
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

12501 Washington Avenue

Technical Construction Document Review & Construction Quality Assurance



Project consists of 30,000 sf one story, commercial building completely renovated for a single tenant. The property was gutted to the steel structure and foundation and a new building envelope was installed. The building incorporates a fluid-applied air barrier system concealed behind brick veneer/cast stone cavity wall construction supported on cold-formed metal framing with sheathing and continuous insulation. Aluminum frame storefront comprises the fenestration. Roofing consists of a tradition, four-ply built-up system over insulation on the existing steel deck. The project is located in Rockville, Maryland.

Challenge: Review the construction documents to identify requirements for air barrier integration with building envelope components including foundation waterproofing, cavity wall flashing, fenestration and roofing and provide construction quality control to ensure continuity and proper installation.

Value Added: D&A's technical review of construction documents was critical as the renovation was in progress at time of engagement. Quality control site observations utilized the knowledge gained through the technical review to identify issues with air barrier integration, along with masonry, fenestration and roofing installations allowing for expedient recommendations to mitigate air, vapor and water infiltration.

Service performed: Technical construction document review of plans; quality assurance during construction

Client: HighPoint Consulting, LLC

Architect: DNC Architects

Duration: 2012

Developer: JBG Companies