

LABORGRAM

ASSOCIATION OF CONTRACTING PLUMBERS OF THE CITY OF NEW YORK, INC.
44 West 28th Street, 12th Floor, New York, N.Y. 10001 212-481-4580 Fax 212-481-7185 www.acpcny.org

September 1, 2012

TO: ALL MEMBERS AND PROMOTION FUND CONTRIBUTORS

RE: UNITED ASSOCIATION NATIONAL RESIDENTIAL AGREEMENT – 2012 REVISION

* * * * *

Attached please find a revised LABORGRAM dated **September 1, 2012** providing a summary of the **United Association ("UA") National Residential Agreement** and the **Procedures/Form** to be used by contractors wishing to utilize its provisions.

The changes are **bolded and italicized** but essentially are --

Schedule B: New/alteration residential construction **7-15** stories (First 2 stories may be commercial) but no more than **240** units or **\$3.5** million in plumbing work.

The ratio of employees shall be 1 "A" Journeyman as a Foreman, then 1 "MES" Journeyman to 1 Helper ratio on Non-Building Trades jobs (for this purpose a Building Trades job is where all the mechanical trades are New York City BCTC Unions).

The changes are effective for new and alteration jobs.

If you have any questions, please call this office.

Sincerely,
Stewart O'Brien
Stewart O'Brien

SO/rs

cc: Eugene Bocchieri	President	Association of Contracting Plumbers of the City of New York, Inc.
Reed Rickman	Vice President	" " "
Nick Covino	Treasurer	" " "
John M. Botto	Secretary	" " "
Vincent Aspromonte	Immediate Past President	" " "
John J. Murphy	Business Manager	Plumbers Local Union #1
Thomas Bigley	International Representative	United Association

LABORGRAM

ASSOCIATION OF CONTRACTING PLUMBERS OF THE CITY OF NEW YORK, INC.
44 West 28th Street, 12th Floor, New York, N.Y. 10001 212-481-4580 Fax 212-481-7185 www.acpcny.org

UPDATED SEPTEMBER 1, 2012

UPDATED SEPTEMBER 20, 2010

UPDATED NOVEMBER 6, 2007

UPDATED APRIL 26, 2007

September 30, 2004

TO: ALL MEMBERS AND PROMOTION FUND CONTRIBUTORS

RE: UNITED ASSOCIATION RESIDENTIAL AGREEMENT

* * * * *

Dear Sir:

In an effort to increase work opportunities for union contractors and union members, the United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry of the United States and Canada has authorized an agreement (hereafter "Residential Agreement") in specified areas, which will be used instead of the collective bargaining agreement of the local union.

If a contractor is a signatory to this Residential Agreement and works at a location covered by this agreement, the terms of the Plumbers Local Union #1 Collective Bargaining Agreement do not apply.

Members of the Association of Contracting Plumbers of the City of New York, Inc., are automatically *signators* to the United Association Residential Agreement. Independent contractors must sign with the United Association on an individual basis. Those wishing to do so should call United Association International Representative Thomas Bigley - 202-628-5823.

Below is a brief summary of the United Association Residential Agreement. Contractors should read the complete United Association Residential Agreement and its Schedules which are available on the Association's Web Site (www.acpcny.org).

WORK RULES OF RESIDENTIAL AGREEMENT --

Applicable to all work performed under the United Association Residential Agreement --

8 hour day at straight time.

1½ overtime (exception - holidays at double time)

No stewards

No construction water

The Residential Agreement cannot be used for institutional housing (e.g. dormitories, prisons, hotels, etc.).

- continued -

BASIC AGREEMENT --

GEOGRAPHIC AREA: All Boroughs.

TYPE OF WORK: Plumbing, Heating and Fire Protection Systems.

SCOPE OF WORK: One and two family homes, townhouses, condos, with units stacked vertically up to and including four stories.

LABOR FORCE, WAGES AND FRINGE BENEFITS: Mechanical Equipment & Service ("MES") Division workforce, wage rates and fringe benefits.

SCHEDULE A --

GEOGRAPHIC AREA: All Boroughs.

TYPE OF WORK: Plumbing only.

SCOPE OF WORK: Gut residential rehabs up to 6 stories.
New/alteration residential construction up to and including 3 stories.
(First story may be commercial)

LABOR FORCE, WAGES AND FRINGE BENEFITS: Mechanical Equipment & Service ("MES") Division workforce, wage rates and fringe benefits. (1 "MES" Journeyman as a foreman, then 4 helpers up to a total of 5 men. The 6th man shall be an "MES" journeyman, then 4 helpers up to a total of 10)

SCOPE OF WORK: New/alteration Residential construction 4 through 6 stories. (First 2 stories may be commercial)

LABOR FORCE, WAGES AND FRINGE BENEFITS: Mechanical Equipment & Service ("MES") Division workforce, wage rates and fringe benefits. (1 "MES" Journeyman to 1 Helper. 1 "MES" Journeyman to act as a Foreman)

SCHEDULE B --

GEOGRAPHIC AREA: All Boroughs.

TYPE OF WORK: Plumbing only.

SCOPE OF WORK: New/alteration residential construction 7-15 stories (First 2 stories may be commercial) but no more than 240 units or \$3.5 million in plumbing work.

