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Tass Engineering - Base Titanium Conveyor System - Kenya





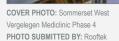






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THE SOUTHERN AFRICAN INSTITUTE OF STEEL CONSTRUCTION

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AMANUEL GEBREMESKEL,
TECHNICAL DIRECTOR

INNOVATION IN FIRE RESISTANCE

The Institute has been exploring the area of smart construction methods for several years. An example of our efforts is the novel SAISC Modular Office Building system. Invented by engineers at the Institute this system looks at the sustainability feature of buildings holistically.

For instance it uses no wet trade on site essentially eliminating the use of water in the construction process. Moreover it reduces construction risks such as injury and delays by carrying out most of the modular construction in an enclosed factory rather than on site.

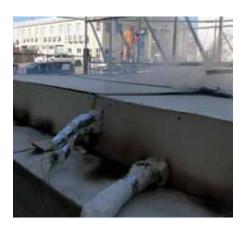
We started out by studying how to design, develop and commercialize the invention. Upon completion of the study the Institute managed to mobilize industry resources to start the process of technical development. Much research and development work has already been carried out to confirm the easy manufacturability and structural integrity of the system.

We are currently at the hottest part of the research and development phase whereby we are physically testing the system's resistance to accidental fire. Such testing and work is unusual in Africa due to high cost and the need for specialized expertise. However we have been able to overcome this challenge by being creative and developing local expertise.

Our efforts have resulted in the training and development of Dr Richard Walls, a fire expert, along with the establishment of his national centre for fire research at Stellenbosch University. We are proud that our invention is the first project to be investigated by this one-and-only centre of its kind in the continent.

The results are very promising. There is strong early evidence that we may









have a viable trafficable 1 hour fire rated dry decking system available for the industry to introduce into the market soon.

Much work still remains with our innovation efforts. Engagement with developers, architects, engineers and our manufacturing and contracting industry is key if we are to succeed in commercializing such inventions. This will require herculean efforts in education and marketing on our part.

Innovation is vital to the sustainability of the steel sector. Producing good quality steel is no longer a sufficient mark of competitiveness. This is because there are several emerging economies developing their steel sectors and future competition is expected to be fierce.

The industry has to consistently evaluate the market and find ways to use steel to solve grand societal problems. Without the ability to keep up with ever changing demands and providing relevant and novel solutions it will be difficult to stay competitive. This requires innovation to be at the forefront of our industry strategy.











Since 1939 Angus McLeod and Vital Engineering have established a reputation for quality and service. Our brand names of Vitagrid, Maclock and Vitex have become synonymous with versatility, quality and service. Manufacture of all our gratings, stairtreads, handrails and expanded metal products is strictly controlled. We are able to cater for standard panels, stairtreads and handrails in addition to offering a cut-to-size and tailoring service. Meeting and surpassing customer needs are our goals!





MARKETING

DENISE SHERMANMARKETING MANAGER, SAISC

MARKETING MATTERS!



According to the SA Social Media Landscape 2019 report released by World Wide Worx and media monitoring organisation Ornico, social media usage in South Africa is displaying unprecedented growth.

While sceptics may view social media purely as the domain of "selfies" it has the potential to be a valuable business tool if used correctly. In this edition of Marketing Matters, we'll be taking a closer look at YouTube, and how your organisation can use the platform effectively.

Why use YouTube?

Currently, there are approximately 9 million active YouTube users in South Africa. If a picture is worth a thousand words, then just imagine the story telling capability of video.

Well planned video content that aligns with your business objectives can be a great way of promoting your business to potential customers, and increasing your visibility within the market. Creating a YouTube channel and populating it with well thought out, quality content provides potential and existing customers with reassurance on why they should do business with you. Yes, it does take time (and financial) investment to set up, but the content can have a long life span and act as your digital showcase.

Content creation

Think about the outcome you want before you hit the record button. Poorly planned video content without a clear objective is a recipe for disaster. Think about why you are creating the content, for whom, and what action you want the viewer to take. Do you want them to visit your website? Request a quote? Sign up for a newsletter? Make sure your video content has a clear call to action.

Make your content compelling for the viewer. Your video content should be created with a specific target audience in mind. Audiences do sometimes overlap, for example, content that an engineer may find interesting may

also appeal to an architect. However, if you are able to identify what would grab your ideal viewer's attention, you will be able to craft video content that engages your audience.

The technical details that matter

Interestingly, viewers will forgive you more readily for poor picture quality than they will for poor sound quality. Ideally, of course, you do need both elements in order to create a watchable video that people will find value in, and will want to share.

If you're considering embarking on creating a YouTube channel for your company, and would like some tips or assistance with content creation, the SAISC is here to help. Schedule a 30 minute consultation at our offices and we'll help you get started, and provide some suggestions on how to approach content creation going forward.

Be sure to visit The SAISC Youtube Channel – http://bit.ly/YouTubeSAISC, and subscribe to keep an eye on the kind of content we're producing for the steel construction community!

