

The *Electrical* CONTACTOR

THE OFFICIAL PUBLICATION OF THE FLORIDA
ASSOCIATION OF ELECTRICAL CONTRACTORS

Volume 3 Number 2
SUMMER 2007



FAEC 2007 Annual Convention

October 17-20, 2007
The Wyndham Hotel,
Jacksonville

INSIDE

- Member Spotlight: Kim's Electric, Inc.
- Legislative News from Tallahassee
- Part 5 of Mike Holt's Grounding vs. Bonding Series

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* National Highway Traffic Safety Administration Report, "What Do Traffic Crashes Cost? Total Cost to Employers by State and Industry," 1998-2000

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TABLE OF CONTENTS

Executive Vice President Report	4
FAEC Membership Benefits	4
Legislative Report.....	5
Member Spotlight: Kim's Electric	7
FAEC 2007 Annual Convention	9-11
FAEC 2007 Spring Conference Follow-Up	12-13
Grounding vs. Bonding Part 5 <i>By Mike Holt</i>	14
FAEC Central FL News	16
FAEC Membership Application	18
ADVERTISER INDEX	
FAEC Business Card Page	Inside Back Cover
Federated Insurance	Inside Front Cover
GrayBar	6
Hughes/HD Supply	Back Cover
Mike Holt	8
Rams	17

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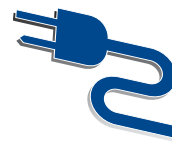
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The spring conference has come and gone and we're busy working on the Annual Convention for the dates of October 17-21 at the beautiful Wyndham Hotel in downtown Jacksonville (adjacent to the Jacksonville Riverwalk complex). We have a great line-up of speaker's planned for this event, including Chuck Vander Kooi with Vander Kooi and Associates from Littleton, CO. Chuck is a nationally recognized speaker who has appeared at many ABC National conferences as well as our spring conference about five years ago. He is both informative and entertaining and I'm sure you'll all enjoy his presentations. His topics will be "Six Things Contractor's Always Ask" and "Bidding & Estimating in Today's Marketplace".

We've added something new to this year's convention. On Friday, we will be holding two classes designed specifically for your key employees; individuals you may be looking at for promotion to in-house jobs. These classes are entitled; "Creating Estimators from your Field Supervisors" and "Crew Management for Tomorrow's Superintendent". Both classes are taught by veteran contractor members and will prove to be a valuable asset to you as you prepare your employees for new positions within your organization.

Rick Watson, FAEC's Lobbyist, will be with us for a complete update on the 2007 Legislative Session and a Worker's Comp report. Rick always proves to be both informative and somewhat entertaining when he's with us. This session will allow ample time for members to ask Rick direct questions on issues of concern to them and their business.

On another note, as you can see from this publication, our *CONTACTOR* magazine continues to grow in content and advertisers. We are very pleased with the over-all continuous expansion of this publication and cannot thank our advertisers enough for their continued support of this fine publication. In continuing with our success, we are always seeking a member who would like to be our "Member in the Spotlight" for any give issue. All you need to do is contact me at Association Headquarters advising of your interest. We would need a one-page article on your company, it's owners and a few photos of your facility, staff, corporate officers; whatever you wish to send. We usually allow 2 pages for this article and hope you choose to partici-

pate. FAEC has many great members and we would be proud to spotlight anyone who submits material.

Last, but certainly not least, FAEC membership continues to grow. This is two-fold. First, we offer programming second to none in all of industry for our members. If you are not taking advantage of our classes, you are missing the boat! Second, our Federated Insurance Program continues to be a tremendous benefit to both the organization and to our members who choose to participate in it. If you have not as yet contacted our Federated agent to solicit a quotation on your worker's compensation, property and general liability coverage, fleet coverage, etc., you really need to do so this year when your policy renews. I have heard from many of our members that savings have been substantial, but even better, the assistance you are rendered with loss control management and innovative business ideas you won't find through your existing agents. I strongly urge all members to call Federated (or our office, if you need a contact name), and start taking advantage of what they have to offer you today! We all live and work in a very competitive marketplace. Having a bit of "an edge" over the competition never hurt. Call today for "your edge".

New plans and programming is in effect for next year's Spring Conference which will be held, once again, at the Hard Rock Hotel & Casino in Tampa. Your Board of Directors has changed the conference format for the spring that will include a two-day table-top show and lots of free time to mingle with suppliers and associate members. We hope you mark your calendars now for April 3-6, 2008.

In closing, there is one final new program I am working on for FAEC members which I hope to have in place and ready for Board approval at the July Board meeting. This program will begin next year in 2008. Watch future issues of the *CONTACTOR* for updates on this new event.

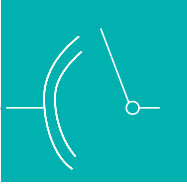
I hope to see you all in October at the Fall Convention in beautiful downtown Jacksonville. Hotel accommodations may be made at any time by calling the Wyndam at 904-396-5100 identifying yourself as an FAEC member. Room rate is \$99.00 per night, single/double occupancy.

FAEC BENEFITS OF MEMBERSHIP INCLUDE:

- A Voice in the Legislative Process through a full-time lobbyist in Tallahassee.
- An Annual "Spring Conference" & "Fall Convention" offering Continuing Education classes relative to license renewal.
- The official publication of FAEC — The "Contactor" bringing you up-to-date on association information and industry news.
- A Group Major Medical Insurance Program.
- A General Liability Insurance Program.
- An Annual Membership Directory.
- "Legislative Alerts" distributed throughout the session to keep you abreast of industry concerns.
- The opportunity to interact with fellow contractors to share industry concerns and discuss industry issues.

Your Invitation
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By Rick Watson

Tallahassee Legislative Report

SESSION ENDS ON TIME! *The Florida Legislature adjourned on Friday, May 4. Agreement could not be reached on the parameters of the property tax reduction and reform, so a Special Session has been called for July 12-22 on that topic. At this point, the Special Session will be limited to local property taxes, but by a 2/3rds vote of each chamber, the "Call" can be expanded.*

What's On Deck?

