

September 2011

Bluegrass Chapter of IFMA
Lexington, Kentucky

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IFMA Awards of Excellence

1997 Distinguished Member
1998 Educational Programming
2001 Small Chapter of the Year
2003 IFMA Fellow Award
2005 Newsletter Publishing

BLUEGRASS BLUEPRINT

Program News

Casey Cropper
Program Chair and Vice President
Bluegrass Chapter of IFMA



September Program

WHAT: Fire Emergency Preparation

- Evacuation Drills
- Fire Extinguishers
- Fire Hydrants
- Fire Codes and Inspections

WHO: **Chief Marshall Griggs** will discuss how the Fire Dept and Property Managers can work together on Evacuation drills & other Fire Prevention issues such as Fire Extinguishers.

Fire Fighter Allen Case will discuss private fire hydrants on properties and the importance of keeping them tested and repaired along with the proper paint color.

Captain Scott Hickey will discuss code issues & inspections for new construction and/or existing issues that they can review to assist property managers in keeping their bldgs safe per fire codes.

WHEN: **Tuesday, September 13**
11:30 am Lunch, Meeting at Noon

WHERE: **Lexington Herald-Leader Building**
100 Midland Avenue
Lexington, Kentucky 40508-1999

IFMA's WORLD WORKPLACE 2011
The Facility Conference & Expo
Phoenix
Oct 28-28 | Phoenix Convention Center | Phoenix, Ariz., USA



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Message from the President

Mary Martin

President, Bluegrass Chapter of IFMA

A change in the weather!

I wonder if that means new things are blowing our way. Our August meeting focused on the workings of our Bluegrass Chapter. We will be going back to the team concept for monthly meetings beginning in January. The rest of this year has already been addressed.

We are also looking for ways to recruit and retain members in our chapter. The numbers have dropped off drastically. At one point our membership was close to 60, now we are down around 35. Any suggestions? Please let anyone on the board know your ideas. We are hoping to get our numbers back to previous levels.

We also have secured our location for the Christmas Party. It will be held at Malone's Banquet rooms, same location as last year. We are looking forward to the dinner and a good time.

Our September program should be filled with a lot of information. We will be hosting numerous members from the Local Fire Department. Discussions will include evacuation drills and other fire prevention issues, private hydrants – testing and repair, and review fire codes as they pertain to existing and new construction.

We are looking forward to increased participation in our meetings now that summer has ended. *Please bring a friend to the meeting and introduce them to IFMA!*

Mary

SAVE THE DATE

What: Bluegrass Chapter of IFMA
Christmas Party

When: Tuesday, December 13, 2011
from 6 p.m. – 8 p.m.

Where: Malone's Banquets
(located above Sal's)
3373 Tates Creek Road
Lexington, KY 40502

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Bluegrass Chapter

www.ifmabluegrasschapter.org

FM Tips

www.energystar.gov



The First Step to Improving Building Water Efficiency

By tracking water use alongside energy use, you can better understand how these resources relate to one another, make integrated management decisions that increase overall efficiency, and verify savings from improvement projects in both energy and water systems. Organizations that manage water and energy performance together can take advantage of this relationship to create greener, more sustainable buildings.

[Portfolio Manager](#) helps you track and assess energy and water consumption within individual buildings as well as across your entire building portfolio. Enter energy consumption and cost data into your Portfolio Manager account to benchmark building energy performance, assess energy management goals over time, and identify strategic opportunities for savings and recognition opportunities.

Any building can efficiently track and manage resources through the use of Portfolio Manager. The tool allows you to streamline your portfolio's energy and water data, and track key consumption, performance, and cost information portfolio-wide. For example, you can:

- Track multiple energy and water meters for each facility
- Customize meter names and key information
- Benchmark your facilities relative to their past performance
- View percent improvement in weather-normalized [source energy](#)
- Monitor energy and water costs
- Share your building data with others inside or outside of your organization
- Enter operating characteristics, tailored to each space use category within your building.

To get started, simply [login to your Portfolio Manager account](#) and follow the links for adding water meters to your facilities. If you do not have an account, [learn how to set one up](#). Visit EPA's [Water Efficiency Program](#) for more information on water efficiency.

