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**BUILDING
ENCLOSURE
CONFERENCE**
RESTON
VA
2022
MAY 10-11

Finding the Building Maker

David Leslie, RWC
NU-FAM



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Shocking Truth:

**80% of new
construction litigation
involves water
intrusion!**

Purpose of Buildings:

Keeping the Outside Out and the Inside In!

Learning Objectives:

- 1: We will examine the 90%/1% principle through the prism of Design, Material and Installation to develop an understanding of why continuity is needed in the construction process to create continuity in the building.
- 2: We will study the process of Design-Bid-Build (DBB) compared to the Power vs. Knowledge graph to uncover the root causes making continuity in the process virtually impossible.
- 3: We will delve into the concept of the Building Maker and gain insight into why the method can change our industry for the better.
- 4: We will investigate the steppingstones that can move our industry from leak-ridden legal quagmires of buildings produced with DBB, to the streamlined performance-based building delivered by a Building Maker.



Michael T. Kubal – Construction Waterproofing Handbook

THE MOST IMPORTANT WATERPROOFING PRINCIPLE

Each separate envelope trade contractor's work, regardless of its being thought of as a waterproofing system or not (e.g., exterior mechanical apparatus), must become part of a totally watertight building envelope. Equally important, all individual envelope systems must be adequately transitioned into other components or provided with watertight terminations. Often the tradesworkers completing this work are not aware of, trained in, or supervised in enveloping a building properly. And this is the number one cause of water infiltration in all types of structures.

The resulting improper attention to details is responsible for countless problems in construction. Properly detailing a building's envelope presents an enormous task. From incep-

The 90%/1% principle: 90 percent of all water intrusion problems occur within 1 percent of the total building or structure exterior surface area.

This 1 percent of a building's exterior skin area contains the termination and transition detailing, as discussed previously with Fig. 1-9. This 1 percent area all too frequently leads