Over the course of the next five weeks, all the bills which passed will be delivered to the Governor Crist for action. He has 15 days from receipt of the bill to sign it, veto it, or let it become law without his signature. You may ask, "Why does it take five weeks to receive the bills?" The Legislature releases the bills over several weeks, so the Governor's staff can give adequate attention to each piece of legislation. Many bills have an effective date of July 1, 2007 and the fiscal year for the state begins on July 1st, so normally all Regular Session bills are acted upon by the Governor by that date.

This Legislative Update will give you a quick summary of what passed and what failed. At the end of June, the 2007 Final Legislative Summary will be sent.

(+) indicates SUPPORT, (—) indicates OPPOSE, (NP) indicates No Position.

Snapshot Of FAEC Issues

Bills That Passed:

489 Bills: (NP) 404 & SB 727 re-establishes net worth requirements for new licensees (\$10,000 for Division II and \$20,000 for Division I contractors) and provides for a mechanism for allowing an applicant to sit for a contractor exam if his civil rights have not been restored. **SB 404 passed.**

(NP) SB 2398 & HB 7163 is the **Department of Business & Professional Regulation package**. One significant provision requires an hour of Continuing Education on Laws & Regulation for contractors. **HB 7163 passed.**

(NP) **HB 7057/SB 1864** is a bill dealing primarily with **hurricane mitigation**, but has a requirement for one hour of wind mitigation methodologies. The sponsor has been advised that the construction industry will seek changes in the senate companion which clarify that the course will be required for applicable licenses. Obviously, not all

the licensees need wind mitigation training. Roofers and Division I probably need the training, other licensees may not. After consultation with DBPR and the sponsor, the CILB will determine who needs the wind mitigation CE. **HB 7057 passed.**

(NP) **Licensure of Mold Remediators and Home Inspectors (HB 1339 Domino-R, Juno Beach & SB 440 Bennett-R, Sarasota & SB 2234 Wise-R, Jacksonville):** These bills provide licensure for mold remediators and home inspectors and have been filed for many years. This year's bills provide for licensure, when bills from the last few years provided for certification with certain training standards. FAEC's interest in the bills is that licensed electrical and alarm contractors should not be required to obtain these new licenses if operating within the scope of the 489 Part II license. These bills will be monitored to assure no additional licensure is required. **SB 2234 passed, although it has an effective date of 2010. Apparently a number of home inspector companies objected to the grandfathering provision of the bill. The compromise position taken to avoid a veto was to eliminate the fiscal impact of the bill and provide a delayed implementation for the regulation.**

(+) **Clarify provisions of Jessica Lunsford Act (SB 988/HB 7103):** FAEC's goal is to exempt employees who work behind a fence on the jobsite. For those employees who have direct contact with students, one fingerprinting will be required and will be good in 67 counties. For contractors who comply with the law, civil immunity from lawsuits will be granted. **SB 988 passed!**

Construction Lien Law Bills (Chapter 713 (NP) HB 1285 and SB 2768 are the FL Bar lien bills. The bills are non-controversial. **HB 1285 passed.**

Workers Compensation: A number of bills dealing with workers compensation were filed, but the bills generally do not impact Chapter 440 which regulates private sector policies. (NP) **HB 701 (Ross) & SB 1748 (Gaetz):** The bills address a problem that FUBA (a Florida self insurance workers compensation fund) has in not being rated by Best. The insurance code in Chapter 627 requires a Best Company rating and the self-insurance workers compensation fund, apparently cannot be rated. No one seems to have a problem with the bills since FUBA is regulated by the Office of Insurance Regulation. **SB 1748 passed. (—) HB 45 (Adams) & SB 746 (Alexander)** have been filed for several years. The bills give first responders a presumption of a work-related injury for certain illnesses. The bill amends Chapter 112 and is not technically in Chapter 440. Business traditionally opposes these bills that expand coverage because of the fear that the expanded coverage will eventually apply to the private sector. **SB 746 passed. The bill's impact was narrowed by the elimination of the provision which expanded attorney's fees.**



Bills That Failed:

+Local Tax Reduction & Reform: The ramifications of local tax reductions of from \$17 billion to \$54 billion (over five years) are complex. The issue failed this Session because the Senate and House could not agree on a compromise. During the Special Session, I believe that we will see a rollback to a date between 2003 to 2005 assessments, caps on future growth of local revenue to income or population growth + inflation, portability of the homestead assessment in some fashion, transparency of local revenues, contracts and expenditures by posting on the Web, and expansion of the exemption for business ad valorem taxes.

(NP) SB 2236 (Wise-R, Jacksonville) General Electrical & Alarm Systems: deletes exemption from regulation for certain persons who are not employed by telecommunications company certified under ch. 364, F.S. Amends 489.503. This bill did not have a house companion. The bill prevents telecommunication companies from subcontracting with unlicensed contractors to perform low voltage work. I recommended FAEC support this bill. **The bill did not pass.**

(-) Immigration Issues (HB 119, HB 999 & SB 1810, HB 1085 & SB 1338): A number of bills had been filed which require contractors to comply with the Department of Homeland Security Pilot

Program to clear prospective employees. I recommended FAEC oppose these bills since the error rate in the pilot program is more than 20% and the time for response from the system exceeds two weeks. **None of these bills passed.**

CONCLUSION:

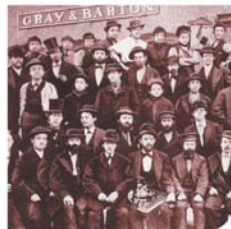
I've flagged over 100 bills to monitor which impact construction. If you hear of any bills I haven't mentioned, feel free to contact me.

(If you want to see the language of any bill, click on www.myflorida-house.gov and type in the bill number on the left side of the page.)

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Kim's Electric, Inc.

