

COVER STORY

ROOFING STORIES AND EVENTS THAT ARE MAKING HEADLINES

Local 81 Roofers and Waterprooferers Are Air Barrier Experts



The beautiful finished project at Yuba College.

The College of Marin and Yuba College have more in common than just being institutions of higher education in Northern California. Both campuses have recently added buildings that include air barrier systems installed by Roofers and Waterproofers Local 81 in Oakland, CA.

The new Marin Science Building Project at the Marin County Community College District, located in the San Francisco area, is being built under a project labor agreement signed by the Marin County Building Trades and the Marin County Community College District. Local 81 roofers and waterprooferers working for PetersenDean are responsible for installing the air barrier and roofing system. Air barrier installation includes spraying Henry Air-Bloc 33 and installing vertical bars and Trespa panels. A similar job was performed by Local 81 contractor Kodiak Union on a new building at Yuba College.

What is an Air Barrier?

Air barriers control the unintended movement of air into and out of a building enclosure. Air barrier systems are

comprised of a number of materials which are assembled together to provide a complete obstruction to air leakage through the building enclosure. This system essentially “wraps” the structure’s shell and protects the building from the effects of air leakage.

These systems are growing in popularity, especially in commercial use where builders are looking for ways to lower energy costs and protect air quality. A properly functioning air barrier system will prevent both air leakage and pollutants entering the edifice.

Air leakage can have detrimental effects on how a building functions, and it reduces its life span. It’s also the cause of increased energy costs. When conditioned air—air that has been cooled and dehumidified in the summer, or heated and humidified in the winter—escapes an enclosed space, extra energy is required to replace this air. The cost of using this extra energy can add up to 30-40% for heating and 10-15% for cooling, according to the Air Barrier Association of America.

Air barrier systems also prevent pollutants from entering a structure. Water vapor, suspended particulates, dust, insects and smells are all pollutants that should be kept out of buildings for the sake of comfort and safety. In addition, water vapors that leak into buildings can condensate and form liquid, which leads to corrosion and the development of mold.

Who Installs Air Barrier Systems?

The installation of air barriers is the jurisdiction of union roofers and waterproofers. The air barrier is part of a total system, from the roof down, that envelopes a building and functions as a complete unit. A roofing contractor is responsible for the warranty on the entire system, from rain screen (waterproofing) to panels to the caulked panel end joints. This is in the best interest of the building owner, as it eliminates any finger-pointing if a system leaks.

Breaking up these applications creates more mobilizations, more overhead and more scheduling, and it introduces numerous warranties. These inconveniences and costs are passed on not only to the general contractor, but to the building owner as well.

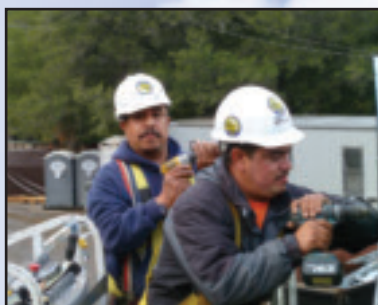
“These applications should be treated and claimed as one system, no different than a roofing system with underlayments and sealants included in a specification section to insure a complete system,” says Rich Palmer, Vice President of Operations at Kodiak Union, a Local 81 signatory contractor.

It is our stand as roofers and waterproofers that we are the most qualified trade to claim this work, which requires many of the same skill sets that our members use on a daily basis. “We have all the equipment and men in-house to achieve these various goals,” says Palmer.

Union roofers and waterproofers in California and across the nation are proving that their skills and knowledge are at the forefront of the air barrier industry. Don't let the industry forget this!



The front entrance to the Science Building project at the College of Marin. The exterior of the building was sprayed by our roofers with Henry Air-Bloc 33 as an air barrier. Vertical bars were then attached to the building to hang the Trespa panels on.



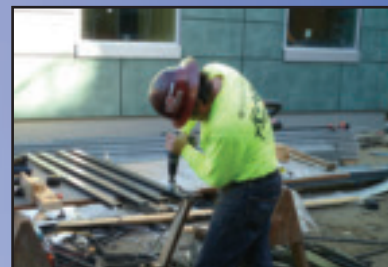
Angel Barcenas and Marcos Hernandez attach the Trespa panels onto the vertical bars while on a boom lift.



College of Marin Science Building has partial installation of Trespa panels on the left-hand side.



Miguel Perez and Jesus Garcia attach Trespa panels from a boom lift at College of Marin.



Miguel Perez drills 2” holes on the vertical bars for the expansion joint anchors.



Jesus Garcia takes a well-deserved break and poses for the camera after installing vertical bars.



Foreman Jose Martinez carefully attaches the Trespa panels to the vertical bars with the spacers set to specification.



A new building at Yuba College receives air barrier application by Local 81 roofers and waterproofers.



The blue material is Henry Blueskin air barrier.