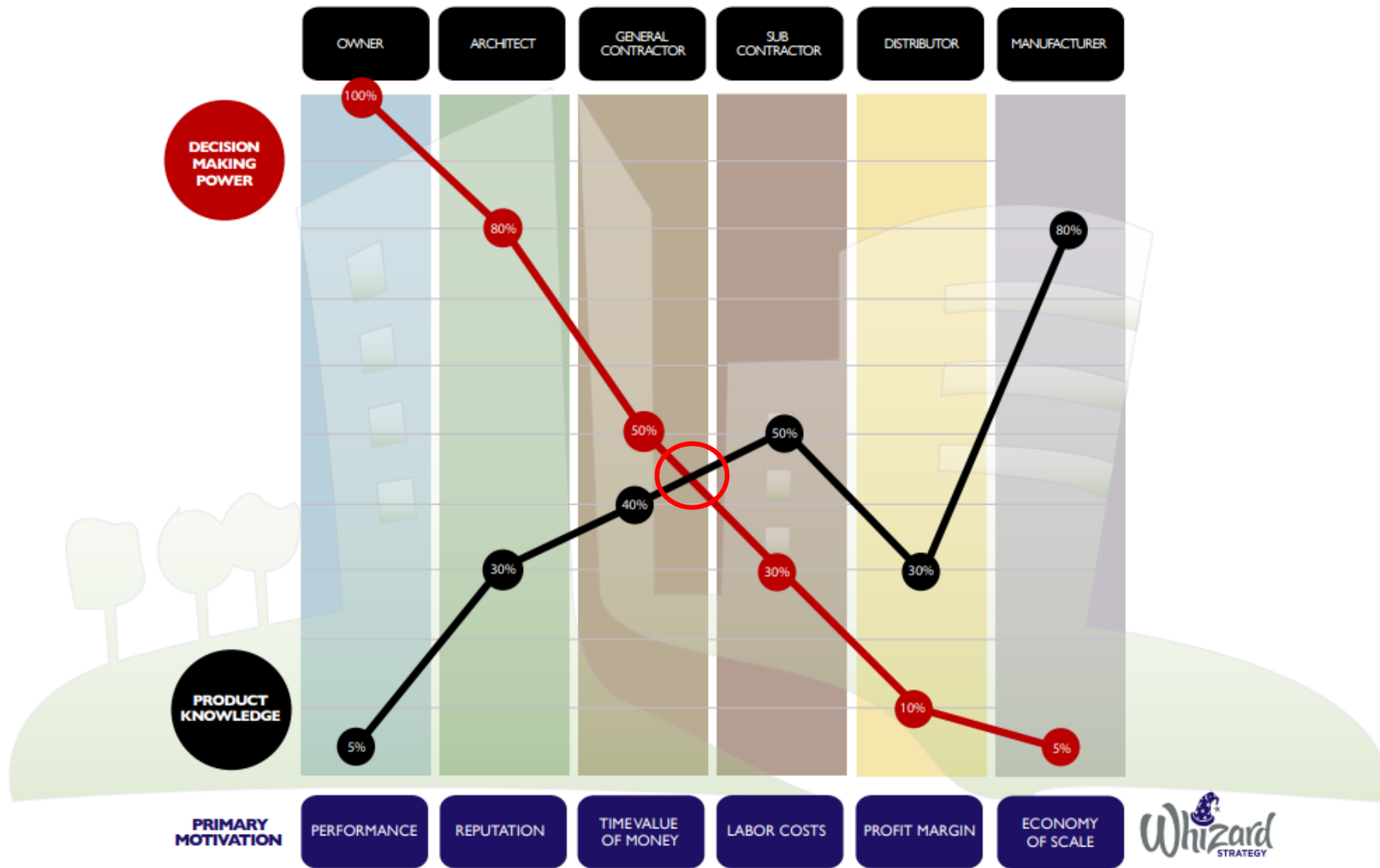


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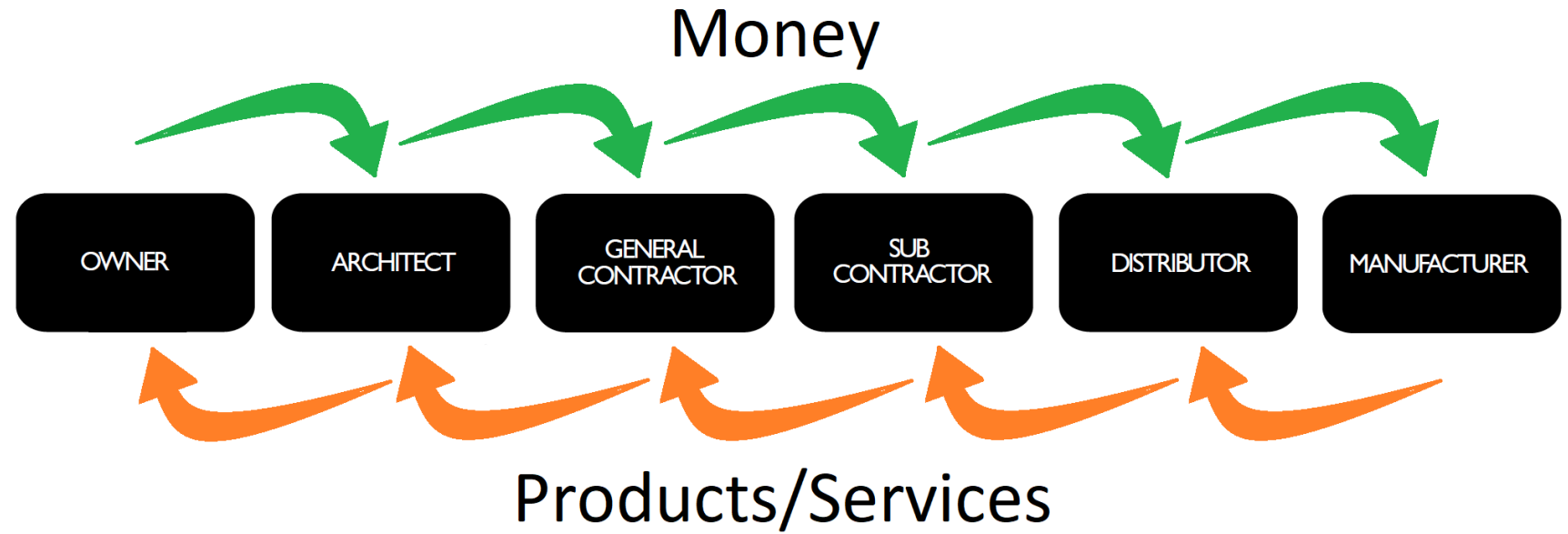
Purchasing Power versus Product Knowledge in Commercial Building Material Sales.

How are you solving the conundrum of the purchasing power of decision makers versus that of those with the most knowledge?
Are your communications aimed at the right audience with a message that meets their primary motivation?

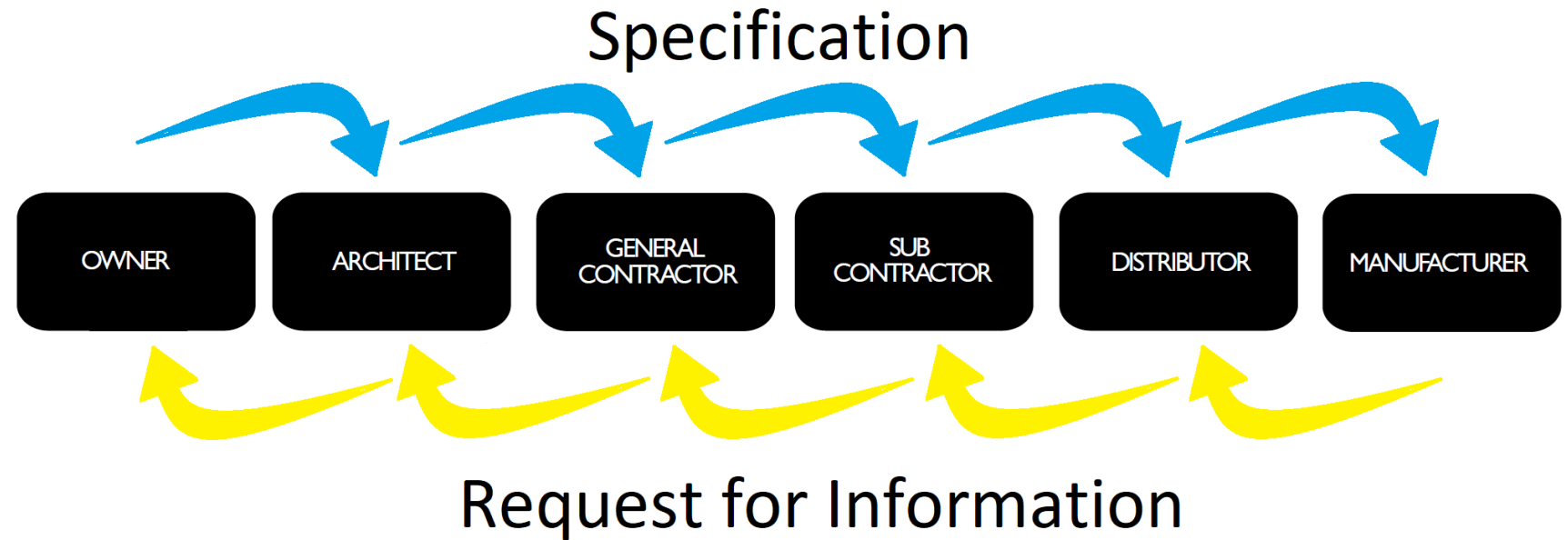
**Design
Bid
Build
(DBB)**



Design Bid Build (DBB)



Design Bid Build (DBB)





ASHRAE Guideline 0-2013
(Supersedes ASHRAE Guideline 0-2005)
Includes ASHRAE addenda listed in Annex Q

