

# The CHRONICLES Newsletter

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## THIS WEEKS FEATURES

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Editors  
Tina Prentis  
Ron Wilkes  
Editors



## 1. AND FOR ALL YOU GREEN PEOPLE OUT THERE

The Editors

Remembering March 17<sup>th</sup>!



## 2. LETTERS TO THE EDITOR

Tina Prentis, Mutual Fire Insurance Company of BC, Langley, BC

Rob, you could have started something here with respect to food products here, thanks for the info. I too found an interesting content of the “Natural Sources” Jamison Vitamins, they use “sucralose” instead of sugar. I was rather discouraged to find that it is “splenda” which is chlorinated sugar, yum! Jamison Vitamins has still not responded to my questions!

Keep reading those labels and you may find yourself going back to what you wanted to replace!!

Tina Prentis  
Mutual Fire Insurance Company of B.C.

### ***Robert's reply:***

Thanks for your comment Tina. I have checked SUCRALOSE on the net and found a virtual plethora of information on the subject, including one by the manufacturer in England. Unfortunately their site seems to be under construction since every category I tried to open responded with a "page not available". I did find one site that anyone interested in the subject may wish to check. Go to [www.mercola.com](http://www.mercola.com) and you will find the site dedicated to reporting on the secret dangers of sucralose. You're right, they make it from chlorinating white sugar - as if white sugar wasn't bad enough for the human body already. The product seems to be in a lot of foods and drinks already. The following is a quote from the mercola website.

### **Safety Concerns**

Few human studies of safety have been published on sucralose. One small study of diabetic patients using the sweetener showed a statistically significant **increase in glycosylated hemoglobin (HgbA1c)**, which is a marker of long-term blood glucose levels and is used to assess glycemic control in diabetic

patients. According to the FDA, "increases in glycosolation in hemoglobin imply lessening of control of diabetes.

Research in animals has shown that sucralose can cause many problems in rats, mice, and rabbits, such as:

- Shrunken thymus glands (up to 40% shrinkage)
- Enlarged liver and kidneys.
- Atrophy of lymph follicles in the spleen and thymus
- Increased cecal weight
- Reduced growth rate
- Decreased red blood cell count
- Hyperplasia of the pelvis
- Extension of the pregnancy period
- Aborted pregnancy
- Decreased fetal body weights and placental weights
- Diarrhea

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### 3. THE GLOSSARY

Ron Wilkes, Integral Property Loss Consultants

#### **EXPLANATION**

The purpose of the following definitions is to provide a better understanding of key terms not defined. It is not the intention of this section to serve as a comprehensive appraisal, architectural, or construction dictionary.

#### **DEFINITIONS**

- **ABUTMENT.** A foundation structure designed to withstand thrust, such as the end supports of an arch.
- **ACOUSTICAL CEILING.** In general terms, a ceiling designed to lessen sound reverberation by absorption, blocking, or muffling. In construction, the most common materials are acoustical tile and acoustical plaster.
- **ACOUSTICAL TILE OR PANELS.** A sound-absorbing ceiling finish system composed of various materials (listed below). It can be applied (glued, stapled or clipped) directly, furred or hung in a suspended ceiling grid system. Metal panels can be smooth or perforated generally in a linear pattern. Mineral fibers are porous or covered faced fiberglass or

mineral fiber decorative tiles or panels and may be an integrated and fire-rated assembly. Organic fibers are wood or cane fiber tiles.

- **ADOBE.** Solid masonry wall made from adobe block, which are unburnt, sun dried blocks molded from adobe soil found in arid regions, generally rough in shape and texture. The wall may be grouted and reinforced or of a post and girder type of construction. Modern adobe can have an asphalt or chemical binder.
- **A-FRAME.** A structural support framework in the shape of the letter “A”. Also a building system having sloping side members, which act as both walls and roof.
- **AGGREGATE.** All the materials used in the manufacture of concrete or plaster except water and the bonding agents (cement, lime, plaster). May include sand, gravel, cinders, rock, slag, etc.
- **AIR CONDITIONING.** The process of bringing air to a required state of temperature and humidity, and removing dust, pollen, and other foreign matter.
- **AIR INFILTRATION WRAP.** A high-density polyethylene fibrous exterior air barrier generally applied to residential stud construction.
- **ANODIZED ALUMINUM.** Aluminum, which has had a hard, corrosion-resistant, oxide film, applied to it by an electrochemical process. A color anodizing process may be used to produce a number of colored finishes.
- **APPLIANCE ALLOWANCE.** This cost includes consideration for the residential appliances commonly found at different quality levels. Typically, ranges and ovens, garbage disposers, dishwashers and range hoods are included. The better qualities (higher cost ranks) have additional feature considerations for trash compactors, microwaves, built-in mixer units, etc.
- **AREA.** The extent of surface of a building or site, in one plane, measured in square units such as square feet, yards, or meters.
- **ARMORED CABLE.** Electrical cable consisting of a flexible metal covering enclosing two or more wires, often referred to as BX cable.
- **ASBESTOS.** A nonflammable natural mineral fiber, widely used in insulation materials and fire and flame barriers.
- **ASBESTOS CEMENT.** A mixture of Portland cement and asbestos fibers, commonly used for roofing shingles, building siding and pipe.
- **ASHLAR STONE VENEER.** A type of veneer stone, usually a cut limestone, attached to a concrete block or stud back-up wall using metal wall ties. The stones have an irregular shape. They may be finished with a split face and backed with sawed surfaces for top and bottom bed joints.
- **ASPHALT SHINGLES.** A type of shingle made of felt saturated with asphalt or tar pitch and surfaced with mineral granules or inorganic fiberglass saturated with asphalt and surfaced with ceramic granules. There are many different patterns, some individual and others in strips, which are included under the heading of Composition Shingles.
- **ASPHALT TILE.** A resilient floor covering laid in mastic, which is available in several colors. Standard size is 9” x 9”, and also comes in several other sizes. Asphalt is normally used only in the darker colors, the lighter colors having a resin base.