FM Topics

OSHA – Excerpt from Fire Service Features of Buildings and Fire Protection Systems

Sprinkler Systems

GENERAL

Sprinkler systems provide early fire control or extinguishment, helping to mitigate the hazards for occupants and firefighters alike. Building codes, fire codes, and life safety codes specify when to provide sprinkler systems. These may be either locally written codes or adopted model codes such as the IBC, the IFC, NFPA 1, NFPA 101, or NFPA 5000. In addition, various sections of the OSHA standards require the installation of sprinkler systems.

A widely accepted installation standard for commercial system design is NFPA 13, Standard for the Installation of Sprinkler Systems. Other standards include: NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Mobile Homes; and NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height. Designers may also refer to NFPA 13E, Recommended Practice for Fire Department Operations in Properties Protected by Sprinkler and Standpipe Systems, although any given fire service organization may follow different standard operating procedures.

There is some flexibility in portions of the system that may impact the fire service. This chapter provides guidance to designers so they may exercise this flexibility to benefit fire department operations. Fire department connections for sprinkler systems are covered in Chapter 5. Standpipe systems (which are often integrated with sprinkler systems) are covered in Chapter 4. Sprinkler designers should also see Chapter 6 for additional guidance on fire alarm annunciation, and Chapter 7 for special coordination considerations about smoke control systems.

ZONING

It is important for sprinkler designers and fire alarm designers to work together, especially in unusual buildings. The fire alarm system will often have an annunciator to indicate the location of the alarm to the fire department. Sprinkler piping arrangement will limit options for fire alarm annunciation of water flow signals. Coordination is essential to furnish the fire service with clear information on the fire or its location.

Sprinkler designers often think in terms of ceiling levels, since sprinkler piping and sprinkler heads usually are at ceilings or roof decks. However, alarm signals are reported in terms of their floor level to enable the fire department to respond to the correct floor during an emergency. Consider the situation of a building with two levels adjacent to a single level “high-bay” area. The first floor sprinkler zone should include both the high bay area and the lower level of the two-level section because each of these areas shares the same floor. Meanwhile, the upper level of the two-story section should have its own zone, even if the piping it contains is on the same level as the high bay area.

In buildings with standpipe systems, sprinkler systems are usually combined with them and fed by a single water supply. Sprinkler systems are fed from the bulk feed mains or from vertical standpipe risers. NFPA 13 requires that sprinkler controls remain independent of standpipe systems. Typically, all sprinklers would be located downstream from a control valve that will not shut off any fire hose connections (Figure 3.1). This enables the fire department to shut off the sprinklers during the rare occasions when a sprinkler pipe fails, or the sprinklers are not controlling the fire. In this manner, hose connections remain available for manual fire suppression without losing pressure from the broken pipe, or the excessive number of activated sprinklers.

FM Topics - Sprinkler Systems continued

In some situations, when a building does not include a standpipe system, NFPA 13 allows fire hose connections to be fed from sprinkler systems. In these cases, closing the sprinkler system valve would shut off the fire hose connections.

In some cases, sprinkler systems are fed from two different standpipes or feed mains, in a “dualfeed” arrangement. Although this provides a hydraulic design advantage, NFPA 13 recommends against it to avoid confusion. If a designer chooses this arrangement (and the code official permits it), cross-reference signs should be provided at each valve. Each of these signs would indicate the location of the companion valve that feeds the same system. No single sprinkler system should be fed from three or more points, since the flow from a single sprinkler may not activate any of the flow switches.

Considerations - Sprinkler Zoning

- Coordinate pipe arrangement with fire alarm zoning.
- Keep sprinkler controls independent of standpipe systems.
- Avoid dual feed systems, or provide cross-reference signs.



Sprinkler zone control station and zone indicator sign.

PARTIAL SPRINKLER SYSTEMS

NFPA 13 requires installation of sprinklers throughout the building. However, in some situations the code or standard requiring sprinklers calls for protecting only a portion of the building. In these cases, exterior signage should indicate the portion of the building covered. A good location for this sign would be at the fire department connection (see the section Marking, page 47).