Kim's Electric, Inc. was founded in 1990 by Kimberly A. DeBerry. Kimberly A. DeBerry is the President and qualifying agent for the company. Kathy R. Hill is the Vice President and office administrator. Mike Hardee is the construction manager and chief estimator.

The company primarily performs commercial and light industrial electrical installations throughout the State of

Florida. Kim's Electric, Inc main goal is to focus on customer satisfaction and to provide a safe environment for their employees, their most valuable asset.

The projects Kim's Electric takes on vary in size from a service call to large commercial project. Some of the year 2006 projects include: the construction of the Florida Community College of Jacksonville Deerwood four-level parking structure; Florida School for the Deaf and Blind James Hall two story interior renovation; and fire alarm upgrades at Stilwell Middle School.



Kim's Electric has performed on fast-track projects. One of their commitments was to perform the electrical at Dave and Busters located in Jacksonville. The project was 40,000 square feet with a ninety day schedule. Another ninety day project commitment was performing the electrical for the Cruise Terminal (approx 60,000 square feet) located in Jacksonville which she teamed up with her brother, David A. DeBerry Electric Inc.

Taking pride in displaying a strong community presence, Kim's Electric had the opportunity to participate in the construction of the Ritz Cultural Museum and Theater, Kids Kampus at the Metropolitan Park and the Fire and Rescue Headquarters.



Currently the company is performing the following electrical projects: fire alarm and security upgrades at Cecil Field; fire alarm installation at School B; and the grounding and power for the JPM Guardian-Installation Protection Program for Mayport and NAS Jacksonville Naval Stations.

Kim's Electric Inc is a member of the Florida Association of Electrical Contractors. Kimberly A. DeBerry is currently serving as a board member and she is a past member of the Florida Electrical Contractors' Licensing Board.

Kim's Electric Inc is a Business partner with A. Phillip Randolph Academics of Technology Construction Academy Steering Council to help recruit middle school students to provide a pathway to opportunity. The goal of the magnet program is to combine a strong academic curriculum with practical hands-on career preparation. After graduation, Kim's Electric Inc sponsors them in the Northeast Florida Builders Association Apprenticeship program.

Kim's Electric Inc is a member of the following associations and organizations:

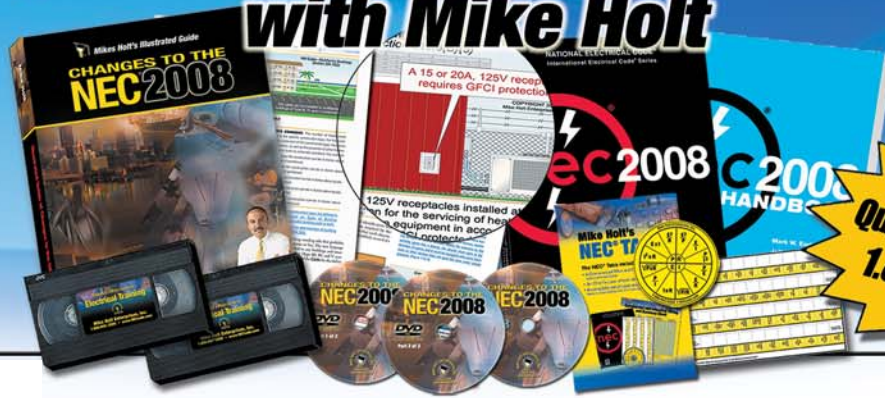
- Alarm Association of Florida
- Duval County Master Electricians Association (Kimberly A. DeBerry was past president in 1999)
- Northeast Florida Builders Association Apprenticeship Program
- Northeast Florida Safety Council
- Electrical Inspectors Association
- The Florida Contractors Network

Employees and families of Kim's Electric enjoy camping, deep sea fishing, golfing, and NASCAR racing together. They respect the ability to work together toward a common vision and enjoy the business relationships that they have built with each other, their customers, contractors, vendors, and associations.

In closing, Kimberly and Kathy would like to remember their father, David A. DeBerry, Jr. His leadership, integrity, and high standards provided a pathway of opportunity in the electrical industry for them to follow.



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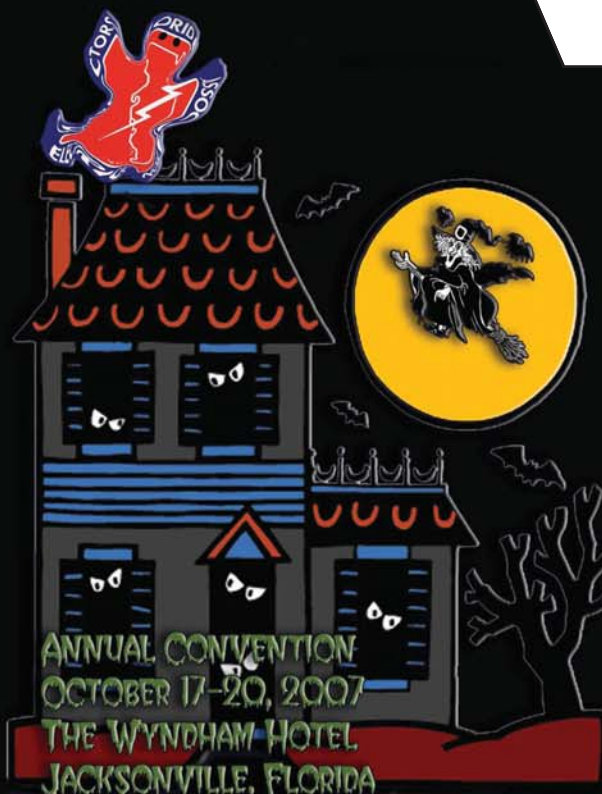
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FAEC ANNUAL CONVENTION AGENDA

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OCT. 17-21, 2007

Wednesday, OCT. 17, 2007

3:00-5:00 p.m. Registration & check in for early member arrivals. Members can stop by and pick up their registration packages and familiarize themselves with the hotel.

Thursday, OCT. 18, 2007

8:00-5:00 p.m. Member Registration & check in. Members can stop by and pick up their registration packages anytime during the day.

