



The Envelope Study

If it had to be distilled down to one sentence, an Envelope Study could be defined as an “investigation into a building’s ability to shed water.” It’s a detailed analysis of our walls, roofs, balconies, gutters, downspouts, windows and doors.

After completing the investigation, the company providing the study (in our case - RDH Building Sciences) offers recommendations as to what improvements are needed to improve that water-shedding capability.

Many of the recommendations can be classified as routine and mundane. #18, for example: “Inspect and maintain windows” or #41: “Replace roof tiles....where missing.”

On the other hand, some recommendations are anything *but* routine, and can be quite expensive – the rebuild of our planter boxes was a recommendation from the 2015 Envelope Study.

Understanding the report requires a new vocabulary.

What many would call a cement block is actually a CMU - a “concrete masonry unit.” Our building walls are a “CMU wall assembly.”

You learn that CMU’s can be quite porous and must not be left exposed to the elements, which is why we paint our buildings – except it’s not a paint job – it’s a “concrete re-sealing event.”

Both the 2015 and 2021 reports recommend what RDH sees as a better alternative to painting - - “clad” and protect the building walls with something better – aluminum siding? But if we continue to use paint as the water barrier, Rec #8 suggests we paint the buildings more often than our current Maintenance Plan calls for.

There’s a waterproof

membrane underneath the asphalt parking lot immediately outside the front doors of each building – under the semi-circular turnout. Like the raised planter box, it serves as part of the parking garage’s roof. There’s evidence the 30 year old membrane below the turn-out is leaking, allowing water into the garage below.

Recommendation #52? Replace those membranes in the next 20 years. Should we

wait ten years to begin, or does it make more sense to do that sooner, combining it with the planter box demolition and rebuild?

This article hardly touches on the details within this draft Envelope Study.

The draft report in its entirety is available on the Kin Living Portal. Our Reserves Committee is doing their best to dissect and understand it. Following discussions with HOA members, our Property Manager and RDH Building Sciences, the Reserves Committee will make recommendations to the Board of Directors.

Which recommendations are to be acted on? Which ones can be deferred? Ignored? It’s not some nebulous entity out there in the cloud making these decisions. It’s you and your neighbors – the HOA.

Our Property Manager acts on whatever directions the Board provides, but *the final decisions are the responsibility of the Homeowners Association.*

You’re encouraged to review the draft report from RDH Building Sciences.

Please send any comments and/or suggestions you may have to the Chair of our Reserves Committee- johng@thequintet.org