

T. F. Egan

CHANGE IS ALWAYS WITH US, AND THE PROGRESS OF EACH DAY ACCELERATES THE RATE OF CHANGE. PERHAPS THE MOST TOPICAL CHANGE TODAY HAS BEEN THE INCREASING CONCERN BY SO MANY PEOPLE OVER ECOLOGY, SOCIAL ATTITUDES AND GENERAL APATHY FOR "DOING IT RIGHT." THIS CONCERN IS VERY BROAD AND TOUCHES ALL OF US IN OUR PRIVATE AND PROFESSIONAL LIVES.

NOW, I SAID TOUCHES US, BUT OH HOW MANY TIMES WE RESIST THE CLEAR MESSAGE THAT SOMETHING NEEDS CHANGE.

I ASK WHY DO WE RESIST?



LET'S LOOK AT SOME POSSIBILITIES:

- (A) LACK OF KNOWLEDGE - "LEAVE IT TO THE EXPERTS - THAT'S NOT MY FIELD."
- (B) UNWILLING TO LISTEN - OR MAYBE ADMIT THAT SOMEONE OTHER THAN A TITLED OFFICIAL KNOWS WHAT HE'S TALKING ABOUT. "EXCUSE MY IGNORANCE, BUT I'M BUSY."
- (C) TUNNEL VISION - I CAN'T BE BOTHERED - THEY HAVE A UL FIRE TEST, AND WHAT MORE DO I NEED.
- (D) APATHY - YOU CAN'T FIGHT THE SYSTEM - WE'VE BEEN DOING IT THIS WAY FOR YEARS.
- (E) LOOK, THEY HAVE UL APPROVAL - SO LET THEM WORRY ABOUT IT. IF IT'S WRONG, THEY ARE RESPONSIBLE.

THAT ONE, AND I GUESS ALL THE OTHERS CAN BE LABELED, "PASS THE BUCK." AND WE CANNOT CLAIM COMPLETE INNOCENCE ON THIS ACCOUNT.

I BELIEVE IT WAS PRESIDENT HARRY TRUMAN WHO HAD A SIGN IN HIS OFFICE, INDEED, ON HIS DESK - "THE BUCK STOPS HERE."

WELL, THE BUCK HAS STOPPED HERE IN NEW YORK RECENTLY OVER SEVERAL FACTORS WHICH WE HAVE OR WILL COMMENT ON TODAY:

- (1) ASBESTOS - POLLUTION
- (2) FIRE-SAFETY IN HIGH-RISE BUILDINGS
- (3) PERFORMANCE OF SPRAY FIREPROOFING

THE FIRST POINT OF ASBESTOS AND POLLUTION IS STILL BEING DEBATED AND RESEARCHED. NEW YORK HAS LED THE WAY IN TAKING STEPS TO CONTROL THIS PROBLEM. RULES HAVE BEEN ISSUED FOR SPRAYING WITH ASBESTOS CONTAINING MATERIALS. IN FACT, THEY STAND TODAY FOR SPRAY MATERIALS THAT HAVE NO ASBESTOS, WHICH I FIND ILLOGICAL UNLESS THE PRODUCT CAN BE FOUND TO CONTAIN CONTAMINANTS. HOWEVER, I MUST COMMENT FURTHER ON THIS MATTER OF ENCLOSURE FOR PROTECTION. CAN YOU TRULY STATE THAT ENCLOSURE WOULD OR SHOULD BE REQUIRED ONLY FOR SPRAYED FIREPROOFING?

WHILE SPRAY CONTRIBUTES A GOOD AMOUNT OF DUST AND WASTE MATERIAL, IT IS NOT THE MAJOR OR TOTAL CONTRIBUTOR. THE AMOUNT OF WASTE CAN BE DIRECTLY RELATED TO ENFORCEMENT OF "RULES OF APPLICATION."

IF IT'S DONE PROPERLY, THE WASTE AND OVERSPRAY IS REDUCED DRAMATICALLY.

