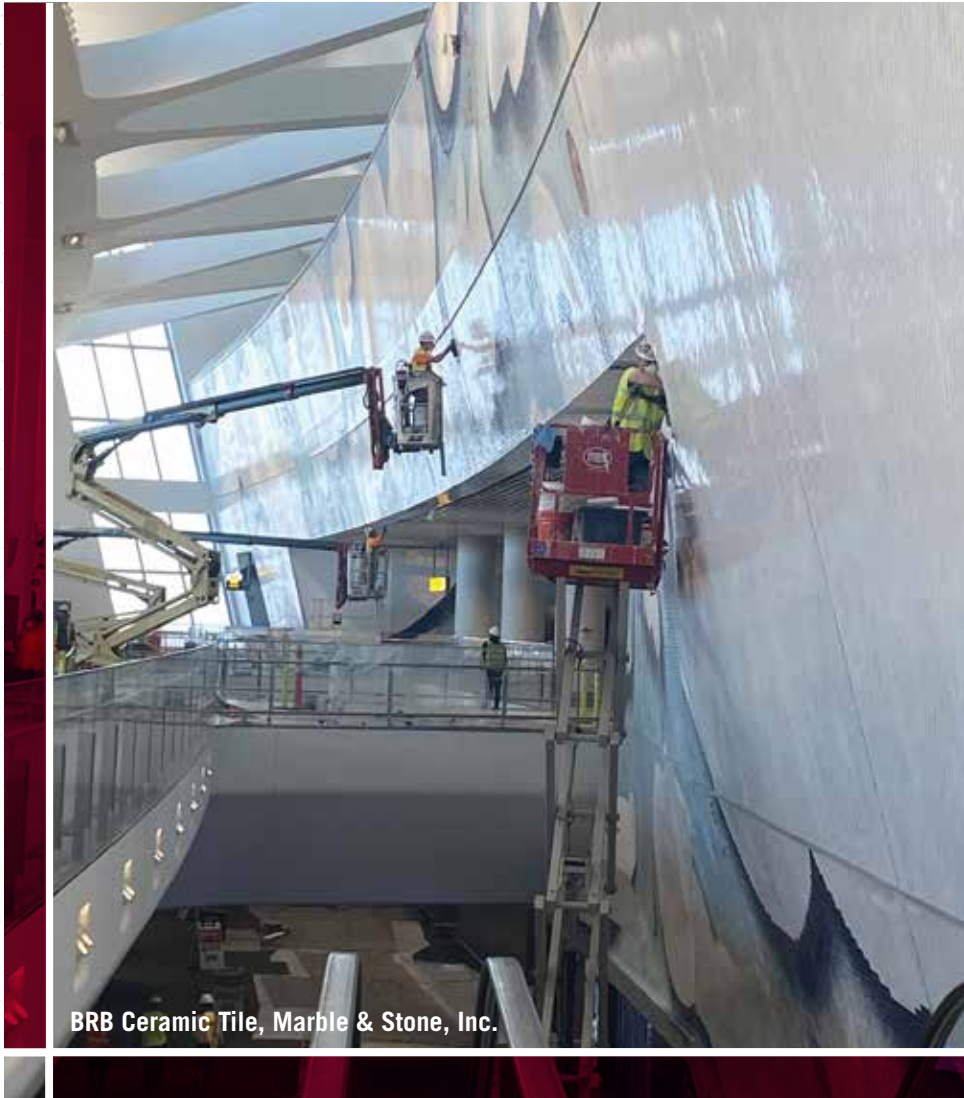


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LaGuardia Airport Terminal B – BRB Ceramic Tile, Marble & Stone, Inc.
Critical Points in Tile Design and Installation: Sanitary Base



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John Trendell,
Trendell Consulting LLC
TCAA President

Wow! What Happened?

At the start of 2020 we knew there would be a presidential election, but certainly no one could have predicted what has transpired this year. Health issues, social issues, economic issues, and of course, as always, personal issues. As I wrote in my first president's message, each time is different. Different challenges will always exist. So... where do we go from here?

HEALTH ISSUES: The health of our families and our employees is the most pressing issue. Health and safety have always been a primary concern for any of our contractors. I have seen, first hand, the collaborative efforts TCAA and the International Union of Bricklayers and Allied Craftworkers (IUBAC) have taken part in to make sure our worksites are as safe as possible. This work is taking place even now as protocols for a safe workplace are implemented both nationally and at the local level.

SOCIAL ISSUES: Our contractors have always been equal opportunity employers. Along with the IUBAC, concerted efforts have been in place for a number of years to diversify our workforce. We know that a properly trained workforce, no matter who they may be, are the keys to the success of our member contractors.