- **ASPHALTIC CONCRETE.** Asphalt binder and stone or other aggregate, used as a hard surface for streets, airstrips, and other paved areas.
- **ATTIC.** A room built within the sloping roof of a dwelling. May be finished or unfinished.
- **AWNING.** A lightweight and often adjustable, exterior, roof like sunshade over an opening, attached to the building wall.
- **BACKFILL.** Material used in refilling an excavation, such as for a foundation or subterranean pipe.
- **BACKUP.** A lower-costing material in a masonry wall which is covered by a facing of more expensive and ornamental material such as face brick, stone or marble.
- **BALCONY.** A balustraded or railed elevated platform projecting from the wall of a building; usually cantilevered or supported by columns.
- **BALLOON FRAME.** A framing system in a two-story building in which studs and corner posts extend from foundation sill to rooftop plate, and upper story floor joists are carried on ledgers or girts let into or nailed directly to the studs.
- **BALUSTER.** The closely spaced vertical members in a stairway or balcony, balustrade or railing.
- **BASEBOARD.** A finish board around the bottom of interior walls.
- **BASEBOARD HEATING.** Heating in which the heating element, usually an electric resistance unit or forced hot water, is located at the base of the wall.
- **BASEMENT.** Any room or rooms built partially or wholly below ground level.
- **BASIC BUILDING CODE.** A performance-type Building Code prepared by Building Officials and Code Administrators International (BOCA) and adopted for use by a number of Midwestern counties and cities.
- **BATT INSULATION.** A type of blanket insulating material, usually composed of mineral fibers and made in relatively narrow widths for convenience in handling and applying between framing members.
- **BATTEN.** A narrow strip of wood used to cover a joint between boards, or to simulate a covered joint for architectural purposes.
- **BAY.** The area within four columns or between two bents in a building.
- **BAY WINDOW.** A window structure which projects from a wall. Technically, it has its own foundation. If cantilevered, it would be an oriel window, however, in common usage, the terms are often used interchangeably.
- **BEAM.** A horizontal load-bearing structural member, transmitting superimposed vertical loads to walls, columns, or heavier horizontal members.
- **BEAMED CEILING.** A ceiling with beams exposed. A false-beamed ceiling has ornamental boards or timbers, which are, not load bearing.
- **BEARING WALL.** A wall, which supports upper floor or roof, loads.
- **BENT.** A rigid framing unit of a building, consisting of two columns and a horizontal truss, beam, or girder.
- **BEVEL.** A surface cut at other than a right angle.

- **BIDET.** A toilet like bathroom fixture used for hygienic washing of the lower private parts of the body.
- **BI-LEVEL.** A two-story residence with a split-foyer entrance. The lower level, partially above grade, is partially finished. Typically the finish includes plumbing and electrical rough-ins with some partition wall framing for recreation room, bedroom, laundry area,
- and bathroom. Other common terms for this type of construction are Raised Ranch, Hi-Ranch or Colonial, and Split-Entry.
- **BLACKTOP.** A general term to describe asphalt or asphaltic concrete paving.
- **BLANKET INSULATION.** A flexible type of lightweight blanket for insulating purposes, supplied in rolls, strips, or panels, sometimes fastened to heavy paper of an asphalt treated or vapor-barrier type. Blankets may be composed of various processed materials, as mineral wool, wood or glass fibers.
- **BOND.** The adherence of one construction element to another. In masonry construction, the arrangement of bricks or concrete blocks, especially the arrangement of vertical joints.
- **BOND BEAM.** A continuous beam, usually of reinforced concrete, but sometimes of reinforced brick or concrete block, placed in masonry walls to tie them together and add lateral stability. It also distributes concentrated vertical loads along the wall.
- **BRACE.** Any minor member designed to steady or stiffen a major member of a structure.
- **BREEZEWAY.** A covered passage, open at each end, which passes between two structures.
- **BRICK, BLOCK BACKUP.** Brick on the exterior surface applied over a concrete block wall. This is a solid masonry wall. The thickness varies depending on the
- thickness of the block used, with 4", 8" and 12" block being the most commonly applied with this type of wall.
- **BRICK CAVITY WALL.** A wall in which a space is left between inner and outer tiers or wythes of brick. The space may be filled with insulation, grout and/or reinforcing.
- **BRICK VENEER.** A non-load-bearing single tier of brick applied to a wall made of other materials.
- **BRICK VENEER WALL.** Usually used to describe a wall made up of brick veneer applied over wood framing.
- **BRIDGING.** Diagonal or cross bracing between joists to resist twisting.
- **BROWNSTONE.** A term usually referring to houses built, until about 1900, with a brown-colored, quarried, thick cut solid sandstone, which was laid up in mortar.
- **B.T.U.** British thermal unit. A measurement of heat, i.e., the amount of heat required to raise one pound of water one degree Fahrenheit.
- **BUILDING ENVELOPE.** The walls, roof, and floors, which enclose a heated or cooled space.