PROJECT PROFILES



LSFB, SUSTAINABILITY AND INNOVATION









Nominator - MiTek | Client / Developer - MASTEC | Architect - Tv3 | Engineer - Mitek | Design and Inspection - MiTek | Roofing and Cladding - Global Roofing Solutions

The project entailed the construction of a roof structure, The brief required the structure to be constructed from non-combustible material and suitable to meet the hospital's requirements, supporting PV panels, and able to bear the weight required for theatre equipment.

The project was envisaged in steel from the start, due to the success of previous projects of a similar nature. MiTek ultraspan, was opted the best product for the project, because of its ability to clear spans of up to 40m.

A brief description of the structural framing and use of LSF

The structural framing consisted of cold rolled, specially designed, sections in various profiles and thickness, one-sided assembly and cut to length. The project team used inverted shape trusses of Mitek Ultra-Span components. With truss spans ranging between 14m and 20m clear spans. The roof trusses were manufactured in Rooftek's factory and transported to site. Roof sections of approximately 150m^2 could be assembled simultaneously and then lifted in position.

What is special / unusual / innovative / aesthetic about the steelwork / cladding in this project?

The roof structure was detail to be supported in-between the concrete ring beams on brackets. In some places the trusses were supported on the RC beam (shafts etc). This created challenges during the design, costing and erection phases.

Designer Jaco van Wyk from MiTek Engineering Cape Town created a cost-effective framing solution. The erecting of the



roof structure was simplified by assembling portions on the concrete slab and lifting the required sections into place. This enabled optimization of connections of the trusses, enabled services to be connected and reduced torsional moments on the concrete ring beams. The inverted shape roof truss provided a structurally sound roof design to accommodate services and Solar PV panels to the one face/ side of the roof structures.

How did the project team work together (e.g. contractor involved early, challenges / ease of communication etc.)

The project was driven by Kalahari (Rooftek) from the tender phase. All design aspects and complexity of the roof structure was discussed with MiTek, the architect, engineer and project manager on site prior to the final designs. This close collaboration eliminated many potential problems prior to manufacturing and erecting of the roof structure.

Key areas that were managed with excellence include:

- The box-gutter detail
- Fitting in with the previous buildings.
- The additional steel sprockets to match the existing.

Tons of LSF used: 27 478.85kg Span of trusses: 15,920m







The purpose of the project was to replace the existing timber structure which was deflecting and collapsing after 70 years of service. The brief to the architect was that the structure should comply with the heritage of the building, keeping the appearance consistent with the existing structure while complying with established building regulations.

While timber was originally considered, a light steel frame solution was ultimately chosen due to its long service period. Profiled sections were used, with the profiles differing according to the strength required for each truss design. The entire roof was assembled on ground level in sections and then hoisted to roof level with a mobile crane. The floor level assembly, which made handling easier was made possible by creating a wallplate level replica of the

building at a lower more easily accessible platform. In terms of cladding the roof structure, the 60-degree pitch was a challenge for safe working conditions with long sheet lengths.

All teams needed to communicate effectively from the start, as the existing roof had an asbestos slate which needed to be removed first. At a public school, this poses many challenges to co-ordinate the time of removal without interfering with the day to day school process. During the construction phase areas had to be cordoned off to prevent access during overhead hoisting and installation of large sections of the Light Steel Frame roof structure

LIGHT STEEL FRAME BUILDING WORK

Completion date of LSFB work: 3 Dec 2018 – 31 Jan 2019 Completion date of full project: 5 Oct 2018 – 30 April 2019

Tons of LSF used: 15.162 Tons

Span of trusses and kg/m^2 : 6 350 – 18 600mm

Profiles used: Mitek Ultra-Span **Type of cladding:** Metal sheets

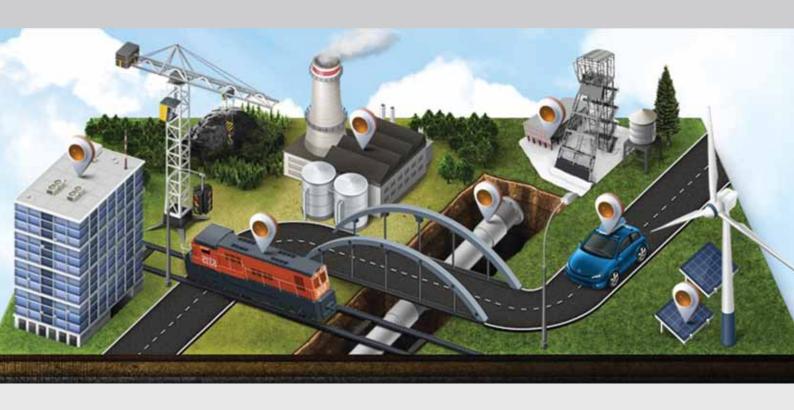
CLADDING

Completion date of cladding: 30 April 2019

Cladding profile / type used: 0.53 AZ200 Saflok 700 –

Raincloud Colorplus

Cladding area / coverage and tonnage: 1 790m²



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Established in 1922, Robor is a world-class South African manufacturer and supplier of welded steel tube and pipe, cold formed steel profiles, structural steel products and associated value added products and services. Robor is active in most industries, including Mining, Transport – rail and road, Construction, Engineering, Agriculture, Energy, Water and Automotive.