ECONOMIC ISSUES: While at the start of the new year our contractors were busy and most had a nice backlog, the pandemic has slowed the work down. That work is still on the books, so for most of our contractors the short term outlook is fairly



good. But, as Ron Schwartz of J. Colavin & Son has pointed out to me, with so much of our national, state, and local resources going to immediate help for those affected by the pandemic, what will the long-term outlook be? TCAA in conjunction with the IUBAC will certainly be working to make sure our political leaders understand the importance of a strong construction sector. We need to make sure people have the housing, commercial, industrial, and institutional building programs necessary to keep our country and economy strong.

PERSONAL ISSUES: I have lost both of my parents this year. No, not to COVID-19. My mother was 86 and my father was 92. They both lived full and honorable lives. My wife, Mary, says that you have a feeling of being adrift after both of your parents are gone. She is right. Our parents are beacons to each one of us for however long they are alive. They are a light that has guided us on our own travels through this world. I hope that I have, and can continue to be, as good a beacon and a light to my own family as my parents were to me.

Godspeed to each of them and to each and every one of you! 🇺🇸



John Trendell,
TCAA Labor Committee Chair
Trendell Consulting LLC

Zoom, Zoom, Zoom

While most of us will probably never take a trip to the moon as the children's song "Zoom Zoom Zoom, We're Going to the Moon" sings about, we surely are aware of the latest and greatest app for conducting meetings and webinars. Most of our work environments have changed dramatically due to the pandemic.

During this season of social distancing, TCAA and the International Masonry Institute (IMI) have joined forces once again to offer educational seminars for architects and the ceramic tile industry. But this time with a different twist. Each seminar will be a one-hour webinar. All webinars are Thursdays from 12:00 - 1:00 PM Eastern Time. See schedule below for specific dates and details regarding the next few webinars or visit www.imiweb.org/tmt/.

As each of us know, our industry and the technologies of materials and installations are constantly changing, hence the necessity of continuing education. Even the message and delivery of the information is changing. So, plan on bringing lunch into the office or wherever your workplace might be these days, and settle in for a very informative webinar!

IMI / TCAA TILE MARBLE TERRAZZO WEBINAR SERIES 2020

**ALL WEBINARS ARE THURSDAYS FROM 12:00 - 1:00 PM EDT
— YOU MUST REGISTER TO ATTEND**

OCTOBER 8, 2020


Crack Isolation Underlayments for Tile and Stone Flooring
— Presented by NAC Products

This course addresses crack isolation membranes as defined by the Tile Council of North America (TCNA). Attendees will learn what the membranes will and won't do, the use of membranes at movement joints, and ANSI testing requirements for membranes. Accepted crack isolation methods, installation guidelines, types of warranties and how to choose a crack isolation membrane will also be examined. Attendees will also acquire knowledge about moisture vapor transmission, thin bed waterproofing membranes, as well as other installations with crack isolation membranes.

NOVEMBER 5, 2020

Grouting for Success — Presented by Mapei

This program includes an explanation of different grout types and their respective industry standards. Participants will be taught the difference between Portland cements, HCT technology, and epoxies, and which types of grouts are required for various types of ceramic tile and stone installations.

- Visit www.imiweb.org/tmt/ and click on your webinar of choice to register.
- Each of these programs is registered with AIA for 1.0 Learning Units (LUs), and some qualify for HSW and/or IDCEC CEUs. BAC tile and stone contractors receive 1.0 hours toward IMI Contractor College and TCAA Trowel of Excellence continuing education requirements. Presenters will provide certificates for self-reporting to all attendees. 

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TILE INSTALLATION SYSTEMS

Rookwood:

IT'S ALL ABOUT THE GLAZE

At the time William Watts Taylor realized the potential for architectural faience at Rookwood Pottery in Cincinnati, the company had been successfully producing distinctive decorative pottery for 20 years. Founded by Maria Longworth Nichols in 1880, Rookwood gained its prominence from her hiring Mr. Taylor as her business manager in 1883. Taylor, along with his talented decorators, was responsible for the company's international reputation as a producer of fine art pottery. In 1900, Rookwood brought home the Grand Prix from the International Exposition in Paris for its newly created matte glaze.



Rookwood tile. Norman Karlson Collection. Unless otherwise noted, all photography was taken by Joseph Taylor, THF Digital Library.

According to the late Kenneth R. Trapp, a published Rookwood scholar, Taylor's staff began experimenting to develop a "dead" or matte glaze in 1896, and by 1900 expressed the intention to produce matte glazes specifically for decorative tiles, new products from its recently established Architectural Faience Department. ("Faience" refers to a clay product made from malleable clay pressed into a plaster mold, differentiating itself from 19th century dust-pressed tiles produced from a metal mold.)

