

Multifamily Central

Multifamily-ISMs:

Identifying Your Absolutes in
Materials and Methods

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Meet Your Speakers



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Who Needs ISMs?

- Developers
- Builder/Developers
- 3rd Party Contractors
- Architects / Design Professionals

What is an ISM?

- Should not to be confused with your project programming
- Materials or methods which are consistent throughout your projects under construction
- Typically are construction components or methods
- Just because something is code compliant, does not mean it is the right way to do it
- Your ISMs should serve as the cornerstone of your QA program

What is an ISM?

- Absolutes across your portfolio
- Consistent materials
- Consistent methods
- Be Purposeful
- Be Open to New Materials / Methods

What purpose do they serve?

- Consistency across your brand
- Reduced warranty calls
- Increase downstream profits
- Avoid future remediation or corrections
- Avoid future displacement of tenants resulting in loss of rent and/or off-market units

How to Develop Your Own ISMs

Questions to ask yourself as you begin to develop your ISMs

- What have I been burned on in the past?
- What are my top 5 warranty call backs?
- What are my top 5 most difficult waterproofing details?
- What do I spend the majority of my post-warranty dollars on?

How to Develop Your Own ISMs

Who can help you develop your own ISM list

- 3rd Party Inspectors
- Product Manufacturers and Reps
- Your Design Team
- Your Construction Team

How to Develop Your Own ISMs

3rd Party Inspectors/Consultants

- Waterproofing Consultants
- ADA/FHA Consultants
- Low Volt/Access Control Consultants

How to Develop Your Own ISMs

Product Manufacturers / Reps

- Housewrap & Exterior Products
- Roofing & Waterproofing Products
- Doors & Windows

Examples of ISMs

These are a few excerpts from an ISM list

Note that these can simply be verification of a process or a specific way to complete an installation

All jobs are to have and use a moisture meter to determine moisture content of wall and roof sheathing prior to installing WRB and roofing. Acceptable moisture level for OSB and plywood is <15%. FYI, 20% moisture content in wood is the threshold level for mold and decay.

Examples of ISMs

All Student Housing Jobs: Fill tubs, sinks, and vanities with water and release them simultaneously to test plumbing one final time prior to turn-over. Include one vertical stack of units for each test. This will require a person in each unit, on each level of the specific stack of units.

ALL (WRB) weather resistant barriers will be composed of a NON-WOVEN and NON-PERFORATED polyethylene or polypropylene.

All dryer and bath fan exterior wall penetrations will have Quick-Flash boots applied and taped similar to that of a window flashing-tape detail. www.quickflashproducts.com P-300 flashing boot.

Examples of ISMs

All panelized cementitious siding applications will be applied over a drain plane/rain plane. (No exceptions) This plane will consist of vertical PT or composite material applied to WRB forming the drainage area/plane behind the cementitious panels. Certain manufacturers require components of this rain plane including ventilation and bug screens. I.e. Hardy Panel.

A back up flashing tape should be included beneath/behind each vertical furring strip used to form the drainage plane. This provides an additional water intrusion defense when the furring strips are nailed through the WRB.

ISM's

- Project programming is all about what you can see, touch and feel when the project is complete
- ISMs are typically concealed but can be as much of a value add to your project as any other upgrade you choose to do
- Your ISMs should be a living document
- Your ISMs can be as minimal or exhaustive as you prefer – just like anything else, you will get out of this exercise what you put into it.

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