clients, suppliers and vendors invited this year "believe in the event and what it stands for." Seeing the overwhelming response, he added, "I feel very optimistic moving forward."

All were eager to offer accolades.

Joe Hoekzema, NY regional manager, **Kemper System America Inc.**, was glad to dub the event "The premiere golf outing for our industry."

A tournament sponsor, the highest level of sponsorship for 10 years running, **James Fenniman**, senior director construction practice with **Gallagher Construction Services** said, "It's better every year. Hospitality. Venue. People. It's a first-class event." Other tournament sponsors, **M&T Bank** and **Spring Scaffolding**, were represented

at the event by **Roy Vollmer** and **Will Laffey**, respectively.

Brian Sullivan, **Sullivan Engineering LLC**, a long-time supporter said, "The crowd was great, the atmosphere throughout the day was a fun group supporting a great cause." He was also glad to "see faces I haven't seen in a while."

Sponsor and longtime friend to Skyline, **Howard Materetsky**, head of **Materetsky Financial Group**, praised the charities supported and noted that this is an event that "anyone who can support should. There are enough takers in the world, there should be more givers."

Vebi Barami, president of **Barami Construction**, a first-time player and sponsor said, "Skyline is known for helping charities in need. I wanted to be part of this event. I admire what they do".

Danny Morogiello, restoration specialist with **Belden Tri-State Building Materials**, is one of the original participants. Said Danny, "Charity is first and foremost."

Continued on page 10

Giving Back: Skyline's 10th Annual Golf



Jasen Geraghty (left) with Tina Tapinekis of Surface Design Group (right), winner of the women's longest drive competition.



PHOTOS: EVAN ANGELASTRO

Peter Gerazounis, P.E., with MGE Engineering, accepts award for closest to the pin at Skyline's 10th Annual Charitable Golf Classic.

Continued from page 9

Kris Steele, owner, **New Castle Building Products**, was glad to help the worthy causes and gave thumbs up to the “more challenging, longer, more fun course” and the “well-organized, very well-run event.”

First-timer to the tournament **Kelly Burke**, technical sales rep with **W.R. Grace**, also called the outing very “well-run,” and was “glad to be a part of this.”

Mike and Dan Orlowski, who work with **Peter Amato** of **Site Safety LLC**, cheered Skyline for putting on “an amazing event for an amazing cause.” Dan, safety manager, is already “looking forward to next year” after greatly enjoying this year’s outing.

Michael Bennett, sales rep with **Von Rohr Equipment Corp.**, viewed the Classic as an opportunity “to support Skyline and the charities for people in need.”

Dan Boccard, sales rep with sponsor **SPEC MIX**, agreed that it’s a two-way street, “Skyline supports us and we’re glad to support them.”

Dave Lappe, manufacturer’s rep, New York and

New Jersey with **MAPEI Corp.**, was a first-time participant glad to be part of “a great cause and great event.”

Another first-timer, **Bill Fusco**, project manager with **J.T. Magen & Company Inc.**, gave kudos to what Skyline is doing to help so many charities and felt “honored to be a part of it.”

Long-time supporter **Tim Vollenbroek**, principal/owner of **Paradigm Architectural and Design Consulting**, said this is his seventh straight year playing. He called the tournament “a great cause that we look forward to participating in annually.”

Stephen Holihan, attorney with **Holihan & Associates PC**, summarized all, praising “a great bunch of people gathering together for a bunch of great causes... It’s wonderful to hear all the laughter and camaraderie.”

Chris Acheson, owner, **The Acheson Group**, who came for the first time, put it simply: “Whenever we have an opportunity to give back, we love to!”

Classic Raises Record-Breaking \$202,000!



John Tsampas (left), President of Skyline, presents gift to CANY's Thomas Seminara (right).



Tony Halasz, Executive VP, of Spring Scaffolding.

PHOTOS: EVAN ANGELOSTRO

Mary Ellen Bianco, senior vice president with **Flushing Bank**, was happy to have a chance to support Skyline, a customer, and the causes. The extra bonus was that “the networking was great.”

Marius Ebner, senior project manager with **Superstructures Engineers & Architects**, has been working with Skyline for over 20 years and was glad to show support.

Tina Tapinekis, partner with **Surface Design Group**, was enthusiastic. “I love the new venue.” She praised the “great charity event” and the “great team of people I look forward to seeing every year.”

