February Program:


How can spec software enhance project specifying, management and delivery?

Feb 22, Ken, Paul and Derek will update us on recent developments, and give us a sneak peak at what's to come.

What may change? What may not? (In case you're worried, Ken says, "The office master will never go away, nor should it.")

If you've ever speculated about what's possible in spec technology --- or wanted to influence its development --- here's your chance! Bring your questions, suggestions and comments.

Featured Presenter: Ken Chappell, Director of Specifications and Product Development, Building Systems Design (BSD).

Ken will be accompanied by:

Paul Worosz, BSD's Director of Marketing, and Derek Seiling, BSD's Sales Representative for Texas.

BSD --- now owned by CSI, develops SpecLink-E, CostLink-E and LinkMan-E database software.

**CHANGE OF ADDRESS NOTICE:**

**CSI HOUSTON CHAPTER PERMANENT ADDRESS CHANGE**

EFFECTIVE IMMEDIATELY!

Houston Chapter-Construction Spec. Inst.

Houston CSI
President’s Message

Holly Jordan, FCSI, CCS, LEED AP BD+C
President, CSI Houston Chapter

Happy New Year! I hope all of you had a good holiday season.

As we enter 2016, I am looking forward to the programs and activities coming up for the remainder of the CSI year.

I hope that many of you had the opportunity to attend the January Chapter Meeting on the 25th to hear Pat Kiley’s Annual Houston Construction Market Forecast.

Mark your calendars for the next South Central Region Conference – April 14-16 here in Houston. We will be having a CDT Education Course (Exam Cram/Boot Camp Event), our new Executive Director and CEO, Mark Dorsey will be attending and will speak at the Awards/Scholarship Dinner, and there will be networking, educational, and leadership training opportunities for everyone.

Feature Your Products With a Table Top Display

At each monthly meeting, the Chapter encourages Industry Members to provide a table top display of their products and services for the inspection and education of those attending the meeting. The table top display is also encouraged to be presented during the social hour and after the program, which allows for questions and discussion by attendees. The presentation fee is $200 for members and $250 for non-members, or free with a Golf Sponsorship pledge. Sign-up on your meeting reservation.

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CSI Houston Spec.tectonics
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CSI Houston Spec. tectonics  Page 3
Although it didn’t seem like it at the time, one of the best parts of my CSI chapter’s certification classes was reading the A201 – not selectively, but the whole thing, beginning to end. Being the heart of the construction contract, anyone who works on a project should know what’s in it. I can’t quote every part of it, but it’s familiar enough that I can find what I’m looking for fairly quickly. I don’t deal with much of it, e.g., claims and time requirements, but there are a few parts that I find of particular interest.

We’ll start with what I call the complementary clause.

§ 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS
§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

Most architects are aware of this requirement, which is quite useful when something is on the drawings but didn’t make it into the specifications. Clearly, when that happens there has been a communication failure. The specifier might not have seen something on the drawings, or it might have been added unbeknownst to the specifier. Regardless of the reason, this clause has saved many an architect when something was missed. It’s obviously a useful fallback requirement, but it shouldn’t be relied on to cover mistakes that should have been avoided. It is quite powerful, but it also is limited. Let’s look at a couple of examples.

The bidding documents show a bathroom on the drawings, and in the bathroom, floor tile is indicated. Unfortunately, there is no specification for tile. No problem, right? The complementary clause requires the contractor to provide floor tile! Of course, there is that pesky provision that requires to contractor to ask the architect about obvious conflicts, but it’s pretty much impossible to prove the contractor saw this error and failed to call the architect. Now we’re in construction, and the contractor discovers the error. Because the tile should have been included in the bid, and because of the complementary clause, the contractor is on the hook; the tile must be provided. That is true, but without specifications, the contractor is free to choose any type of tile. The contractor can claim the bid was based on plastic tile on sale at the dollar store, instead of the really cool stuff the architect wanted, priced at $20 per square foot. Furthermore, without installation instructions, the contractor could argue that simply laying the tile on the floor is all that’s required.

A silly example, to be sure, yet it emphasizes the importance of specifications as a way to ensure you get what you want. Perhaps less common is having specifications for something that does not appear on the drawings, but it does happen. Let’s use fire extinguisher cabinets for this example. The specifier knows the project has them, and includes the specification section. As long as the locations are on the drawings, it doesn’t matter to the specifier if there is but one, or if a hundred will be required. This time, when the "missing" fire extinguisher cabinets are discovered, the contractor says, "The locations weren’t shown, so I assumed only one was needed."

The specifications are there, so the correct unit is provided, but instead of a hundred, the contractor included only one.
Another aspect of the complementary clause isn’t so obvious. Note that the contractor is required to provide “all items necessary for the proper execution and completion of the Work”. This applies not only to tile and fire extinguisher cabinets, but to all the stuff used to hold everything together. It may be possible to specify absolutely everything used in a building, but given the number of products used, it’s likely that some things are not specifically addressed. Instead, they are considered to be components of an assembly that are indirectly specified by way of reference standards or manufacturers’ instructions. AIA’s position on this is stated in the AIA Document Commentary for the A201: “The contractor is expected to make reasonable inferences from the contract documents. When the documents show wall partitions covered by drywall, for example, it may be inferred that some reasonable method will be used to attach the drywall to the underlying framework.”

