



525 NW Second Street, Corvallis, Oregon 97330
tf 800.383.8855 ph 541.758.1302 fx 541.753.2264
www.claircompany.com

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Testimony HB3746

Chair Marsh, Vice Chairs Breese-Iverson and Anderson, and members of the committee, my name is John Hicks and I'm here on behalf of Clair Company to provide neutral expert testimony today on HB3746. Clair Company conducts independent third-party special inspection and material testing services, and supports local building departments for building, mechanical, electrical, and plumbing inspections, plan review, and code consulting services.

My goal today is to provide an overview of what an inspection would look like for a moisture barrier system. A moisture barrier can consist of several different types of systems from sheet applied to fluid applied. Depending on the system specified for the project, it would dictate the type and frequency of inspection.

Sheet applied systems are commonly used and typically referred to as Tyvek or a building wrap. Even though Tyvek is a manufacturer and not the type of system. Inspections for this system would be minor compared to fluid applied. The time spent on the project can be minor or extensive depending on the contractor's schedule, quality of work performed by the contractor, and size of the project. The following items are examples of what would be inspected.

- Validate the product is what the design professional has specified on the construction documents. If it is not specified, confirm it has been submitted to the design professional and approved for use.
- Observe the handling and storage of materials to determine if it is aligned with the manufacturer's requirements.
- During installation, validate if the manufacturer's installation guidelines are followed. For example:
 - Proper laps lengths at material joints.
 - Correct fasteners and spacing are met.
 - Additional sealing with specified tape or adhesive is completed.
 - Proper lapping and detailing around openings.
- Provide a written report identifying the area of work inspected and list any corrections that need to be addressed.

Fluid applied systems are a little more complex and require a higher attention to detail during installation. The time spent on the project tends to be more than sheet applied since the quality of the system is highly dictated by the installer. Like sheet applied, the extent of time for an inspector on the project would be highly dictated by the contractor's schedule, quality of the work, and size of project. The following items are examples of what would be performed by the inspector.

- Validate the product is what the design professional has specified on the construction documents. If it is not specified, confirm it has been submitted to the design professional and approved for use.
- Observe the handling and storage of materials to determine if it is aligned with the manufacturer's requirements. Generally fluid applied material is required to be stored within specific temperature ranges.

- Check lot number and expiration dates on material to be installed. This should be noted in each report for the material used that day.
- During construction, validate if the manufacturer's installation guidelines are followed. For example:
 - Validate the substrate is acceptable for the product to be installed.
 - Correct moisture content
 - Surface is clean
 - Within temperature requirements
 - Any holes or joints have been filled to an acceptable finish
 - The environmental conditions are acceptable.
 - Temperature
 - Rain, wind, or direct sun
 - The correct equipment is being used to install the product.
 - During application, confirm appropriate layers are applied if multilayer systems are used.
 - Primer
 - Mid coat
 - Final coat
 - Validate the thickness of the installed product.
 - Validate the detail work around openings is correct.
 - Validate the appropriate protection measures have been put in place for the product to properly cure. For example, using plastic to keep rain off the installed product.
 - Provide a written report identifying the area of work inspected and list any corrections that need to be addressed.

Most contractors have the intent to install and complete the installation of each product compliant with the installation guidelines. However sometimes mistakes are made and not always found by the contractors quality control personnel. As independent inspectors we are trained to look at systems from a different perspective. It is common that we observe different items that are overlooked during construction. A quality inspector can identify items during the inspection that allows the contractor to make the appropriate adjustments without having to remove or repair work.

Thank you for the opportunity to provide an insight into our role as inspectors on a project. Please let me know if you have any questions.

Respectfully Submitted,



John Hicks
Agency Manager / Principal