LABOR FORCE, WAGES AND FRINGE BENEFITS: Primary "A" Division workforce, wage rates and fringe benefits.

1. Ratio shall be 1 "A" journeyman to 1 apprentice (or helper if no apprentice is available) up to a total of 8 employees. After 8 employees the ratio shall be 2 "A" journeymen to 1 apprentice (or

helper if no apprentice is available).

Accessories and services (o/s of building) need only be performed by members of Local #1 if the job is bid to a general contractor using BTC trades.

2. The ratio of employees shall be 1 "A" Journeyman as a Foreman, then 1 "MES" Journeyman to 1 Helper ratio on Non-Building Trades jobs (for this purpose a Building Trades job is where all the mechanical trades are New York City BTC Unions).

NOTIFICATION/REQUEST FORM

Whenever a contractor intends to use the United Association Residential Agreement, he/she must fax the attached form to the entities as indicated. If the site is under the Basic Agreement, Schedule A or Schedule B, no further information or approval is required.

SITE SPECIFIC

Whenever a contractor believes that there is residential work that will probably go non-union that does not fall within the provisions of the Basic Agreement, Schedule A or Schedule B, he/she can request a "Site Specific" use of the United Association Residential Agreement. For example, a contractor can request to use the 1:1 ratio at a **20** story building in northern Manhattan.

The contractor must request a Site Specific use of the United Association Residential Agreement by completing box 11 on the attached form and fax it to the entities as indicated on the form. In order for the Joint Labor-Management Target/Site Specific Committee to have sufficient time to review the information and arrange a meeting, the request must be submitted no later than 7 business days before the bid date. Site Specific Requests that are approved will be distributed to all contractors signatory to the Residential Agreement. Denials will be immediately provided in writing to the contractor who made the request. The contractor may file a written appeal to Local #1, the Association and the United Association in Washington, D.C., attention **Thomas Bigley**. CONTRACTORS SHOULD NOT PROCEED UNLESS APPROVED.

Stewart O'Brien

Stewart O'Brien

SO/rs

Please be advised that any Site Specific approvals granted shall be null and void if based upon false bid date or other information supplied by the contractor.

cc: Eugene S. Bocchieri	President	Association of Contracting Plumbers of the City of New York, Inc.
Reed Rickman	Vice President	" " " "
Nick Covino	Treasurer	" " " "
John M. Botto	Secretary	" " " "
Vincent Aspromonte	Immediate Past President	" " " "
Raymond G. McGuire	Counsel	" " " "
John J. Murphy	Business Manager	Plumbers Local Union #1
Thomas Bigley	International Representative	United Association

**NOTICE OF INTENTION TO USE
UNITED ASSOCIATION RESIDENTIAL AGREEMENT**

DATE: _____

BASIC AGREEMENT SCHEDULE A SCHEDULE B SITE SPECIFIC

1. ADDRESS (Including Cross Street): _____

2. BUILDING TYPE (Please check): CONCRETE PLANK & BLOCK REINFORCED CONCRETE STEEL OTHER
3. NUMBER OF RESIDENTIAL UNITS: _____ NUMBER OF STORIES: _____
4. APPROXIMATE DOLLAR VALUE OF PLUMBING WORK: _____
5. SCOPE OF WORK TO INCLUDE (Please check) IF ANYTHING IS NOT INCLUDED, EXPLAIN BELOW:
 WATER MAINS/SEWERS CORE DRILLING ACCESSORIES/BACKING OTHER
EXPLANATION: _____

6. NAME OF DEVELOPER OR CONTRACTOR AND ADDRESS: _____

7. PRIVATE OR PUBLIC JOB (What agency, be specific): _____
8. WHICH TRADES ARE BELIEVED TO BE NON-UNION: _____
9. APPROXIMATE MAN-HOURS: PLUMBING: _____
10. CONTRACTOR MAKING REQUEST (Include Address, Phone and Fax Numbers): _____

SIGNATURE: _____

LOCAL #1 COMMENTS: _____

11. SITE SPECIFIC REQUEST (IF APPLICABLE): *DATE BID IS DUE: _____

If contractor seeks a variance from any of the provisions of the Residential Agreement and its Schedules (i.e., size or location of job, composition of workforce, etc.) please indicate the specific adjustments requested (e.g. composition of workforce ["A" Division, "MES" Division]), ratio of journeymen to apprentices, helpers, etc. and the reasons for the request.

ADJUSTMENTS REQUESTED: _____: REQUEST # (SUPPLIED BY LOCAL #1)

1 "A" JOURNEYMAN TO 1 APPRENTICE/HELPER

1 "A" JOURNEYMAN TO 1 "MES" JOURNEYMAN TO 1 APPRENTICE/HELPER

OTHER ADJUSTMENTS REQUESTED: _____

***SITE SPECIFIC REQUEST CANNOT BE APPROVED AFTER BIDS ARE DUE. REQUESTS MUST BE SUBMITTED AT LEAST 7 BUSINESS DAYS PRIOR TO BID DATE**

ANY SITE SPECIFIC APPROVAL ISSUED UPON FALSE BID DATE OR OTHER INFORMATION SUPPLIED BY THE CONTRACTOR SHALL BE NULL AND VOID.