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**BUILDING  
ENCLOSURE  
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**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% 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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*The 1% is:*

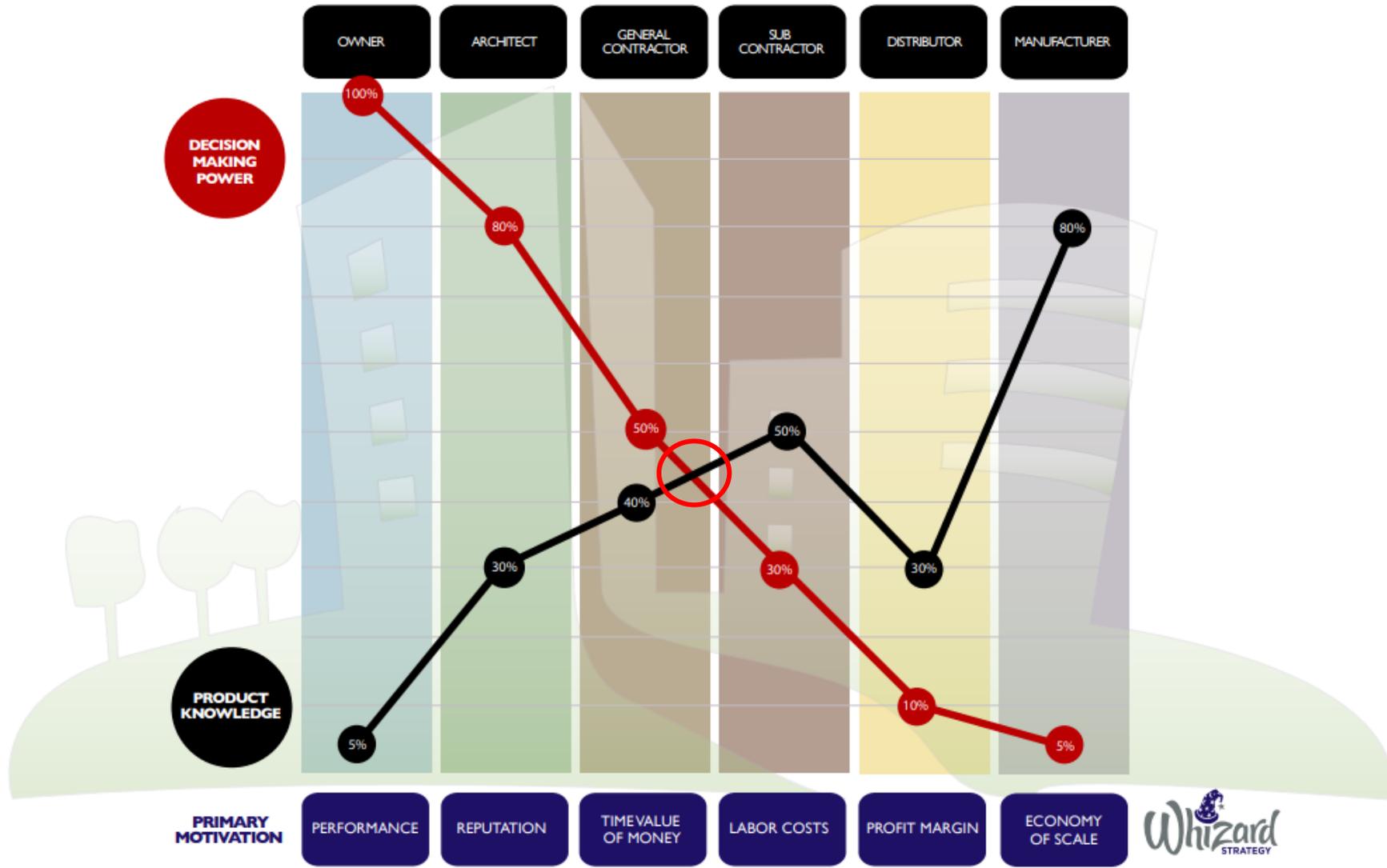


**Terminations**  
**Transitions**  
**Penetrations**

# 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?

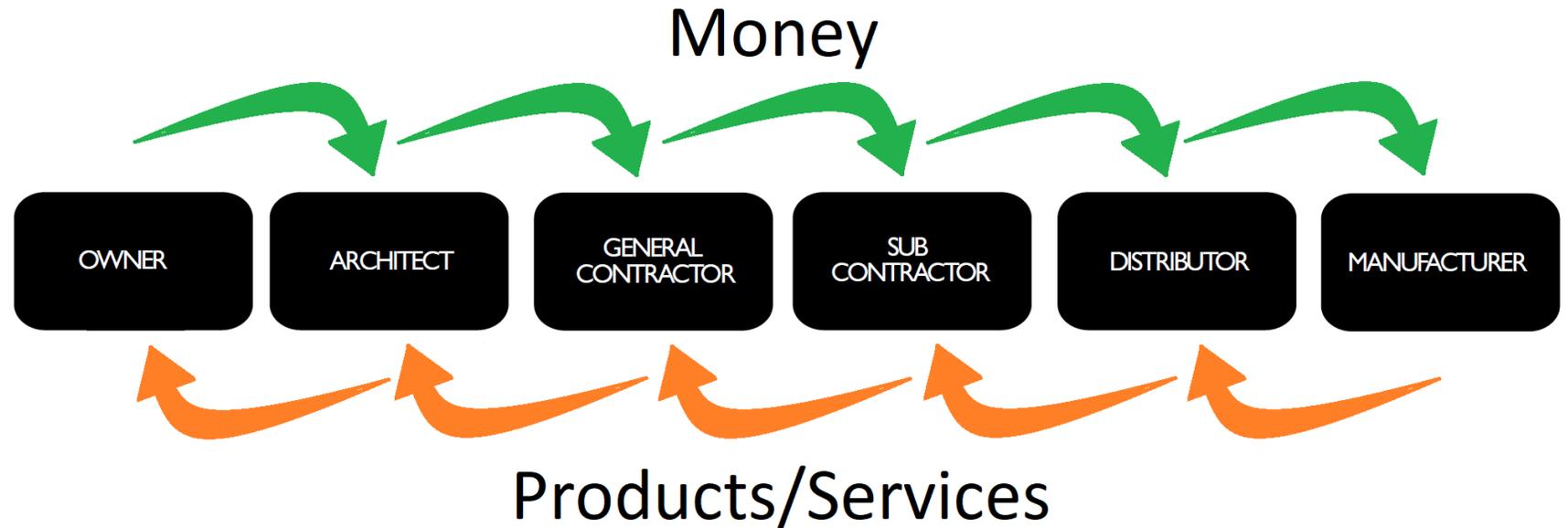
**Design  
Bid  
Build  