Since the acquisition of Tricom, Robor supplies various telecommunication and power distribution systems, such as; Telecommunication Towers, Satellite Communication Structures and Transmission Towers for the distribution of electricity.

[Value Added Services]

Our range of value added services includes but is not limited to: Hot Dip Galvanizing for corrosion protection, Pipe and Tube cutting (2D and 3D), Punching, Drilling, Coatings and Linings, Pressure Testing, Welding (robotic, stick and submerged arc), Cutting, Wrapping, Painting, Packing, Fabrication of certain components and Ultrasonic Testing.









robor





Nominator - BBa Architects | Client / Developer - Consort 13 partnership | Architect - BBa Architects

Structural Engineer - DNS Engineers | Main Contractor - Zestiblox cc | Steelwork Contractor - Geldenhuys Steel

Steel Erector - Geldenhuys Steel | Cladding Manufacturer - Alltodeck | Cladding Manufacturer - Foxgroup

Cladding Contractor - Zestiblox cc | Roofing and Cladding - Global Roofing Solutions | Site rigger - GR Travel tops

Corrosion Protection Paintwork Contractor - Geldenhuys Steel

"CUBOID 3" was developed as an alternative accommodation option at the Afriski Mountain Resort in Lesotho. This easily portable structure is highly insulated and could be relocated to any destination should the client wish to do so.

Consort 13 requested the design of a small but comfortable accommodation without a kitchen as patrons are required to make use of the resort restaurant. Steel construction was considered from the outset as the team needed to lift the unit and transport it to Lesotho. The exterior Chromadek and rusted steel were considered to reduce future maintenance cost.



The structural framing consists of $100 \times 100 \times 3$ square hollow section as structural columns with sliding adjustable / extendable legs to accommodate earth levels. $200 \times 75 \times 20 \times 2$ lip channel floor and roof ring beams were used, which created the width to match the Neopor insulation and the height to accommodate the floor and roof lip channel ($100 \times 75 \times 20 \times 2$) support structures.

Charcoal 490 wide Chromadek pans were used in a vertical cladding and the contracting rusted special pattern designed / bent 1.2 cold rolled steel was used alternatively. This was considered in lieu of timber cladding

Were there any challenges in the fabrication of the project from the engineer's design - if yes, please tell? Tell more about fabrication and erection process if it was complex, difficult, innovative etc.

Being the first project of this nature to the team, it posed a challenge to work underneath or at roof level of the specially built 6700 x 3200 steel frame. The team rigged a small overhead crawler beam designed by DNS Consulting Engineers with a Block and Tackle pulley to assist in lifting and moving the steel structures into place. The steel frames had to be bolted together before the cladding could commence. On completion, the 3 separate sections could be unbolted and loaded onto a truck to transport.

What is special / unusual / innovative / aesthetic about the steelwork / cladding in this project?

The team designed this shaped 1.2 cold rolled steel sheet with various heights and widths to imitate timber which was initially considered. Ultimately, the team believes they achieved a better-looking finish after they forced the rusting process resulting in low to no maintenance.

Structural steelwork

Tons of structural steel used: 1.785 Tons

Structural profiles used: 100 x 100 x 3 corner columns, 95 x 95 x 5 adjustable corner legs, 200 x 75 x 20 x 2 lipchannel ring beams, 75 x 50 x 20 x 2 roof beams, 100 x 75 x 20 x 2 support columns, 125 x 75 x 20 x 2 floor joist, 125 x 75 x 2 rainwater pipes

Light steel frame building work

Completion date of LSFB work: SA Pine infill work Type of cladding: 490 Chromadek Pan cladding 1.2 Cold rolled rusted sheets; OSB board on the interior

Cladding

Completion date of cladding: 31 August 2018 Cladding profile / type used: 490 Chromadek Pan cladding; 1.2 Cold rolled rusted sheets

Cladding area / coverage and tonnage: 50 sqm – 490 Chromadek pan cladding = 0.200 ton 32 sqm – 1.2 Cold rolled steel = 0.434 ton

Cost of cladding: 490 Chromadek pans = R5 360.95 1.2 Cold rolled steel = R18 346.00







Nominator - Ferro Eleganza (Pty) Ltd | Steelwork Contractor - Ferro Eleganza (Pty) Ltd | Steel Erector - Ferro Eleganza (Pty) Ltd | Cladding Contractor - Ferro Eleganza (Pty) Ltd | Corrosion Protection Galvanising - Armco Superlite (Pty) Ltd

The relocation of the EMV Workshop building, a large 280-ton industrial building, is a testament to the sustainability and reusability of structural steel. The structure, which was dismantled, moved over 100km and then reassembled, is made up of heavy hot-rolled sections and large "laced columns" carrying heavy 1.8m high plate girders which house a 200 ton overhead crane. This building is used to service and repair large tipper trucks and other large plant used on the mine. There is no way that the relocation of a building of this size could ever have taken place had it not been for the versatility of steel.

