



FLORIDA LATH & PLASTER BUREAU

The Question:

How do I determine the best choice of a Stucco Consultant to assist me with Design, Installation or Legal issues that may arise on my project.

The Answer:

Due diligence and timing will have a inestimable positive effect on both your reputation and your bottom line.



Florida Lath & Plaster Bureau
6353 Lee Vista Blvd.
Orlando, Florida 32822
www.flapb.com

Stucco Advisory

SA-ST-#04-03.21

Choosing a Consulting Expert for Stucco Inspection or Review

It seems that there has lately been a tremendous increase in the number of claims of defective design, workmanship or supervision regarding “stucco” on projects throughout Florida. As a result, there is now a plethora of so called “experts” offering their opinions on design and installation techniques. Unfortunately, many of these consulting “experts” really have little or no knowledge or experience with stucco.

Stucco, though made with Portland Cement, is not concrete and does not behave in the same manner. Therefore, having your concrete testing lab examine your project for stucco can prove problematic. By the same token, holding a license as a Certified Engineer or Architect within the State of Florida, does not guarantee any working knowledge or understanding of the design, installation methodology, Building Code or Reference Standards requirements and intent.

When Should I choose an expert consultant?

To begin with, you will always be ahead of the game if you bring in your consultant during the design or bidding stage. Allow them to review the plans and specifications, and the proposed Scope of Work prior to bidding, so that errors, inconsistencies, or missing information can be gleaned prior to signing a contract. Having any RFIs resolved prior to bidding will save both project time and money.

Of course, bringing a consultant in early is not always possible. In these cases, having a consultant available during the construction phase can assist in resolving any issues that arise and help to reduce the chances of dispute later.

Once a project is completed and a dispute arises, it is still not too late. Choose the best consultant you can find and bring them in as soon as you receive any notification of a

possible dispute.. Waiting can only make things more difficult in the long run.

So, how should you choose a Consulting Expert for Stucco? Here are a few tips:

1) Is the potential candidate a member of and participant in any of the following primary organizations?

- * **American Standards for Testing & Materials (ASTM) – C11.02 & 03 committees.**
- * **Florida Lath & Plaster Bureau**

And secondarily, look for these organizations:

- * Florida Walls & Ceilings Contractors Association (FWCCA)
 - * Association for Wall & Ceiling Industry (AWCI)
 - Portland Cement Association (PCA)
 - Expanded Metal Lath Association (EMLA)
 - * Stucco Manufacturer’s Association
- Continuous participation in these organizations will indicate the level of understanding of the Codes and Standards including the history and intent of such.

2) Does the potential candidate have any actual construction experience (builder, plasterer, etc....)?

3) Is the candidates’ experience really in stucco or is it in One-Coat or EIFS systems.

4) Does the potential candidate hold any of the four Certifications from CSI (Construction Specifications Institute)?

- ⇒ CDT – Certified Construction Documents Technician

- ⇒ CCS – Certified Construction Specifier
- ⇒ CCA – Certified Construction Contracts Administrator
- ⇒ CCPR – Certified construction Products Representative.

5) Is the potential candidate a Florida-based and licensed entity such as General, Building or Residential Contractor or Design Professional.?

Other Advice

Document and save everything. Daily work logs, RFIs, Change Orders, Work Directives, and lots of progression photographs will aid in providing your responses. Keep copious notes of both official meetings and on-site or telephone discussions with other entities regarding work means and methods, schedules, and potential repairs or remediation.

Choosing the right consultant may save you valuable time and possibly thousands of dollars in professional and legal fees. Have your consultant give you all the information, “the good, the bad and the ugly.” Knowing where you stand at the outset is the key to successful conclusions.