(DBB)**



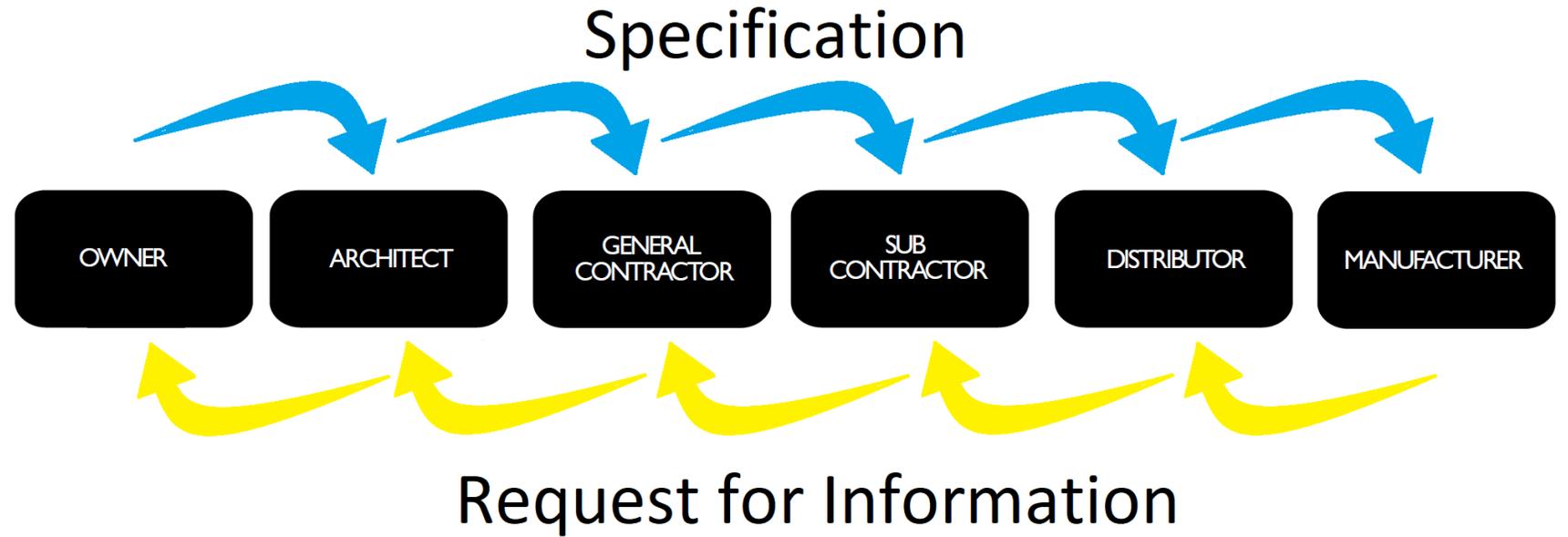
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***Design  
Bid  
Build  
(DBB)***



***Design  
Bid  
Build  
(DBB)***



***Fact:***

**You cannot have  
continuity in the building,  
if You do not have  
continuity in the process.**



**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**



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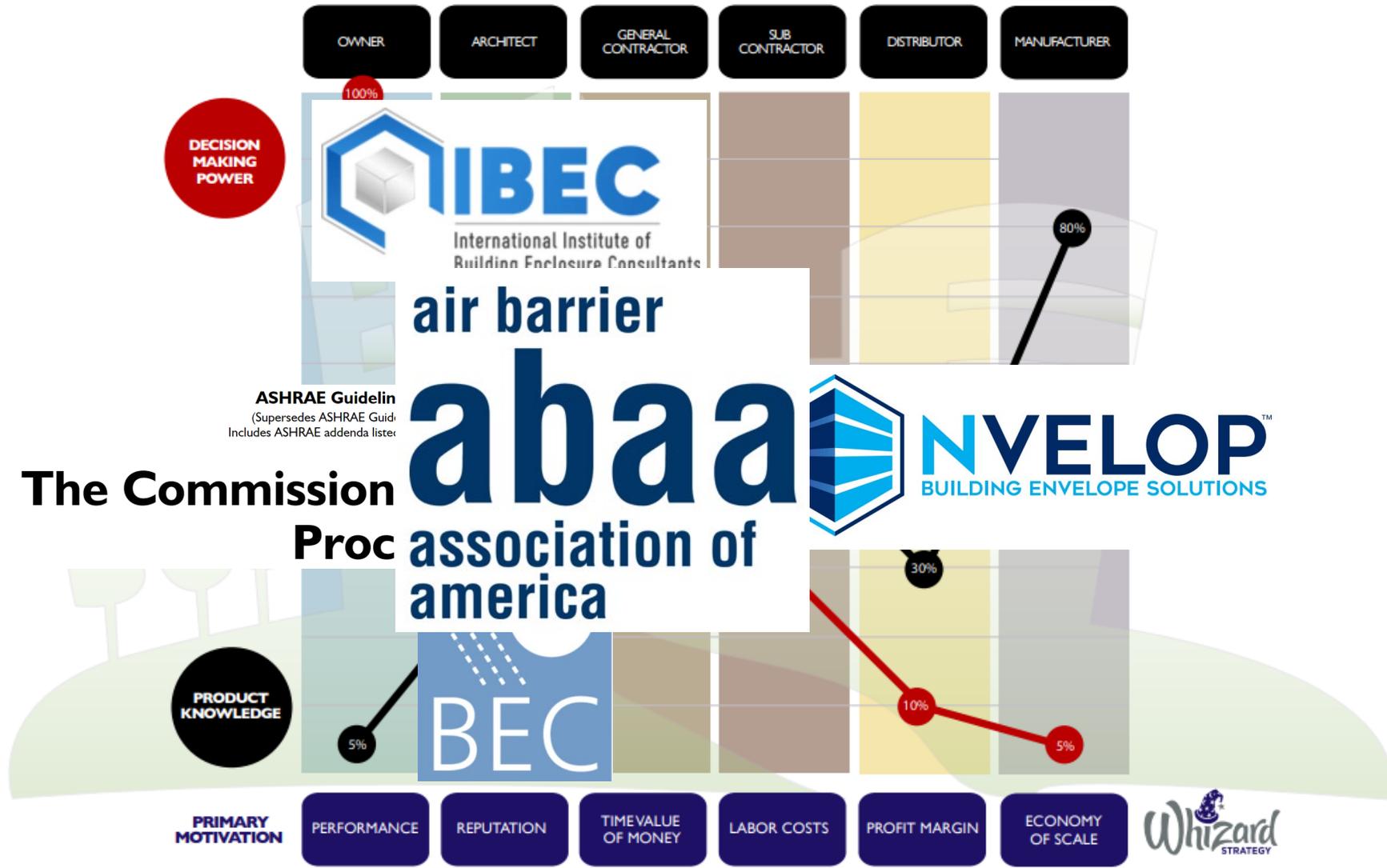
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CONSTRUCTION MATERIALS