The building was situated in the highest Red Zone Safety area. Therefore, to strip off the roof and side cladding, dismantle a large steel structure, with all the highest of mine safety in place was truly a daunting task. The steelwork contractor put together risk assessments, method statements, fall protection plans, and planned that all safety requirements be met.

On this building, even the cladding had to be re-used, which presented a number of challenges. To replace each sheet in exactly the same position, using the same holes for the screws was required, otherwise, the roof would be full of holes and leak. Each sheet was marked and numbered in order to re-fit it to the same position.

Because there were no existing drawings for the structure, in order to enable marking up and dismantling the steelwork

contractor drew the entire building on Tekla Structures. This enabled a marked up general arrangement which was used to mark every piece of steel with cherry pickers before dismantling the steel structure, reversing the sequence that would have been used to erect the building in the first place. The steel was then cleaned and transported to the new site where the mine wanted the building. The steelwork contractors were very proud of the entire relocation and that it took place 100% accident and incident-free. For this accomplishment, Anglo gave their entire team a bonus as recognition of their accomplishment and safe working practice.

Structural Steelwork

Completion date of steelwork: October 2018
Completion date of full project: December 2018
Tons of structural steel used: 280 Tons Relocated
Structural profiles used: H/R sections / C/R Lipped channel

Cladding

Completion date of cladding: October 2018

Cladding profile/ type used: IBR

Cladding area/ coverage and tonnage: All cladding

relocated



SAMCRA FEATURE

DENNIS WHITEDIRECTOR, SAMCRA



WARRANTIES AND GUARANTEES

ON METAL CLADDING SYSTEMS

We regularly hear complaints from specifiers and owners of buildings about the guarantees issued within the cladding industry. Generally purchasers refer to a guaranty whereas manufacturers and contractors refer to warranties. Whilst there may be a difference in law, for the purpose of this article they are seen as being synonymous.

The intent of a warranty is two-fold, firstly it is intended to create a level of trust in a product and secondly to differentiate a product from others in the market place. Unfortunately there is not always accord between the purchaser's expectations and the anticipated performance offered for a product. It is naïve to believe that a product will be able to withstand everything nature and mankind can inflict upon it. Remember the greater the expectations the greater the price.

Rather match the product performance requirements to the anticipated working life, with minimum maintenance, of the building in both the known macro and micro environments. Do not assume you will automatically qualify for the maximum period proffered in marketing literature (every warranty has qualifications / exclusions) and

above all make sure you have detailed all aspects you expect to be covered.

Most reputable manufacturers of coil provide a service whereby an application can be made for a provisional warranty prior to the tender stage which affords a purchaser the opportunity to ensure all expectations are covered and to understand the conditions and extent of the cover particularly in regard to fading and delamination of coatings i.e. read the fine print.

An aspect not fully understood by purchasers is that in the case of

cladding there is not a single allencompassing warranty. There are in fact three individual warranties. The manufacturer of the base material warrants the durability of the protective coating whereas the profiler warrants the structural performance of the cladding system and the installer warrants the cladding system has been installed in accordance with the profiler's requirements and that it provides a waterproof envelope. All three may not necessarily have the same duration.

It is important to ensure that all warranties are in the name of the owner.



CONNECT WITH SAMCRA: Contact: Dennis White Email: dennis@saisc.co.za Web: www.samcra.co.za

SAISC 2019 GOLF DAY SHOWS STEEL CONSTRUCTION INDUSTRY STILL 'ON THE BALL'!

The SA Institute of Steel Construction (SAISC) golf day, although intended as a day of pleasant relaxation for its members, also has a rather more serious intent.

"The steel construction sector has recently experienced severe economic pressure. From an SAISC perspective, we put a lot of effort into arranging events such as golf days for our members. These are important, as they not only give our hard-working members a chance to relax and practice their golf; but also to foster camaraderie in the industry, and to informally network and discuss ways to mitigate the current crisis," explains Paolo Trinchero, CEO of the SAISC.

Members randomly approached for comment at the awards dinner following the golf day were unanimous in their agreement that things are really tough right now.

NJR Steel Operations Director Chris Davidson comments: "We are all in the battle together and we know (the economy) is going to turn...It's about staying in there and keeping your chin



up! And you're not going to succeed by having a pessimistic outlook. I think the players in the steel industry are resilient people and we are known for fighting smart!"

Tass Engineering Technical Director Marten Spencer adds to this saying: "The industry is very tough, as there is very little work going around and there is no margin in any of the work that is going around. There has been quite a lot of contraction in the industry, and while landing a job is difficult, getting paid for the work done can present an even greater challenge! It is truly a game of survival at the moment. However I have been told I am the eternal optimist and in this industry, one has to be. So you have to go out there and try and get whatever work you can and do the best with what you've got!"