9:00-11:00 a.m. Committee Meetings – An informal meeting of the various FAEC committees to discuss their activities including plans and goals for this year along with preparation of committee agendas for presentation at the 3:00 p.m. Board of Director's meeting.

3:00-5:00 p.m. Annual Board of Directors Meeting. This is the Annual meeting of the FAEC State Board of Directors. Open to all attending.

5:00 – On Open evening for visiting area restaurants, shops or taking a river taxi over to Jackson Brewing Company or the Chart House Restaurant for dinner.

Friday, OCT. 19, 2007

8:00-5:00 pm. Registration Desk Open – Staff will be available to help with member check-in and questions.

8:00 a.m. Continental Breakfast Open

8:15-9:15 a.m. CLASS I – ECLB #0007621 Innovations in Solid State Lighting | HR CE T-Technical credit necessary for license renewal, presented by Allen Weiss, PE, LC, SESCO Lighting, Winter Park, FL. This program will show how light is created and how solid state devices create light. Allen will discuss the application of current lighting

practices, updates on new and revised lighting equipment, design strategies and energy considerations for solid state lighting and reasons to consider the use of light emitting diodes in the application of architectural lighting plus the advantages and disadvantages of the three currently available LED types.

9:30-10:30 a.m. CLASS II – ECLB #0007639: “Architectural Lighting Control”- 1 HR-Technical (T) CE Necessary for License Renewal. Presented by Allen Weiss, PE, LC, SESCO Lighting, Winter Park, FL. This program will review the application of current lighting practices, including fixture and lamp descriptions and techniques for lighting softscape, hardscape and water features plus provide a better understanding of design strategies, maintenance issues and energy considerations for landscape lighting.

10:30-10:45 a.m. Refreshment Break – Time for a quick “pick me up” with fresh juice, coffee and granola bars.

10:45-12:30 CLASS III – ECLB # (Approval pending) – 2 HRS (B) CE “Creating Estimator’s from Your Field Supervisors”, presented by Roy Campbell, Hypower Electric, Orlando, FL. This program will show contractors how to promote their existing field personnel to in-house estimators by teaching them the basic fundamentals of estimating. Items to be covered include:

- Traits to look for when considering potential estimators
- Preparing the employee for the move to “inside”
- Time frame necessary to achieve success
- Points to cover during the education process
- Basic specification reading
- Preparing bills of material
- Sending out invitations to bid

- Basic blue print take-off
- Preparing the bid summary
- Preparing the final proposal

9:30-12:00 Noon Spouse Class – A special event for our spouses to keep them entertained while contractors are busy with classes.

12:30 – 1:15 CLASS IV -ECLB #0000632 “Worker’s Compensation Update” with Keynote Speaker, Rick Watson, FAEC Lobbyist. 1 HR CE (W) – Mandatory Credit for License Renewal. Rick will present an over-view of the 2007 Legislative Session including changes and revisions to the Florida Worker’s Compensation Law. Additional issues to be covered include all construction and tax bills, the Jessica Lundsford Act and business bills relating for Florida Business.

1:30-3:30 CLASS V –ECLB # ____ 2 HR (B) CE (Approval Pending) “Crew Management for Tomorrow’s Superintendent” presented by Mike Freiner, Brite Future Electric, Orlando, FL. Lack of training prior to promoting individuals to supervisory positions can create a very frustrating atmosphere for the contractor, foreman and his or her crew. This class will focus on the key skills necessary to help alleviate this frustration. Issues to be covered are:

- Role of the Field Supervisor
- Human Relations/People Skills
- Problem Solving & Decision Making
- Jobsite Safety
- Planning
- Cost Awareness and Control
- Resource Control
- Personal Organization Skills

3:45-5:15 “LET’S TALK”-A contractors networking session back by popular demand. An open, informal “roundtable” session for candid contractor discussion including issues such as labor, material supplies, trends in the industry, licensing, appren-



Meet Your Presenters...

ticeship training, wages, etc. You are free to bring forth any issue you would like to discuss with fellow contractors. THIS SESSION IS LIMITED TO CONTRACTOR OWNERS ONLY. Moderator, Mike Cauthen, DMC Inc., President/Legislative Chairman, FAEC.

6:30-9:30 p.m. Theme Party Dinner and Entertainment – It's Halloween “Spooktacular” and time for witches, goblins and ghosts, galore! Break out your most scary Halloween costume – their will be prizes for the best dressed male, female and couple – so come prepared for great food, great entertainment – including the “Monster Mash” and a fun-filled auction to benefit our legislative fund.

Saturday, OCT. 20, 2007

8:00-9:30 a.m. Sunrise Breakfast Buffet and Mini-Mart Networking Session. Start the day off right with a full breakfast buffet and another session of networking with our Association benefit provider companies. Due to the success of the last event, this program will be repeated and networking partners have increased. Space is limited – Register early for Great Door Prize Give-aways and a grand prize drawing of \$250.00

9:30-11:30 SPOUSE EVENT – a shopping trip is planned for the local boutiques of the area with ample time to visit the specialty shops located along the beautiful Jacksonville Riverwalk.

9:45-12:00 CLASS VI – ECLB # _____ 2 HRS (B) Business CE (Approval Pending) “Six Things Contractors Always Ask” presented by Chuck Vander Kooi with Vander Kooi & Associates, Littleton, CO. Chuck's presentation will include various suggestions for how to organize your company, how to deal with “lowballers”, how to handle company growth and what is good growth, how to maintain control of a growing company, what figures you should be looking at, do you get people first or the work first? An excellent, professional, entertaining presentation by a nationally recognized industry consultant – a class you won't want to miss!

12:00 – 1:00 pm Lunch for All Attendees – Join us for the installation of the new 2008 Officers & Board of Director members.