By the turn of the century, within the ceramics community nationwide, there was an



William Watts Taylor, Rookwood's business manager, who established the company's architectural faience department in 1903 and guided its development until his death in 1913. Photo courtesy of Kenneth R. Trapp and the Tile Heritage Digital Library.





Private residence, Erie Pennsylvania

America, the movement emphasized simple living, high thinking, and handcraft as a form of productive therapy. Translated into objects, the simple life worshipped modest forms with little or no ornament, clean lines and planar surfaces, and finishes that were subdued and quiet.” Matte glazed tiles fit the bill!

Rookwood received its first commission in 1903 to

intentional movement away from industrialized manufacturing to objects produced more by hand. Consumer tastes were evolving that were increasingly appreciative of human contact with artistic products, and matte glazes provided that humanizing appeal.

As Trapp elaborates, “Rookwood introduced its matte glazes at just the time that the reformist Arts and Crafts movement was ascending as a socio-political-artistic quasi-religion. A critique of conspicuous consumption and corporate

design decorative tiles for four subway stations in New York City. Other important commissions would follow: the dining room of the Hotel Sinton in Cincinnati, the Rathskeller Room in the Seelbach Hotel in Louisville, the Norse Room in the Fort Pitt Hotel in Pittsburgh and the Della Robbia Room in the Vanderbilt Hotel in New York. As Trapp remarks, “These permanent installations in public spaces frequented by the rich and powerful became [the company’s] own best promotion.” All of these prestigious installations furnished by Rookwood’s Architectural Department



Bath and bedroom installations at the former Leary Mansion in Seattle (1907), now the Episcopal Diocese of Olympia.



Lobby lounge of Hotel Sorrento in Seattle (1909).

were matte glazed combined with all the advantages of ceramic tile.

The domestic popularity of Rookwood tiles had no bounds: entries, kitchens, bathrooms, and living rooms where fireplace mantels were the central focus. “With tiles one could worship nature and never leave the fireside. Because of their flat surface and scale, tile landscapes could ‘approximate’ nature in a way that a landscape on a curved vase or a small plaque never could. Large tile murals ‘punctured’ walls and blended the world of outdoors and inside. Although a tile mural can merely suggest a landscape, it turns the imagination on, reminding one of the reality of nature experienced firsthand,” Trapp summarized.

Today, Rookwood tile installations are revered for their unique beauty. The artistic quality of the design and execution is unsurpassed in American tile history. One might say, it’s more than “all about the glaze.”

PLEASE NOTE: “Tiles of the Rookwood Pottery” by Kenneth R. Trapp was published in 1993 in *Flash Point*, the Quarterly Bulletin of the Tile Heritage Foundation, vol. 6, no. 4. A pdf of the

6-page article is available for the asking at foundation@tileheritage.org.

A reproduction of the 64-page **1912 Rookwood Pottery Company catalogue** of Decorated Tiles, Mantel Facings and Complete Mantels is available from Tile Heritage for \$25 (plus your local sales tax in California) plus \$4 for shipping. 🇺🇸

Joseph A. Taylor
President, Tile Heritage Foundation
Cesery Award recipient in 2003
www.tileheritage.org



Solarium in a private home, Columbus, Ohio.

A linear cove profile strip may be used in lieu of tile base for functional or aesthetic reasons.

Critical points in tile design and installation:

Sanitary Base

By Scott Conwell, *IMI*, August 2020

Due to the COVID-19 pandemic, the construction industry has a renewed focus on maximizing the use of interior finishes that are anti-microbial and easy to clean. Ceramic and porcelain tile have historically been used in healthcare and other commercial applications for exactly this reason, as well as for the many other benefits they offer. Tile is an impervious, inorganic material naturally resistant to microbes and the spread of infections. When we look at tiled surfaces, it is desirable to minimize intersections that may trap dirt, moisture, and debris, and to provide continuity along the change of plane. A cove base, also known as a sanitary base, is an effective detail for transitioning a wall to a floor while providing ease of cleaning and minimizing opportunities for germs. This article will address some of the items to consider when designing and installing a tile base, including the most important element of skilled BAC tile setters and finishers and TCAA tile contractors.

Coverage and setting material

Mortar coverage requirements for installation of tile base are identical to those for floors and walls: 80% for interior non-wet areas or 95% for wet areas and exteriors. Inadequate coverage may result in damage and possibly dislodgement of the base resulting from the impact of mops, floor scrubbing machinery, or even kicking. Installers should never spot bond the tile base.