Regarding the golf day itself, Davidson says: "We had a wonderful day this year! The SAISC Golf Day is one of the best ones to play in during the course of the year. Many golf days are no longer well supported, as times are very tough and for people to get out of the office to play golf is not easy these days. We like to support the SAISC in this and all their initiatives, as we also fully support the work they do for us in turn."

Spencer supports Davidson's comment, saying: "We had a wonderful day and had lots of fun with the guys. The golf was secondary and as I always say 'golf is my handicap'. But it was a wonderful opportunity to come and play in the company of my clients and my colleagues from the industry."



STUDENTS OF STEEL – INSPIRING THE NEXT GENERATION

BY AXEL KAYOKA, PRODUCT SALES SPECIALIST, MACSTEEL

For a minimum period of two weeks, 2nd year civil engineering students at The University of the Witwatersrand are exposed to practical training in the steel and concrete construction industry, involving lectures, labs and site visits.

Over the years, SAISC has been involved in lecturing the steel portion of this course and with great pleasure, I had the honour lecturing the 2nd year students on behalf of the institute. The main aim was to enlighten the students on all things structural steel and hopefully inspire the next generation of structural engineers, who will prefer structural steel for their designs, just as I was inspired when taught by SAISC Honorary Member Spencer Erling, in my time at Wits.

The students were lectured on the following topics:

- Basics of Steel
- Steelmaking Process
- Steel Value Chain
- Types of Steel Structures
- Connections
- Structural Steel Systems
- Corrosion Protection of Steel
- Fire Protection of Steel Structures
- Welding in Structural Steel
- Introduction to Structural Steel Design
- Costing of Steel Structures

The course concluded with a test and to add some fun, the student with the



highest test mark would be presented with a SAISC Red Book, which would bode well for the 3rd year structural steel design course.

The field trips are the main highlights of this course, in order to tie in what was taught in lectures and what is applied in industry. This usually involves a construction site visit of a predominant steel structure and structural steelwork fabricator workshop visit.

This year the students went to Corruseal Warehouse (Boksburg) and Tass Engineering workshop. This was thoroughly enjoyed by the students as they were able to see first-hand what was taught in class, the role of structural steelwork fabricator but most importantly an insight into what they'll be exposed to as structural engineers.







94 HIGH-QUALITY, DIVERSE AND INNOVATIVE ENTRIES

FOR SAISC 2019 STEEL AWARDS

Since it was first celebrated 38 years ago, the SAISC Steel Awards has grown to become the steel construction industry's premier event. Succeeding years have seen this event growing to this year's record of 94 entries.







In the lead up to the awards, which takes place on the 10 October, nine Steel Awards judges have been hard at work travelling the country assessing the various entries. Feedback from the judges is that they were gratified to see not only the record number of entries but also the diversity of building types which have been entered this year. The entries range from schools, bridges, corporate head offices, a flight simulator building, minerals processing plants, a colliery processing plant, a nitro phosphate plant, warehouses, shopping centres and a hotel, among the many other entries.

"What impressed me was the range of building types which was much broader than last year," says SAISC Technical Director Amanuel Gebremeskel.

"For example, we have a building entered this year where the client is the Department of Health. In my experience of the Steel Awards, I do not ever recall having a government building as an entry," he explains. He comments that the broader range

of entries also not only pertains to building type, but also to size, ownership and construction / property value – which ranges from costeffective to high-end.

There was also a much evidence of innovation this year in the use of steel in architectural applications. Gebremeskel also notes the number of steel screens in the various entries. Apart from their functionality, these screens have also been used to improve the aesthetics of the overall structures.

"For example, we received an entry which is a boutique hotel in Johannesburg's northern suburbs. What is truly novel about the building is its use of exterior steel screening, which provides both shade and improved construction sustainability. He explained that the outer screens surrounding the building had been used to support various types of creepers and vegetation, which render the building far less intrusive in its setting. "The use of steel has very cleverly been used to alter the perception of passers-by of the size

of the hotel," he adds, pointing out that it is most encouraging this year that more innovation is apparent in the use of steel, both structurally and architecturally.

What is also noticeable is the growing use of light steel frame building (LSFB) technique among this year's crop of entries.

"For example, the government building entered is an office block, which has been constructed from light steel frame (LSF) components," he remarks.

"In these constrained economic times – particularly for the steel industry and construction sector, which have been under enormous pressure – the number, diversity, innovation and quality of the entries for the 2019 Steel Awards is a hugely promising indication that the 'doom and gloom' is set to give way to a brighter and more prosperous future," he concludes.

Steel Awards Project Teams YouTube playlists: http://bit.ly/SAISCSteel19_PT





Above (from left to right): Heather Salinger (Independent Detailer), Amanuel Gebremeskel (SAISC) and John Barnard (SASFA); Thulani Sibande (Paragon Architects); Amanuel Gebremeskel and Heather Salinger.