The Commissioning Process



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ASHREA 90.1



Firestone
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RPM



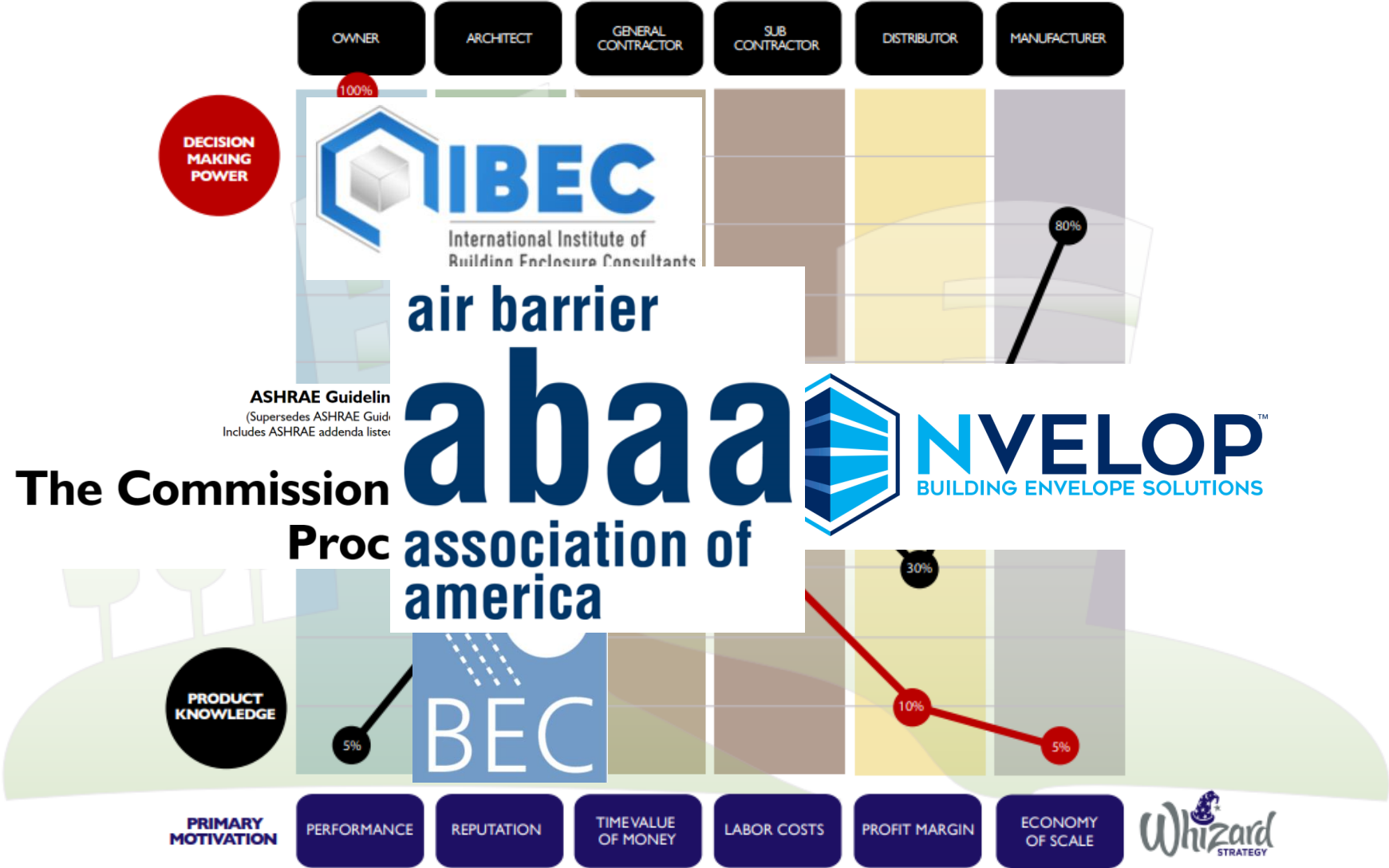
SOPREMA

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CARLISLE
CONSTRUCTION MATERIALS

Purchasing Power versus Product Knowledge in Commercial Building Material Sales.

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Reason for Constructing Buildings:

***Roof
overhead &
food on the
table!***

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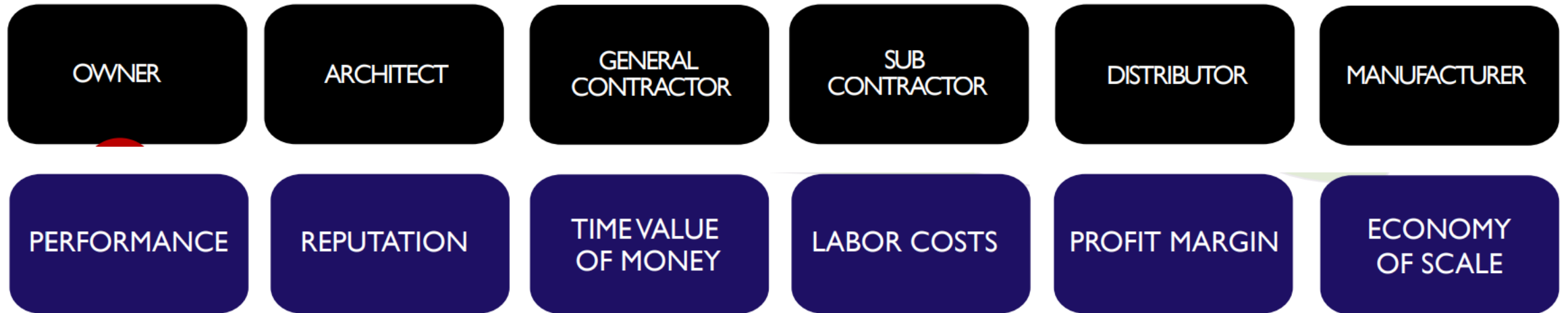
Understanding Motives:

Who are you?

Who is your customer?

How do you make money?

Stakeholders



Primary Motivation



OWNER



PERFORMANCE

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ARCHITECT

REPUTATION



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF BUILDING

HARRY R. PEIRCE, Director

CITY OF GARDEN GROVE

11391 ACACIA

JOB ADDRESS

12631 Monarch Street

PERMIT NO.

048986 A

USE OF BUILDING

Office & Storage

GROUP

F-2

TYPE

M-P

APPROVED BY

Wm. K. Miller

DATE

5-16-72

101-62

Section 2308

Yes ☐

No ☒

per section 3301 (1)

Yes ☐

No ☒

ing has been inspected and found to comply with the provisions of the

al. Gas Co.

