

News and Events

that you don't want to miss!



Joe Lavelle



Danielle Stoltzfus



Fred D'Ortone



Kim Hoopes

Building Code and Inspection Team Leaders

Municipal "Assistance" & Building Code "Enforcement"

by Nick Cirilli, P.E.

During the past several weeks, I've had the privilege of talking to many elected officials and municipal staff. I have heard their concerns that some (please note "some", not all) Building Code Enforcement Officers are too rigid or too direct in the discharge of their duties, are not flexible or not willing to listen, or even...it's either black, or it's white! And to be fair, throughout my whole career, I've heard the same about some Engineers as well. Again, some, not all. By no means does this infer a lack of knowledge, competence, or judge their integrity, nor diminish the virtue of passing numerous exams...that is admired as a major strength.

In every case, not a single person wanted me to be misled and connect their comments with breaking or even bending the rules. That was not the issue. The issue was simply that some Code Enforcement Officers have little application of Emotional Intelligence when interacting with another party.

Emotional Intelligence - that ability to make an "interpersonal" connection to explain, to listen, and to assist the applicant, the contractor, and even the public official.

truly believe that through Code *ASSISTANCE*, the Code Official can do a better job of applying Code *ENFORCEMENT*.

Opportunities at Yerkes in Building Code "Assistance"

Candidates must be Team-oriented and Certified, but also have a high Emotional Intelligence Quotient. Municipal Officials and their residents want this and will receive nothing less from our Building Code and Inspections Team.

Yerkes Associates, Inc. has been offered new opportunities in the Chester and Delaware County areas in the area of Code ASSISTANCE. Yes, Assistance, not Enforcement.

We are looking for a few good professionals who understand that "how" one communicates determines "what" gets accomplished.

We have immediate job openings; we are looking for candidates with both "technical intelligence" AND "emotional intelligence". They can expect to discuss both topics on a regular basis in our team meetings.

Yerkes Associates offers a company vehicle, a professional office setting, and an excellent benefits package including continuing education reimbursements. And with the right "interpersonal connection", we will offer a very, very competitive salary.

If interested, please contact me directly in the strictest of confidence.

Thank you,

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"The difference (between a good coach and an average coach) is knowing what you want, and knowing what the end is supposed to look like. If a coach doesn't know what the end is supposed to look like, he won't know it when he sees it." Vincent Lombardi

Job Openings Full and Part-time Code Assistance Professionals Commercial Plans Examiners & Inspectors

Commercial Candidates must have current Mechanical, Electrical, Plumbing, and Energy certifications that are viewable on the ICC and PA L&I website, PA UCC Building Code Official Certification; a minimum of (5) years of experience in construction is a Plus. Valid PA Driver's License, excellent writing skills, interpersonal skills and the ability to work in a team environment a must. Additional certifications, knowledge of Word and Excel, and Zoning Experience a plus. Responsibilities shall include review and inspection of construction to ensure compliance with local and international building codes, as well as to be able to assist and/or recommend changes to clients, residents and contractors for compliance with the most current International Construction Code.



Termite Repairs Beware of the Sister

by Nick Cirilli, PE

Much is written about the horrific destructive power of termites. Under ideal conditions, it is predicted that the most destructive of termites can eat one foot of a 2 x4 pine stud in less than 160 days. Termites cause property damage to the tune of \$5 billion per year, and most insurance companies do not cover the costs.

What is a realtor or homeowner to look for in an acceptable repair? A common form of repair is the “*sister*”.

I'm not sure where the term originated but it is the method of attaching new wood to the damaged wood. It is most commonly used in reinforcing a damaged floor joist (a single beam supporting the floor). Beware of the “sistered” joist that is only scantily nailed and not fully embedded in, or resting on, the foundation wall.

Proper design and construction of a “*reinforced splice repair*” (the correct technical term) may involve steel bolts in a specific pattern, or structural screws such as Simpson's SDS screws, and maybe even glue, nails, and a steel plate.

Most home inspectors or code enforcement officers document the need for a structural engineer to specify the repair. Looked upon by most realtors and homeowners as another unnecessary expense, they immediately go into “cheapest price mode”. Not a good move considering these joists are what hold up the house. Getting the best price for the “proper” repair is the right thing to do.

The discovery of termites is a bad enough dream for any homeowner at best. But improper repairs by a low-bid contractor could create a nightmare that could last for years in the courtroom. Ask lots of questions!! Do the right thing!!

References:

<https://www.orkin.com/termites/termite-damage-and-real-estate-transactions/> NebGuide, University of Nebraska, Lincoln

<http://www.termite.com/termites/termites-pennsylvania.html>

<https://www.termites.com/damage/>



"If all I know how to use is a hammer, then everything looks like a nail." Abraham Maslow

Land Surveying

Requests for Summer scheduling still available

For well over a century (since 1874), our survey experience has sustained the growth of our area by providing an efficient means for our clients to meet their ambitions and

goals. If you're planning a project large or small and want to ensure its success, start with a firm foundation, Yerkes Associates.

Contact us for survey assistance – we're interested in your ideas for the future!

- Boundary Surveys
- ALTA/ACSM Title Surveys
- Construction Site Layout
- Easements and Right-of-Way Surveys
- Existing Features & Topographic Surveys
- Wetland Surveys
- Aerial Surveys
- Global Positioning System Surveys
- As-built Surveys
- Accident Surveys & Expert Testimony

Engineering

Yerkes Associates handles all phases of engineering related to land development and land use, including but not limited to:

Major and Minor Subdivision and Land Development
Subdivisions - Yield Plans - Best Land Use
Road, Street and Highway construction and reconstruction design
Sanitary Sewer Facilities
Bridges, Culverts, Retaining Walls, Guide Rail Design
Storm drainage systems
Structural engineering
Landscape & Lighting
Best Management Practices for Erosion Control
All related Permitting such as PaDEP, PennDOT and FEMA
Parking Lots, Roadways, Tennis Courts and Playgrounds
Design, Specifications and Bidding Documents for Restoration Projects such as
Resurfacing, Pothole, Seal Coating, and Concrete Repairs

Facilities Project Management and Owner's Agent

Facilities-related Work Scope and Bid Package Development for various items such as roof repairs, flashing, downspouts, On-Call Maintenance Contracts, and other building elements.

Owner's Agent for project development & project assistance

Retaining Walls, small-span Bridges

Brick, stone, masonry, crack & repointing design repairs Retaining Walls

Reinforced concrete, masonry & wood design

Foundation wall crack evaluation and design repair

Structural steel (buildings, platforms & support structures)

"A learning organization provides their team with *other tools* through training and personal development, including the "green light" to make mistakes. Embrace them so one can learn from them and improve the service to others." Nick Cirilli, PE

For additional information about Yerkes services, please visit our website,
www.yerkes-assoc.com LinkedIn or Facebook page



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