Far Left: In addition to submitted photographs, judges on site snap a few pictures of things that catch their attention.

Left: Project site visits are an ideal opportunity

Left: Project site visits are an ideal opportunity for team members to point out key elements to judges.



Join the Southern African Institute of Steel Construction as we celebrate excellence in the use of structural steel at our prestigious annual Steel Awards event.

DATE

10 October 2019

TIME

Pre-dinner drinks from 18:00, Formal programme 19:00 - 22:30

VENUES

Gauteng: Blue Wing, Coca Cola Dome, Northriding • **Cape Town:** Venue D'Aria, Durbanville **Kwazulu-Natal:** Mount Edgecombe Country Club

ATTENDANCE FEE

R980 p/p **OR** R9 500 per table of 10 persons Includes Gala Dinner and Table Wines. Cash bar facilities available

DRESS CODE

Formal / Black Tie

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SUBMIT YOUR ENTRY FOR THE CADEX SA PHOTO COMPETITION!

The SAISC Steel Awards is an annual celebration of the excellent work the Southern African steel construction industry produces. For the last 8 years, the Steel Awards Photo Competition has run alongside the event. In 2018, for the first time ever, the photo competition was run on Instagram. We were so encouraged by the public participation that we've decided to do so again this year.

THANK YOU TO OUR GENEROUS SPONSORS CADEX SA FOR MAKING THIS POSSIBLE.

How to enter

- 1. Follow @SteelAwards on Instagram
- 2. Post a picture on your Instagram account of any of the following:
 - A South African structure showcasing structural steel
 - An abstract or artistic image featuring South African structural steel
 - A portrait of a person who works in the South African steel industry
- 3. Tag @steelawards and add the hashtags #PositiveStoryOfSteel and #SAISCSteel19 to your post

Each unique photograph is an entry (i.e. - no duplicates allowed). There is no limit on the number of entries allowed per Instagram account.

Copyright

Please do not post images that you do not hold the copyright for. Should it be discovered that the submission is a breach of copyright, the photograph will be disqualified.

Photo judging and prize

The top 10 photos with the highest number of likes will be shortlisted, after which the winning image will be selected by the SAISC, in consultation with the photo competition sponsor, Cadex SA.

The winning photograph will receive a R10 000 cash prize. A ceremonial credit card will be handed over to the winner at the SAISC Steel Awards Gala dinner on 10 October 2019, after which arrangement will be made to transfer the prize money to the winner's account.



Deadline for photo submission: Entries must be posted on Instagram as stipulated above by 10 September 2019.

WHAT CAN LEGALLY BE DONE WHEN

THE CONSTRUCTION MAFIA STRIKES?

BY JOHAN VAN DER WATH, RN IN CONSTRUCTION ATTORNEYS

They have been called criminal, and labelled the construction mafia. Their supporters believe they are legitimate agents of "radical economic transformation".1 A genuine demand for access to economic opportunities cannot legitimately be obtained through the use of violence. The Mail and Guardian have reported that there are about 183 infrastructure and construction projects nationwide, valued at more than R63-billion, and that these projects have been hindered on numerous occasions by violent disruptions led by entities claiming to be local community or business forums, demanding a stake, typically 30%, in projects.²

How does one recognise the construction mafia? Usually the situation will start off with the community forum demanding employment for the local community on the project. If their demands are not met and the community forum becomes violent, they can be classified as the construction mafia. With all the negative press surrounding the violent attacks from the construction mafia it might seem that you're up against an unstoppable force. One needs to ask, what can legally be done when the construction mafia strikes?

We propose the following preventative steps should be taken to avoid the community forum turning into the construction mafia:

- 1. During the tender stage ensure that SASRIA insurance has been taken out for the works in the name of the Employer and include a local procurement requirement in the JBCC contract with penalties should the contractor fail to satisfy the local procurement requirement. Contractors therefore needs to ensure that they comply with the local procurement requirement.
- Schedule a first meeting with the local community forum and conduct the meeting without security, the contractor must also be present at the meeting.



The meeting must be recorded, or minutes of the meeting must be taken. An attendance register should be completed with full details of all the persons in attendance being recorded, which includes their address, full names and telephone numbers. During the meeting the rates and CV's from local contractors must be requested.

3. If the local contractor is not happy with the contract sum, then schedule a meeting with the local contractors during which meeting the decision to not appoint them is communicated. Security must be in attendance during this meeting.

If confronted with the construction mafia on site or during the aforementioned meeting, then the following steps must be taken:

- 1. Consult with an attorney so that a letter can be drawn up and sent to the person/s making the threats in terms of which a written undertaking to desist from making threats are requested from them.
- 2. If no reply is received, then the attorneys should be instructed to launch an urgent application at the High Court to obtain an interdict against the specific individuals who have made threats of violence etc.
- 3. The High Court interdict procedure will take approximately 2 weeks.