- **BUILDING PAPER.** A paper usually applied over the sheathing of exterior frame walls Also used between flooring and sub flooring and over roof decks.
- **BUILDING PERMIT.** A certificate, which must be obtained from the municipal government by the property owner or contractor before a building, can be erected or repaired and which must be kept posted in a conspicuous place until the job is completed and passed by the building inspector.
- **BUILT-IN APPLIANCES.** Those appliances, which are permanent fixtures generally, found in a residence. They are not included in the base costs and should be added separately.
- **BUILT-UP COMPOSITION.** A roof covering consisting of successive layers of ply, felt and hot asphalt, topped by a mineral-surfaced layer (Cap Sheet) or by embedded rock or gravel.
- **CAISSONS.** Poured-in-place reinforced concrete pilings.
- **CANOPY.** A roof, not covering a building, but extending over an exterior area, such as loading area, building entrance, or windows, to protect against sun or rain.
- **CANTILEVER.** A beam or slab supported at one end only, or which projects beyond its support.
- **CAPITAL.** The enlarged top portion of a column, used to provide a larger bearing surface, or for ornamentation.
- **CARPORT.** An open automobile shelter. May be only a roof and supports or may be enclosed on three sides with one completely open side.
- **CASEMENT WINDOW.** A window hinged vertically, swinging open horizontally like a door.
- **CAST STONE.** The precast decorative concrete panels and cast symmetrical shapes giving a massive stone appearance applied on older monumental buildings as a special feature to an entrance or front elevation.
- **CATCH BASIN.** A small underground structure for surface drainage in which sediment may settle before water reaches the drain lines.
- **CAULKING.** Material used to seal cracks, fill joints, and prevent seepage. Includes mastic compounds with silicone, asphalt, or rubber bases.
- **CEILING, DROPPED.** A ceiling built below the normal ceiling height such as over a store vestibule or window display.
- **CEILING JOISTS.** The structural members to which the ceiling is fastened.
- **CEILING, SUSPENDED.** A ceiling, which is hung from the floor or roof structure above.
- **CEMENT FIBER (ASBESTOS) SHINGLES.** A covering, consisting largely of Portland cement and asbestos fiber, made into the form of shingles.
- **CEMENT FIBER SIDING.** Siding composed of asbestos-free fiber and Portland cement combined under pressure. Typically, the natural siding or shingle is light gray. Board or shingle siding may be applied over sheathing or a building paper attached to either wood or steel stud framing. Sheet siding can be found with two basic profiles, either ribbed or corrugated or as a sandwich panel attached to a structural frame.

- **CENTER TO CENTER.** The measurement between centers of two adjoining parallel structural members. Also spoken of as “on center,” O.C.
- **CESSPOOL.** A pit, which serves for storage of liquid sewage, which is disposed of through seepage into the surrounding soil.
- **CINDER BLOCK.** A lightweight concrete block using cinders as the coarse aggregate to achieve lightness. Sometimes used as a generic term for all lightweight block.
- **CLAPBOARD.** An exterior wood siding having one edge thicker than the other and laid so that the thick butt overlaps the thin edge of the board below.
- **CLEAR SPAN.** A term used to designate a building or an area within a building, free of columns.
- **CLERESTORY WINDOW.** A series or band of vertical windows set above the primary roof line.
- **COLONNADE.** A series of columns.
- **COLUMN.** A vertical structural member; a pillar. False columns are designed for architectural ornamentation rather than load-bearing qualities.
- **COMMON BRICK.** A solid masonry unit of clay for general building purposes not especially treated for texture or uniformity.
- **COMMON WALL.** A wall separating living area and a garage when the garage is attached, or a wall shared by two living areas in a multiple-family residence. In the latter the wall can serve as a property line if separate ownership.
- **COMPOSITION SHINGLE.** A roofing shingle made of either felt saturated with asphalt and surfaced with mineral granules or inorganic fiberglass saturated with asphalt and surfaced with ceramic granules.
- **COMPOSITION WOOD SHINGLES.** A roofing shingle panel composed of hardboard.
- **CONCRETE BLOCK.** A solid masonry wall built typically with one or two rows of concrete block and mortar. The amount of reinforcing varies due to the structural requirements of the wall. Reinforcing is laid horizontally with various courses and vertically in the hollow core of the concrete block.
- **CONCRETE BRICK.** A concrete masonry unit, sized and often colored and textured to simulate clay brick.
- **CONDOMINIUM.** Type of ownership of a multi-unit property in which the owner holds title to an individual unit and a percentage of common areas.
- **COPING.** The capping of masonry or other material applied to the top of a wall as a watershed and to give a finished appearance.
- **CORBEL.** A beam or bracket projecting from a wall to support some other object or structural part of the building; also may be an embellishment rather than a structural element.
- **CORNICE.** A projecting horizontal moulding at the top of a wall or building.
- **COST.** Purchase price to a buyer.
- **COURSE.** Continuous horizontal layer of materials, i.e., masonry or shingles.

- **COVERED CEILING.** A ceiling, which curves down at the edges where it meets the wall, provides a smooth transition from ceiling to walls instead of a sharp angle of intersection.
- **CRAWL SPACE.** A space of limited height sufficient to permit access to piping or wiring underneath the floor of a raised floor structure.
- **CUPOLA.** A small square or rectangular structure located along the roof ridge used for ventilation and/or ornamentation.
- **CURTAIN WALL.** A nonbearing exterior wall supported by the structural frame of a building. These walls carry no load other than their own weight.
- **DEAD LOAD.** The constant weight of a building or structure including all built-in equipment; does not include variable live loads such as furniture and people.
- **DECKING.** The surfacing material applied to the rafters or floor joists to which the material is applied. Also called roof or floor sheathing.
- **DETACHED DWELLING.** A housing unit or garage with wall and roof independent of any other building, as opposed to an attached dwelling.
- **DIATOMITE.** Lightweight concrete made with diatomaceous earth aggregate generally troweled over wood or concrete exterior steps and balconies, having a light marshmallow appearance.
- **DORMER.** A projection from a sloping roof to provide more headroom under the roof, allowing the installation of dormer windows.
- **DOUBLE GLAZING.** A double-glass pane in a door or window, with an air space between the two panes, which may be sealed hermetically to provide insulation.
- **DOUBLE-HUNG WINDOW.** A window with an upper and lower sash, each balanced by springs or weights, capable of vertical movement in its own grooves.
- **DOWEL.** A pin tying two structural pieces together.
- **DOWNSPOUT.** A vertical drain.
- **DRAIN TILE.** Short lengths of clay or concrete pipe laid underground with loose joints to drain away excess water.
- **DRAINAGE SYSTEM.** All piping provided for carrying wastewater, sewage or other drainage, from the building to the street sewer or place of disposal.
- **DRYWALL.** Any finish material applied to an interior wall in a dry state as opposed to plaster. It may be plywood or fiberboard, but is generally referred to as gypsum board or sheetrock.
- **DUCTS.** Enclosures, usually round or rectangular in shape, for distributing warm or cool air from the central unit to the various rooms. Duct costs are included with the appropriate heating or cooling system.
- **DUMBWAITER.** A small utility elevator, used to convey articles, and not people, between floors.
- **EAVES.** The portion of a roof projecting beyond the wall line.
- **EIFS.** Exterior insulation and finish system; see synthetic plaster on rigid insulation.
- **ELASTOMERIC ROOFING.** Single sheet (ply) of rubber like, layered membrane consisting of several combinations of plastics and synthetic rubber stretched into place as a roof cover. It may be loosely laid,

