

Construction Claims Task Force

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General Contractors comments and Suggestions

Problems

Solutions

Design and Engineering

1 Lack of building envelope design standards 2 Developers un-willing to spend money for envelope design 3 Lack of emphasis placed on building envelope design by Architects 5 No follow-up or inspections required by Architect or Engineer after design completion 6 Lack of design professional standards relating to building envelope design	Promote Industry Certification for design professionals in building envelope design Require building envelope design in construction drawings Continuing education requirements for Architect/Engineering license Follow-up review and sign-off of building envelope by certified professional Develop industry design standards for building envelope systems
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Permits and Inspections

1 Building Dept. doesn't review the building envelope design during plan review 2 Building envelope engineering and design details not required to get building permit 3 Building envelope inspections not required to be done	Require envelope details for permit review and approval Require Architect/Engineer or other certified professional to stamp construction details Sign-off of building envelope by certified professional
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Construction Practices

1 Lack of knowledge of good building envelope system installation 2 Not reading the installation instructions for products 3 Running on instinct rather than referring to the construction drawings and specifications 4 Value engineered items out that affect the integrity of the building envelope system 5 Lack of quality control programs	Require a basic knowledge to obtain contractor's license Continuing education requirements for contractors licensing. May be provided by Manf. Construction Organizations provide continued education on products Have the Engineer/Architect approve VE items for constructability Develop a quality assurance program, including documentation of the work
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Building Maintenance

1 Lack of maintenance done by property owner 2 Understanding of product warranty 3 Not having annual inspection to building envelope 4 Reserve usually don't include building envelope maintenance	Establish preventive maintenance program to include gutters, paint landscaping etc. Builder to provide a uniform product warranty and building maintenance booklet Require HOA's to have an annual inspection done Require building envelope reserve study and establish reserve fund
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I feel the industry has come a long way on its own, addressing many of the issues relating to construction defects. These improvements have happened somewhat naturally, with a industry "awakening" of the problem and its liability. It's my opinion that a program not be over regulated by the government, but promote an environment of cooperation.