

Selecting a Building Envelope Consultant



Homeowner
Protection Office
Branch of BC Housing

WHAT DOES A BUILDING ENVELOPE CONSULTANT DO?

Building envelope consultants can assist strata councils to identify and assess damage to a leaking building, develop options for a repair strategy, administer construction contracts and investigate the cause and source of the water damage for legal purposes.

FINDING A BUILDING ENVELOPE CONSULTANT

Your municipality or regional district may have a list of building envelope consultants that you can consider.

You can also get referrals from other strata corporations that have gone through similar major repairs or through the Architectural Institute of BC (AIBC) at 604-683-8588 or the Association of Professional Engineers and Geoscientists of BC (APEGBC) at 604-430-8035.

SELECTING A BUILDING ENVELOPE CONSULTANT

The interviewing and selection process is time consuming for both parties. Experience from other strata corporations suggests that the short list for interviewing should not be longer than three candidates.

It is important to thoroughly investigate each building envelope consultant's experience and success. During your selection process, determine the following:

- What relevant experience do they have with major repairs for strata corporations? Ask for referrals from past clients, preferably those who have had a major repair done at least one year ago. Look for experience with buildings similar to your own (e.g., high-rise, low-rise, number of units and type of exterior cladding system).
- What are the consultant's views on building envelope repairs? What successes have they had in implementing those ideas?
- What size of project(s) have they worked on?
- Who would be the assigned staff person, if it is a large firm? Meet that person to determine if the strata council members involved would be able to develop a comfortable working relationship with the building envelope consultant.
- What are the qualifications of the staff that would be used?

- What would the repair process be like?
- How often would they report to the strata council?
- What would be their availability to attend general meetings of the strata corporation?
- How often would they be on site during the repairs?
- What experience do they have as a Coordinating Registered Professional (CRP)?
- What experience do they have in administering construction contracts?
- How would they select persons to recommend to the strata corporation if other architects or engineers needed to be hired?
- Can they provide references from litigators they have worked for on previous projects?
- Has there been any legal actions against them for inadequate repairs?
- Do they have effective investigation strategies?
- Do they have a history of providing sufficient documentation on problems and causes of building envelope damage?
- Do they have professional liability insurance coverage?
- Could there be a conflict of interest with the original developer?
- What is their fee structure?

FOR MORE INFORMATION CONTACT

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