FURTHER, IF GENERAL POLLUTION FROM CONSTRUCTION SITES IS VALID, THEN A GREAT PERCENTAGE OF THE POLLUTANTS CAN BE KEPT IN THE STRUCTURE.

PLEASE DON'T FORGET THAT THE SAME ENCLOSURE WILL KEEP WINTER TEMPERATURE AND WEATHER AND ALL THE OTHER WEATHER PROBLEMS THAT PLAGUE CONSTRUCTION IN NEW YORK AND OTHER NORTHERN CITIES FOR APPROXIMATELY FIVE MONTHS OF THE YEAR. THIS IS A CLEAR ECONOMIC CONSIDERATION THAT MUST BE RECOGNIZED.

FROM THE OUTSET WHEN THE ALARM WAS SOUNDED OVER ASBESTOS, WE SENT OUR RESEARCH TEAMS TO WORK TO DEVELOP A PLASTER FIREPROOFING WITHOUT ASBESTOS THAT MAINTAINED OR, IN FACT, IMPROVED ON THE SUPERIOR QUALITIES OF MONO-KOTE.

THAT BECAME A REALITY THROUGH SUCCESSFUL TESTS AT UNDERWRITERS' LABORATORIES, INC. THAT HAVE BEEN COMMENTED ON IN DETAIL BY MR. PARKS. THEN CAME THE STRUGGLE FOR APPROVAL BY THE VARIOUS AGENCIES HERE IN NEW YORK:

- (A) BOARD OF STANDARDS & APPEALS
- (B) MEA DIVISION - DEPARTMENT OF BUILDINGS
- (C) AIR RESOURCES COMMISSION
- (D) HEALTH RESEARCH COUNCIL

THERE HAS BEEN SUCCESS IN MANY OF THESE AREAS, AND JOHN OTTINGER WILL COMMENT IN MORE DETAIL ABOUT THIS LATER. THE WORK CONTINUES BOTH IN DEVELOPMENT AND IN GAINING APPROVALS, BUT I AM VERY PLEASED TO FORMALLY ANNOUNCE TO ALL OF YOU HERE NOW THAT WE DO HAVE

MONO-KOTE-TYPE 4

FORMULATED WITHOUT ASBESTOS

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APPROVED AND, INDEED, BEING USED AT THIS MOMENT IN NEW YORK.

THE SECOND POINT WAS "FIRE SAFETY IN HIGH-RISE BUILDINGS."

HERE, THE TRAGIC FIRES OF LAST FALL AND WINTER WERE IN NEW YORK AND SAN FRANCISCO HIT EVERYONE SQUARELY BETWEEN THE EYES.

LIFE SAFETY AND STRUCTURAL DAMAGE REALITIES AFTER THE FACT ALARMED EVERYONE. THE JURY OR JURIES ARE IN SESSION WEIGHING THE EVIDENCE - INTERNATIONAL SEMINARS SPONSORED BY THE FEDERAL GOVERNMENT - CHICAGO STUDIES OF HIGH-RISE FIRES - FIRE COUNCIL OF UNDERWRITERS' LABORATORIES, INC. - A.I.S.I. - A.I.S.C. - INSURANCE RATING ORGANIZATIONS AND UNDERWRITERS. RESPONSIBLE PEOPLE ARE INVOLVED AND PRESSING FOR POSITIVE MEASURES TO ASSURE THAT THESE PARTICULAR STRUCTURES ARE CORRECT. THERE ARE MARKED DIFFERENCES IN CODE REGULATIONS AND OTHER CONTROLS LEGISLATED BY MUNICIPALITIES. A GOOD EXAMPLE IS THE PACIFIC COAST WHICH UNDER UNIFORM BUILDING CODE REQUIRE TIME TEMPERATURE CRITERIA AS A METHOD OF TEST APPROVAL. BEYOND THIS, THE MAJOR CITIES HAVE CONTROLS WHICH ASSURE PROPER INSTALLATION OF AN APPROVED MATERIAL. IN NOTING APPROVAL, SAN FRANCISCO REQUIRES A PRODUCT TEST FOR DAMAGEABILITY OVER AND ABOVE A UL OR OTHER LABORATORY FIRE TEST. FURTHER, THEY REQUIRE VALIDATION TO THE IN-PLACE DENSITY OF THE APPLIED FIREPROOFING.