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# ***Reason for Constructing Buildings:***

***Providing for our family!***



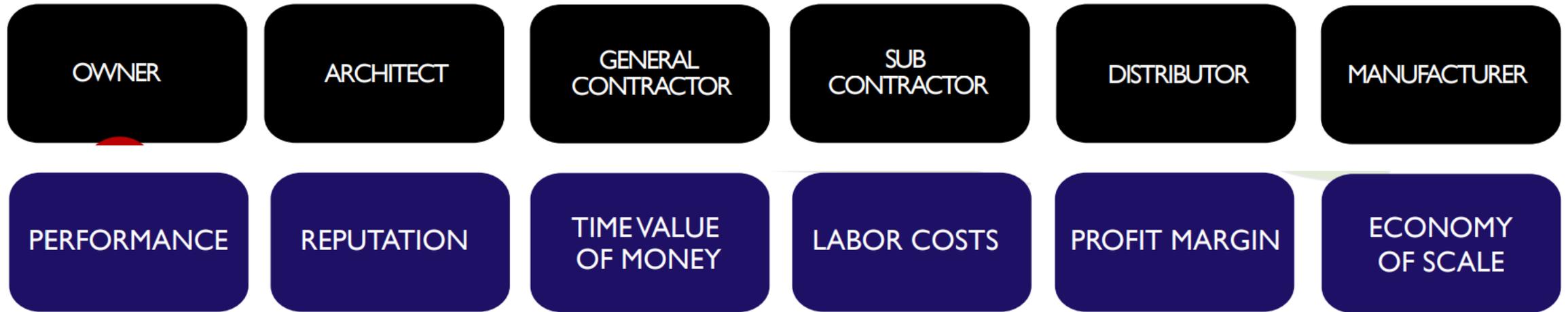
***Understanding  
Motives:***

**Who are you?**

**Who is your customer?**

**How do you make money?**

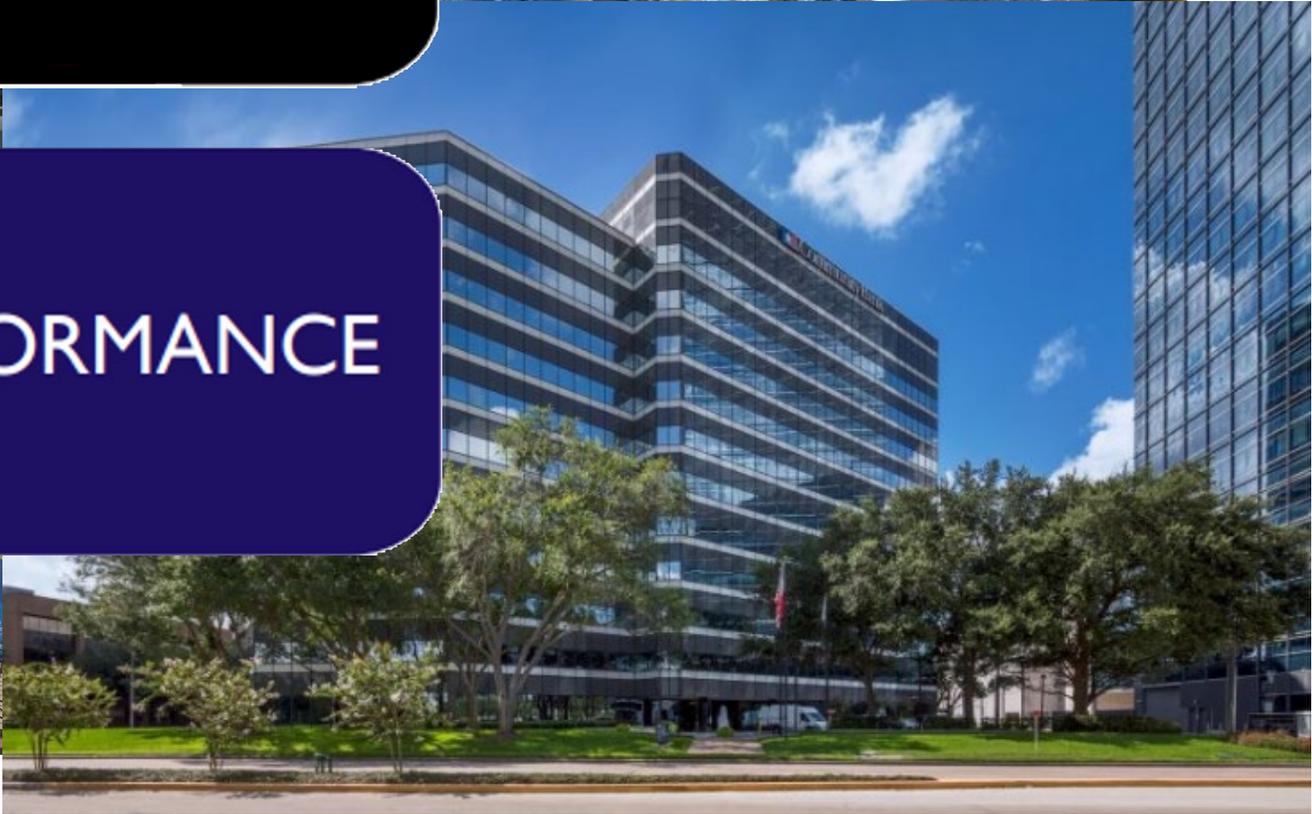
# Stakeholders



*Primary Motivation*



OWNER



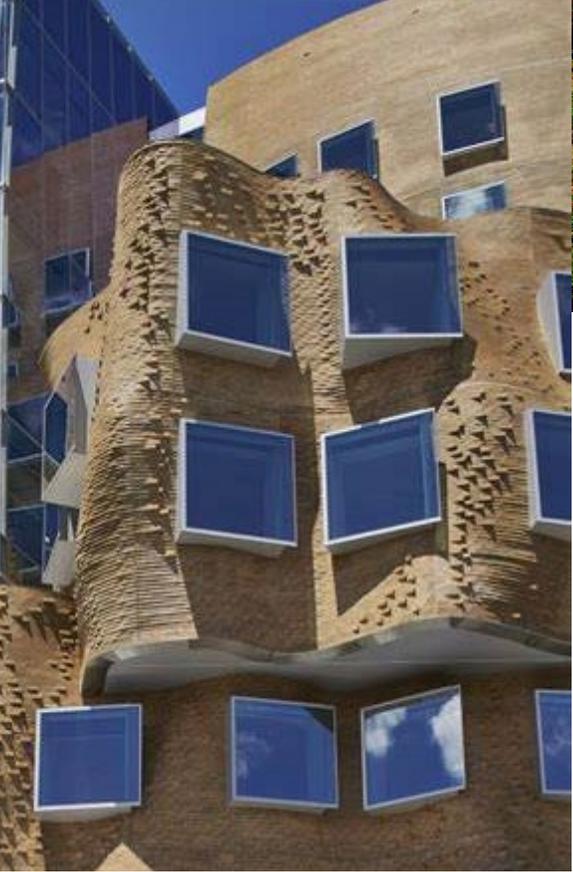
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ARCHITECT

