

Innovative Building Envelope Consultants, Inc.

(Formerly Innovative Roofing Consultants, Inc.)

IBEC provides consulting services for roofing, waterproofing, exterior building finishes, traffic coating and related projects on new and existing structures for residential, commercial, industrial, institutional, and historical buildings and facilities. We have specialized in unique and complex projects that are detail-oriented and require innovative solutions. We have successfully completed several thousand projects.

Areas of Specialization:

- Roofing
- Waterproofing
- Exterior building finishes
- Traffic coatings
- Historical restoration
- Moisture problems
- Leak and failure investigation
- Ventilation and Condensation
- Snow-climate design
- Expert Witness Service

Our Strengths:

- Detail-oriented
- Organized
- Creative
- Inventive
- Resourceful
- Thorough
- Proficient

Services Offered

Budgeting

- Assist building owners and managers in preparing budgets
- Provide comparative cost analysis for new roofing, reroofing, waterproofing, traffic coating, exterior building finishes, and repair and maintenance work

Consulting

- Answer questions and provide information concerning design, construction, and related issues
- Provide comparative analysis of materials and systems including pertinent product data, its advantages and disadvantages, and comparative costs

Contract Development

- Assist building owners and managers in preparing contracts including qualification requirements, such as insurance, licensing, experience, workforce, and equipment (contracts typically define work schedules, payment schedules, guarantee periods, and other factors designed to protect the owner, eliminate confusion, and avoid problems during construction)

Design and Specification

- Prepare or review specifications, plans, and drawings

Dispute Resolution

- Provide informal dispute mediation involving problems related to contracts, change orders, warranties, guarantees, material failure, improper application, systems failure, improper design, and other related issues

Expert Witness Service

- Has provided consulting services for several hundred projects involving some type of legal action
- Answer discovery requests and interrogatories
- Give testimony and provide evidence at mediation, arbitration, depositions, in court, and in other legal proceedings

Quality Assurance Observations

- Provide one-time, part-time, or full-time daily observations during construction to ensure proper installation
- Submit written reports with photographs as needed

IBEC's professional staff collaborates with qualified architectural, engineering, and consulting firms to offer the experience and knowledge necessary for durable and cost-effective solutions.

Project Administration and Coordination

- Prepare specifications, drawings, and contracts
- Secure bids and qualify contractors
- Coordinate the work of design professionals and contractors
- Perform quality assurance observations of the work in progress
- Compile final project reports, including pertinent product data, contracts, specifications, plans and drawings, as-built drawings, observation reports and photographs, change orders, correspondence, final observations, checklists, and guarantees and warranties

Roof Management

- Provide ongoing building management or assist building owners and managers in developing and implementing roof management programs tailored to individual needs and resources (programs can include computer software programs, reference manuals, personnel training, periodic inspection schedules, maintenance, repair and reroofing schedules, budgeting procedures, etc.)

Seminars and Workshops

- Offer non-accredited seminars and workshops for management and maintenance personnel, which provide the latest information on roofing, waterproofing, exterior building finishes, traffic coatings, products, systems, and related topics
- Provide information and training, including videos, slides, text, visual aids, samples, and hands-on experience, in the use of tools and the application of materials

Structural Analysis

- Provide roof structure surveys and evaluations
- Identify structural defects, deficiencies, and the need for seismic upgrading

Surveys, Evaluations, and Recommendations

- Conduct visual surveys of existing roofing and exterior building finishes to determine the need for maintenance, repair, or replacement (surveys can include test cuts; core samples; material testing; infrared and other nondestructive surveys; aerial roof photographs; digital video; and digital photographs and 35 mm photographs)
- Surveys include written reports with a description of conditions observed, evaluations, recommendations, and estimated costs for design and construction work

Type of Projects

IBEC has provided consulting services on all types of structures, including

- Apartment buildings
- Churches
- Commercial buildings
- Condominiums
- Hospitals
- Hotels
- Industrial buildings
- Lodges
- Military facilities
- Residences
- Schools
- Shopping malls
- Ski resorts
- Temples

Significant Projects

IBEC has extensive experience providing consulting services for challenging and unique roofing, waterproofing, exterior building finish and traffic coating projects, including