ADDRESS

8101 Rosemead, Pico Rivera

Principal Building Inspector

DATE

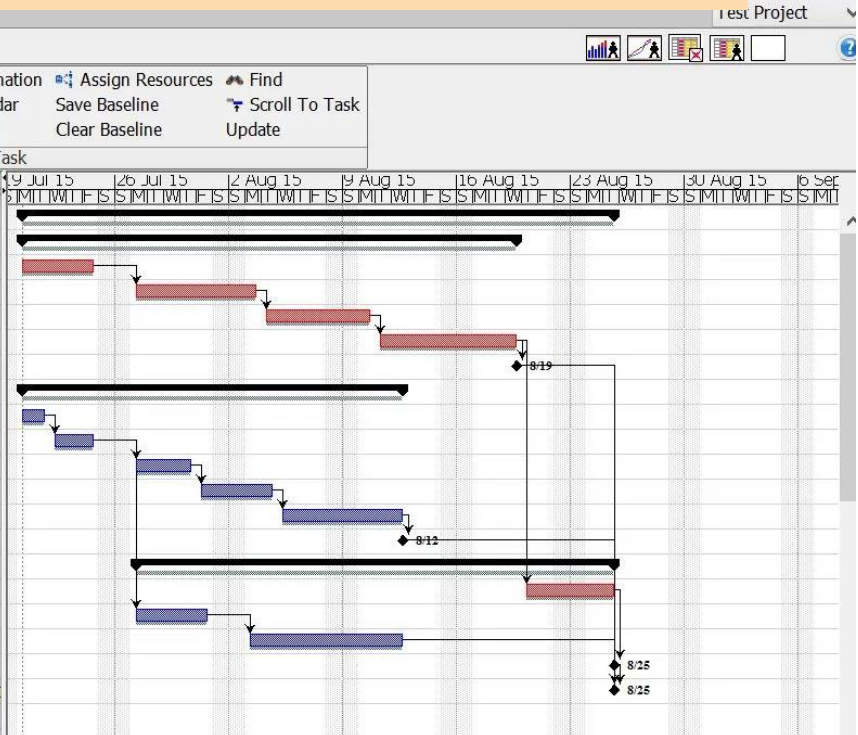
May 17, 1972

in a Conspicuous Place on the Premises

GENERAL
CONTRACTOR

TIME VALUE
OF MONEY

5					
6					
7					
8					
9					
10					
11					
12					
13	Task 2.5	0 days	8/3/15 8:00 AM	8/12/15 5:00 PM	12
14	Summary 2 Finish	0 days	8/12/15 5:00 PM	8/12/15 5:00 PM	13
15	Summary 3	22 days	7/27/15 8:00 AM	8/25/15 5:00 PM	
16	Task 3.1	4 days	8/20/15 8:00 AM	8/25/15 5:00 PM	6
17	Task 3.2	5 days	7/27/15 8:00 AM	7/31/15 5:00 PM	10
18	Task 3.3	8 days	8/3/15 8:00 AM	8/12/15 5:00 PM	17
19	Summary 3 Complete	0 days	8/25/15 5:00 PM	8/25/15 5:00 PM	16
20	Project Complete	0 days	8/25/15 5:00 PM	8/25/15 5:00 PM	7;14;18;





SUB
CONTRACTOR

LABOR COSTS



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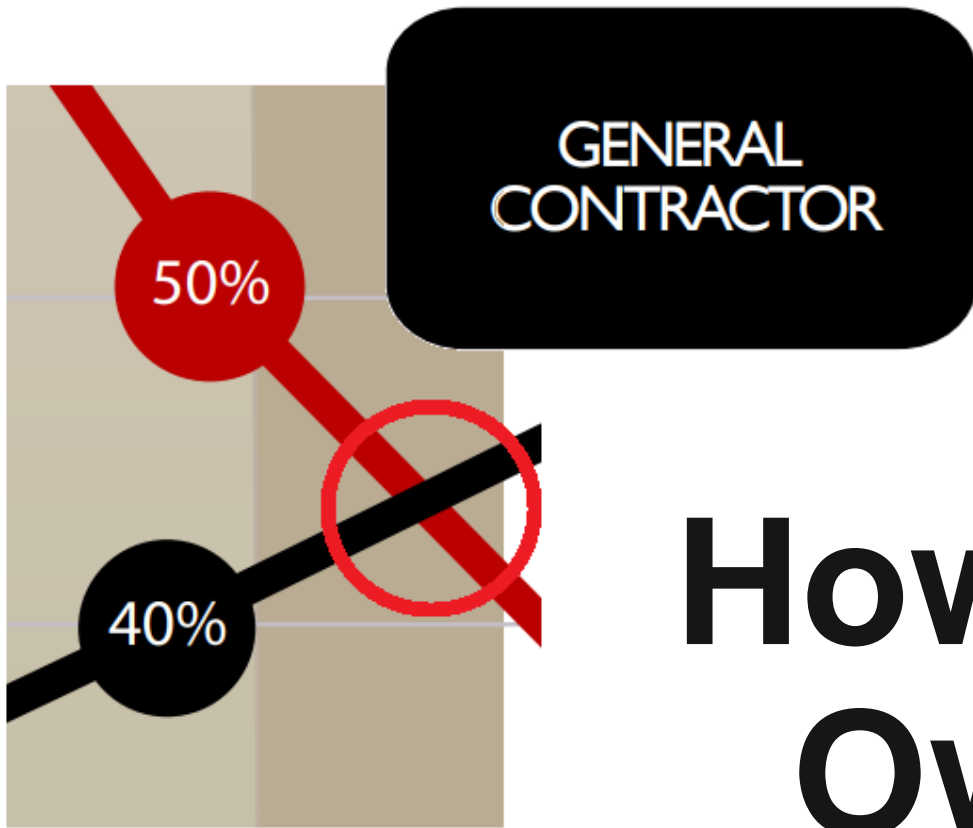
Inventory Turnover
Ratio
Formula =