ballasted, mechanically fastened or fully adhered. Also used to describe a single component liquid or spray applied to the roof surface to yield Elastomeric films (Hypalon-Neoprene, Silicone) for high-strength, waterproof membranes.

- **ELECTRIC BASEBOARD HEAT.** Refers to an electric heater installed as a baseboard along a wall.
- **ELECTRIC CABLE HEATING.** A heating system consisting of electrical coils installed beneath the surface of ceilings, walls or floors. It is commonly found installed in ceilings of multifamily residences having a sprayed-on ceiling.
- **ELECTRIC WALL HEATERS.** Individual electric unit in the wall capable of heating only small areas. When used as supplemental heating to the main heating plant, such as in a bathroom, it might be considered as a built-in appliance. For electric radiant, see Radiant Heat.
- **ELEVATED SLAB.** A horizontal reinforced concrete structure, which is formed and poured in place above ground level, requiring shoring.
- **ELEVATION.** A scale drawing of the front, rear, or side of a building.
- **EVAPORATIVE COOLER.** An air conditioner, which cools the air by the effect of water evaporation. Outdoor air is drawn through a moistened filter pad in a cabinet, and the cooled air is then circulated throughout the building. It is used in regions with low humidity.
- **FACADE.** The exterior face of a building, usually applying to the face with the principal entrance, but often applied to any important face.
- **FACE BRICK.** A clay brick made especially for exterior use with special consideration of color, texture, and uniformity.
- **FASCIA.** A horizontal band of material applied at the top of the wall or the end of the eaves as ornamentation and/or to cover the rafter ends.
- **FENESTRATION.** Generally referring to the arrangement of windows and doors in the walls of a building.
- **FIBERBOARD.** A general term applied to sheets of material made from wood or other vegetable fibers, having some insulating qualities and usually used as roof or wall sheathing.
- **FINISH HARDWARE.** All of the exposed hardware in a house, such as doorknobs, door hinges, locks, and clothes hooks, etc.
- **FIRE DOORS AND WALLS.** Doors and walls constructed of fire-resistive materials designed to prevent the spread of fires. A true firewall will extend from the foundation or concrete floor to above the roof, completely separating parts of the building.
- **FLASHING.** Strips of metal sheet or other materials, used to weatherproof construction joints.
- **FLEXIBLE CONDUIT.** A circular spiral-wound raceway through which wires and cables may be pulled after the conduit is in place.
- **FLOOR AREA.** An area on any floor, enclosed by exterior walls and/or partitions. Measurement for total floor area should include the width of the exterior walls.
- **FOOTING.** The projecting base of a foundation, which transmits the building load to the ground.

- **FORCED-AIR HEATING.** A warm-air heating system in which circulation of air is effected by a motor-driven fan. Such a system includes air-cleaning devices and the ductwork. Costs include simple single-zoned and multizoned ducted systems.
- **FORMICA.** A trade name for a hard laminated plastic surfacing, often used as a name for all such finishes normally used on countertops.
- **FOUNDATION.** The part of the structure on which the superstructure rests. It includes all construction, which transmits the loads of the superstructure to the earth.
- **FRENCH DOORS OR WINDOWS.** A pair of hinged glazed doors, functioning as both doors and windows.
- **FRESCO.** Watercolor painting on damp plaster.
- **FURRING.** Strips of wood or metal fastened to structural members or surfaces to provide a place on which to nail or fasten another surface, or to separate the finish materials from the structure.
- **GABLE.** The triangular upper portion of an exterior wall extending from the ceiling line to the underside of a gable roof.
- **GABLE ROOF.** A ridged roof that slopes up from only two walls. A gable is the triangular portion of the end of a building from the eaves to the ridge.
- **GAMBREL ROOF.** A type of roof which has its slope broken by an obtuse angle, so that the lower slope is steeper than the upper slope; a roof with two pitches.
- **GAUGE.** A measurement of thickness in metal sheet or wire. The smaller the gauge, the heavier the material.
- **GENERAL CONTRACTOR.** A builder who is responsible for all of the work in building a structure.
- **GIRDER.** A horizontal structural member, which supports loads from smaller, beams and joists and transmits them to columns or foundations.
- **GLASS BLOCK.** A hollow structural glass block laid as masonry for translucent effect in wall construction.
- **GLULAM.** A trade name often used to describe all glued, laminated wood structural members.
- **GRADE BEAM.** A beam placed at or near ground level, performing some of the functions of a foundation, and may be resting on piers or pilings.
- **GRAVITY HEATING.** A warm-air system usually located in a basement, which operates on the principle of warm air rising through ducts to the upper levels. Since it does not contain a fan, as does the conventional forced-air furnace, a large burner surface as well as larger ducts is used.
- **GROUT.** A thin concrete mixture used to fill various voids in masonry work or in other work which requires a very fluid mixture.
- **GUNITE.** Pneumatically placed concrete. Sometimes refers to pneumatically placed plaster. Also called shot Crete.
- **GUTTER.** A horizontal or slightly sloping open collector and drain, e.g., roof gutters, street gutters.
- **GYPSUM.** Usually used generically to designate all products made of plaster of Paris, such as gypsum board, gypsum lath, gypsum tile, etc.