REPUTATION



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**GENERAL CONTRACTOR**

**TIME VALUE OF MONEY**

**CERTIFICATE OF OCCUPANCY** **1**

**DEPARTMENT OF BUILDING** **CITY OF GARDEN GROVE**

HARRY R. PEIRCE, Director 11391 ACACIA

JOB ADDRESS: 12631 Monarch Street PERMIT NO. 048986 A

Office & Storage GROUP F-2 TYPE M-P

APPROVED BY Wm. K. Miller DATE 5-16-72

101-62

Section 2308 Yes  No

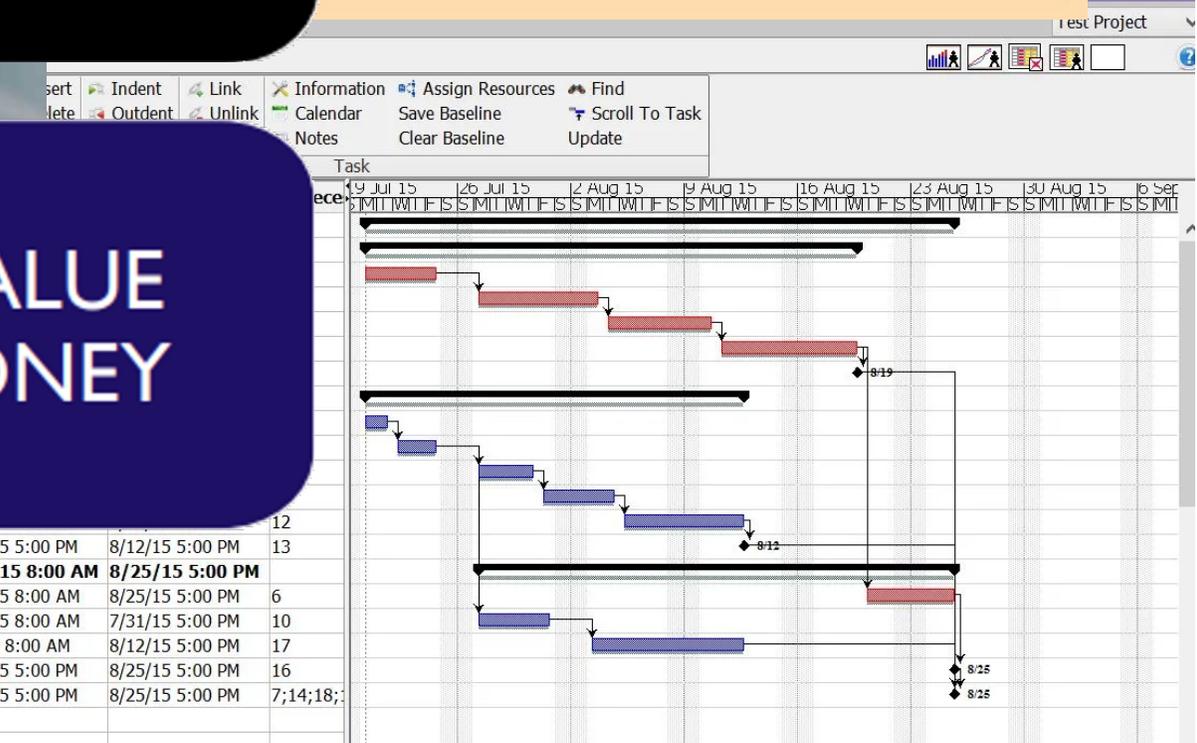
per section 3301 (1) Yes  No