Residential sprinkler systems installed under NFPA 13D and 13R primarily protect lives rather than property. Since property protection is secondary, large and significant areas may not have sprinkler protection (unsprinklered). One- and two-family houses protected by NFPA 13D systems are readily recognized as having this partial, life-safety type of protection.

Apartments and condominiums with NFPA 13R systems may not be easy to identify. These systems are allowed in buildings four stories or less in height. However, some buildings that are considered four stories in height by building codes may still contain additional levels such as lofts, and basements which may be partially below grade. Several sides of these buildings may have six occupied levels above grade and still be considered four stories in height (Figure 3.6). The large unsprinklered areas can adversely impact firefighter safety and consequently the tactics employed. Fire department ground ladders may not reach the top occupied stories, and some apartment units may not be reached by the available access for aerial ladders. Exterior signage near the fire department connection can alert the fire department to this.

Considerations - Partial Sprinkler Systems

- NFPA 13 system: Provide sign new fire department connection showing portion protected.
- NFPA 13R systems: Provide sign near fire department connection indicating the system only covers life hazard areas.



FM Topics

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Topic of the Month: Vinyl Tiles Unleashed!

Have you ever thought about **VCT**, or Vinyl Composition Tile? Probably not much! We all know what it is. Many companies offer it. It has changed little in years except for a few newer colors. It is something that most facilities managers understand easily. It is not expensive and it requires a LOT of maintenance to keep looking good. Usually when budgets are tight this is the first thought for flooring options. **"We have to use VCT, but we're sick of it!"** You might ask—"Are there any high performance options that are still affordable?" Thankfully, the answer is **YES!!!!**

Vinyl Enhanced Tile (VET) is very much like VCT. It is still in the same classification as VCT, ASTM F-1066. It is maintained very much like VCT, only you need less product for finishing and less time to maintain. The higher percentage of vinyl gives increased performance characteristics such as better indentation resistance and often better warranties. 20th century architect Mies Van der Rohe was famous for saying **"LESS IS MORE!"** Facility managers and owners will enjoy the savings of time and money when after only 1-2 light coats of polish, the floor is finished and ready for use. Think of it! **For a little more than a dollar a square foot extra beyond your VCT budget, using VET could help realize substantial savings over the life of the floor.**

Another great option is Solid Vinyl Tile (SVT). This flooring type is an alternate classification (ASTM F-1700) because of its increased vinyl content. The more vinyl content, the better recovery you will have from indentation. Again, your maintenance regime is dramatically reduced to buffing or very light polishing. I encourage you to explore these options for your next project. **Give the owners the best bang for their budget—not just during the building phase, but throughout the entire life-cycle of their floor.**

New routines!

I see the school buses out in the morning and eager students waiting at their stops wearing new sneakers and back packs and there is a sense of new adventure this time of year. Even as we have long been out of school, we can also begin new habits and be motivated for success just like those students we see.

What can you try that is new and interesting?

Learning about new things is always a worthy endeavor.



IFMA News

IFMA's World Workplace 2011



IFMA's WORLD WORKPLACE 2011
The Facility Conference & Expo
Phoenix
Oct. 26-28 | Phoenix Convention Center | Phoenix, Ariz., USA

IFMA's World Workplace 2011 Conference & Expo

Smarter facilities. Smarter facility management.

Can a facility actually be “smart”?

In today's world of smart phones, smart cars, smart food and smart goals, a smart facility is one that integrates clever, cost-effective building, technology and energy systems for higher performance—optimal efficiency; minimal environmental impact.

Planet-friendly materials, ambitious clean-energy policies, building automation, systems integration and sustainable business practices are contributing to the rising “intelligence” of managed environments. Facility professionals must understand the latest trends and technologies in order to maintain the authority to direct facility programs.

Keep pace with progress or you could be “outwitted” by the buildings you manage.

It's easy to fall behind on the latest and greatest when you're busy taking care of daily facility needs; but consider this—many of your ongoing frustrations and repeated set-backs could be alleviated by a tip, tool or technique you never knew existed.