- **HARDBOARD.** A highly compressed wood fiberboard with many uses as exterior siding, interior wall covering and form board. Exterior panels may be a lap or sheet siding.
- **HARDENER AND SEALER.** Treatments applied to a concrete slab floor structure. Hardeners generally fall into two categories: 1) integral when the chemical treatment is mixed with the cement and becomes actually part of the topping mix and, 2) surface when it is applied as the floors are being finished and have become hard enough for traffic. Sealers are also chemical mixtures, which are composed of a pigment and reducer. They are designed to minimize stains, seal in moisture and assist in curing the topping.
- **HEADER.** In brick masonry construction, a course of brick in which the masonry units are laid perpendicular to the face of the wall to tie two wythes of brick together. In carpentry, a beam carrying a load over an opening, a lintel.
- **HEAT PUMP.** This is a self-contained, reverse cycle, heating and cooling unit. On its cooling cycle it works like an air conditioner, collecting heat from inside and pumping to an outside coil where it is dissipated. On the heating cycle, heat is collected by the outside coil and pumped inside.
- **HIP.** The inclined ridge formed by the intersection of two sloping roof surfaces, whose eave lines are not parallel.
- **HIP ROOF.** A roof, which rises by inclined planes from all four sides of a building. The line where two adjacent sloping sides of a roof meet is called the hip.
- **HOLLOW CLAY BLOCK.** A solid masonry wall built typically with one row of hollow clay textured block and mortar. Reinforcing is laid horizontally with various courses and vertically in the hollow core of the clay block.
- **HOT-WATER HEATING.** The circulation of hot water from a boiler through a system of pipes and radiators or convectors, either by gravity or a circulating pump, allowing the heat to radiate into the room. For hot water radiant, see Radiant Heat.
- **HUMIDIFIER.** A device for maintaining desirable humidity conditions in the air supplied to a building.
- **HVAC.** An abbreviation for Heating, Ventilating, and Air Conditioning.
- **INSULATION.** Any material used to obstruct the passage of sound, heat, vibration, or electricity from one place to another.
- **INTERIM MONEY, COST OF.** Interest on financing during a normal period of construction, which is included in the handbook costs as well as an amount for servicing, or handling of the loan. Bonuses (points) or discounts paid for securing the financing are not included in the costs.
- **INTERIOR WALL LINER.** The additional cost for site-installed, finished interior sheathing, wood, drywall, or metal liner applied to single wall construction.
- **JALOUSIE.** An adjustable glass louver. Also refers to doors or windows containing jalousies.
- **JAMB.** The finished members of a door, window, or similar opening.
- **JOIST.** One of several parallel beams carrying a floor or ceiling, sometimes acting both as ceiling joist and rafter.

- **JOIST HANGER.** A metal stirrup supporting the end of a joist and which is fastened to a supporting structural member.
- **KEENE'S CEMENT.** A quick-setting, white, hard-finish plaster, which produces a wall of extreme durability and a smooth finish coat.
- **LAMELLA ROOF STRUCTURE.** An arched roof-framing structure identified by the diamond-shaped arrangements of the pieces of plank or steel from which it is formed.
- **LATH.** Any material used as a base for plaster including wood lath, gypsum lath, wire, and metal lath.
- **LEACH LINE.** In sewage disposal, a loose tile or perforated pipeline used to distribute sewage effluent through the soil.
- **LIGHT WELL.** A vertical unroofed shaft within a building designed to bring light and air to inside rooms.
- **LINTEL.** A horizontal framing member carrying a load over a wall opening, a header.
- **LIVE LOAD.** The variable load imposed on a structure by people, furnishings, merchandise, and equipment not inherent to the structure.
- **LOCAL STONE WALL.** A solid cut stone masonry block wall comprised of local sandstone or brownstone. The thickness of the wall varies depending on the thickness of the block used.
- **LOOSE-FILL INSULATION.** This type of insulation is made from a variety of materials in the form of loose, fluffy pieces of fiber, such as cellulose or Rockwood or inorganic granular pellets of plastic or expanded mica.
- **LOUVER.** Slats or fins over an opening, pitched so as to keep out rain, snow or sun, but allowing the movement of air. A finned sunshade on a building. A diffusion grille on fluorescent light fixtures.
- **MAGNESITE.** Flooring material made of calcined magnesium carbonate with asbestos, powdered wood, and silica to which magnesium chloride is added to form a seamless floor covering.
- **MANSARD ROOF.** A roof with two slopes, the lower slope very steep, the upper slope almost flat.
- **MASONRY CONSTRUCTION.** In building, a type of construction with concrete, concrete block, or brick load-bearing exterior walls.
- **MASONRY WALLS.** Walls that are constructed entirely of masonry units (or concrete), which are bonded together with mortar or some other type of cementitious material.
- **MASTIC.** A heavy-bodied adhesive material used to cement two surfaces together. Also an elastic caulking compound.
- **MAT FOOTING.** A heavy concrete slab designed to spread the vertical forces from walls or columns over a wide area, after removing earth equal to the weight of the superstructure. This is often used to designate large spread footings.
- **MEMBRANE.** A thin sheet or film of waterproof material used to prevent the movement of moisture through a floor, wall, or roof.
- **MESH.** Heavy steel wire welded together in a grid pattern used as a reinforcement for concrete work.