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**





SUB  
CONTRACTOR

LABOR COSTS



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MANUFACTURER

ECONOMY OF SCALE



Inventory Turnover  
Ratio  
Formula

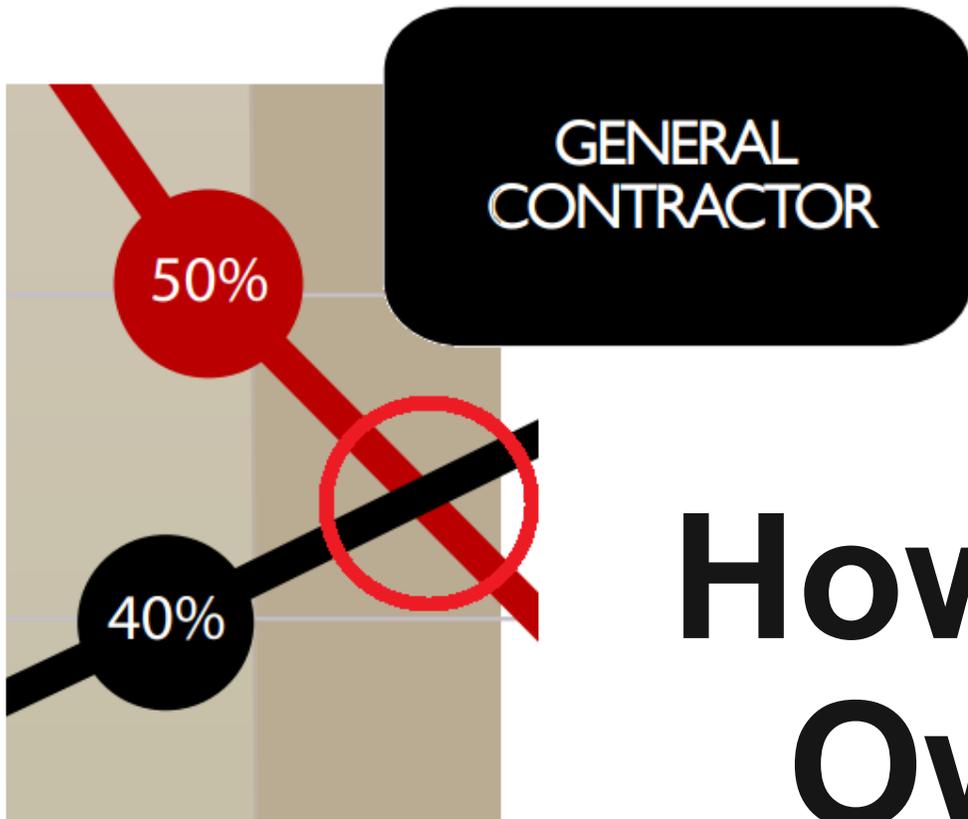
=

Average Inventory

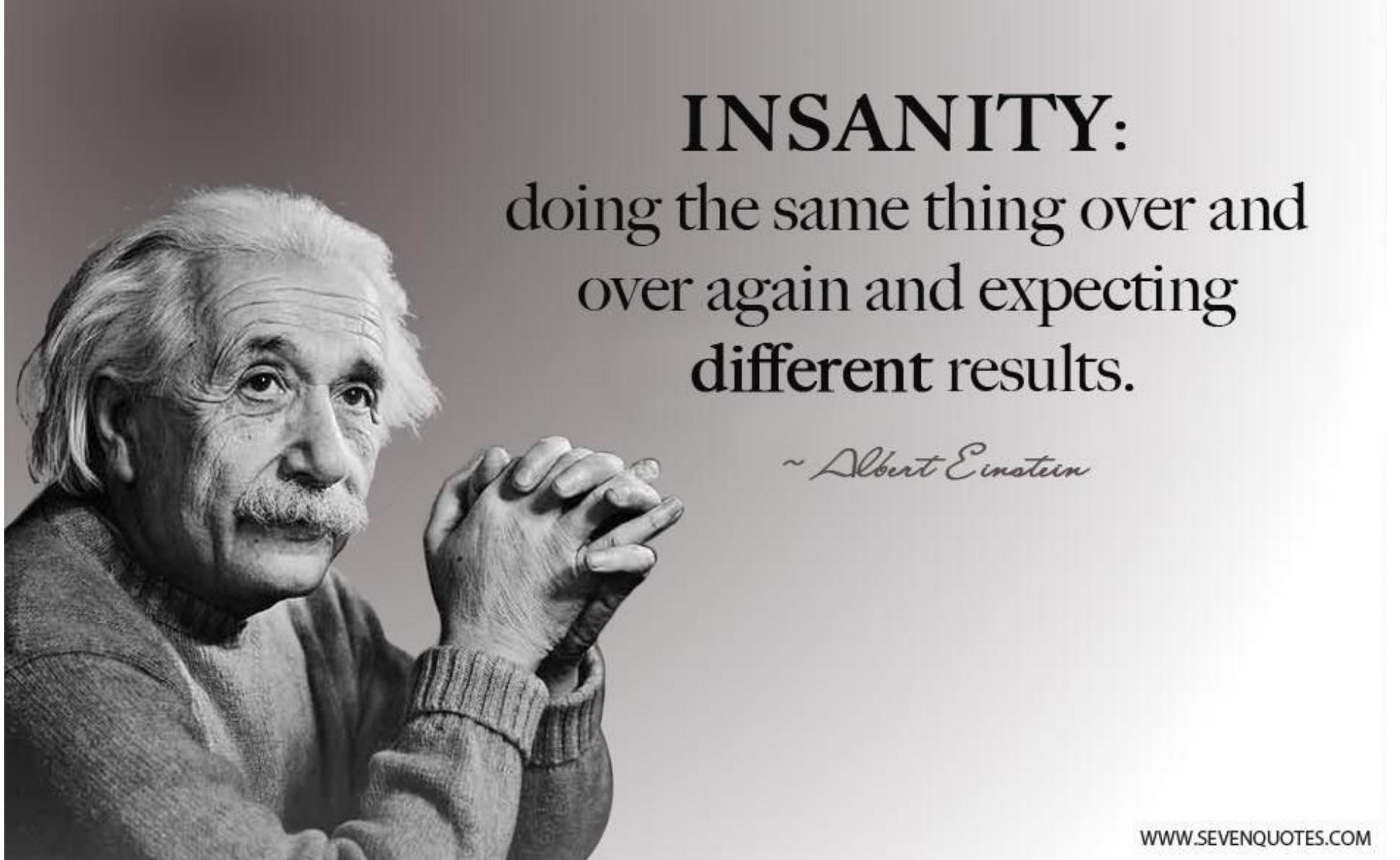


***Success with DBB =***

**Get to the next  
job FASTER!**



**How often does one  
Owner build a new  
building?**



# INSANITY:

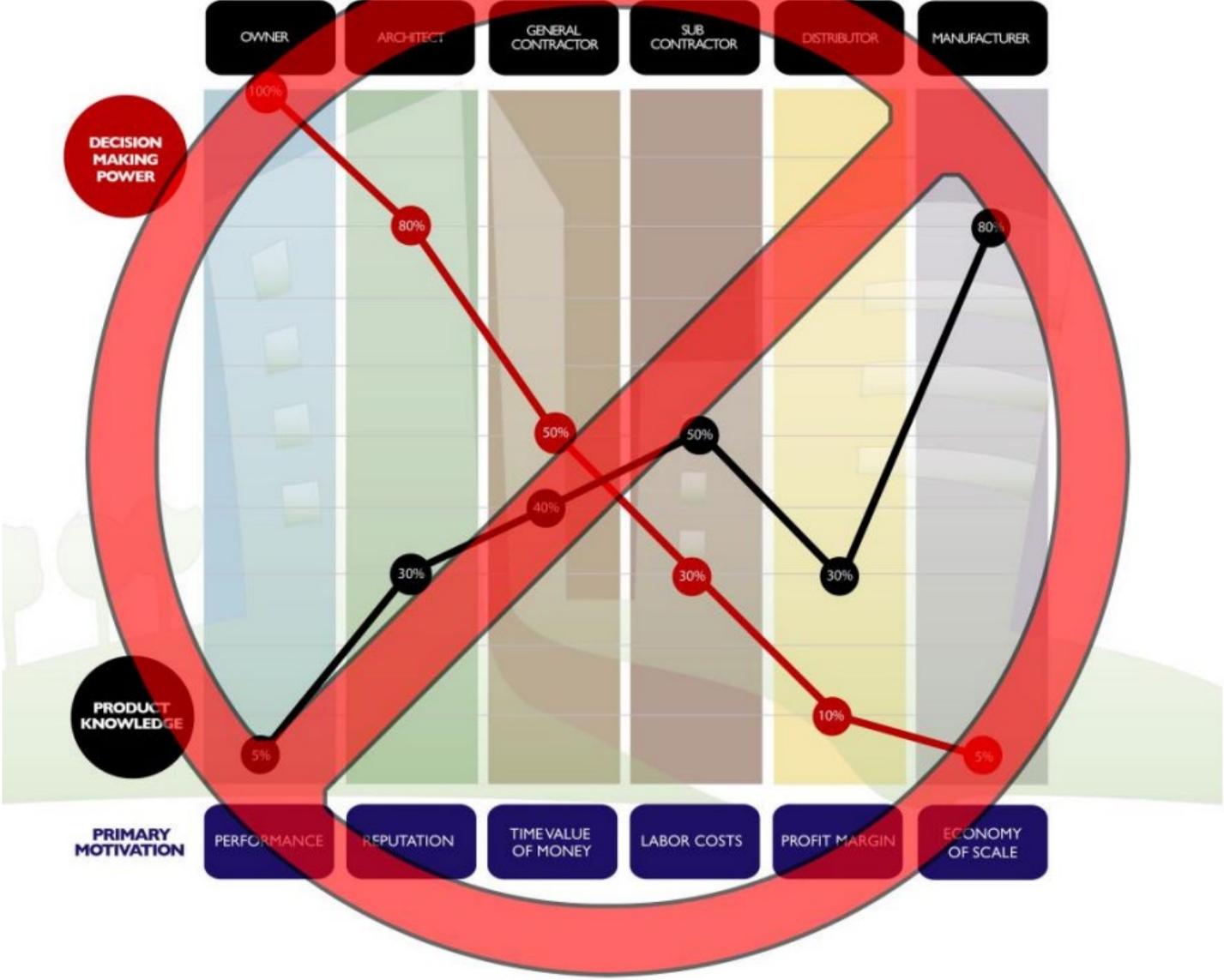