As Jasen handed out the last few prizes to lucky winners while the crowd thinned out, he took a moment to reflect.

What’s it all for? “To give back. To the children, to the City.” It’s about having “everyone get involved.” He thought a moment, then added that he is proud to “be part of an organization that can afford to give back and that cares about the community.”

For a list of sponsors, please visit our online edition at skylinesnews.com

Who Is it All For? - The Charities Benefiting RONALD MCDONALD HOUSE NEW YORK

Located on the Upper East Side of Manhattan, Ronald McDonald House® New York provides temporary lodging and care for families while their child battles cancer.

Nicole Battista, development officer, explained that “Ronald McDonald House is keeping families close while their child battles pediatric cancer. Events such as Skyline’s help families.” She noted her deep appreciation that Skyline “has been generous enough to support us at the fundraising outing, as well as visiting the house and supporting the Greek division’s annual party for all children and families.”

Spiridoula Katechis, administrator of the Greek division, which is, said Spiridoula, “the only Greek division in the world,” noted that the founder of the division, **Niki Sideris**, wanted to represent her country and culture and help Greek families coming to New York looking “to have somewhere where they feel like home.” She said, “We are continuing her legacy. Skyline is committed to supporting our cause in many ways – and the families as well. We are very

Continued on page 12

Giving Back: Skyline's 10th Annual Golf Classic Raises Record-Breaking \$202,000!



Spiridoula Katechis (left) and Nicole Battista (right), Ronald McDonald House New York.

Continued from page 11

happy to know Skyline.”

rmh-newyork.org

THE NEW YORK CENTER FOR CHILDREN

NYCC is a child-friendly free clinic providing assessment and therapy to victims of child abuse. It also offers professional training on the diagnosis and treatment of child abuse and works to increase awareness and prevention.

Christine Crowther, executive director, said, “We’re thrilled to be here for the fourth year in a row. We’re really grateful for Skyline’s commitment to our work, to help children heal from abuse. We’re excited to see how it’s grown over the years – this year is a great leap!” Speaking from the podium, she added, “This event directly helps children suffering from abuse.”

Jennifer Grubman, therapist, said, “As a small nonprofit, events like these are tremendous in helping children who have experienced trauma.”
newyorkcenterforchildren.org

ASAH – AFRICAN SOUL, AMERICAN HEART

Rygo Foss, Andromeda’s general counsel, introduced the company three years ago to ASAH through his late father, architect John Foss. ASAH’s mission is to protect, educate and empower orphans, primarily girls, often transplanted from the South Sudan to Uganda due to safety concerns.



Christine Crowther (left) with Jennifer Grubman (right), The New York Center for Children.

PHOTOS: EVAN ANGELASTRO

It protects them from forced marriage and other perilous paths at puberty; educates them in school subjects and life skills; and empowers them to be leaders in their communities.

The organization is doing well says Rygo who is special counsel to the board of ASAH. “This outing gives them support every year,” he said.

africansoulamericanheart.org

ST. JUDE CHILDREN’S RESEARCH HOSPITAL

St. Jude Children’s Research Hospital works to advance cures, and means of prevention, for pediatric catastrophic diseases through research and treatment. Consistent with the vision of founder Danny Thomas, no child is denied treatment based on race, religion or a family’s ability to pay.

stjude.org

CHORDOMA FOUNDATION

The Foundation is the newest addition to Skyline’s charities.

The Chordoma Foundation is a nonprofit organization working to improve the lives of those affected by chordoma, a rare type of cancerous tumor, through research and the development of effective treatment methods. The organization states, “We envision a future in which everyone affected by chordoma is able to overcome the disease and maintain their quality of life.”

chordomafoundation.org

ENGINEER'S CORNER

The Usefulness of Probes to Identify Underlying Conditions

By Joe Czaszynski, Sullivan Engineering

A comprehensive building envelope restoration project is usually a costly venture that addresses most or all of a building's issues in an effort to restore the façades, roof, garage, etc. as close as possible to their original condition. Unfortunately, since these types of restoration projects are expensive and disruptive, they are likely to be put off until absolutely necessary, or required by law.