- **MILLWORK.** Wooden portions of a building which have been pre-built and finished in a shop and brought to the site for installation, such as cabinets, doorjambs, mouldings, trim, etc.
- **MODULAR CONSTRUCTION.** Any building construction, which is normally preassembled and shipped to the site in units.
- **MODULE.** A standard measure, of any size, used in construction and design, adopted to allow representation in design and construction.
- **MONOLITHIC.** One piece. Monolithic concrete is poured in a continuous process so there are no separations.
- **MORTAR.** A pasty mixture of cement, lime, sand and water, used as a bonding agent for brick, stone or other masonry units.
- **MORTISE.** A notch or hole cut in a piece of wood or other material designed to receive a projecting part, called the tenon, of another piece of material for the purpose of joining the two.
- **MOSAIC.** A decoration in which small pieces of glass, stone or other material is laid in mortar or mastic to form a design.
- **MOTIF.** The concept and treatment of the building decor.
- **MUDSILL.** Timber or plank laid directly on the ground to form the building foundation.
- **MULLION.** Vertical dividing member between a series of adjoining doors, windows, or wall panels.
- **NEWEL.** The post at the bottom of a stair or the end of a flight of stairs to which the balustrade is anchored. The center pole of a spiral staircase.
- **OPEN-WEB JOISTS.** Lightweight, prefabricated metal, parallel chord trusses.
- **OVERHEAD AND PROFIT.** Overhead is a contractor's operating expense, including workmen's compensation, fire and liability insurance, unemployment insurance, equipment, temporary facilities, security, etc., which cannot be prorated to any specific category of the construction. Profit is the compensation accrued for the assumption of risk in constructing the building only. Both are proper costs of construction and are included in all costs in the handbook. These are not to be confused with a developer's or owner's overhead and profit associated with subdivision planning and administration, which are not considered in the handbook costs.
- **PANEL.** Any flat raised or recessed surface in a door, wall, ceiling, etc. Any flat sheet of material used as a construction component.
- **PANEL, PREFABRICATED.** Any assemblage of construction components into relatively thin units, which allow placement as a unit, i.e., wall panels, floor and roof panels, etc.
- **PANELIZED ROOF.** A wood roof comprising preassembled plywood panels, generally one or a pair of 4' x 8' sheets, having attached longitudinal framing members, usually 2 x 4s, called "subpurlins," such that the panel is placed to span between purlins, attached to glulam girders.
- **PARAMETER.** Any characteristic of a statistical universe which is measurable. In construction: square foot, cubic yard, board feet, etc., are cost parameters.

- **PARAPET WALL.** The portion of a wall, which projects above the roofline.
- **PARQUET FLOORING.** Wood blocks or strips laid in decorative patterns.
- **PERIMETER.** The total length of all the exterior walls of a building.
- **PIER.** The short individual concrete or masonry foundation supports for the post and girder underpinning of a raised floor structure.
- **PILASTER.** A column usually formed of the same material, and integral with, but projecting from a wall.
- **PILINGS.** Columns extending below the ground to bear the loads of a structure when the surface soil cannot. They may extend down to bearing soil or support the load by skin friction. Sheet piling is used to form bulkheads or retaining walls.
- **PLAN.** A horizontal cross section of a structure at any level showing room arrangement, location of doors, windows, etc. Subdivisions of construction plans are floor plans, foundation plans, etc. A site plan will show boundaries of the site and location of structures.
- **PLASTER.** Portland cement mixed with sand and water to form a mortar like consistency used for covering walls and ceilings of a building.
- **PLATE.** In carpentry, horizontal framing members which provide the anchorage and
  - bearing for floor, ceiling, and roof framing. Any flat construction component designed to distribute loads over a wider area, such as bearing plate, gusset plate, etc.
- **PLATE GLASS.** A high-quality glass, which has been ground and polished on both sides to decrease distortion.
- **PLUMBING FIXTURES.** Receptacles, which receive and discharge water, liquid or water-borne wastes into a drainage system with which they are connected. Fixture costs include an allowance for supply and waste piping.
- **PLYWOOD.** A construction material formed by cementing several sheets of wood face to face, the grain running at right angles in alternate layers.
- **POINTING.** The process of removing deteriorated mortar from masonry and replacing it with new mortar. Also the final patching, filling or finishing of mortar joints in new masonry work.
- **PORCELAIN ENAMEL.** A highly vitrified glazed surface heat-bonded to a metal surface.
- **PORCH.** A wood or concrete platform, often with a roof, found at a building entrance.
- **POSTSTRESSED CONCRETE.** Concrete in which tension is placed on the stressing cables after the concrete has set. Concrete may be precast or poured-in-place.
- **PRECAST CONCRETE.** Concrete structural components which are not formed and poured-in-place in the structure, but are cast separately either at another location or on site. Panels may be flat, textured or with extended ribs called tees.
- **PRIME COAT.** The first coat of paint, an undercoat, to prepare the surface for finishes coats.
- **PUMICE BLOCK.** Lightweight concrete block made with crushed pumice aggregate. Similar to cinder block and called by both names.