As the largest, most longstanding and well-respected facility conference and exposition, IFMA's World Workplace brings the global FM community together for three days of professional learning and networking. Leaders in the FM field, educators, authors, specialists and business experts share advice and strategies that can be put into practice the day you return to your office.

Hosted by the International Facility Management Association, World Workplace addresses specific challenges that facility professionals face every day. As the association that has supported, represented and defined facility management for the past 30 years, IFMA knows what FMs need to successfully manage and maintain facilities.

Whether you discover a new solution to an old problem, bring back a fresh idea for immediate implementation or simply feel more confident about meeting higher expectations, World Workplace will prepare you to confront, address and initiate smart, sustainable change in your facilities.

More than a return on investment—World Workplace offers a return on objectives.

The smarter the building, the higher the demands on your time and expertise. Equip yourself with relevant, reliable information so you're better prepared to adapt to new demands and adjust to redefined skills and services.

World Workplace programming is so comprehensive, you can tailor a learning program directly applicable to your responsibilities, projects and current facility issues. Educational sessions address topics that are universal to every facility type, shape and size, focusing on what it takes to:

- enhance the performance of facilities, teams and projects;
- initiate and oversee efficient workplace programs;
- increase employee productivity through a better work environment; and
- prepare for future changes and advancements that impact FM.

Acquire more information, strategies and contacts in less time and at a lower cost than searching for answers yourself. Return to your facility with proven methods for keeping facilities competitive and managing teams, projects and budgets. Taking away just one problem-solving idea from a colleague, speaker or exhibitor is worth the price of registration.

IFMA's World Workplace 2011 continued

Get smart – Get registered!

Join an estimated 5,000 facility professionals, experts, educators, students and solutions providers, representing more than 2,000 companies and organizations, spanning 40 countries and nearly every specialty area that supports managed environments.

- **Forward-thinking education.** Achieve the power to lead change in your facilities with sessions geared toward operating and managing intelligent buildings.
- **Global networking.** Meet other knowledgeable and skilled professionals and share notes on matching wits with your facilities.
- **Smarter solutions.** See the full spectrum of ingenious facility products and services in one place, at one time, and discover the best solutions for your facilities.

World Workplace FAQs

Dates

IFMA's World Workplace 2011 Conference & Expo: Oct. 26-28, 2011

Attendees may choose to arrive early to take advantage of other events and activities held in conjunction with World Workplace:

IFMA's Fall Symposium: Oct. 22-28, 2011

IFMA's Fall Symposium takes place at the Sheraton Hotel in downtown Phoenix. Those interested in building FM knowledge and skills or pursuing one of three IFMA credentials—the CFM[®], the FMP[®] or the SFP[™]—may add courses to their World Workplace registration or just attend the symposium.

IFMA Foundation "iBelieve" Events: Oct. 25-27, 2011

The IFMA Foundation hosts several fundraising, donor appreciation and student scholarship events during the week. Foundation Tuesday, held on Oct. 25, is the organization's largest annual fundraiser. The day kicks off with the Utilities Council/Doug Underwood Golf Tournament, and concludes with the Gala & Recognition Reception. These events are not included in any World Workplace registration categories—please add them to your registration under "Additional Tickets."

World Workplace Facility Tours: Oct. 25, 2011

Held the day before World Workplace officially opens, five exclusive back-of-house facility tours will be offered from 1 p.m. to 5 p.m. Pricing is from US\$12 to US\$15 per person, per tour. Space is limited—please select two options on your registration form in case a tour sells out.

Venue

Phoenix Convention Center, North Building, 100 N. Third St., Phoenix, Ariz. 85004

Get a first-hand look at smart facilities in our host city of Phoenix, Arizona.

Phoenix has been a pioneer in water, energy and natural resource conservation programs. It's on its way to becoming the most sustainable city in the U.S., with more than 80 innovative city sustainability programs.

