Poorly installed weather resistive air barrier resulted in major rework and over 75% of construction defects are due to water intrusion, air leakage, and poor workmanship.

An installation error was noted by a QAP auditor during a routine quality control site visit. The flaw was quickly rectified (no rework or change order required) thus avoiding possible moisture and air intrusion after the cladding was installed.
Multi-Faceted Approach - Integrated Components

Contactor Accreditation

QAP contractors are trained, accredited, and have signed agreements with ABAA to follow installation guidelines and correct deficiencies. They must meet bonding/insurance requirements, employ ABAA certified installers, and possess the equipment to install and test their work.

Installer Certification

QAP installers are trained and certified by ABAA. To qualify they must have a minimum of 3,000 hours of documented work experience in air barrier/water resistive barrier installation. Typically, certified installers work for QAP accredited contractors.

Evaluated Assemblies

ABAA has tested over 100 manufacturer air barrier WRB assemblies that were tested in accordance with ASTM E2357 and many other stringent evaluation criteria. By specifying evaluated materials, design professionals can limit their liability and be assured that materials will meet and exceed stated specifications.

Field Documentation

Each day, certified installers are required to document the installation process, inspect, and fix deficiencies. The reports are submitted to the construction site QA office and, in turn, provided to the general contractor and design professional.

Onsite Field Audits

ABAA field auditors confirm compliance with project specifications, manufacturer installation guidelines, and ABAA Site Quality Assurance Program. Auditors review substrate preparation, compatible materials, applications, and repair procedures. Audit findings are distributed to the: owner, architect, manufacturer, GC and accredited contractor.

Final ABAA Audit Confirmation

Upon audit completion, the final report, including a photo log, is submitted to the ABAA Site Quality Assurance Program office for a final review by seasoned building science professionals. Thereafter, it is filed and distributed to the owner, architect, manufacturer, GC, and accredited contractor.
$ Proven Approach - Mitigate Claims

For a fraction of the overall building cost, you can ensure PROPER DESIGN, PROPER MATERIALS, and PROPER INSTALLATION for the most difficult to maintain component of your building: the wall assembly and air barrier system.

— = QAP cost compared to overall construction cost

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Building Cost</th>
<th>ABAA Installed Air Barrier</th>
<th>QAP Investment</th>
<th>Audits</th>
<th>% of Job Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strip Mall</td>
<td>$6,390,000</td>
<td>11,348 sq. ft.</td>
<td>$4,964</td>
<td>2</td>
<td>.08%</td>
</tr>
<tr>
<td>Small Hotel</td>
<td>$17,280,000</td>
<td>17,280 sq. ft.</td>
<td>$5,468</td>
<td>2</td>
<td>.03%</td>
</tr>
<tr>
<td>Medium Office</td>
<td>$24,334,400</td>
<td>10,975 sq. ft.</td>
<td>$4,932</td>
<td>2</td>
<td>.02%</td>
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<tr>
<td>Large Hotel</td>
<td>$65,594,884</td>
<td>33,849 sq. ft.</td>
<td>$6,877</td>
<td>2</td>
<td>.01%</td>
</tr>
<tr>
<td>Secondary School</td>
<td>$51,037,800</td>
<td>27,040 sq. ft.</td>
<td>$6,298</td>
<td>2</td>
<td>.01%</td>
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<tr>
<td>Large Office</td>
<td>$276,224,400</td>
<td>64,480 sq. ft.</td>
<td>$11,480</td>
<td>3</td>
<td>.004%</td>
</tr>
</tbody>
</table>

*References
Pricing from blog entry: https://www.levelset.com/blog/commercial-construction-cost-per-square-foot
Wall area based on DOE prototypes
QAP costs based on QAP Calculator
Audits determined by ABAA wall area
QAP by the Numbers

- **23,000+** QAP Specified Projects
- **91 Million** Sq. Ft. of QAP Audited Air Barrier installation
- **2,705** Certified and Registered Installers
- **6,800+** Audits
- **123** Evaluated Materials

What are the Next Steps?

Add the following phrasing to your Division 7 specification to include the Quality Assurance Program (QAP):

**QAP SPECIFICATION LANGUAGE**

Installer Qualification: Use accredited contractor, certified installers, evaluated materials, and third-party field quality control audits.

Manufacturer Qualification: Use ABAA evaluated materials from a single manufacturer regularly engaged in air barrier material manufacture. Use secondary materials approved in writing by primary material manufacturer.

Visit [www.airbarrier.org/qap-overview](http://www.airbarrier.org/qap-overview)
Building Quality, Reducing Risk, and Mitigating Moisture:
QAP is a job site program that ensures proper materials, installation, and inspection of the air and moisture barrier system.

How does QAP help me?

- **Architects**
  - Manages risk, offers 3rd party impartial resource, and provides owner a high-performance building

- **Building Consultants**
  - Partner on proper installation, quality control integration, opportunity to perform services for the ABAA

- **General Contractors**
  - Reduces rework, minimizes risk of moisture claims, and offers highly trained contractors

- **Installation Contractors**
  - Offers first class impartial training programs setting you apart from the competition

- **Manufacturer**
  - Ensures installation by qualified trades, monitors installation, and reduces field rep visits

- **Building Owner**
  - Protects your investment, maximizes energy savings, and reduces operating costs for the life of the building