(106) Documentation of Complex Building Enclosures

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“I’ve never done that before!”
“Design Intent”
“Design Intent”
“Design Intent Documentation is a method of communicating project requirements in which boundaries are clearly defined in terms of performance, aesthetics, sequence, and expectations, while allowing for a variety of products and installation methods to achieve the desired result. A wider range of graphic techniques can be employed in design intent documentation than in traditional construction drawings.”

“Design Intent”
• Can be 2D or 3D
• Is different from “Delegated Design”
• Usually addresses sequence and/or means and methods
• Is tied to minimum performance requirements
• Should be vague only where vagueness is intentional
• Should be known to work

“Design Intent”
“Drawings should of course include plans, sections, elevations and details to show how the building is to be built. However additional drawings can be provided that illustrate the Design Intent for the project. These drawings globally describe the end product that is desired in several ways. While these are very valuable in bidding and construction documents, they can also be helpful in the early design stages. Design intent documents can be used to clearly illustrate the designer’s proposed approach to the owner, estimator or CM to achieve buy in at early stages.”
Drawings
Drawings
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Drawings
“Project specifications can do more than just list the products and materials to be used in the project. They should complement the drawings to fully communicate the Design Intent. By thoroughly describing the desired outcome of systems, the contractor can fully understand the Design Intent in order to bid and plan the work effectively.”

Specifications
3.3 Mock Ups

A. Intent of mock ups is to ensure that the owner, contractor and design team have a chance to reach a comfort level with the proposed design and construction of the indicated building element prior to its installation. Contractor to coordinate installation of mockup as early in construction schedule as possible to allow maximum opportunity to adjust details and methods without unnecessary impact to cost and schedule.

B. Shop drawings for building elements included in required mock ups may not be approved until the required mock up is approved.

C. Mock up must be completed at least 30 days prior to installation of any building elements included in the mock up.

D. Contractor will make revisions, corrections and adjustments to the mock up as necessary to fulfill the intent of the mock up.
**FLUID-APPLIED MEMBRANE WEATHER BARRIERS**

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H. Shop drawings: Include all details for the project and any additional details proposed to comply with contract requirements and manufacturer’s recommendations.

1. Mark all details to indicate any proposed deviations required to comply with contract requirements or manufacturer’s recommendations.
2. Note on all details all products proposed to comply with contract requirements that form part of the weather barrier.
3. Provide written indication that the submitted shop drawings have been coordinated with all other trades involved in providing a completely sealed building enclosure and that all compatibility and sequence issues have been resolved.
“While documentation is the key to bidding and enforcement, meetings can have a key role in fully communicating the Design Intent to contractors.”

Meetings
Meetings

• Pre-bid
• Pre-submittal
• Mock-up
• Pre-installation
“While it runs counter to long standing traditions in the design community, clearly and intentionally documenting Design Intent is an effective way of giving the contractor what they need to perform the work well, thereby achieving a successful job that benefits the owner, contractor, and designer.”

Conclusion
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