- 4. After the court order has been obtained the order must be executed. The execution process is as follows:
 - The sheriff along with police must be instructed by your attorney to remove the persons/ blockages to the site.
 - b. A contempt of court application can be launched by your attorney if the person/s against who/m the court order was granted fails to comply with the court order.

Always seek legal advice before interacting with the construction mafia. It is also important for the parties to remember that although the High Court interdict procedure and the associated costs thereof can be discussed during consultation with your attorney, some contingency for these costs must be included in the project budgets. Contractors are advised that they should allow some time for this disruption in their construction programme.

¹Lynley Donnelly, Rise of the new construction "mafia", (12 April 2019), https://mg.co.za/article/2019-04-12-00-rise-of-the-new-construction-mafia ²Lynley Donnelly, Rise of the new

²Lynley Donnelly, Rise of the new construction "mafia", (12 April 2019), https://mg.co.za/article/2019-04-12-00-rise-of-the-new-construction-mafia

CHOOSING THE CORRECT VAPOUR BARRIER

RESULTS IN A LIFETIME OF ENERGY SAVING

EDITORIAL SUBMITTED BY MARSHALL HINDS

Buildings with composite walls such as light steel frame and timber are engineered to last and have less impact on the environment over the lifetime of the building. light steel frame and timber buildings, need less cooling and heating than traditional structures, while also providing for clean building sites and time saving during the construction phase.

The energy saving of a properly constructed composite building has been proven to be at least 30% and this does not diminish over the lifetime of the building. This cost saving is largely dependent on external walls having an effective weather resistant vapour barrier.

The purpose of a weather vapour barrier is to allow the walls to resist bulk water penetration and also to facilitate the drying out properly of the wall construction. Drying is one of the critical components of moisture management which can be impacted by wall construction and climate. The faster a wall is allowed to dry, the more durable and problem-free a wall system and a building will be.

In order to be effective, a good weather resistant vapour barrier has to function in four important ways:

1. It MUST have a high level of bulk water resistance – to help protect the wall cavity from water that gets behind the cladding. Bulk water is water in liquid form such as rain, dew or snow.

- 2. It MUST have moderate to high vapour permeability to promote drying out of wall systems. Vapour permeability is commonly referred to as breathability.
- It MUST have a high level of air resistance – to help prevent drafts, reduce energy bills and resist the flow of moisture laden air though wall cavities.
- 4. It MUST be durable to withstand the rigors of the construction site and continue to perform once construction is completed.

Bulk water hold out

Because wall cavities do get wet, roofs leak, plumbing leaks, condensation occurs and construction materials are installed wet, the internal moisture loads can be very high. However it happens, walls get wet and require a way to dry out. When a wall can't dry out, it becomes vulnerable to moisture-induced damage including mould and rot. In an ideal situation walls must be designed and engineered to allow maximum drying while still maintaining the other critical, tensile strength properties.

Many products that are commonly used in the building industry to act as a bulk water barrier, such as perforated wrap, builders paper and felt often result in wicking and walls that absorb rather than repel moisture. These materials create the ideal breeding ground for mildew that is toxic to humans and destroys buildings.



Types Types

Vapour permeability, water vapour transmission and perm ratings

Moisture Vapour Transmission Rate (MVTR) is the measurement referenced in building codes and is measured in a lab using ASTM E96. The test method measures how much moisture vapour is allowed to pass in a 24-hour period (adjusted for vapour pressure) to get the moisture vapour permeance (MVP) or perm rating. Although building standards allow for measures as low as 5 perms, this is often not sufficient to allow for proper drying of the wall cavity. Perm values of up to 58 are possible and considered a high permeability.

Laboratory and practical tests have yielded some interesting results for perm rating of some of the materials used daily as vapour barriers. These *tests are available on request.

Perforated branded wrap: 6.7 perms Unbranded builders paper: 5 perms Unbranded felt: 15 perms Proprietary branded high density

polyethylene: 58 perms.

The higher the number of perms, the more moisture vapour the material will allow to pass and the better drying the material allows. If drying of walls is negatively impacted, moisture issues are more likely to occur, increasing the potential for mould, mildew and rot.

Air resistance and protecting the buildings R-value

The third function of a weather resistant vapour barrier is to help the insulation maintain its R-value by keeping air from infiltrating the wall system. Air filtration into wall cavities is directly related to the energy costs of heating and cooling a home. Many house wraps fail to meet the basic air barrier requirement of <0.06 cfm/ft².

Because weather resistant barriers have no inherent R-value, they are often neglected and under specified in the building planning phase. Even if a vapour barrier has a high perm rating and is technically able to withstand air filtration, it is important that products are correctly installed and that overlaps are either shingled or taped as recommended by manufacturers.

Installation shortcuts and inferior vapour barrier materials are unfortunately only evident once buildings are occupied and it is too late to reconsider.