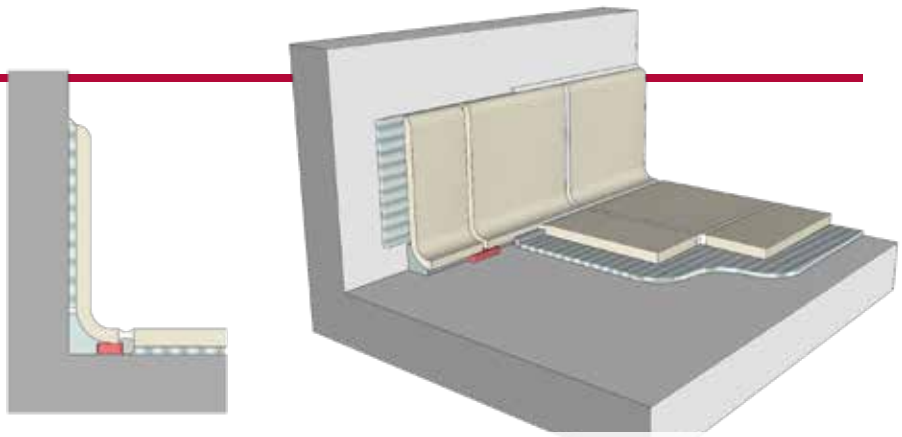
Thinset mortar, not organic adhesive, a.k.a. mastic, should be used to apply tile base. Mastic is likely to fail with exposure to moisture or impact loads. For example, if moisture enters the assembly through a cracked grout joint or failed sealant joint, mastic may lose its ability to keep the tile bonded in place. The shear strength of ANSI A118.4 or A118.15 modified thinset mortar provides greater permanence and stability for the entire tile assembly, including the base.

Ensure base hits the proper elevation

The base must be installed at the proper elevation, meaning the top surface of the horizontal leg or lip is in alignment with the floor tile or even slightly above the floor tile, but never below the floor tile.

If the lip of the base is lower than the floor tile, shims or other methods may be required to bring the base up to the proper elevation. A horseshoe shim trimmed to fit beneath the lip of the base may be used near both ends of the base tile so each shim supports two tiles, one at each side of the grout joint.

Back-mounted mosaic tile sheets with integral cove base may pose an alignment challenge due to a sheet's flexibility prior to grouting. The ungrouted joint between the sanitary cove pieces and the vertical wall tile pieces is flexible, and if care is not



This ceramic tile base detail shows a specially shaped cove tile sanitary base. The tile base is supported by shims if necessary to elevate it to align with the floor tile. It is adhered to the backing with a cementitious bond coat of thinset mortar. The same thinset mortar is backfilled behind the cove to avoid trapping moisture behind the base. A perimeter expansion joint is provided to accommodate differential movement between the floor and wall.

taken during installation, the cove may end up undesirably lower than the floor tile.

An “after-applied” base is one type of tile base suitable for new construction or retrofits, where the tile base has a thin lip that is coved to a sanitary profile, and is installed after the floor tile at an elevation slightly above the floor tile to allow for a perimeter expansion joint. Similarly, a standard wall tile without a cove profile can be installed on top of the floor tile to create a square base condition. However, despite the small cost savings, a square base is not the best option for sanitary purposes since the 90-degree corner may attract moisture, dirt, and debris.

Supporting the tile base

In addition to being brought up to proper elevation, typical tile base units must be supported behind the lip. Backfill the void area with thinset mortar to avoid trapping moisture behind the tile.

Aesthetics

If the wall tile and floor tile match in color and size, and if the tile manufacturer produces sanitary base units in the same color and size, a

sanitary base of compatible size and color can visually tie together the wall and the floor and provide a uniform appearance with continuous grout joints along the floor, base, and wall. If the wall tile and floor tile have varying colors or sizes, the tile base can be coordinated with either the wall or the floor, assuming the tile manufacturer produces a matching sanitary base unit.

However, with the increased variety of tile colors and patterns coming to the market, it is becoming more challenging to obtain a sanitary base that matches the color and size of the wall and/or floor. In this case, a base of contrasting size and/or color may be used. If a tile base of contrasting size is used, a skilled tile setter will offset the grout joint between the base and the wall tile at the most visible point in the room, and make every effort to avoid alignment or proximity of grout joints between the tile base and the wall tile. In other words, if different tile sizes are used, grout joints should be offset where possible between wall tile and base. One way to handle the problem of laying out wall, floor, and base tile of differing sizes is to avoid tile base altogether in favor of a coved profile strip.