SAN FRANCISCO ALSO HAD A HIGH-RISE OFFICE BUILDING FIRE. THE BANK OF AMERICA BUILDING PROTECTED WITH CEMENTITIOUS MATERIAL APPLIED UNDER THE NOTED REGULATIONS. WHILE IT WAS REPORTED THAT IT WAS QUITE INTENSE, BUT LOCALIZED, THERE WAS NO STRUCTURAL DAMAGE AND, INDEED, NO DAMAGE TO IN-FLOOR POWER AND ELECTRIFICATION.

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REMEMBER, I MENTIONED IN THE BEGINNING THAT THERE WAS CHANGE IN THE LAND AGAINST THE GENERAL REPUTATION FOR "DOING IT RIGHT."

WELL, WITH THE IMMEDIATE HEADLINES, CAME THE CHARGES OF SOMETHING IS WRONG WITH "SPRAYED FIREPROOFING" AND WELL, I JUMPED AND SO DID OUR ASSOCIATES OVER THE DANGER OF GENERALIZATION. BUT THE CLAMOR WAS OVER EVIDENT LACK OF PERFORMANCE OF SPRAY FIREPROOFING. THAT WAS MY LAST ITEM FOR COMMENT AND THE KEY ISSUE FOR DISCUSSION -

- PERFORMANCE -

IF YOU HAVE A NON-POLLUTING SPRAY MATERIAL WITH THE FOLLOWING PHYSICAL PROPERTIES:

- (A) HIGH BOND
- (B) HARD SURFACE
- (C) NO EROSION
- (D) ASSURED DENSITY
- (E) RELATIVE LOW COST

AND A POSITIVE MEANS TO ASSURE THE APPLICATION FOR THICKNESS AND DENSITY IN CONFORMANCE TO THE FIRE TEST AND THE LOCAL CODE REQUIREMENTS.

THEN THE PUBLIC LIFE AND FINANCIAL COMMUNITY IS PROTECTED SOMEWHAT BEYOND THE MINIMUM ESTABLISHED BY CODE LEGISLATION.

ALL OF US HERE HAVE TO LOOK AT STRUCTURES DIFFERENTLY THAN MOST PEOPLE AND CAN PERMIT NO WEAK SPOTS FOR FIRE AND SUBSEQUENT DANGER.

I CAUTION YOU NOT TO OVER REACT AND LOSE SITE OF THE FACTS. 02627355
VIOUSLY ACCEPTED METHODS OF PROVIDING FIRE RESISTIVE DESIGN REQUIRE
PEOPLE TO BRING IT TO REALITY. SO DON'T LABEL SPRAYED FIREPROOFING
WITH ALL THE MALPRACTICE OF APPLICATION. LOOK SERIOUSLY TO ALL THE
OTHERS - CONTROLS ARE NEEDED TO INSURE PROPER PROTECTION FROM ALL
THE OTHERS.

CONCRETE

MEMBRANE & ACOUSTICAL SYSTEMS

DRY WALL ASSEMBLIES

SPRINKLERS

AND OTHERS

FURTHER, THE DEBATE OF SHOP PAINTED OR UNPAINTED STEEL MEMBERS
GOES ON. AS PRESENTLY PROJECTED, SPECIFICATIONS ARE USUALLY NOT CLEAR
ON RESPONSIBILITY OF THE PROPER SURFACE PREPARATION. AND, INDEED, IF
THEY ARE IT'S HARD TO EVER BE SURE IF THE APPLICATION IS QUESTIONED
OVER ALL AREAS OF THE SCOPE FOUND IN MODERN HIGH-RISE CONSTRUCTION.

CONSIDER THE TOTAL AND PROPER PROTECTION OF A STRUCTURE AS AN
INSURANCE POLICY OF MANY PARTS ANYONE IF IMPROPER COULD VOID THE WHOLE
POLICY ONE OF THESE PARTS IS SPRAY PROTECTION OF THE STRUCTURAL FRAME.