ECONOMY
OF SCALE



Success with DBB =

**Get to the next
job FASTER!**

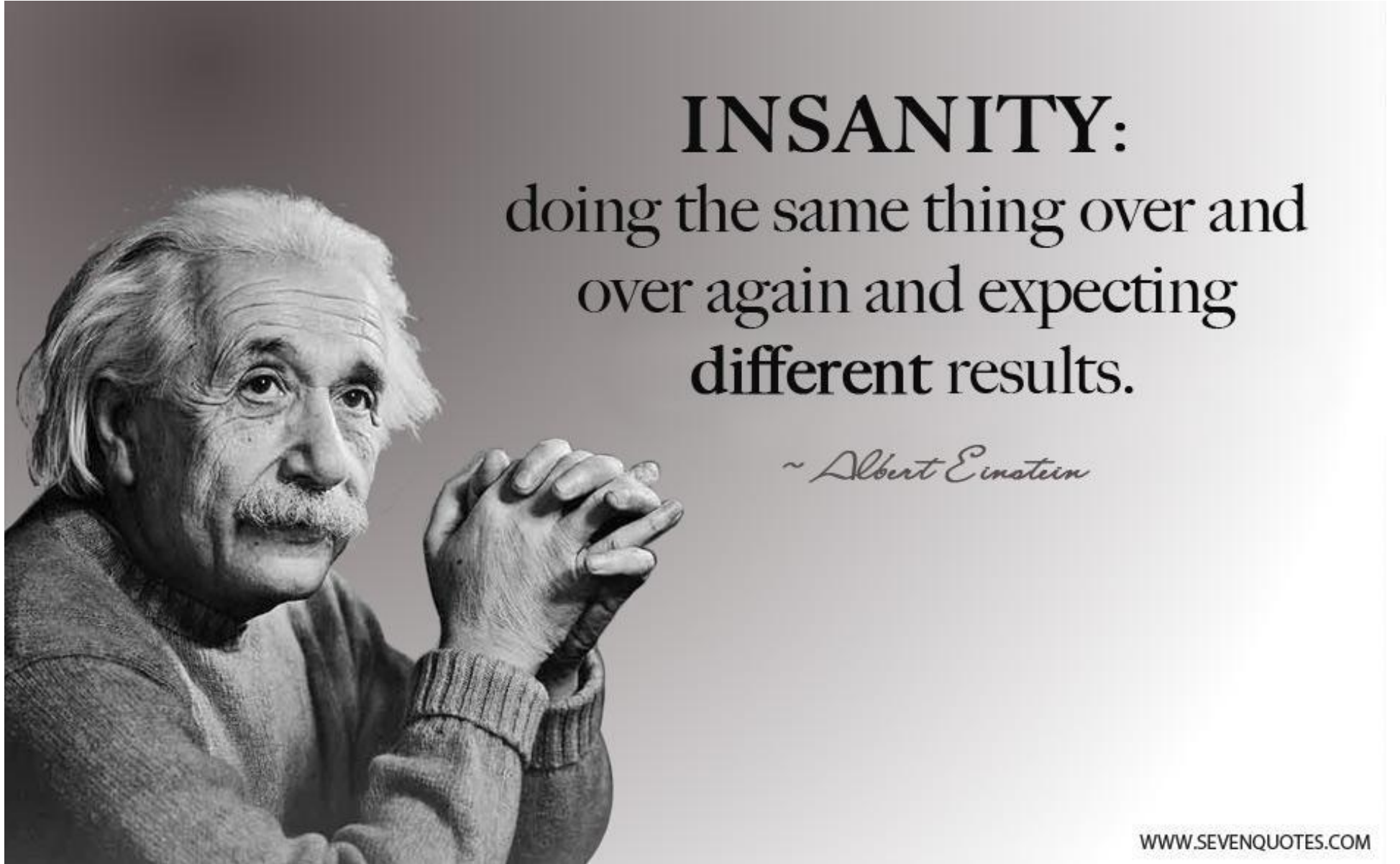


How often does one Owner build a new building?

INSANITY:

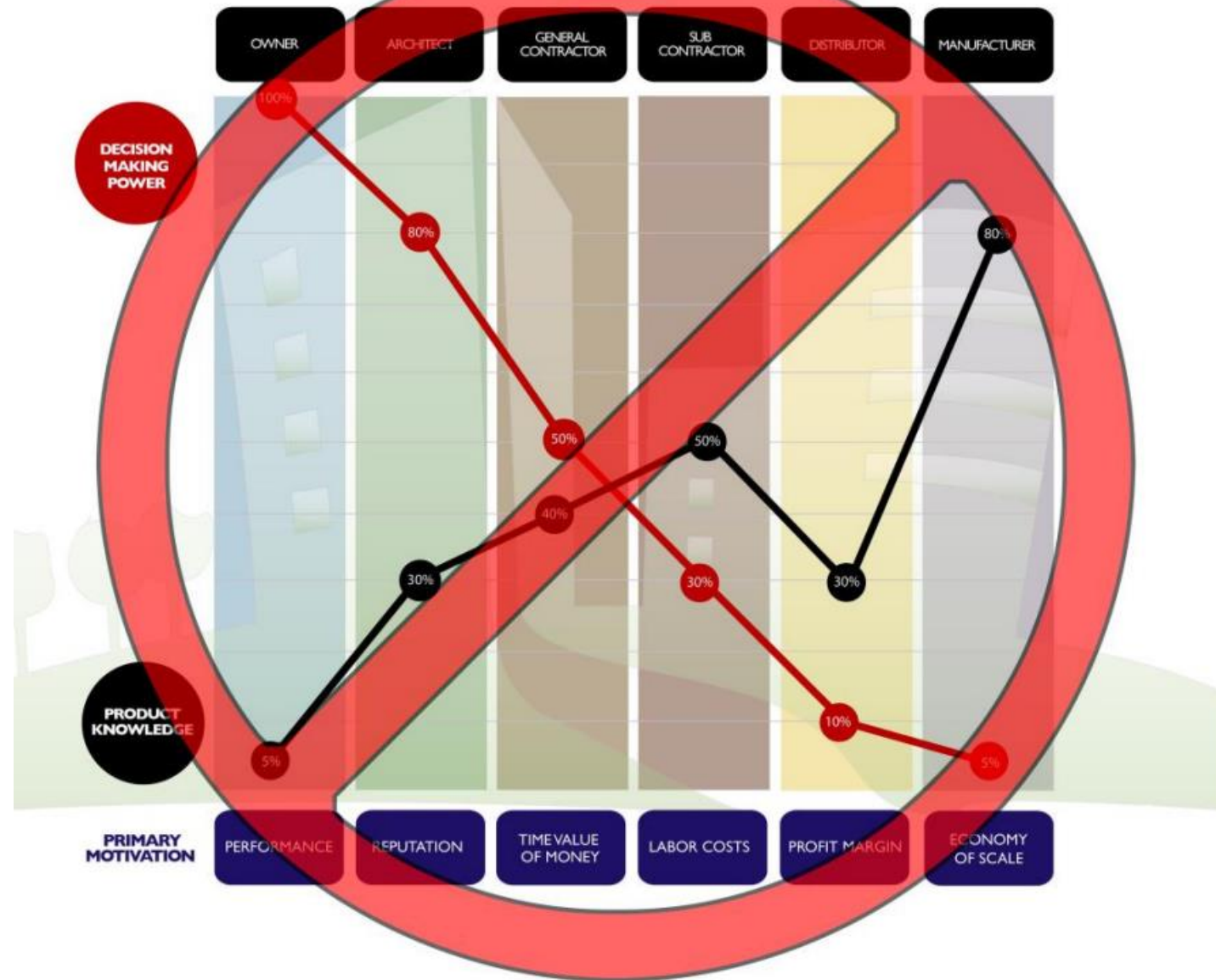
doing the same thing over and
over again and expecting
different results.