However, what a “reasonable method” is, without the support of specifications, is debatable. For common products, such as drywall, it shouldn’t be difficult to show that Gypsum Association standards and similar references would be reasonable. And while the same argument could be used for installation of ceramic tile, the contractor could reasonably argue that without specifications, the most basic of the many installation options available in Tile Council of North America are all that is required. Still, that’s a great improvement over simply laying the tile on the floor! The complementary clause is powerful, but there is no substitute for showing everything required both on the drawings and in the specifications.

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Hello to all of the Chapters in the South Central Region. You
are Cordially Invited to attend our South Central Region Conference, where we will offer the very best in training, networking.

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Contact: Lynsey Hankins at lynsey.hankins@gmail.com
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The CSI Foundation is an affiliate of the CSI Houston Chapter. The CSI Houston Foundation objective is to provide monetary scholarships for students actively enrolled in Texas colleges or universities to promote education in construction, design, or construction related fields.

**Candidate Scholarship Requirements:**
- Completed 60 hours of college/university credit with least a 3.0 GPA (based on a 4.0 GPA system)
- Submit a current official transcript
- Currently enrolled as a full time undergraduate or graduate student in a Texas accredited college or university in the Gulf Coast region
- Majoring in Architecture, Landscape Architecture, Interior Design, Construction Management, Construction Technology, Engineering or other construction related field
- Submit application and a 300 word essay outlining goals and plans to achieve success within the construction industry, along with two letters of recommendation.
- Submit academic and work history resume
- U. S. Citizen

**Submission Deadline:** February 15, 2016.

Scholarship winners will be announced April 15th and presented at the South Central Regional Conference in Houston.

If you know a deserving student, please forward a copy of this information. For further information and application form go to the CSI Houston website at [http://csihouston.org/the-foundation/scholarship/](http://csihouston.org/the-foundation/scholarship/)

Best wishes to all applicants,

Donald F. Smith, Jr., CSI, CCS, RA, LEED AP
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From time to time the City of Houston amends its Code of Ordinances to adopt and update the City of Houston Construction Codes. The following New Code Amendments are effective February 1, 2016 and may be viewed at the City of Houston Permitting Center at https://www.houstonpermittingcenter.org/code-enforcement/customer-assistance-code-development-cacd-section.html.

The Permitting Center also maintains a list of current Codes and other code reference material to aid the permitting process.

**New Code Amendments Effective February 1, 2016**

On November 10, the City of Houston Council approved Ordinance 2015-1108 adopting the 2012 Construction Code Package. The new construction codes and changes will become effective on February 1, 2016.

Note: Plans submitted prior to February 1, 2016 and have met the Plan Review Prerequisites will be reviewed under the codes in effect at the time of submittal.

Below are the approved Houston Amendments to the 2012 Construction Codes:

- 2012 International Building Code (IBC) Houston Amendments
- 2012 International Fire Code (IFC) Houston Amendments
- 2012 International Residential Code (IRC) Houston Amendments
- 2012 Uniform Plumbing Code (UPC) Houston Amendments

The amendment packages above do not contain the unamended portions in the model code. The model codes can be purchased through the respective publishers at www.iccsafe.org, www.iapmo.org or www.nfpa.org.

The amendments were developed by Building Code Enforcement staff with the goal of minimizing the number of amendments to maintain the code as close as possible to the nationally promulgated codes ensuring the City of Houston stays current with the codes adopted throughout the country.

Each amendment was justified as to its impact and necessity. Historical amendments that were not necessary were removed, such as pointers, clarifications or reworded code language with the same intent.

For questions, please contact Luke Fry at luke.fry@houstontx.gov.

"Real integrity is doing the right thing, knowing that nobody is going to know whether you did it or not."

Oprah Winfrey

“Ninety percent of all mental errors are in your head.”

Yogi Berra

… Just my opinion,

Donald F. Smith, Jr., CSI, CCS, RA, LEED™ AP
• The following Houston markets will be slower: Multifamily, Hospitality and Residential. General Purpose Office and Light Industrial, after being on fire, will return to normal. Churches will remain steady as Heavy Industrial, K-12, Higher Education, Public Work, Retail and Medical will be strong in 2016.

• Strategic Challenges remain: the craft worker shortage is real. Immigration reform is critical. The “War for Talent” escalates. Delivery systems and means & methods evolve, particularly prefabrication and other off-site build/on-site install methods. Technology applications are now expanding into the management of the “big data” that projects produce.

• The overall markets could drop 5%-15% 2016, in light of what we know now. Longer range, till 2040 all projections for continued job and population growth are bullish. The same is true for all other major Texas markets.
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