doing the same thing over and  
over again and expecting  
different results.

*~ Albert Einstein*

[WWW.SEVENQUOTES.COM](http://WWW.SEVENQUOTES.COM)

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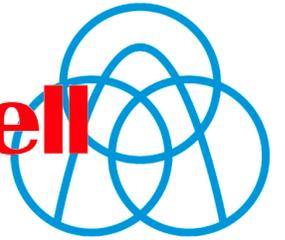


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# Building Maker



Honeywell



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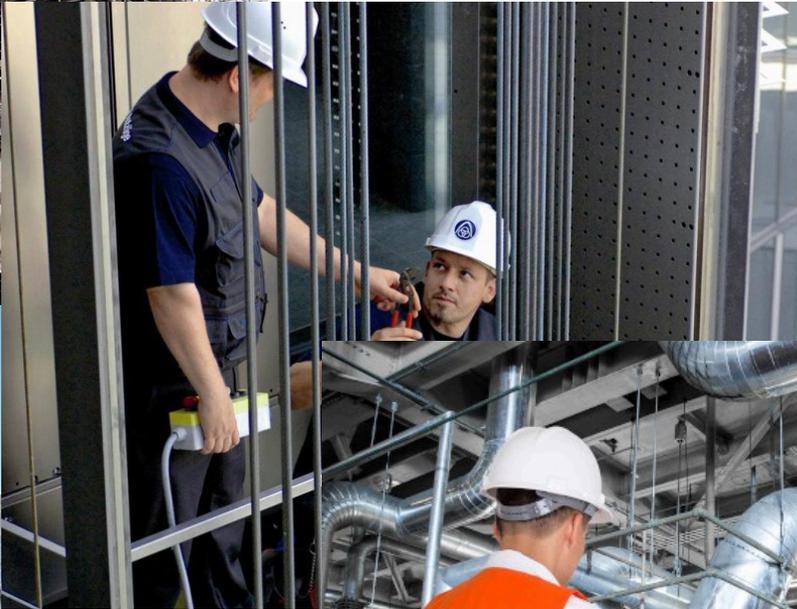
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# ***Maintenance!***