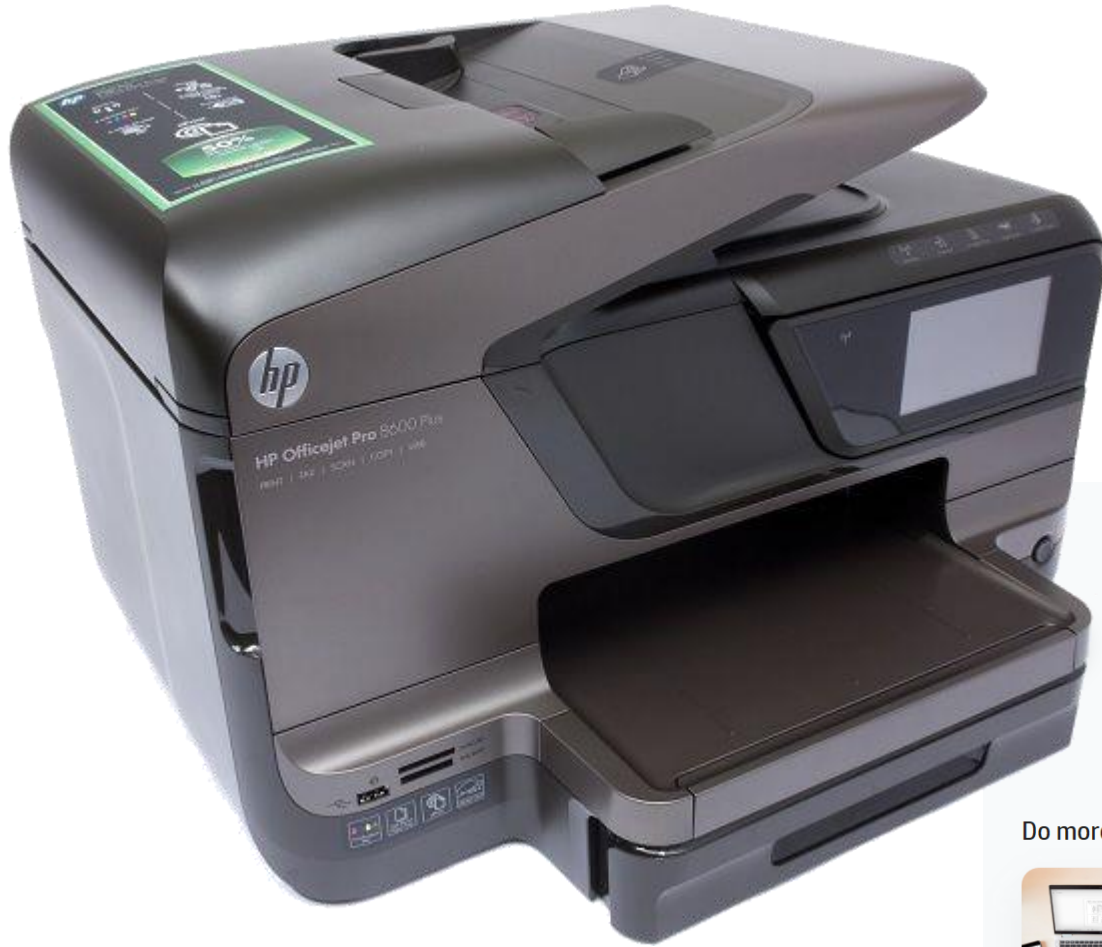
~ Albert Einstein



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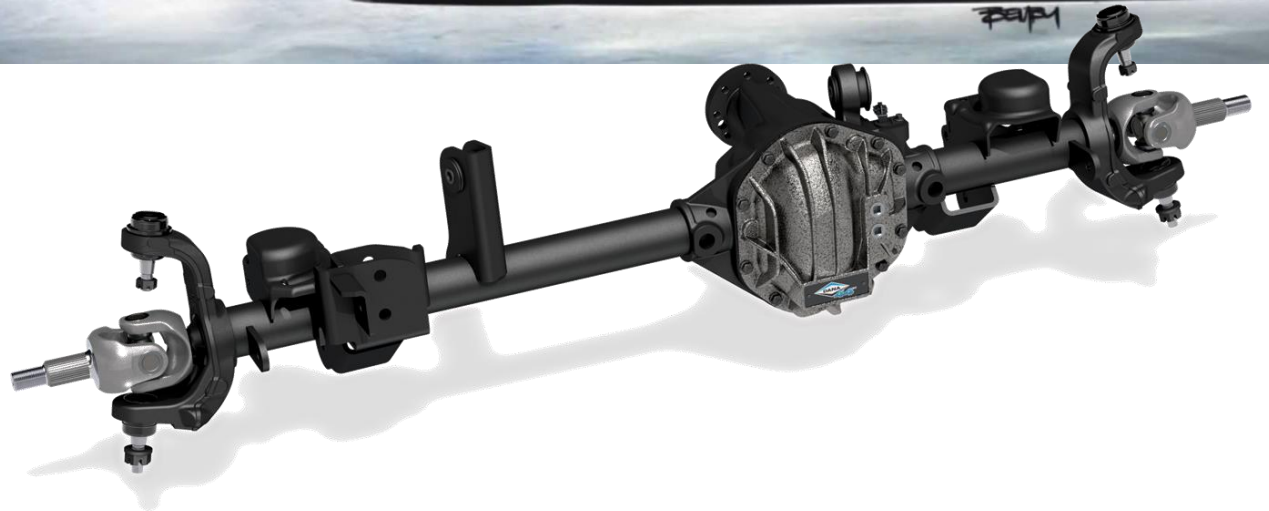
Help & Support



