LIBERTY BUILDING FORENSICS GROUP® *Beyond Consulting*

CASE STUDY

Project: FAU Engineering Building
Client: Leo Daly Architects

LBFG Staff:

- **George H DuBose, CGC**—Project Expert
- **Richard Scott, AIA**—Forensic Architect
- **Donald B Snell, PE** - Forensic Engineer

The Problem:

The building design was comprised of innovative building and system features which were selected in order to meet LEED® requirements and to obtain a LEED® Platinum level of certification. LEED® rating system has not been adapted for the conditions of our warm and humid climate and that the selection of certain systems and features to meet the LEED® Platinum level in our warm and humid climate increase the risk for moisture problems in this building. These systems required increased level of startup, commissioning, and more importantly maintenance in order to maintain good moisture control conditions over time. As such, it was important that building performance criteria, especially those applied to warm humid climate design was implemented to minimize conditions conducive to moisture problems. These include pressurization, indoor air conditions, building leakiness, water infiltration, and condensation control .

The Solution:

Liberty provided building commissioning and peer review services and made recommendations for long term maintenance issues with special emphasis on chilled beam systems and moisture intrusion prevention.

The Challenge:	LEED platinum building construction with adaptive needs in a warm and humid climate.
The Solution:	LBFG provided commissioning services to help adapt building design to climate.
The Results:	Award-winning building completed.

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ALL THINGS MOISTURE