All builders and construction companies plan to build quality homes and buildings that last. With sufficient knowledge and the correct product choices, a building can be a durable structure with wall systems that resist water and air while maintaining breathability and save costs for a lifetime of energy saving.

For more information* on vapour barriers that are engineered to provide the optimum balance of properties for superior performance contact Denise at Marshall Hinds on 021 701 1271, www.marshallhinds.co.za

Pictures courtesy of Rancor

IF IT'S ALL DOOM AND GLOOM,

WHY SO MANY CRANES ON THE SKYLINE?

Patrick McInerney came away from the recent 2019 SAPOA Convention feeling depressed about the range of the discussion regarding the property industry and the economy in general. If things are really so bad, he asks, why are a record number of building cranes adorning our city skylines, why are we not celebrating the successes?

This year's SAPOA Convention was probably the most downbeat that I've attended in my many years in the building industry. The majority of speakers gave us bad news – ranging from water scarcity problems through to concerns about the oversupply of property, the industry's talent drain and government's lack of policy certainty.

I know I wasn't the only attendee to come away disheartened. It's feasible that some negativity was orchestrated to send government a message. But there were probably people who decided to leave South Africa based on what they were told in that conference room.

As I pondered what I'd heard, I realised that all this negativity is ridiculous! Why, I asked myself, if things are so bad do we have a record number of building cranes operating in places such as Sandton, Rosebank and Cape Town? How, if the building industry is on the brink of implosion as some would have us believe, is it possible to have more cranes working on construction projects than at any time since the 1960s? Have we got less policy certainty than in 1994?

I am certainly not one to put my head in the sand as to the problems we're facing as an industry. But I believe we're in danger of creating a self-fulfilling prophecy by ignoring the many positives and talking ourselves into a self-created downturn.

Those hard-working cranes

Part of the reason for the abovementioned cranes is the enormous property boom in the central nodes. Many new A-grade buildings are coming on stream and being filled by tenants previously in B-grade buildings. So there's now an oversupply of B-grade property and, because of all the new projects, an oversupply of A-grade as well.

But it is part of the natural cycle of the industry and not the harbinger of its imminent doom. Those empty B grade spaces represent a massive opportunity for the future.

Water and energy scarcity solutions

The fact that SA effectively ran out of water in 2016 and that around 41% of water is lost due to bad infrastructure is obviously concerning. So too is the reality that obtaining water usage licences for new developments is now far harder than it has ever been.

But the good news is that solving the water scarcity problem has been declared the number one priority for Government. Cape Town, after staring down the barrel of its own Day Zero in early 2018, has made tremendous strides in water conservation. Rand Water recently carried out a major water infrastructure upgrade in Gauteng, which, despite howls of protest from the public and media because of the required shutdown of services, is a definite positive.



Going forward, successful building developments will require that water and energy consumption be reduced and, as far as possible, buildings contribute to energy generation, and water be collected and reused. The technology already exists to achieve this. At Co-Arc International Architects, for example, a major project we successfully completed in Accra – Ghana required that we not only conserve the limited water supply, but reuse and augment it to the point where we achieved a 76% saving in water consumption. The same project had 60% savings in net energy consumption and an embodied energy almost 100% less than average.

Retail not heading for disaster

Much has been made of the consumers' change in buying patterns and the potentially disastrous consequences for retail developments. Certainly shopping habits have changed and online retail is growing rapidly.

Yet the fundamental reality is that people still want to be together and to commune with others. They still want to be seen to be purchasing and to be able to touch, feel and try out products – before perhaps buying online. So bricks-and-mortar retail isn't dying. It will just be different and unlock new development opportunities for our cities.

Several new developments

The cry that "there are no good new developments in South Africa" is contradicted by top-quality developments such as the Leonardo, a 55-floor mixed-use property development currently under construction in Sandton and which will ultimately be Africa's tallest building. Midrand's Waterfall City, an 800 000m² mixed-use space, is of similar quality.

Both projects are being driven by people who are positive about the country, optimistic about where it can go, and believe in its capacity to lead Africa.

Addressing the skills shortage

Slow economic growth, fewer new projects, cost-cutting and BEE requirements have all contributed to many experienced people – whether trades people or professionals – being lost to the industry via emigration or other factors. As an example, when we started working on The Leonardo there were 12 engineers in the country with high-rise experience. This has been subsequently reduced significantly as a result of retirement and suitably trained young engineers moving overseas.

We addressed this challenge with a new all-South African team. We worked with one of the last remaining structural engineers with the necessary experience and expertise and trained new people. In our own office, we now have 12 architects, mostly under 35, who know what it takes to do a high-rise building. This pool of talent opens new doors for us as a business and there's surely no reason why other architectural firms cannot do the same.

In conclusion

The above are just some of the solutions to our industry's challenges. But if you add into the equation the fact that South Africans are a hard-working and resilient bunch, then we can challenge the negative thinking that pervades the building industry right now.

Be bold, be positive, think in new ways, look beyond the traditional structures of how we do business... and we can move forward!

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