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Quality construction: Exterior envelope review with BRS/Building Restoration Services - by Peter Marroni

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More now than ever, the facade has become a complex performance system that requires the right design and correct products to function as intended. To ensure a building's envelope is constructed properly, Erland utilizes a third-party consultant to assist with its development and review. A recent example of this was when we partnered with Neil Rouleau of BRS/Building Restoration Services on the quality construction of the facade for 400 Wood Rd., Exchange 93.

To be truly effective, we began the envelope review process during the preconstruction phase of the

project. This started with Rouleau culling over the 100% CD set of drawings and specifications for the facade details and compatibility of materials. He also reviewed the shop drawings and submittals to identify potential problems and recommend solutions before installation. After his review, Rouleau issued a written report consisting of the marked up set of drawings and corresponding details on items such as flashings, air and vapor barriers, caulking, roofing, insulation, dew point, material compatibility, compliance, and wall conditions. He also provided a list of testing suggestions that would need to be performed to ensure that the building's envelope was completed securely. When something required further review, our team held a meeting with Neil and the architect to discuss the areas of concern and come up with a plan to revise the construction documents.

400 Wood Road, Exchange 93 - Braintree, MA

During construction, Rouleau periodically visited the jobsite to observe the installation of the facade. After each site visit, he communicated any significant deficiencies and provided a written Field Observation Report that included observations, photographs, commentary, and recommendations. This report was then distributed to Erland's project superintendent, project manager, project executive, quality committee chairperson, and director of operations. Any non-conforming items noted were added to the project's Deficiency Log. Once the deficiencies were corrected, Rouleau re-inspected and issued an updated report noting the closing-out of all completed items.

Utilizing an envelope review and teaming with a third-party consultant like BRS/Building Restoration Services creates an assurance for our clients that the building will perform as intended with regards to air and water penetration resistance, durability, and future maintenance requirements. More importantly, it reinforces our commitment to quality construction.

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