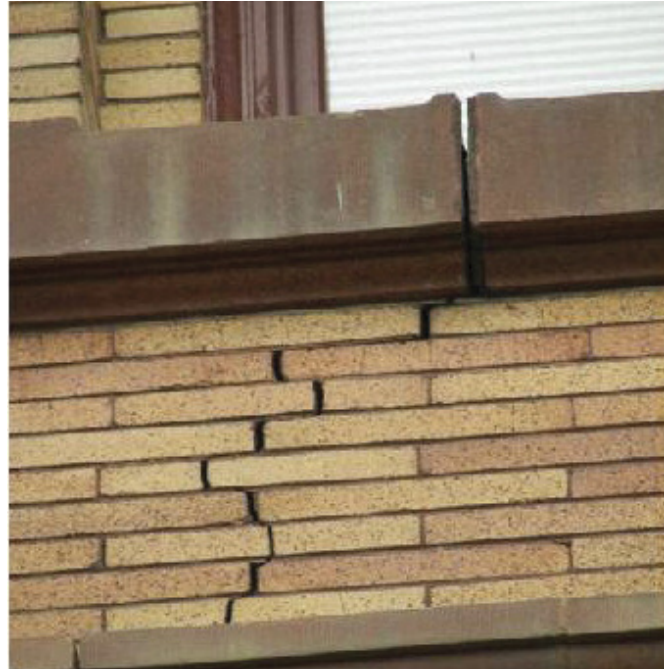
Probes to confirm existing conditions, and to identify possible underlying issues, should be performed during a building envelope restoration project. This is especially true if comprehensive repairs at a building have not been conducted for some time. If probes are not performed, these hidden conditions could arise at a later phase of the restoration project, ultimately adding time and expense to the project's schedule and budget.

An example would be the steel structure buried within the building façade. Signs of steel deterioration that require further investigation are often evident. Rust colored stains on a façade, along with spalled, cracked or bulging masonry, are all clear indications that water might be contacting the structural steel. Probes should be performed to inspect the structural steel and determine the required repair and maintenance.

Water infiltration can cause structural failure

During our investigations, we often come across a number of poor drainage conditions and waterproofing details, especially at older buildings. A lack of weep vents or through wall flashing prevents infiltrating water from properly exiting the façade. Additionally, if a non-breathable (non-permeable) coating has been applied to the building in an attempt to prevent water infiltration, this problem is compounded. Over time, water will deteriorate steel, destroy structural connections, and could eventually cause a structural failure.

Similar to building facades, structural concrete decks in parking garages contain steel reinforcement. If the concrete is cracked or uncoated, water might be penetrating and causing the reinforcement to deteriorate. Rust colored stains



Probes to confirm existing conditions, and to identify possible underlying issues, should be performed during a building envelope restoration project.

and cracks at the parking deck surface, or at the underside of an elevated parking deck, are again signs that this is likely occurring. Probes throughout a parking deck would once again help determine the condition of this reinforcing steel.

Typically, flat roof systems are comprised of several components (i.e. deck, insulation, cover board and waterproofing). Water can get trapped within these components and damage the roof's framing or insulation. Unforeseen insulation or structural issues could result from prolonged water infiltration at a flat roof that is not remedied in a timely manner. A soft or spongy roof deck surface is an apparent sign of infiltrating water issues; however, probes of the existing roof system will offer a clearer indication of the condition of the framing and insulation below.

While probes add some time and cost to restoration projects, they allow the designer to anticipate repair, replacement and maintenance of existing reinforcement, which in turn, enables them to provide a more realistic design and budget.

DOB Build Safe|Live Safe 2018 Conference:



Rick D. Chandler, P.E., commissioner, NYC Department of Buildings, addresses a crowd of over 350 general contractors, architects, engineers, safety professionals, government regulators, and others at the Department of Building's daylong Build Safe | Live Safe 2018 Conference on Thursday, May 10.

There is a renewed and reinforced “determination to change the culture of construction so safety comes first” said **Rick D. Chandler, P.E., commissioner, NYC Department of Buildings**, addressing a crowd of over 350 general contractors, architects, engineers, safety professionals, government regulators, and others at the Department of Building's daylong **Build Safe | Live Safe 2018 Conference** on Thursday, May 10. The conference, held at Convene in New York City, is a best practices summit designed to update all on the latest codes and regulations governing buildings in NYC.