Profile strip

A linear covered profile strip may be used in lieu of tile base for functional or aesthetic reasons. Profile strips are typically made of aluminum or stainless steel and are available in a variety of colors and finishes from natural or matte metallic to enamel finishes that match the color of the tile. The exposed portion of the profile is limited to the cove, which is approximately ½" in radius, resulting in a contemporary, clean look. The profile strip may have one or two flanges that are embedded in the thinset mortar along the wall and/or floor. Union tile setters are experienced at installing profile strips at base conditions as well as inside and outside vertical corners and at a variety of other conditions.

Movement joints

The ANSI A108 standards for installation of tile and the TCNA Handbook recommend expansion joints at the perimeter of tile installations and at all changes of plane. Because the base condition is where the floor and wall intersect, there should always

be an expansion joint at this condition. Depending on the type of tile base, the expansion joint detail may vary, and it is the responsibility of the design professional to specify exact locations and details of all movement joints in the tile. The EJ171 methods described in the TCNA Handbook are a good reference. BAC tile installers are trained and skilled at installing backer rod (if specified) and sealant at all perimeter expansion joints.

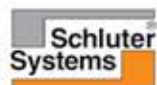
Workmanship

Tile is certainly a beautiful and permanent material, but its application as a durable, functional, and antimicrobial finish is only as good as those installing it. TCAA contractors and BAC union tile setters and finishers are trained, tested, and in many cases certified by programs like Trowel of Excellence and the Advanced Certifications for Tile Installers (ACT). Union tile contractors and installers are qualified to install sanitary base and all other aspects of a tile installation to optimize the health benefits of this timeless material. ■





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Greige



Stone grey



Bronze



Matte black



BRB Ceramic Tile, Marble & Stone, Inc.

LaGuardia Airport Terminal B - Massive Ceramic Mosaic Mural Feature Wall Installation

LaGuardia Gateway Partners, developer and operator of LaGuardia Airport Terminal B, invited Public Art Fund to formulate and implement a comprehensive art program for the new building, and selected BRB Ceramic Tile, Marble & Stone, Inc. to perform the installation of the massive ceramic mosaic wall tile mural, which is part of the overall theme. The colossal mural was designed by artist Laura Owens, who lived in NYC at various points during

her 25-year career. The mural features 80 iconic images against a brilliant blue cloud-filled sky that capture the spirit of New York City, including the Statue of Liberty, Apollo Theater, the Stonewall Inn, the Staten Island Ferry, a MetroCard, and of course, pizza. The monumental ceramic tile mosaic is truly a civic landmark.

Covering nearly 25,000-square-feet of the central wall of the Departures level, the mural extends to several

areas, fascinating viewers as it ushers them through the Headhouse or to the Arrivals level baggage claim. Containing over 625,000 tiles, the mural is among the largest mosaic artworks in the world.

The project involved handmade mosaic and subway tile: 1"x1" and 2"x2" mosaic tiles were used to create the individual icons that depict famous art and locations throughout the five NYC boroughs, and 3"x6" white subway tiles were used to form the clouds in the sky. All tiles were hand made by Fireclay Tile, out of San Francisco, California. The mural consists of 135 colors, of which 36 were custom developed for this project by Fireclay. Ed Connors, Vice President of BRB, said, *"Fireclay did an amazing job meeting the demands of producing and shipping the material for this extremely intricate project."*

THE MURAL FEATURES 80 ICONIC IMAGES AGAINST A BRILLIANT BLUE CLOUD-FILLED SKY THAT CAPTURE THE SPIRIT OF NEW YORK CITY, INCLUDING THE STATUE OF LIBERTY, APOLLO THEATER, THE STONEWALL INN, THE STATEN ISLAND FERRY, A METROCARD, AND OF COURSE, PIZZA.

The majority of the installation had to be performed from a scissor lift or articulating lift for which every installer took a safety course. Prior to installation of the tile, BRB skim coated the wall substrate to achieve a flat surface. Connors, who oversaw the project, advised that the first challenge BRB's crew encountered was not being able to use lasers for the layout. The wall is curved from east to west at different radiuses and has various angles from floor to ceiling with ledges and headers. However, an even bigger





obstacle in achieving an accurate layout was that the wall was constantly moving. The wall was constructed in sections that are approximately 900-square-foot each, and each section is structurally independent and designed to move with the building. With these challenges, Connors decided that the most important task to start the project off right was to bring a water level to the jobsite and teach the installers how a water level works.

Another unique challenge was that the project required approval from artist Laura Owens every step of the way. At the height of the project, the coronavirus became a concern, and Owens was at her studio in France. She decided it was safer

for her to remain in France and oversee the project from there. Fireclay shipped the mural tiles to BRB in sections. Upon receipt, BRB would have to dry lay each section, take photos and video and transmit the material to Owens for approval prior to repacking and sending out to the installers on the jobsite.