- Brian Head Ski Resort
- BYU Marriott Center
- Canyons Ski Resort
- Cathedral Church of St. Mark
- Deer Valley Ski Resort
- Eagle Gate Tower Office Building
- Gateway Mall
- Grand America Hotel
- Jackson Hole, Wyoming
- JC Penney Office Building
- Matheson Court House Building
- Park City Ski Resort
- Rio Grande Railroad Station
- Samoa Temple
- Snowbird Ski Resort
- Solitude Ski Resort
- Sun Valley, Idaho
- Union Pacific Railroad Station
- University of Utah Marriott Library
- Utah State Governor's Mansion

Distinctive Experience

Independent Consulting and Roofing Management for the State of Utah Division of Facilities Construction and Management (DFCM), from 1992 to 1996

IBEC is the only independent consulting company to provide ongoing, long-term consulting and roof management services for the State of Utah Division of Facilities Construction Management.

- Managed new roofing, reroofing, and roofing repairs on more than 3,000 buildings
- Prepared and managed yearly roofing budgets up to \$6,000,000
- Reviewed plans for new construction and reroofing as well as specifications for roofing and waterproofing projects
- Helped develop roofing policies and procedures for DFCM staff
- Developed and implemented a state roof management program and assisted state agencies and institutions with other roofing inspection and maintenance programs
- Helped develop roofing design criteria for private sector firms performing design work for the State of Utah
- Helped develop criteria for qualifying roofing manufacturers, contractors, architects, and engineers performing work for the State of Utah
- Worked with and coordinated the work of architects and engineers who provided new roofing and reroofing design and project coordination services
- Helped write a master plan specification for built-up roofing
- Helped write guarantees and warranties
- Performed roof surveys for the purpose of preparing budgets
- Performed roof observations and evaluations to determine the need for roofing repairs, maintenance, or replacement
- Developed and managed the Utah State Correctional Industries (UCI) Inmate Roofing Repair Program
 - Identified equipment and materials
 - Trained UCI foreman and inmate staff
 - Scheduled all roofing repair and maintenance work

Related Topics

IBEC provides information on and services for the following types of roofing, waterproofing, exterior building finishes and traffic coating topics:

- “American Thatch” roofing (steam-bent wood shingles)
- American Society for Testing and Materials (ASTM)
- Asbestos Containing Roofing Materials (ACRM) abatement
- Asbestos shingles
- Bird repellents
- Cold roof construction
- Condensation
- Contracts
- Cool roofs
- Decks

IBEC offers competent, detailed services to complete even the most challenging and unusual roofing, waterproofing, exterior building finishes, traffic coating, and historical restoration projects.

- Drainage and slope
- Drains
- Efflorescence
- Expansion joints and area dividers
- Factory Mutual (FM) standards
- Fasteners
- Green roofs
- Guarantees (contractor and manufacturer)
- Gutters and downspouts
- International Building Code (IBC)
- Inverted Roof Membrane Assembly (IRMA)
- Laboratories
- Life-cycle costing
- Lightning protection
- Maintenance and repair
- Material testing
- Moisture problems
- Mold & mildew
- OSHA regulations
- Pavers
- Roof conversions (flat to steep)
- Seismic upgrade of roof deck
- Sheet metal
- Skylights
- Snow retention systems
- Snowmelt systems
- Stucco (EIFS and cementitious)
- Temporary roofing
- Underwriters Laboratories (UL) standards
- Uniform Building Code (UBC)
- Vapor retarders
- Ventilation
- Walkways and walkpads
- Warranties (contractor and manufacturer)

A complete list of roofing, waterproofing, exterior building finish, traffic coating, and historical restoration information and services can be provided on request.

References

Major clients have included:

- Architects
- Attorneys
- Boyer Company
- City, county and state governments
- Contractors
- Davis County School District
- Federal Government
- Granite School District
- Insurance companies
- Micron Technologies
- Property management companies
- Qwest
- Realtors
- Residential clients
- Sinclair Oil
- The Church of Jesus Christ of Latter-day Saints
- U.S. Military
- U.S. Postal Service
- Utah Department of Transportation (UDOT)
- Utah State Division of Facilities Construction Management (DFCM)
- Weber County School District

Additional project information with photographs, client references, and contacts is available on request.

Organization Memberships

IBEC maintains membership in the following local and national professional organizations:

- National Roofing Contractors Association (NRCA)
- Roofing Consultants Institute (RCI)
- Utah Roofing Contractors Association (URCA)
- Western States Roofing Contractors Association (WSRCA)