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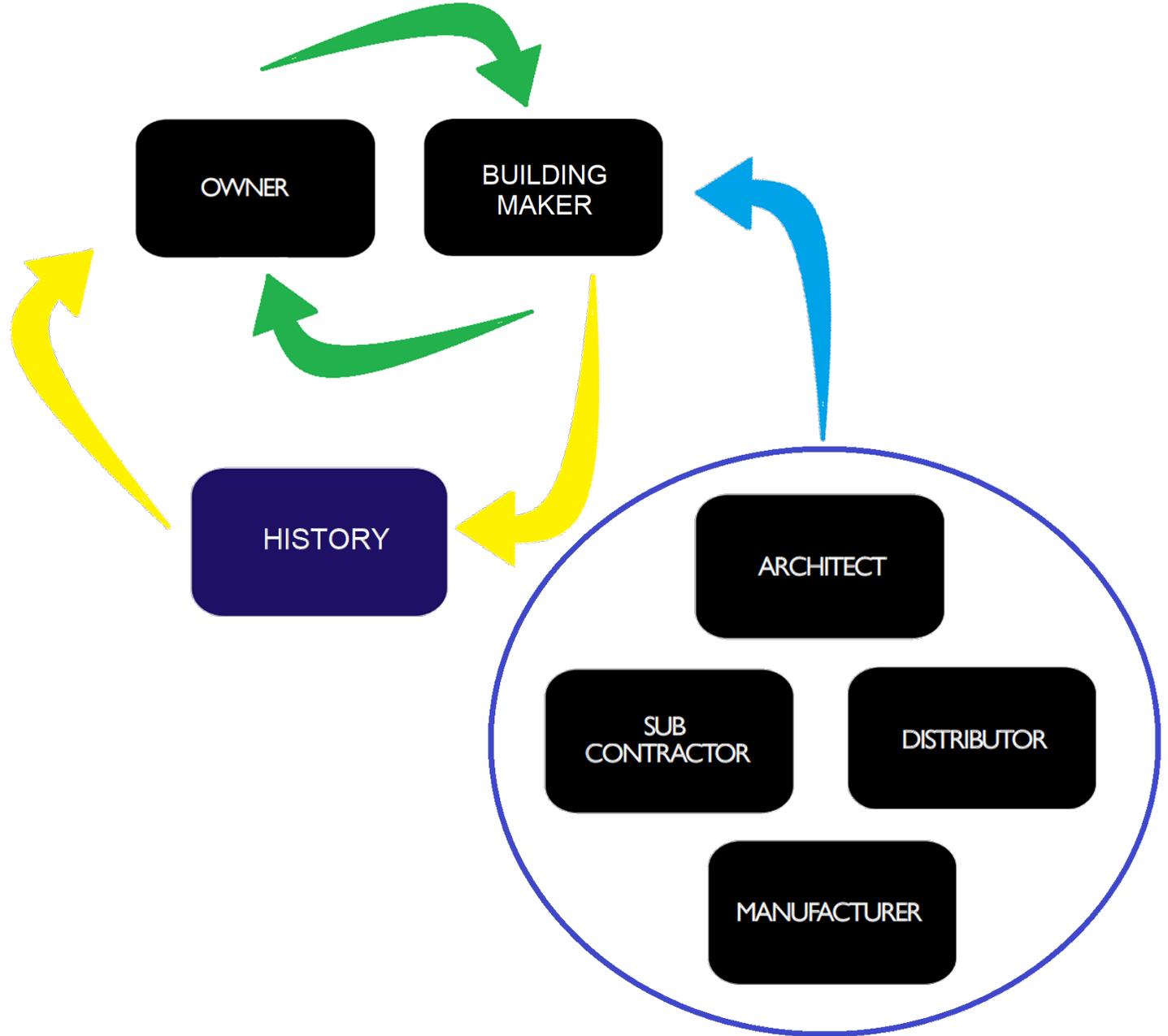