THE LAW REQUIRES THAT THIS POLICY BE PURCHASED AND IT WAS.

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I DOUBT AND HOPE NONE OF YOU HERE EVER BUY INSURANCE THE WAY SPRAY
FIREPROOFING INSURANCE HAS BEEN PURCHASED FOR THE LAST TWO YEARS HERE
IN NEW YORK.

WHAT HAS AND IS HAPPENING? GENERALLY

EVERYONE PASSED THE BUCK DOWN AND THRU THE CONTRACT ARRANGEMENTS
BETWEEN BUILDER AND FIREPROOFING SUB-CONTRACTOR.

IN TEXT BOOKS IT'S CALLED,

"GIVE & TAKE" - "NEGOTIATION"

BARGAINING FOR QUALITY AT THE LOWEST
RESPONSIBLE COST.

HOWEVER, AS THE BUILDER PLAYS ONE SUB AGAINST THE OTHER - IT'S
OFTEN REALLY,

"HOW FAST AND HOW CHEAP"

I DIDN'T SAY INEXPENSIVE - ECONOMICAL - PROPER -

NO, I SAID CHEAP.

CHEAP BY DEFINITION:

WHILE INEXPENSIVE AND CHEAP AGREE IN THEIR SUGGESTION OF LOW COST.

CHEAP NOW OFTEN SUGGESTS SHODDINESS, INFERIORITY, SHOWY IMITATION,
COMPLETE UNWORTHINESS. WHILE THIS MAY NOT BE INTENTIONAL OVER THE
YEARS, IT HAS BECOME AN ECONOMIC FACT AND CONSEQUENTLY, "A WAY OF
DOING BUSINESS."

THIS LEVEL OF PERFORMANCE IS A DIRECT RESULT OF THOSE ECONOMIC PRESSURES ON THE SUB-CONTRACTOR THAT ARE REAL BECAUSE OF THE NOTED LACK OF QUALITY CONTROL.

IT HAS OFTEN BEEN STATED IN VARIOUS WAYS, BUT FIRE SAFETY BEGINS WITH THE DESIGN. BEYOND THIS EVEN, IT'S THE ATTITUDE OF THE OWNER, ARCHITECT, ENGINEER AND BUILDER. YOU HAVE TO WANT AND DEMAND SOMETHING IF YOU HOPE TO GET IT. EVEN THOUGH BUILDING CODES ARE DESIGNED FOR THE PROTECTION OF THE PUBLIC, CAN THEY REALLY PROTECT AGAINST "THE IGNORANCE OF THOSE INVOLVED IN THE BUILDING PROGRAM?"

THE BUILDING'S COST SHOULD NEVER BE REDUCED BY UNSAFE DESIGN METHODS. ARCHITECTS MUST RESIST THESE ATTEMPTS TO REDUCE COST BY UNSAFE PRACTICES. THE PASSAGE OF PROPER, WELL DEFINED LAWS ARE IMPORTANT. BUT IT'S FUTILE TO PASS LAWS IN THE AFTERMATH OF A CATASTROPHY IF LITTLE OR NO THOUGHT IS GIVEN TO ENFORCEMENT OF THE LAW.

THE BUILDING CODE CANNOT ENFORCE ITSELF. HOWEVER, IT CAN AND SHOULD CLEARLY DEFINE WHO'S RESPONSIBLE AND PROVIDE CLEAR CUT DENIAL OF APPROVAL FOR ALL TO SEE IF THESE RESPONSIBILITIES ARE NOT MET.

ONE PART OF THE DEFINITION SHOULD BE IN "TYPE OF SPRAY FIREPROOFING," WHICH IS THE HEART OF OUR PRESENTATION.

"THERE IS A DIFFERENCE"

TO ILLUSTRATE THIS CLEARLY, I'M GOING TO A SLIDE PRESENTATION WHICH WILL RECAP SOME OF THE POINTS NOTED EARLIER.