

Levelton Consultants Ltd.'s Building Science Division is at the forefront of the Building Envelope consulting industry in British Columbia. Building Science Engineering is the science relating to the design and maintenance of the building envelope, (the structural assembly of materials, such as walls, windows, and roofs that separate dissimilar environments). The Building Science specialists at Levelton have been helping property owners maintain and improve their property values since 1980. Our Building Science personnel have been involved in research and development, design and specification for new construction, construction review and testing, remediation of building envelope problems, and litigation support. The professional staff at Levelton has serviced and is continuing to service many of the structures with water ingress problems in British Columbia.



Levelton's Mission Statement

In concert with Levelton's Corporate Mission Statement, the Building Science Division is committed to delivering the highest quality, innovative, efficient, and cost effective solutions to meet our clients' building science needs. We do this through continued self-improvement, research, investigation, and application of extensive expertise acquired through education and past experience.

Levelton's Building Science Division has earned a long-standing reputation for quality in the fields of building envelope design for new construction and rehabilitation of wall, roof, and window systems. We offer a full spectrum of services to clients including design for new construction, restoration of building envelopes, forensic investigation, window testing, litigation support, roofing consulting (RCABC and RCI certified), below-grade waterproofing, fenestration consulting, and presentations to Strata corporations, co-operative housing, public housing, and school districts.



LEVELTON

Wall and Window Review using a boatswain's chair



Services Offered

Our services have been divided into four categories for ease of reference: Investigation, Rehabilitation, New Construction and Other Services.

Investigation and Building Envelope Condition Assessment:

- Review of original design documentation and historical performance of the building envelope
- Visual review from both interior and exterior of walls
- Moisture content surveys
- Exploratory openings
- Window testing
- Mould and indoor air quality analysis
- Building envelope monitoring

Rehabilitation:

Prior to construction, our Building Envelope Professional Services include:

- Design development of repair options
- Preparation of tender documents (drawings and specifications)
- Conduct pre-tender meetings with qualified contractors to review on-site conditions and details pertaining to the specified work

During construction, our Project Management Services include:

- Review of the work as it progresses and preparation of field review reports
- Performance of testing as required
- Provision of certificate of payments, change orders as required

Following construction, our Review Services include:

- Review of the work prior to the expiration of the warranty period for signs of premature deterioration or failure
- Advice to clients and warranty providers of deficiencies

Other Services:

Levelton can model thermal performance of windows using **Frame**, a software program that is the basis of CSA A440.2 and NFRC 100 (national standards for the evaluation of window thermal performance). For more information, visit NRCan's web site www.nrcan.gc.ca. Levelton's fenestration expertise and modeling capabilities are additional services available to assist our clients in choosing an appropriate window system for any application.

Levelton Consultants Ltd.

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