- **PURLIN.** A horizontal structural member supporting the roof deck and resting on the trusses, girders, beams, or rafters.
- **QUANTITY SURVEY.** A method of cost estimation which considers a detailed count of all materials going into a structure together with the cost of labor to install each unit of material.
- **QUARRY TILE.** A hard-burned, unglazed clay or shale-type ceramic tile generally used as floor Pavers.
- **RADIANT HEATING.** A system in which a space is heated by the use of concealed hot-water pipe coils or electric resistance wires normally placed in the floor or ceiling allowing the heat to radiate into the room.
- **RAFTERS.** Structural members supporting the roof deck and covering.
- **REINFORCED GROUTED MASONRY.** Reinforced masonry, which is laid up in spaced wythes with horizontal reinforcing and with the cavity filled with concrete grouting and vertical reinforcing bars.
- **REINFORCING.** Strengthening. Steel rods or mesh are imbedded in concrete to increase the strength in tension. Frequently used reinforcements for plaster are asbestos, wood, and glass fibers.
- **REINFORCING STEEL.** Steel bars used in concrete construction to give added strength; such bars are of various sizes and shapes.
- **RESILIENT FLOOR COVERING.** Floor covering products characterized by having dense, nonabsorbent surfaces, available in sheet or tile form. Among the various types are vinyl composition (asbestos) tile, asphalt tile, vinyl tile, and linoleum.
- **RIDGE.** The peak of a double-pitched roof.
- **RIGID CONDUIT.** A rigid pipe used as a raceway and protective cover for electrical wiring.
- **RIGID INSULATION.** Insulation made of foamed plastic or glass, cork or pulp (wood, cane, etc.) and assembled into lightweight boards.
- **RISER.** The vertical face between two stairs treads. Pipe for water, steam, or vent going vertically at least one story and servicing several fixtures.
- **ROMEX.** A wiring trade name for nonmetallic-sheathed electrical cable.
- **ROUGH-IN.** Drain and water line hookups for laundry facilities or for future plumbing fixture installation.
- **RUBBER FABRIC TILE.** A fibrous rubber, velvet like floor covering made from recycled tires with a vulcanized backing, normally found in entryways.
- **RUBBLE.** A local fieldstone. Masonry constructed from rough unshaped stone without coursing or regularity laid as a veneer wall facing or as a solid wall.
- **RUSTIC LOG WALL.** A solid wall using various diameters of logs. The logs are usually tongue and groove, spiked or doweled using weather sealant or caulking. Normally, the logs are pretreated with preservative.
- **R-VALUE.** The standard measurement of resistance to heat loss related to a given thickness of insulation required by climatic demands.
- **SANDWICH PANEL.** Any wall or roof panel constructed in three layers. Examples are: two sheets of plywood with insulation between, metal one side, gypsum board on the other and insulation between, metal on both sides with insulation between, etc.

- **SCRATCH COAT.** The first coat of plaster, which is scratched or scored to provide a bond for the second coat.
- **SCR BRICK.** A patent brick with standard dimensions of 5-1/2" x 2-5/16" x 11-1/2". Holes through the brick provide a mechanical mortar bond designed for single-tier (course) walls.
- **SEALANT.** Any pliable or mastic material used to seal cracks, joints or other small openings to make them weather tight. Also liquids and tars used to seal the pores in concrete work.
- **SEPTIC TANK.** A watertight settling tank in which solid sewage is decomposed by natural bacterial action.
- **SHAKE.** A shingle split (not sawed) from a bolt of wood, used for roofing and siding, or it can refer to a manufactured imitation.
- **SHEAR WALL.** A bracing wall, either interior or exterior, designed to resist lateral forces, especially important in seismic and high wind-load design.
- **SHORING.** Temporary structural columns, beams, and bracing, used to support loads during construction.
- **SHUTTER.** A movable cover or screen to cover an opening.
- **SILL.** The lowest horizontal framing member of a structure, resting on the ground or on a foundation. Also, the lowest horizontal member of a window or door casing.
- **SINGLE-WALL CONSTRUCTION.** Each of the wall types listed under the single-wall construction category refers to a wall enclosure, which is typically applied over an open skeleton prefabricated metal or wood pole-framed building. That frame characteristically has the same configuration for each cover. The costs include the costs of the horizontal wall supporting girts and cover but not the framing.
- **SKYLIGHT.** An opening in a roof, covered with plastic or glass, for light and ventilation.
- **SLEEPERS.** A nonstructural timber, board, or metal strip laid on the ground or a basic floor to provide a component to which the finish floor may be fastened. It also may provide spacing for utility runs.
- **SLIP FORM CONSTRUCTION.** In concrete construction, forms that move continuously are jacked upward or forward supported by the concrete, which was poured previously, shaping the new pour as it moves.
- **SLOPE.** The ratio of rise to run to express the angle of a roof pitch.
- **SLUMPED BLOCK.** Concrete blocks having a rough surface resembling Adobe Brick.
- **SMOKE DETECTOR.** A fire detector that indicates the presence of smoke based on a light-obscuring principle using photoelectric cells.
- **SOFFIT.** The underside or lower horizontal face of any building component such as an
  - overhang, stairs, arch, marquee, etc.
- **SPAN.** The clear horizontal distance between two supports.
- **SPECIFICATION.** A written description of the materials, construction details, and quality of workmanship required to construct a building in accordance with a related set of plans.

- **SPRINKLER SYSTEMS.** A fire-protective system of overhead pipes and outlet heads on a single main connection. There are two basic systems: a Wet System, in which the pipes are always filled with water so that a head can be immediately discharged, and a Dry System, in which the pipes are filled with air under pressure, with water flowing into the pipes with a drop in air pressure when the head is opened. The Dry System can have a separate early alarm to counteract the time delay with closed heads. This open head and independent detection is known as a Pre-Action system. If a maximum of water is discharged from all the open heads, it is called a Deluge System. The type of system, the spacing, and the number and type of heads, and water pressure pipe sizing, will depend on the hazard involved. There are three classifications: Extra Hazard (certain chemical-oil plants, paint shops, etc.); Ordinary Hazard (most industrial warehouse facilities); and Light Hazard (almost all other occupancies).
- **STACKED BOND.** Masonry units laid so that all joints are in line.
- **STACKED PLUMBING.** In multistory buildings, placement of plumbing units one above the other.
- **STAGGERED STUDS.** Wood framing in which the studs do not go completely through the wall. The lath or gypsum board wall finish on each side will be fastened to alternate studs. An insulation blanket may be woven between the studs to improve the sound insulation.
- **STANDPIPE.** An interior or exterior pipe to conduct water to upper floors for fighting fires. May be dry, with connection for pumper at street level, or wet, with water always at the upper floors. Also, a tall cylindrical water storage tank.
- **STAY-IN-PLACE FORMING.** A wall constructed of poured-in-place concrete, where the forming materials remain in place. The reinforcing is usually a bar set in a grid pattern within the form for the concrete wall. Forms used for the wall are usually some type of rigid insulation board or metal panel and finish system. Thickness of these walls varies depending on the structural requirements of the building.
- **STORM DOOR.** An extra outside or additional door for protection against inclement weather. Such a door also serves the purpose of lessening the chill in the interior of a building, making it easier to heat, and also helps to avoid the effects of wind and rain at the entrance doorway.
- **STORM WINDOW.** A window placed outside an ordinary window for additional protection against severe winter weather. Also called a storm sash.
- **STRESS.** The internal distributed force that resists the change in shape and size of a body subjected to external forces.
- **STRETCHER COURSE.** Any course of masonry in which the units are laid lengthwise.
- **STRUCTURAL.** Describing an element designed to resist stress or wear as opposed to architectural or art elements, which are designed for appearance only.
- **STRUT.** A brace or other member, which resists stresses in the direction of its own length.