A Moral Imperative to Reduce Risk

Acknowledging that “construction is one of the most dangerous jobs,” the commissioner noted that the inherent nature of the industry creates a “moral imperative to reduce the risk.”

In morning and afternoon programs, 16 DOB experts offered seminars ranging from in-depth explanations and timetables for enforcement of the latest construction safety laws to topic specific sessions on all from scaffold safety, to digital compliance for cranes, hoists and elevators, to classifying NYC's housing.

Training Saves Lives

Tim Hogan, deputy commissioner, enforcement,

offered a presentation that led off with sobering details of the injuries and fatalities suffered by the City's construction workforce of 160,000 in 2017 - as well as cautionary tales of near misses. He stressed that all the accidents were preventable and that an industry-wide commitment to drastically shrink or eliminate the number must be upheld.

The causes of accidents, over half from worker or material falls, included harnesses that weren't properly tied off; overloading cold form steel without first having it fully secured; and hoisting failures.

He urged all, including professionals and others not required to take safety training, to enroll in courses to stay up-to-date with the industry's latest regulations to maintain safe and compliant job-sites.

One of the industry's latest and most important changes is the enactment of Local Law 196, which was reviewed in detail by **Patrick A. Wehle**, assistant commissioner, external affairs. As of March 1, 2018, workers must have received a minimum of 10 hours of training*.

The event also touched upon additional regulatory matters, including Local Law 81.

Changing the Culture of Construction in NYC

Pre-Planning and Compliance Helps, Not Hinders, Commitment to Build NYC

Eric Jostock, R.A., assistant chief plan examiner, B.E.S.T. (Buildings Enforcement Safety Team) Squad offered a talk on Local Law 81 and Building Code (BC) 3310.

BC 3310 applies to a new major building of 10 or more stories and a footprint of 100,000 sf or more. It involves work concerning a vertical or horizontal enlargement; full or partial demolition of a major building; alteration, maintenance or repair; and any construction or demolition work.

Local Law 81 requires a Site Safety plan on site for new buildings; demolition of existing buildings; and alterations as applicable – details must be provided.

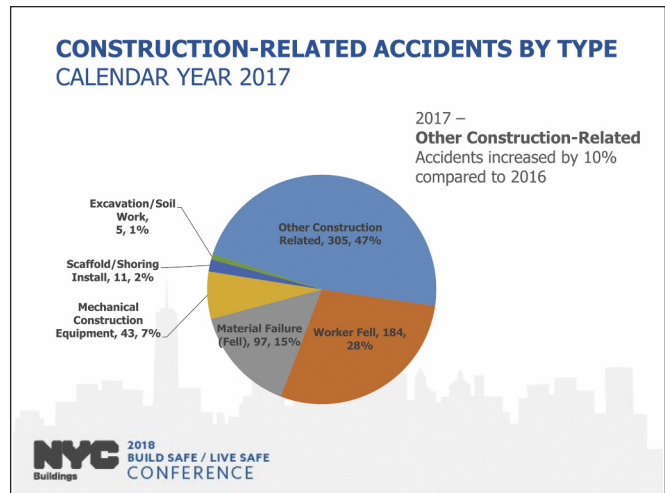
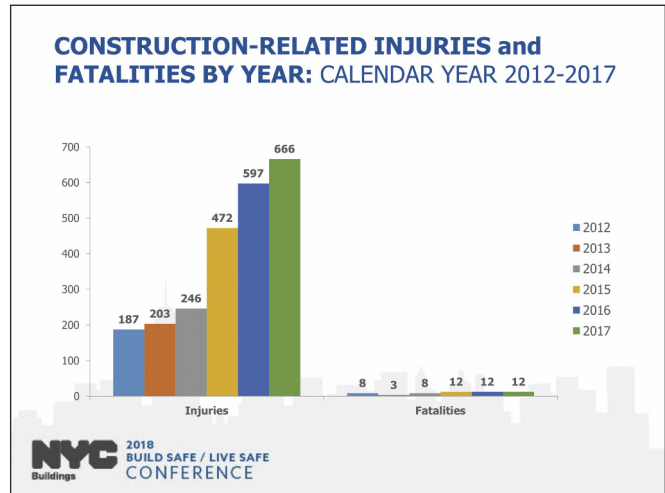
John Chiusano, R.A., chief plan examiner, B.E.S.T. Squad, noted that code compliance protects the public and should be viewed as a joint effort between the DOB and the industry for the growth and development of the built environment in NYC.

