QAP

Quality Assurance Program

Air Barrier Quality Assurance Program

air barrier association of america

What Does QAP Offer?

Less Rework - Minimized Liability

Poorly installed weather resistive air barrier resulted in major rework and over 75% of construction defects are due to water instrusion, 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 intrustion 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

Strip Mall

Building Cost: $6,390,000
ABAA Installed Air Barrier: 11,348 sq. ft.
QAP Investment: $4,964
Audits: 2

% of Job Cost: .08%

Small Hotel

Building Cost: $17,280,000
ABAA Installed Air Barrier: 17,280 sq. ft.
QAP Investment: $5,468
Audits: 2

% of Job Cost: .03%

Medium Office

Building Cost: $24,334,400
ABAA Installed Air Barrier: 10,975 sq. ft.
QAP Investment: $4,932
Audits: 2

% of Job Cost: .02%

Large Hotel

Building Cost: $65,594,884
ABAA Installed Air Barrier: 33,849 sq. ft.
QAP Investment: $6,877
Audits: 2

% of Job Cost: .01%

Secondary School

Building Cost: $51,037,800
ABAA Installed Air Barrier: 27,040 sq. ft.
QAP Investment: $6,298
Audits: 2

% of Job Cost: .01%

Large Office

Building Cost: $276,224,400
ABAA Installed Air Barrier: 64,480 sq. ft.
QAP Investment: $11,480
Audits: 3

% of Job Cost: .004%

*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

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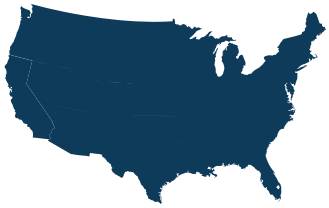
air barrier
abaa
association of
america

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

2019 YTD

123

Evaluated Materials

What are the Next Steps?

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

Calculate your investment

Div. 7 Specs

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**

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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?