1:30-3:30 CLASS VII – ECLB # _____ 2 HRS (B) Business CE (Approval Pending) “Estimating & Bidding” presented by Chuck Vander Kooi, Vander Kooi & Associates, Littleton, CO. Another terrific course that will help educate you on how to make sound financial decisions, including:

- Labor Costing: How and why we figure in production hours instead of dollar amounts
- Equipment Costing: Arriving at exact hour and daily costs
- Labor Burden: Gives percentages of taxation on labor, or Items that apply to labor
- Overhead Allocation: Illustrates different methods to use to Allocate overhead
- Profit: Deciphers between four different considerations: need, Risk, size and market place The “Ding Dong” Factor: Emphasizes the need for a cost ode For the people who “hit below the belt”

3:30 – On Free time to visit the Jacksonville Riverwalk area or the River City Brewing Company or the Chart House Restaurant before departing the city.

In accordance with the American with Disabilities Act, those individuals requiring special accommodations or equipment during the meeting should contact headquarters well in advance of the meeting at 407-260-1511.

Charles Vander Kooi - With 24 years experience as an entrepreneur, professional lecturer, and consultant Charles is the owner and President of Vander Kooi & Associates Inc. He has forty years experience as a professional to the construction industry and has spoken to over 200,000 contractors worldwide as an expert on business management issues.

Mr. Vander Kooi has consulted with over 1,200 construction companies on management issues, personally bid over 1 Billion Dollars in construction work, is the publisher of HardScape Magazine, authored 8 books to Industry and has written hundreds of articles for trade publications

Specific areas of experience and academic preparation include: Job Costing, Accounting, Estimating and bidding, Financial management and Budgeting.



Richard Watson is the principal of Richard Watson & Associates, Inc., specializing in governmental relations. He has over twenty-two years experience lobbying in Tallahassee. After graduating from the University of Texas at Austin with a B.A. in English, he obtained his J. D. from Emory University in 1974.

As an associate and partner with Isler, Brown, Smith, and Watson in Panama City, Mr. Watson concentrated his practice in litigation, real estate, and probate law. In 1983, he joined the office of Florida Insurance Commissioner and Treasurer, Bill Gunter.

From 1986 until 1991, Mr. Watson was vice-president of L. Garry Smith & Assoc., Inc. where he provided representation to private concerns and governmental entities. Since January 1, 1992, he has owned his own company and represents a number of construction trade associations.



Roy Campbell, Area Manager of Hypower, Inc., Orlando, FL from 2004 to present and is responsible for the general management of the Central Florida office. His responsibilities include developing business, estimating projects, and overseeing project managers and superintendents and he is also the Chief Estimator.

Roy's work history and education includes:
1972 – 2003 TRI-CITY ELECTRICAL CONTRACTORS INC.
 1994 - 2003 Senior Estimator; 1989 Manager of Special Projects Division over production and estimating; 1980 Assistant manager of estimating department; 1976 Estimator
EDUCATION
 1990 Rollins College Leadership in the 90s and beyond
 1988 Rollins College Graduate School of Business
 1985 Dale Carnegie Course
 1973 - 1976 Electrical ABC Apprenticeship Completion



Mike Freiner - With 35 years experience in Commercial, Industrial and Service areas of the electrical construction industry Mike currently serves as the Vice President of Education & Planning at Bright Future Electric, Inc.

Mr. Freiner is the graduate of the State of Florida 4-year Electrical Apprenticeship program, Clemson University Project Managers program, Leadership Orlando as well as a multitude of management and leadership seminars and programs.

Mike is the published author of “The Plan” Success Strategies for the not so rich and famous and holds a State of Florida Unlimited Electrical Contractors License, City of Orlando Lifetime Journeyman License, City of Orlando Masters License and Orange County Public Schools Teachers Certification, Vocational and Education.

He is the current FAEC/CF President and has served on the F.E.A.T (Florida Electrical Apprentice Training program board since 1999. Mike also serves the Academy of Construction Trades Board of Trustees, is an active member of .A.E.I., A.B.C. and is an Electrical Program Advisory Board Member at Westside Vo-Tech.



Allen Weiss is a lighting design professional presently working as a continuing education provider for SESCO Lighting in Winter Park, Florida. He is a graduate of Drexel University with a B.S. in Electrical Engineering. Allen is both an LC and PE by examination and is presently registered in six states (Florida, Pennsylvania, Maryland, Delaware, New Jersey and North Carolina).

Allen has personally designed or supervised over 30 million square feet of facility lighting, many for Fortune 500 clients. Additionally, he has worked on the lighting design of several major roadway, tunnel and bridge projects including Orlando, Florida's East-West Expressway and major portions of Charleston, West Virginia's interstate highway system. Several of his lighting designs have merited design awards through the IESNA and Architectural Record.

He has taught lighting design at Pittsburgh's La Roche College as well as lectured on several lighting design topics through his affiliation with the Illuminating Engineering Society of North America. Mr. Weiss served as Section Chairman of the IES in Philadelphia, PA.



Registration!!!

**ANNOUNCING FAEC 2007 ANNUAL CONVENTION
WYNDHAM HOTEL, JACKSONVILLE, FLORIDA
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REGISTRATION FORM**

INSTRUCTIONS:

1. Complete all portions of this form and return to FAEC, P.O. Box 180458, Casselberry, FL 32718-0458. A check payable to FAEC must accompany this form in order to secure registration.
2. Your name and company will appear on your name badge and registration materials as you indicate below.
3. Type all portions of this form.

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- _____ Saturday Classes ONLY \$125.00

After August 1, 2007

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Photo Highlights





GROUNDING VERSUS BONDING

By Mike Holt, NEC Expert

Part 5: Remote Buildings and Structures

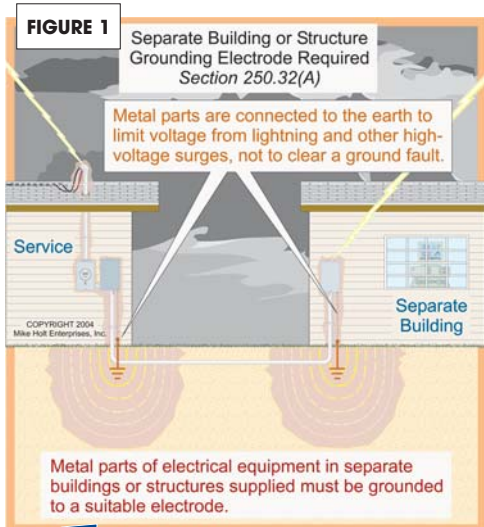
What's the right way to ground and bond buildings or structures supplied by feeders or branch circuits?