Print Photos



Printer Settings



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Building Maker



Honeywell



thyssenkrupp



TREMCO®

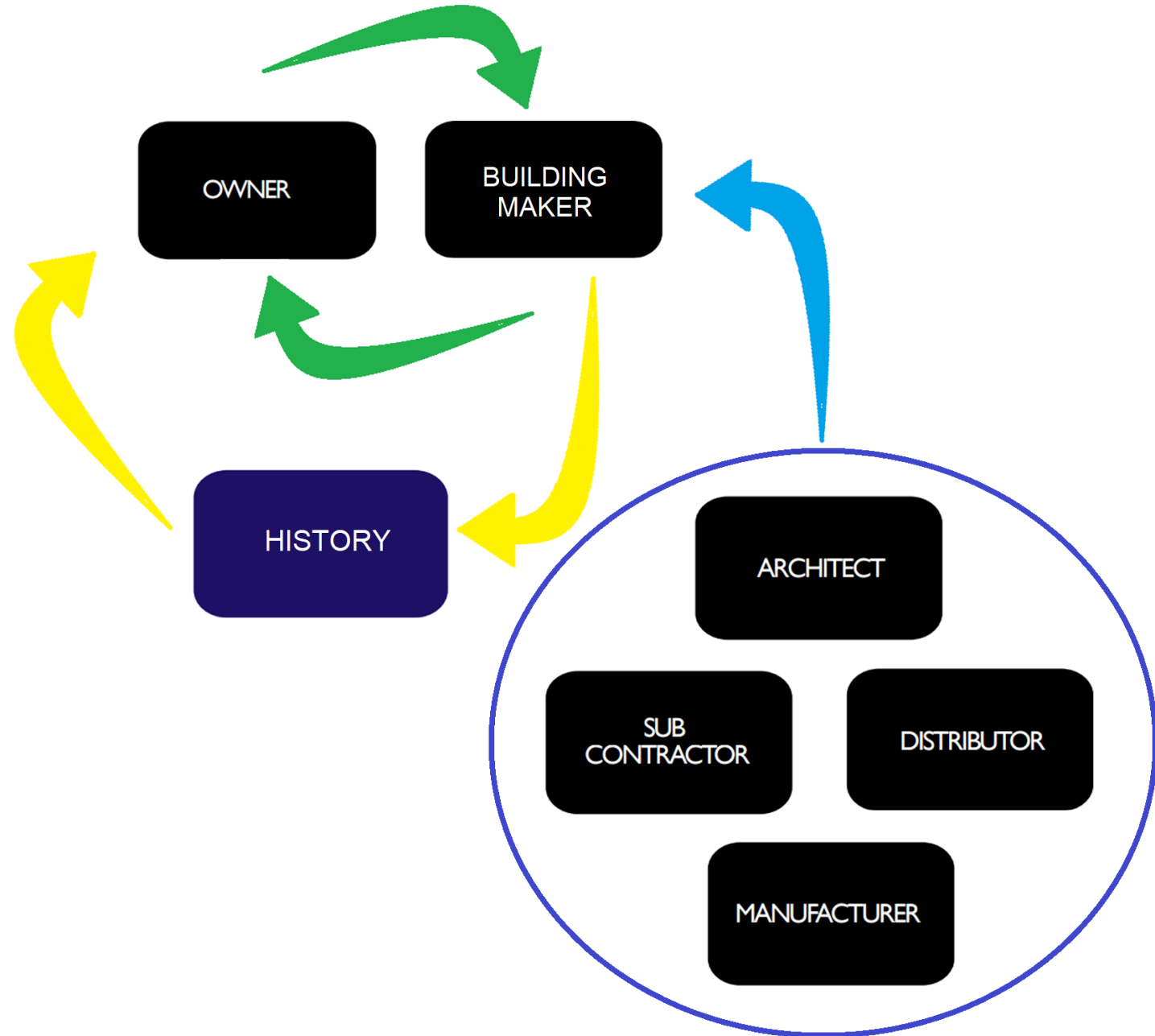


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***Design
Build
Maintain
+
(DBM+)***



Success with DBM+ =

RELATIONSHIP!