*Public  
Private  
Partnership  
(PPP)*

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

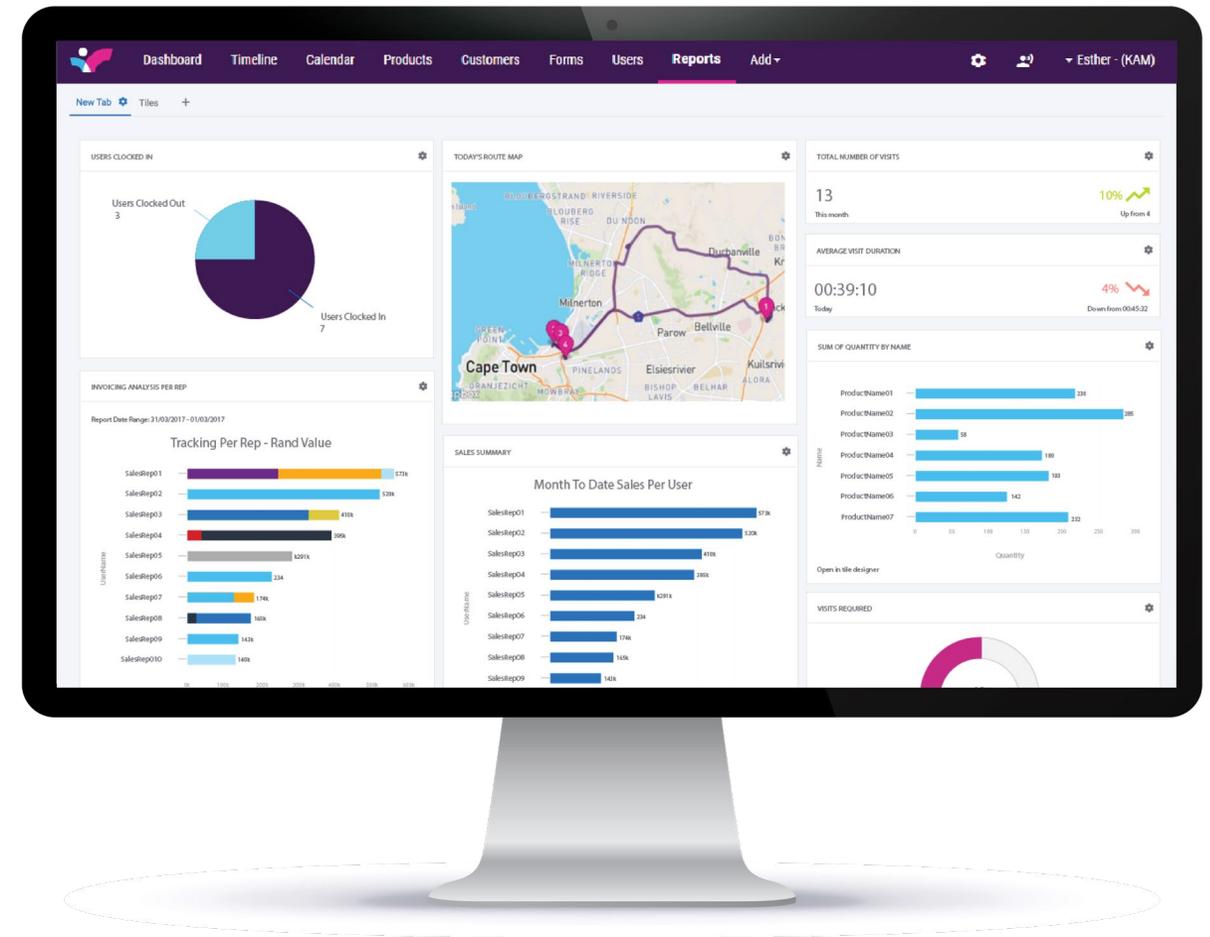


***Success with DBM+ =***

**RELATIONSHIP!**

# 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:***

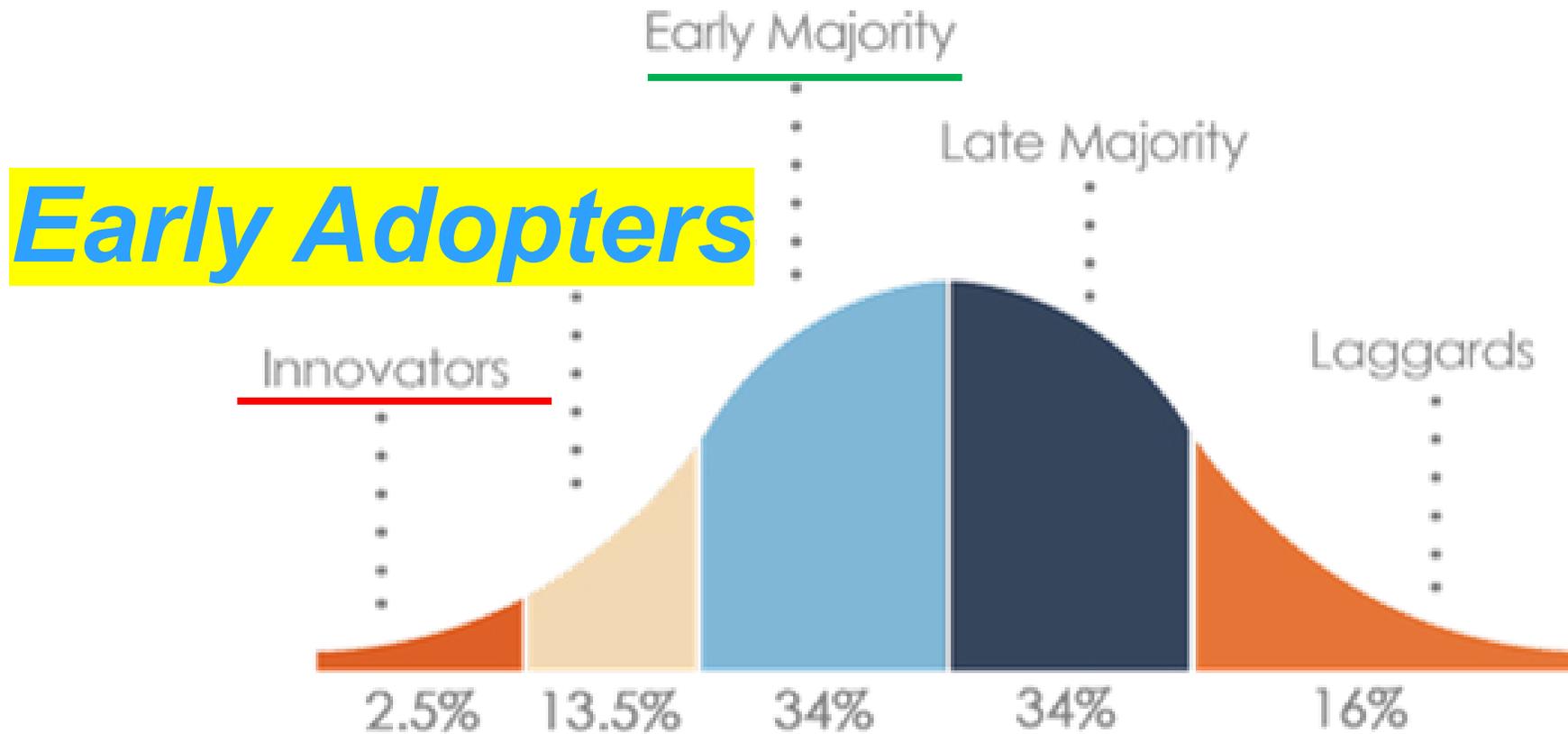
- *Non-revenue generating space*
- *Reduction in Maintenance Funds*
- *Inefficient building and systems*
- *Mold and sick building syndrome*
- *Expensive emergency repairs*
- *Devaluation of the property*

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# 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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