That little outbuilding was a badly-needed addition. But now you must supply power to it from the service of another building. You've sized the disconnecting means (subpanel) and breakers correctly, but you are unsure about the grounding. Crossing your mind are questions like these:

- What are the grounding and bonding requirements for that subpanel?
- What are the grounding and bonding requirements for the building itself?
- Do you ground and bond the equipment in this building any differently, just because the building disconnect is powered from the service of another building.

To answer those questions, we must first ask "what purpose would grounding and bonding serve?" Electricity is always trying to get back to its source—that's how an electric circuit works. We bond metal parts together so that we provide a low impedance path for fault current back to its source. When we ground (earth) to a grounding electrode, we are attempting to provide a low-impedance path to the earth for lightning.

The benefits of proper bonding include clearing faults, preventing shock, and reducing fires. Grounding provides a low-impedance path for lightning. Properly grounded systems



operate as intended. Improperly grounded systems create a fertile ground for power quality problems.

So, how do we provide these benefits to a building or structure that does not have its own service? The answer lies in complying with 250.32, and for that purpose we first turn our attention to the disconnecting means.

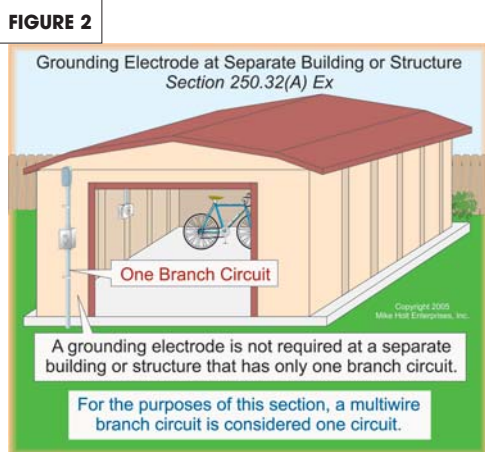
Disconnecting Means

The purpose of grounding (earthing) the building or structure disconnecting means to the earth is to limit elevated voltages on the metal parts from lightning [250.4(A)(1)]. See **Figure 1**. Keep in mind that grounding does *not*:

- Provide a low-impedance fault-current path to clear ground faults. In fact, the Code prohibits the use of the earth as an effective ground-fault current path since it's such a poor conductor of current [250.4(A)(5) and 250.45(B)(4)].
- Protect electrical or electronic equipment from lightning voltage transients.

You don't need a grounding (earthing) electrode where only one branch circuit serves the building or structure [250.32(A)]. For the purposes of 250.32(A), you can consider a multiwire branch circuit to be a single branch circuit (**Figure 250-82**).

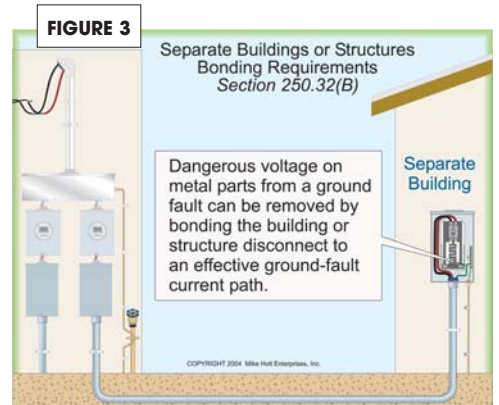
To quickly clear a ground fault and remove dangerous voltage from metal parts, the building or structure disconnecting means must be bonded to an effective ground-fault current path [250.4(A)(3)]. To establish this path when your disconnecting means is supplied by the



service of another building, your installation must comply with either 250.32(B)(1) or 250.32(B)(2). See **Figure 3**.

Equipment Grounding (Bonding) Conductor

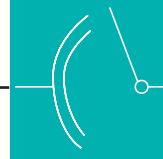
You can bond the building or structure disconnecting means to an equipment grounding (bonding) conductor (as described in 250.118) that is installed with the circuit conductors. Size this equipment grounding (bonding) conductor per 250.122, based on the rating of the feeder protection device [250.32(B)(1)].



Grounded Conductor Neutral

Now, here's a caution. Don't bond the grounded conductor (neutral) to the disconnecting means or to the building. Doing this violates 250.6(A), because the resulting ground loop (parallel neutral current paths) will allow dangerous objectionable current to flow onto metal parts of the electrical installation (and onto as metal piping and structural steel). See **Figures 4 and 5**.

What if there's no equipment grounding (bonding) conductor run to the building or structure disconnecting means? In such a case, you can bond the disconnecting means to the circuit grounded conductor (neutral). But this is only permitted only where there's no continuous metallic path between buildings and



structures, and ground-fault protection of equipment isn't installed.

ground-fault current path, but to install an equipment grounding (bonding) conductor with the feeder conductors to the building or structure in accordance with 250.32(B)(1).

can sum up Chapter 2 by simply saying, "Refer to the NEC." Much of what you need to know is in Article 250. Another applicable standard is IEEE-142 "Grounding of Industrial and Commercial Power Systems"—also known as "The Green Book."