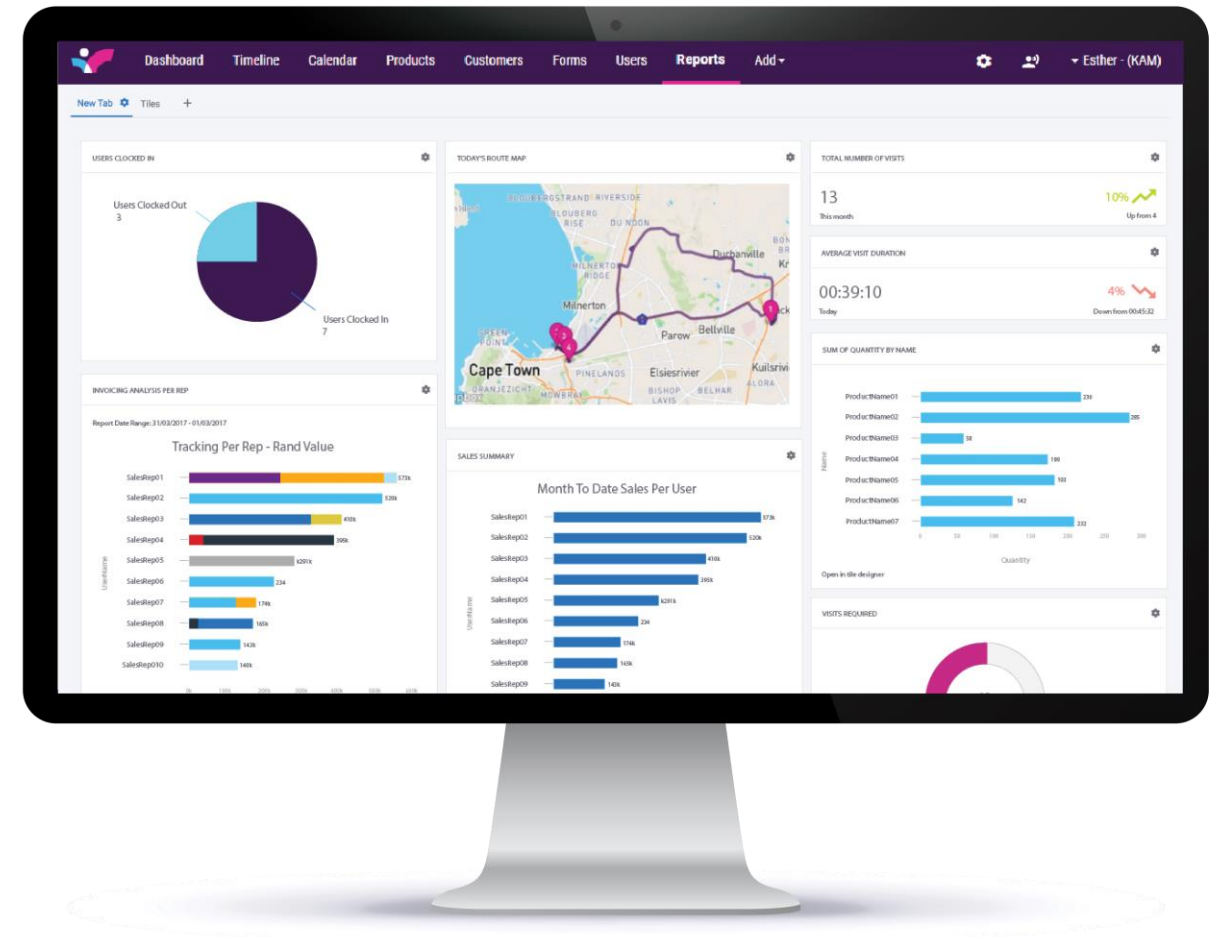
***Public
Private
Partnership
(PPP)***

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Why is the + Important?

**Short Pencil
is better
than a long
memory!**



Building Maker

Built to Last!

Properly Maintained!

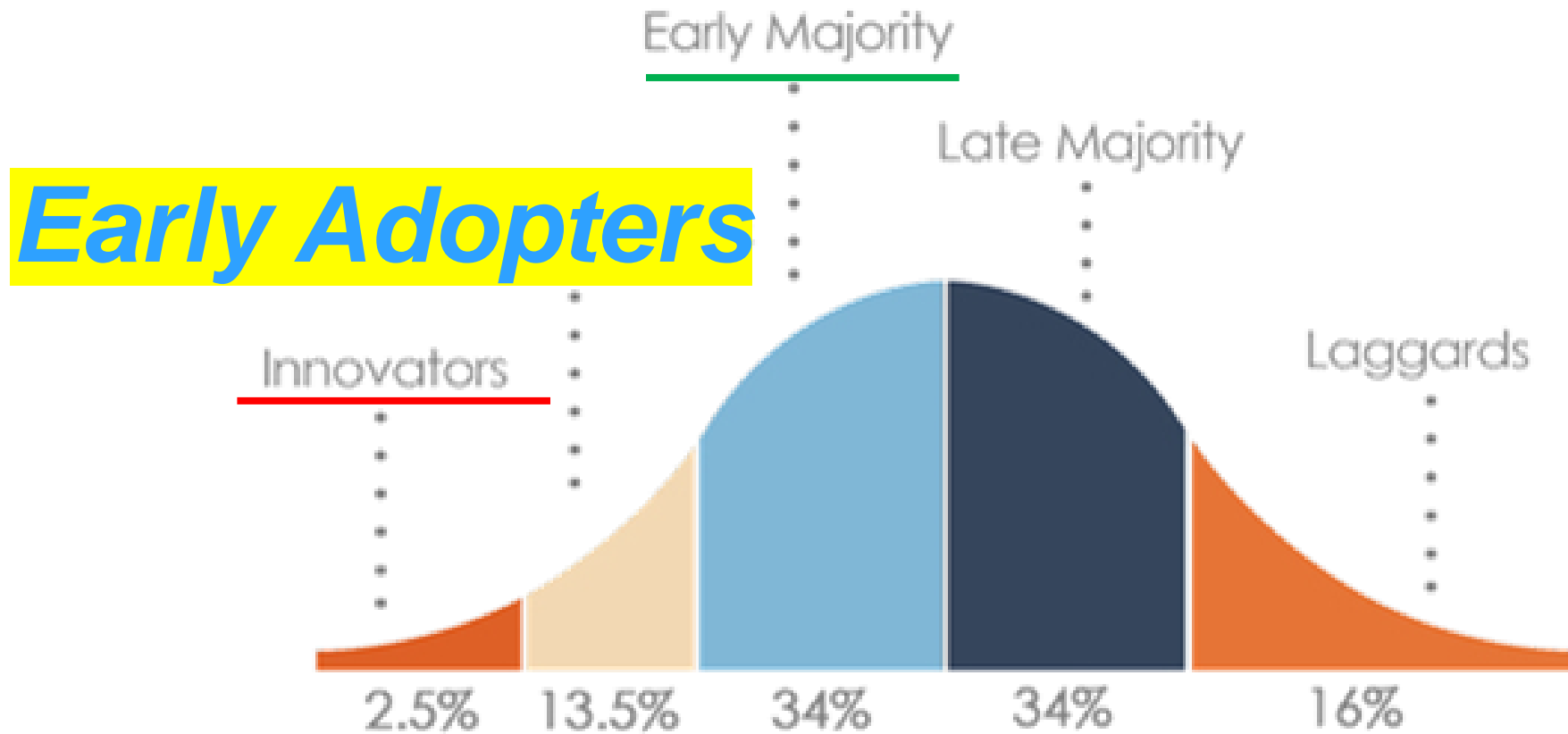
Better Living and Better World!

The Fatal Funnel:

- *Non-revenue generating space*
- *Reduction in Maintenance Funds*
- *Inefficient building and systems*
- *Mold and sick building syndrome*
- *Expensive emergency repairs*
- *Devaluation of the property*



Call to Action:



Rogers Diffusion Of Innovation Bell

*This should
have never
happened or
happen again!*

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Flashlight Fix:

**The batteries have tape on
the contacts.**

How do I know?

I assembled them!

David Leslie, RWC President



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