

BUILDING ENCLOSURE SOLUTIONS

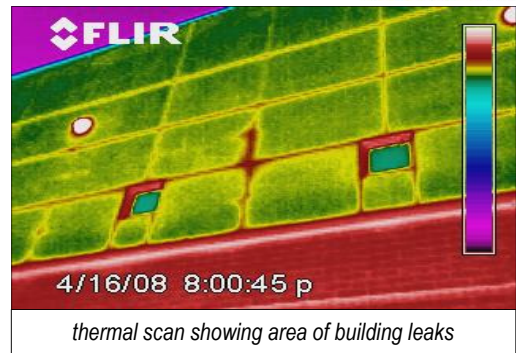
TAM
CONSULTANTS

Too many buildings are failing - Each year throughout the United States countless Owners, building occupants, Architects, Contractors, and Property Managers struggle with their buildings due to moisture related problems, building leaks, mold, and other defects. Add to this thousands of legal and costly claims relating to these issues all resulting in very real problems that should never occur in the first place. Many, if not most, of these concerns can be traced back to problems with the building enclosure (the separation line between the outside elements and the building's interior). This includes constructed systems such as roofing, plaza decks, exterior cladding and veneers, windows and doors, and foundation walls. More recently, the proper design, detailing and construction of the building enclosure is receiving more attention from the design and building trades, code officials, and conservation advocates such as LEED. The federal government has instituted a quantitative whole building air testing requirement for certain projects. There is a great need for improvement in the design, detailing, and construction environment in implementing what we know works.

HOW TAM CONSULTANTS ADDS VALUE

THE **BEST-BUILD**™ ENCLOSURE PROGRAM

was developed for the design and building industry to significantly reduce risk, claims, and dissatisfied occupants, lower project costs, and shorten construction schedules. The program specifically evaluates H.A.M. barriers and systems. (heat, air, and moisture - liquid and vapor) We begin at the inception of the project but the program can be implemented at any time in the process and continues until the enclosure elements are fully constructed and tested or commissioned.



THE TAM **BEST-BUILD**™ ENCLOSURE PROGRAM

1. **B**EGIN with the end in mind: the team sets clear goals and objectives for the enclosure systems
2. **E**ARLY Independent Technical Reviews (ITR) of Plans and Specifications to apply leading industry knowledge and eliminate *problems before subcontractor bidding*
3. **S**HOP Drawing Reviews to *check for material compatibility and good detailing*
4. **T**EAM Pre-installation Meetings to work *through installation details and coordination issues for enclosure trades*
5. **B**UILD a Mockup and then apply new knowledge to the project to improve quality and schedule
6. **U**NIFORM Results by *field verification that installed components meet the intent of the project requirements*
7. **I**NSPECT and Test enclosure elements *according to ASTM protocols for air and water leaks and other metrics as required*
8. **L**EED Commissioning of the enclosure can add a LEED ID credit and prove better performance
9. **D**ELIVER a better performing building to the end user with fewer call backs & happy occupants.



National Institute of
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