Installation took place over a period of nine months, beginning in August 2019 with completion on May 22, 2020. The tile was installed with Mapei Type 1 adhesive and required three shades of gray grout, one of which was a custom color. The new terminal opened June 13, 2020. BRB is very proud, as they should be, of this work of art that they were fortunate enough to be a part of.



**About BRB Ceramic Tile,
Marble & Stone, Inc.**

BRB Ceramic Tile, Marble & Stone, Inc., out of Point Pleasant, NJ, was founded by Bill Lardieri in 1991. BRB excels in the fabrication and installation of ceramic tile, marble, and stone of premium quality. With a wealth of experience, they cater to commercial general contractors and developers across the Greater New York and New Jersey area.

Lardieri says, *“For us, quality is paramount... We believe client partnerships need to be long-term, hence, we invest our time in building meaningful relationships with*

benevolence. Our clients are Fortune 500 – something we are most proud of.”

As a BAC signatory contractor, BRB employs skilled union craftworkers and works with all the major general contractors and developers in the Greater NY/NJ area. In addition, they are proud to be a member of the Tile Contractors' Association of America (TCAA) and the Greater New York & New Jersey Tile Contractors' Association (GNY & NJTCA).

For additional information about BRB Ceramic Tile, Marble & Stone, Inc. you may visit www.brbct.com or contact Ed Connors - Vice President at (914) 261-8122 or ed@brbct.com. ■

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Stephen Belfi, President CEO

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Certified as a TCAA Trowel of Excellence Contractor

The Tile Contractors' Association of America (TCAA) Trowel of Excellence Certification verifies that a TCAA member tile/stone installation contractor/company consistently performs the highest level of quality installations, demonstrates integrity and superior business practices, and is committed to the betterment of the ceramic tile industry. In addition, contractors are recertified every three years to verify that criteria for continued accreditation has been met. TCAA's Trowel of Excellence certification is included in the qualified contractor

language of AIA MasterSpec® and the Tile Council of North America (TCNA) Handbook, which are two of the most prominent publications in our industry.

TCAA is proud to welcome Belfi Brothers & Co. to the elite group of contractors who have previously applied and qualified for this prestigious certification. Belfi Brothers & Co. is a well-respected BAC signatory ceramic tile/stone contractor that has been in business in the Philadelphia, PA area since 1902. The outstanding qualifications of Belfi Brothers & Co.

made it an easy task for the TCAA Board of Directors to unanimously approve their certification.

Belfi Brothers was founded in 1902 by John and Constantine Belfi (brothers) and their friend John Zamichieli. The company was incorporated in 1928 and became a member of TCAA that same year. From the beginning, a tradition of integrity and excellence has been passed down from father to son. Belfi takes great pride in the services and finished products that they supply. Today, in their fifth generation and 118th year in business, under the leadership of Stephen Belfi and James Ingram, the company continues to uphold their reputation with the same standards that they have practiced from day one.

Throughout the years Belfi Brothers has provided the industry with quality stone and tile craftsmanship. They specialize in the installation of all types of ceramic, porcelain, quarry, and stone tiles and also in custom fabrication of natural stone and manufactured quartz. Their work can be seen in many of the office buildings, retail stores, schools, malls, restaurants, churches, and hospitals throughout their region. Some of their more recent projects include the Four Seasons Hotel – Philadelphia, Comcast Tower II – Core and Shell, Wells Fargo Center, Courtyard Marriott – Center City Philadelphia, Aramark Headquarters, Residences at the Ritz and the Philadelphia Latter-Day Saints Temple.

Belfi Brothers & Company can be reached at (215) 289-2766. ■■





TCAA ANNOUNCES

2020 Scholarship Recipients

Since 2001, the Tile Contractors' Association of America (TCAA) has had the honor of awarding annual merit-based scholarships to outstanding architectural students. TCAA is committed to rewarding high achieving students who will lead their industry, shape the language of design, and create new ways of utilizing tile and stone for public and private space as art for habitation. As of August 2020, TCAA has awarded a total of \$81,000 in architectural scholarships.

TCAA also offers a scholarship award to relatives of our TCAA contractor members. This program is designed to recognize the academic achievements of exceptional college, or college-bound, students. As of August 2020, TCAA has awarded a total of \$45,000 in family scholarships.