FIGURE 4

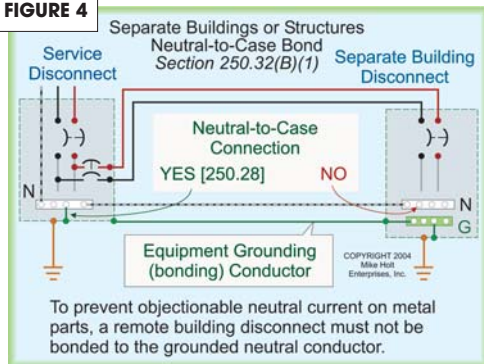
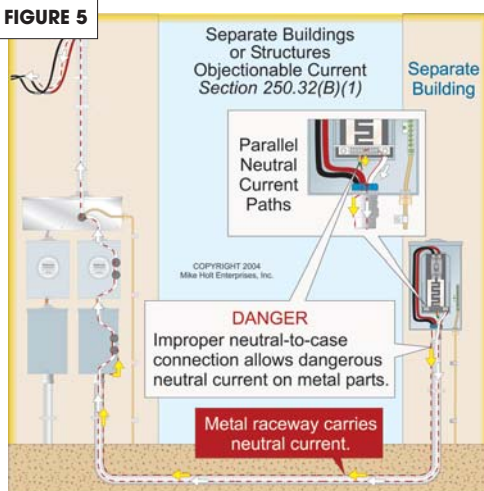


FIGURE 5



Neutral as Effective Ground Path?

Where the grounded conductor (neutral) serves as the effective ground-fault current path, you must size it no smaller than the larger of:

- (1) The maximum unbalanced neutral load per 220.61.
- (2) The available fault current per 250.122.

But, maybe the size of this conductor should be your last concern, because using the grounded conductor (neutral) as the effective ground-fault current path poses potentially dangerous consequences.

Even if the initial installation doesn't result in dangerous objectionable current on metal parts, there remains the possibility that a future installation of metal piping or cables between the buildings or structures could create unwanted parallel neutral current paths (ground loops). Thus, you should allow this only after careful consideration, and only as a last resort.

The preferred practice is to not use the grounded conductor (neutral) as the effective

The grounding (earthing) electrode conductor (GEC) for a separate building or structure disconnecting means must terminate to the grounding terminal of the disconnecting means. And, you must size it per Table 250.66, based on the largest ungrounded feeder conductor.

GEC

Can you answer this practice question? What size grounding (earthing) electrode conductor is required for a building disconnect that is supplied with 3/0 AWG? See **Figure 6**.

- (a) 4 AWG
- (b) 3 AWG
- (c) 2 AWG
- (d) 1 AWG

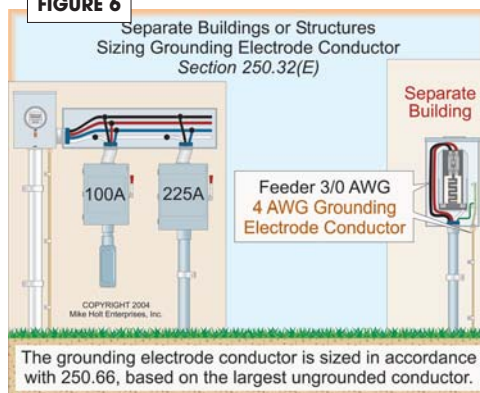
The answer is (a) 4 AWG. If you look at Table 250.66, you'll see this clearly. And what if you supplied the disconnect with 500 kcmil cable? Then once again, we'd look at Table 250.66. The answer, in this case, would be 1/0.

However:

Where the GEC is connected to a ground rod (or two, in a typical installation), that portion of the conductor that is the sole connection to the ground rod isn't required to be larger than 6 AWG copper [250.66(A)].

Where the GEC is connected to a concrete-encased electrode, that portion of the conductor that is the sole connection to the concrete-encased electrode isn't required to be larger than 4 AWG copper [250.66(B)].

FIGURE 6



Lightning

With its vast power and potential for destruction, lightning demands special attention. This is one reason for the existence of NFPA 780 "Standard for the Installation of Lightning Protection Systems." In the 2004 edition, you

Lightning is a high-frequency, multi-million volt electrical discharge that obligates us to provide a path to the earth so it can dissipate there rather than damage property or endanger people. To provide this path, you must ground (earth) the building or structure disconnecting means to one of the following electrodes [250.50 and 250.52(A)]:

- Metal underground water pipe [250.52(A)(1)]
- Metal frame of the building or structure electrode [250.52(A)(2)]
- Concrete-encased grounding (earthing) electrode [250.52(A)(3)]
- Ground ring [250.52(A)(4)]

Such electrodes are usually available, but not always. For example, you might not have access to a metal underground water pipe anywhere near your installation. Or, you would need to do extensive damage to finished surfaces to access one of these electrodes. So, what are you supposed to do? Fortunately, the NEC makes an allowance for this. Where you don't have access to one of these other grounding (earthing) electrodes—or they simply don't exist on your site—use one or more of the following, instead:

- Ground rod [250.52(A)(5)]
- Metal underground systems electrode [250.52(A)(7)]

Now you have answers to those questions that were crossing your mind when you were trying to figure out the grounding and bonding for that little outbuilding. You now understand how to properly ground and bond any structure when the power for that structure comes from the service of a separate building or structure.

The key to keeping a clear head about this is to think what purpose grounding and bonding serve, and what kind of a path you are providing for the electricity. Remember that electrons leaving a power supply are trying to get back to its source, not back to the earth. However, lightning *is* trying to get to earth. Drawing the return path on paper will help you see if your installation plan allows for what electricity is trying to do. Ensuring your installation conforms to 250.32 will allow it to clear faults, prevent shock, and provide a path for lightning.



FEAT News

FEAT's main focus is apprenticeship, but we also promote the Electrical Industry.

In March, Steve Pirolli participated in Apprenticeship Day in Tallahassee. He was there with 17 other apprenticeship programs to talk to legislators and their staff about the benefits of Apprenticeship to the State and the Construction Trades.

In April, the three-day DOT Construction Career Days event was held at the Orlando Fairgrounds. High school kids are bussed in from 7 Central

Florida Counties to learn about careers that are available in trades that work with the DOT.

FEAT took part with a learning lab—a competition that has these juniors and seniors use problem-solving skills and cooperative work in pulling 9 - #12 conductors through a 1/2" conduit with 360° in bends.