He added, “We’re trying to make it easier for you and help construction in NYC, not stall you. We’re here to help you comply, not give you roadblocks. We want to build NY.”

Items required in a Site Safety Plan according to Article 110 include (details are abridged here):

- Construction fencing around work site;
- Gates at construction sites – note that sliding gates occupy the least amount of space;
- Guardrails around excavations – when required;
- Horizontal and vertical netting program;
- Location of sidewalk sheds which offer protection for pedestrians;
- Location of temporary walkways which pertain to any that change the normal path and require a sidewalk shed;
- Location of foot bridges and motor vehicle ramps;
- Protection of side of excavation when required;
- Location of all street and sidewalk closings;
- Approximate location of all crane and derrick loading areas.

For the complete list of all points, see Minimum Content, Article 110 Site Safety Plan, p. 22 from the Site Safety Plan Requirements of the NYC Building Code & Local Law 81 of 2017:



http://www1.nyc.gov/assets/buildings/pdf/2018_SSplan_requirements_LL81.pdf

Additional topics covered in afternoon sessions included: Structural Stability in the NYC Building Code; NYC Gas Work: Safety & Legislation; Excavation, Interior Demolition & Scaffold Safety – Code Requirements & Construction Implementation; Classifying NYC’s Housing Stock: Clarifying a Difficult Issue; Cranes, Hoists and Elevators: Digital Compliance; Safety Considerations for Renewable Energy Systems; and Learning from Damage Assessment Post Hurricane Maria. All presentations are available for viewing on NYC Building’s website.

**For a more detailed overview of Local Law 196, please read our prior SKYLINES Issue 29.*

Glen-Gery at NYCSRA's Sixth Annual Technical Meeting

On Thursday, April 26, the **New York City Special Riggers Association (NYCSRA)** held its sixth annual technical meeting featuring a presentation by **Glen-Gery Corporation**, a 127-year-old brick and stone manufacturer, on brick manufacturing and specification. The event's keynote speaker, **Leroy Danforth, P.E.**, design services manager of Glen-Gery, discussed brickmaking through quarrying, crushing, grinding, screening, and molding, while offering insight into different types of brick, including red bricks derived from shale and lighter-toned bricks created by blending shale and clay together.

The three most common methods of forming brick are by hand, by machine and through extrusion. Though handmade bricks account for only about 1% of all bricks in the U.S., they are a non-uniform, wholly unique aesthetic product that has the greatest shape-making capability. On the other hand, machine molded bricks have great availability, timeless versatility and shape flexibility. For instance, they can match bricks in a 100-year-old building, while working perfectly for modern sites. Lastly, Danforth discussed creating bricks through extrusion, which make up nearly 95% of bricks used in the US. They are widely available, extremely versatile, and can have different glazes, textures and coatings. Danforth continued by



PHOTO: EVAN ANGELASTRO

Keynote speaker, **Leroy Danforth, P.E.**, design services manager of Glen-Gery, addresses the audience during **NYCSRA's 6th Annual Technical Meeting** at Club 101.

expanding on the importance of bricks to the restoration industry that often needs customized shapes and sizes. **Dominick D'Argenio**, district sales manager, NYC, who has been with Glen-Gery for 38 years, echoed his comments. Noting the company's relationship with the **Landmarks Preservation Commission** and its work for schools and housing preservation, D'Argenio said, "We take pride in matching the buildings, replicating the old styles. We customize colors, make blends to maximize the variation in color from old style." He said too that "We work closely with masons, general contractors, designers, architects – they can talk to us."



PHOTO: EVAN ANGELASTRO

Skyline's 21st Annual Fishing Trip & Night Cruise

Skyline Restoration's 21st Annual Fishing Trip & Night Cruise took place on Friday, June 22 aboard the **Starstream VII**. Guests and crew set sail from **Freeport, NY's Nautical Mile**, under the direction of **Captain Lou Fleet**, enjoying a night filled with fishing, dancing, poker, prizes, and giveaways! In the photo, **Miguel Troncoso**, Skyline project manager, happily poses with his fresh catch!

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49-28 31st Place
LIC, NY 11101

Comments/Subscriptions:
skylines@skylinerestoration.com

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