Congratulations to TCAA's 2020 Architectural Scholarship Recipient:

Tristan Govreau



Tristan graduated from the University of Colorado Boulder this year with a bachelor's degree in environmental design and a certificate in architectural lighting. Pursuant to being accepted to his top-choice graduate programs, Tristan is now attending the University of Oregon School of Architecture & Environment in Portland to pursue a Master of Architecture degree. Letters of recommendation, received on behalf of Tristan, were very impressive:

- *Mark Miesch, Vice President of KDW, a design-build firm in Houston, TX, advised that he hired Tristan to work in their design studio during the summer of 2019. Miesch said that he hired Tristan sight unseen during a fifteen-minute phone conversation based on Tristan's skill set and ability to converse and clearly communicate. According to Miesch, "His energetic and positive attitude along with his enthusiasm to learn and create were felt immediately. During his summer stay, Tristan easily interacted with the design and construction team members, the permitting authorities and owner representatives. Before he left to go back to school, I told Tristan that he has a standing job offer at KDW. He is a remarkable young man. We are excited that Tristan is taking the next step to earning his master's degree, and based on his proven track record, work ethic and positive attitude, we know he will be successful."*

- *Tristan was under the tutelage of M.J. Irantalab, AIA Architect, during his internship at KDW. Irantalab said, “During my 35 years of experience, I have trained and worked with many interns. Tristan has exhibited a great understanding of architecture and is an outstanding student. His ability to comprehend materials and methods of construction is a tremendous asset. He has a good ability of analyzing issues and demonstrates an enthusiasm towards solving each problem and producing alternative design solutions.”*
- *Per Peggy Gordon, Assistant Program Director for the Environmental Design Program at the University of Colorado Boulder, Tristan’s name was placed on the honor list for the ENVD program which recognizes the scholastic achievement of full-time students earning a grade-point average of 3.5 or above. Ms. Gordon noted that “Tristan’s placement on the honor list was a remarkable accomplishment considering his rigorous schedule, necessary community involvement and additional commitments which were required of environmental design students.”*

TCAA is honored to award this scholarship to such a fine young man. It is evident that Tristan is destined for success!

Congratulations to TCAA's 2020 Family Scholarship Recipient:

Morgan Chidester



Morgan is the daughter of Joseph Chidester, an estimator for Artisan Tile, Inc. in Brighton, MI. She was inducted into the National Honor Society in 2016 and graduated Magna Cum Laude from Howell High School in 2018. Since that time, Morgan has attended Northern Michigan University, in Marquette, MI where she is majoring in marketing with a 4.0 GPA. Morgan will graduate in the year 2022.

Based on Morgan’s past achievements, and letters of recommendation, she is a very impressive young lady who will accomplish whatever she sets her mind to. It is a pleasure to award such a fine young lady the TCAA 2020 Family Scholarship.

- *Roger Johnson, Marketing Professor, College of Business – Northern Michigan University, said, “Morgan is a highly capable and mature young woman... She received an A in the course and was one of the top performers in the class. Morgan has proven critical thinking skills well beyond her peer level... I have a great deal of respect for Morgan, and I am convinced that she will be successful at any of the goals she decides to pursue.”*
- *Nelly Kupper, Professor, Department of Languages, Literatures, and International Studies – Northern Michigan University, said, “Morgan is a very serious and focused person with a rare intellectual capacity in a person her age... a determined individual with a great sense of personal accountability, who appreciates knowledge in general and has a wonderful way of relating her enthusiasm... In addition to her intelligence and maturity, she has a lovely personality and a very positive outlook. She is a very appreciative and responsible person...”* ■

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SCOTT CONWELL, FAIA, FCSI –

Director of Industry Development & Technical Service - International Masonry Institute (IMI) is a regular

contributor to this publication and a tremendous asset to our organization and the entire ceramic tile industry. Among his many accomplishments and awards, TCAA would like to congratulate Scott for his recent Award of Excellence from the Construction Specifications Institute (CSI) – Chicago Chapter. In addition, we would like to express our appreciation to IMI for inviting TCAA to partner with Scott to deliver educational seminars to architects and BAC signatory ceramic tile-stone-terrazzo contractors in various cities throughout the United States. (In recent months, in the spirit of continuing education during the current pandemic, Scott continues to educate by coordinating informative webinars.)

Scott joined IMI and CSI in 1996 and has dedicated his career to advancing the stone, tile, and masonry industry by educating designers and specifiers and promoting the use of qualified union labor. He has delivered over 1,000 AIA-registered presentations in 30 states and four countries, impacting nearly 40,000 attendees.

Scott is IMI's representative to the Tile-Marble-Terrazzo Labor Management Craft Committee of the International Union of

Bricklayers and Allied Craftworkers (IUBAC). He is a delegate to the ANSI Accredited Standards Committee for Ceramic Tile; the U.S. Technical Advisory Group to the ISO Committee for Ceramic Tile; and he sits on the Tile Council of North America (TCNA) Handbook Committee for Ceramic, Glass, and Stone Tile Installation. He is an architectural alumni and instructor at the 5-day Stone Academy program at the Marmomacc stone conference in Verona, Italy, and a featured presenter and panelist at Qualicer World Congress on ceramic tile in Castellón, Spain.