- **STUCCO.** A coating for exterior walls in which cement is put on wet in layers and when dry becomes exceedingly hard and durable.
- **STUD.** A vertical framing member, either wood or steel, to which wall finishes is attached. Usually, only lumber of 2" x 4" or lesser dimensions or its steel equivalent is considered as studs. Also, boltlike components, either threaded or unthreaded, fixed to structural elements to which other elements may be fastened.
- **SUBFLOOR.** Any surface on which finish flooring is laid.
- **SUMP PUMP.** A suction device, usually operated to remove water or waste, which collects at the sump pit or tank.
- **SUSPENDED CEILING.** The grid (track, T-bar, etc.) suspension system that supports an acoustical panel or tile ceiling.
- **SYNTHETIC MASONRY VENEER.** A synthetic thin masonry veneer composed of light plaster cement or fiberglass panels to give the appearance of real brick or stone attached to stud framing.
- **SYNTHETIC PLASTER ON RIGID INSULATION.** An exterior wall insulation and finish system (EIFS) consisting of rigid insulation board, reinforcing mesh and a synthetic plaster or stucco coating. Some common trade names are: Dryvit, Insul-Crete, R-wall, Powerwall, and Sure-wall, to name a few.
- **TENDONS.** A term applied in construction to the bars or cables used in prestressing or post stressing concrete.
- **TERNE.** Steel sheet coated with lead-tin alloy used primarily for roofing.
- **TERRA COTTA.** Hard-burned unglazed clay, usually molded into shapes for ornamentation of structural surfaces.
- **TERRAZZO.** A flooring surface of marble chips in concrete. After the concrete has hardened, the floor is ground and polished to expose the marble chips. In epoxy terrazzo, the concrete filler material is replaced with plastic.
- **THERMOSTAT.** An instrument, electrically operated, which automatically controls the operation of a heating or cooling device by responding to changes of temperature.
- **THRU-WALL HEAT PUMP.** A small self-contained heat pump that is designed to be installed in a window opening or wall. Typically there is no ductwork with this unit. Unlike the larger heat pump it only services one room.
- **TEXTURED FACE BLOCK.** Solid masonry wall built typically with one or two rows of exposed, textured, split, fluted or ground face hollow core concrete block and mortar.
- **TEXTURED PLYWOOD.** Plywood siding usually applied in sheets. Exposed surface has been treated or vinyl coated to give the plywood a solid wood board, stucco or lap siding effect. Panels are found in various grades, thicknesses and species of wood with redwood and cedar being the most expensive and fir Texture 1-11 the cheapest. Generally, thicker pieces are more expensive. Normal application requires some type of a blocking material to be used for nailing purposes.
- **TIE.** Any structural member that acts in tension to hold separated structural components together.

- **TONGUE AND GROOVE JOINT.** Abbreviated, T & G. Any joint made by one member with a projecting tongue fitting into another member with a matching groove.
- **TORQUE.** A force tending to produce rotation.
- **TRANSITE.** A trade name commonly used as a general name for a very dense material made from Portland cement and asbestos fibers, used for roofing and siding. It is also used for pipe and electrical conduit.
- **TRUSS.** A rigid, open-web structural member designed and engineered to carry roof or floor loads.
- **U FACTOR.** The heat transmission factor of a wall, roof or floor assembly measured in B.T.U.s per square foot per degree Fahrenheit.
- **UNIFORM BUILDING CODE.** A model code published by the International Conference of Building Officials. It is the largest and probably most influential of the Building Code groups.
- **VAPOR BARRIER.** Material used to retard the passage of moisture through floors, roofs or exterior walls, thus preventing condensation within them; also called moisture barrier. See waterproofing below. The segregated floor component may have a sand or gravel fill base.
- **VENEER.** A layer of material applied to another surface for ornamental or protective purposes. Masonry veneer is brick or stone attached to wood or metal studs.
- **VINYL COMPOSITION (ASBESTOS) TILE.** A resilient floor covering laid in mastic, which is available in many colors and textures. Standard size is 12" x 12".
- **WAINSCOT.** The lower part of an interior wall which is finished with a different material than the upper part, for protection or appearance.
- **WATERPROOFING.** Any material designed to stop the passage of moisture. Plastic sheets or treated papers and asphalt are used for membranes, while various chemical sealants and asphalt applications are used to seal pores and cracks.
- **WEATHERSTRIPPING.** Strips of felt, rubber, metal or other suitable material, fixed along the edges of a door or window to keep out drafts and reduce heat loss.
- **WIRE GLASS.** Glass, which is reinforced with wire mesh.
- **WOOD AND GLASS PANEL.** An exterior curtain wall system, consisting of high-cost wood siding and glass panels, which is hung on a frame.
- **WOOD-FRAME CONSTRUCTION.** In building, a type of construction in which the structural members are of wood or are dependent upon a wood frame for support. Same as frame construction.
- **WORKING DRAWING.** A scale drawing showing construction details for use by the contractor or fabricator, showing details for the erection or manufacturing of a particular structural element.

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