I was once told the average person can name no more than 100 occupations. We're trying to make sure that our future workforce knows the career potential of the electrical trade.

Florida Association of Electrical Contractors/Central Florida Chapter

would like to welcome our new members. We are pleased that you have chosen FAEC as the resource for your professional and personal growth. Our new members are:

Ryan Strong, Eaton Electrical/Cutler Hammer
Cindy Boyd, A+ Electric Group, Inc.
James McElmurry, J.D. Electrical Contractors, Inc.
Enrique Nieves, Digital Lifestyle
Harvey Neeley, Summit Electric Supply
Mark Derringer, Bob Heinmiller A/C, Inc.
Chris Varona, Varco Electric, Inc.

FAEC/CF Bass Tournament

Ken Cross, Chairman

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FAEC/CF 2007 Calendar of Events

JULY 12	Board of Directors Meeting - 11:30am, Association Headquarters
AUG 2	Board of Directors Meeting - 11:30am, Association Headquarters
AUG TBA	Educational Program - Joe Bell - Estimating
SEPT	Board of Directors Meeting - 11:30am, Association Headquarters
SEPT 2	Casino Night - Hilton Altamonte Springs
OCT 11	Board of Directors Meeting - 11:30am, Association Headquarters
OCT 24-28	FAEC State Annual Convention - Riverwalk, Jacksonville
NOV 1	Board of Directors Meeting - 11:30am, Association Headquarters
NOV TBA	Table Top Expo
DEC 6	Board of Directors Meeting - 11:30am, Association Headquarters

Jobsite Security

By Blake Ferguson, Co-Chairman,
FAEC/CF Best Practices Committee



We have all been through it before. We show up to a jobsite on Monday ready to begin laying out our day, only to find the doors of our trailer wide open. We then begin the tedious task of taking inventory of all the stolen items. Of course the power tools are missing and the spools of wire are gone. All that remains is the broken chain or lock that was cut by the low-life thieves that have messed up our morning. Seem all too familiar?

That is why our committee took a look at what we can do to help minimize this from happening. We all try our best to prevent job theft in one way or another. There are several things that were discussed. One method of securing the trailer more effectively was through the use of locks with shrouds around the shackles to prevent the lock from being cut. These are not always able to be used though due to the fact that they may not work for the application we have. Another effective lock that several people on the committee use for job trailers is a metal shroud that hooks around the vertical bars on the trailer doors. The one we use is made by

Transport Security. These can also be purchased through most trailer rental companies. Another security measure that can be used is a portable alarm or motion sensor monitor like one made by DeWalt. There are a couple of types: one uses motion sensors to monitor the trailer and can be set to sound an alarm when activated. Another type uses cell phone technology to actually call you to let you know it has been activated. What a surprised look on the thief's face when you show up with the police in the middle of his pilfering of your trailer.

There are several other methods of securing a jobsite that range from cheap to expensive; from effective to not so much. Simply installing lights on your trailer that provide illumination can go a long way to prevent theft. The goal is to minimize the loss of our assets and maybe more importantly, our valuable production time. If you have any other methods that you would like to share, we would love to hear from you about them. We invite you to submit them and feel free to participate in our committee.



Effective Delegation

By Mike Freiner, Bright Future Electric

A key skill for growth and prosperity of any business

Recently, at the Spring Conference at Champions Gate in Orlando, I had the opportunity to speak with many of our members about their operations. While sharing accomplishments and concerns, I came to the conclusion that many of our member companies share a common thread, which is hindering their growth and success. That common thread is the lack of “*Effective Delegation*”. Therefore I decided to share with you the following considerations.

Attitude- Effective delegators aren’t power mongers or autocrats. They don’t look on their people as competitors, the enemy or peons. Rather they see them as resources for achieving results.

Habit- The key is to start creating the habit of delegation early on in your career and the task of delegation will soon become second nature to you. Remember though, it’s never too late to start.

Technique- No two situations are the same. Delegation requires that you step back and give your subordinates room to work. Managers like to make decisions. Delegation requires transferring decision-making to others. That is difficult for many managers and owners.

Authority- Delegating authority is often necessary to allow your subordinates to accomplish their tasks. Make sure they don’t treat delegation as a power play toward their peers or supervisors. Always keep the focus where it belongs, on “Results”.

Follow-up and accountability - Don’t let them run wild. Be available to answer questions and give direction. Give them the required resources and then, hold them accountable to agreed upon time frames and desired results.

Let’s be honest, you can’t do it all yourself. Delegation motivates employees, gives them ownership of their work and allows you the time to do what you should be doing, *planning for your future*.

Electrical Code Update Seminar

Why do contractors attend industry lunch seminars? Is it the content, or is it “catching up” with old friends? In March, the room was full of contractors learning some of the changes in the (finally adopted) 2005 NEC. With Steve Pirollias moderator, Ed Fox, Carl Lynch, Tom Kader, Rick Lewis and Dave Hoyt fielded questions and gave explanations of the changes with the greater impact to contractors. Keep an eye on the FAEC website and your email for the next seminar.



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Florida Association of Electrical Contractors

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I, _____, apply for membership in FAEC...a non-profit organization, devoted to the betterment of the Electrical Contracting Industry in the State of Florida.

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- Non-Contractor:** A master electrician not conducting electrical contracting \$50.00 Per Year

Company Contact Name: _____

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AFFILIATE

(open to all manufacturers, distributors, suppliers, and others who wish to maintain close contact with the industry and support the goals of the association)

- New Member First Year Only, \$150**
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In 25 words or less describe what your firm sells to electrical contracting firms, or describe your interest in relation to FAEC.

I agree to assist, to the best of my ability, the efforts of FAEC to improve our industry and abide by the by-laws and code of ethics.

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Orange City
386.775.8222

Sarasota
941.955.4701

West Palm Beach
561.684.7466

Groveland
352.429.2977

Lakeland
863.688.5511

Orlando
407.841.4710

Sebring
863.655.2411

Winter Haven
863.294.8000

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