Scott is responsible for leading IMI's team on the Masonry Detailing Series, an online collection of over 200 annotated 3D masonry construction details and diagrams for which he is chief designer and drafter. From its first issue in 2006 to present, he continually updates and adds new constructible details based on input from contractors and craftworkers. The series has become a widely used resource among architects, engineers, contractors, and academia all over the United States and the world.

Based on Scott Conwell's experience and expertise, you will not want to miss any of his articles that appear right here in each quarterly edition of *093000 Contractor*. ■



By William White

Getting ready to start a new construction project, the tile contractor or surface preparation sub-contractor needs to understand all the terms of the contract (meaning, the actual contract language). Without a thorough understanding of what the contract says, it would be impossible to not only manage the responsibilities on the project, but also, to manage the risks as well.

There's often more than meets the eye when it comes to construction agreements. Even if it isn't specifically written into the contract, there are certain "implied warranties" for construction businesses. Of these implied warranties, the warranty of good workmanship (also known simply as a "workmanship warranty") might be the most important one.

Many different things can go wrong during the course of a construction

project which can impact the investment of a property owner. For example:

"Almost every product manufacturer warrants that their product meets certain specifications. Building material manufacturers typically warrant against product defects for 1-2 years when materials are stored in proper conditions. Usually, replacement product is provided as the remedy if they're unusable. It's when these materials are installed where warranty provisions become more complicated as numerous conditions are required to meet the warranty terms. With that in mind, a "project specific" warranty is much more valuable! How so?

One of the key issues that can occur which impacts the outcome of a finished construction project is when a contractor substitutes in a different, and in some cases, potentially lower



performing material. Or mixing materials from different manufactures resulting in conflicts in chemistries or compatibility of an overall assembly and its performance when the facility enters into service.

Avoiding the substitution of less appropriate materials is critical for the success of the project. In these cases, the architect and materials representatives can provide assistance in negotiating detailed assemblies and systems to ensure quality materials are used.

If you have a detailed construction contract which specifies the nature, brand, type, or quality of materials that a contractor must use for a particular project, the contractor must abide by the terms of that contract to provide those products or an “as equal”. If a change is requested or needs to be made, all parties to the agreement should sign off on the changes in material selections, and a written update to the contract should be made. If the contractor simply substitutes

in different materials without the consent of the other contracting party, this could be considered a breach of contract.

Whether a breach is a material breach or not, and the remedies available, will vary depending upon the specifics of the substitution. If the contractor’s choice of replacement materials renders the completed project substantially different than what was contracted for, then the breach may be considered a material one. Potential remedies could include monetary damages for actual losses caused by the material substitution or, in some cases, specific performance – which would mean the contractor would need to complete the project as agreed upon using the specified materials.

There are typically both express and implied warranties with construction projects, and some codes specify that a builder must provide property ownership with a minimum of a one-year express warranty covering the fit and finish of



certain building components. Express warranties are written and spelled out clearly. Implied warranties are warranties created by law, such as a warranty of fitness for a particular purpose, regardless if it's included in the contract or not. They can last up to ten years depending on the state laws.

With all that in mind, a “project specific” warranty is much more valuable to the contractor performing the work and can be extremely valuable in managing Risk. How so?

A project warranty is approved by the manufacturer for a specific installation or use. Manufacturers may qualify the product or system of products for the project in a single source warranty because they've tested these products for compatibility. If there's a question regarding some other product in the assembly, the manufacturer will offer suggestions or at times evaluate the product for/with you. Single source warranties help to avoid finger pointing if an assembly fails. For large projects, the warranty provisions may provide onsite technical support to help avoid product misuse and extend protection when conditions are beyond what's stated in the product literature. Instead

of the solution to a product defect being a replacement only of the cost of purchased product, enhanced benefits such reimbursement for labor and materials affected are included. Project warranties are typically extended to the building owner and for an extended period of time, at times for as long as the project belongs to the original owner.

A manufacturer's project warranty is a closer partnership with the contractor performing the work and is designed for success for all stakeholders involved in the project. With design-build projects growing in popularity, design professionals, general contractors, installation companies and owners can benefit by using manufacturers' resources and requesting a project warranty. ■■



Will White is Director of Technical Communications and Training for Custom Building Products. He is a member of the National Tile Contractors Association (NTCA), Tile Council of North America (TCNA), Materials & Methods Standards Association (MMSA) and committee members of American National Standards Institute (ANSI).

References:

Gregory Brown / www.bc-llp.com/
www.levelset.com/blog/workmanship-warranty/



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