The Phoenix Convention Center is one of the greenest convention facilities in North America. The center's West Building is certified by the U.S.G.B.C. with a LEED Silver rating; and the North Building was built to LEED standards. The West Building's photovoltaic solar energy plant uses solar cells to convert light from the sun into renewable energy for use in the convention center.

IFMA's World Workplace 2011 continued

Full Event Pricing

Full event attendees have an all-access pass to conference and expo activities, including sessions, the opening and closing keynotes, networking events and breaks, lunch Wednesday through Friday, roundtable discussions, IFMA's Awards of Excellence Banquet, and online access to the conference proceedings.

IFMA Members: Early-bird (by Aug. 25): **US\$745**; After Aug. 25: US\$995

Nonmembers: Early-bird (by Aug. 25): **US\$995**; After Aug. 25: US\$1,115

Nonmember price includes one year of IFMA base and local chapter membership.

For other registration options and additional tickets, please visit the event website at worldworkplace.org.

Session Tracks

Thursday and Friday educational sessions are organized by topic track—eleven new subject areas that reflect the latest facility management competencies. Attendees can tailor a learning agenda to address unique facility and team management needs, challenges and strategies.

- Operations and Maintenance
- Real Estate and Property Management
- Human Factors
- Environmental Stewardship and Sustainability
- Project Management
- Leadership and Strategy
- Finance and Business
- Quality
- Communication
- Technology
- Emergency Preparedness and Business Continuity

Expo Solutions Arenas

Exhibitors not only introduce attendees to the best in facility solutions, they also teach attendees how these problem-solving tools work. Free 60-minute informational sessions and 30-minute product demonstrations will be held in the expo hall, Oct. 26-27:

- Technology and the Workplace of the Future
- Business Analytics and Intelligence for the Global FM and CRE Professional
- Going GREEN with LED Lighting: An Industry Update and a Look at the Future
- Strengthen and Expand Your FM Competencies With ARCHIBUS
- BIM + FM: Bridging the Divide
- Solar Panels and Cool Roofs: A Natural Marriage of Sustainable Technologies
- How Integrated Workplace Management Systems are Enhancing the Bottom Line
- Smarter Energy Management for Greater ROI

Social Media

Jumpstart the dialogue about smarter FM—connect with attendees, speakers, exhibitors, sponsors and IFMA staff before, during and after the show.

- Tweeting about or from World Workplace? Use the hashtag #WW2011.
- Join us for the third annual IFMA Tweet-Up in FMJ Social Networking Lounge on the expo floor.
- Click on NETworkplace on the event website to watch videos and link to our social media sites.

FM Glossary

OSHA – Fire Service Features of Buildings and Fire Protection Systems

AHJ (Authority Having Jurisdiction): the entity legally designated to enforce a code or standard.

Apparatus: fire service vehicle.

Apparatus, aerial: apparatus that carries ladders and tools.

Apparatus, pumper: apparatus that carries hose, a pump, and a water tank.

Apparatus, quint: apparatus that contains aerial and pumper equipment.

Code Official: a fire code official, building code official, or authority having jurisdiction.

Code Official, Building: person legally designated to enforce a building code.

Code Official, Fire: person legally designated to enforce a fire code.

Engine company: pumper apparatus and personnel.

First due unit: engine company or truck company designated to respond first to an incident at a given location.

Hose lay, straight (or forward): an engine company evolution (task) to lay hose from a water source to an incident scene or another unit.

Hose lay, reverse: an engine company evolution (task) to lay hose from an incident scene or another unit to a water source.

Hose line, preconnected: a hose of fixed length with a nozzle attached and connected to a discharge outlet on a pumper.

IBC: International Building Code.

IFC: International Fire Code.

Ladder company: aerial apparatus and personnel.

NFPA: National Fire Protection Association.

NFPA 1: Uniform Fire Code.

NFPA 101: Life Safety Code.

NFPA 241: Standard for Safeguarding Construction, Alteration, and Demolition Operations.

NFPA 1141: Standard for Fire Protection in Planned Building Groups.

NFPA 5000: Building Construction and Safety Code.

Pre-incident plan: document containing information on a specific facility to facilitate emergency operations.

Truck company: aerial apparatus and personnel.

