



Benefits

Peace of mind knowing that the robustness of your design, building or building system will stand the test of time under normal and/or stressed conditions

Future proofing today: weaknesses identified allowing specification changes to be made before site work commences

Preventative maintenance, which can lead to significant cost savings in the life of the building

Compliance with the Building Regulations assured

A key component in long-term health for building occupants

Additional marketing opportunities regarding the structure's sustainability

Determination of the real causes of building failure in existing buildings such as rampant surface interstitial condensation or structural decay

Building Materials Assessment Service

Are you designing or constructing a building or building system and want to ensure its long-term robustness, health and drying-out capability?

Would you like to know how your design or new build would cope with stressed conditions, such as flooding, a burst pipe or extreme weather?

Would you like help in proving or improving the environmental credentials of your product?

Is running condensation, dampness or rotting timbers a problem in your building? Would you like support in resolving this?

Building Life Consultancy has the expertise and uses a range of sophisticated simulation and analysis tools that can carry out assessments to your specific requirements. The tools we use include the 'WUFI' dynamic hygrothermic simulation software (from the Fraunhofer Institute), static condensation risk analysis and two and three-dimensional thermal bridge analysis.





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Services

Condensation risk analysis (using the Glaser method¹)

Dynamic simulation² of interstitial condensation, and water and vapour movement through a section of the building fabric, using actual weather data for the building's specific location and multiple orientations

Embodied carbon calculation: calculating the climate change impact of embodied carbon of a building or building system design³

As with all Building Life Consultancy services, we can plug into your team for a once-off consultation or work with you through the entire project. The service is charged hourly and first consultation attracts a 15% discount.

- 1 As set out in BS 5250 - Code of Practice for Control of Condensation in Buildings, British Standards Institute, London; and in IS EN ISO 13788 (2002) Hygrothermal Performance of Building Components and Building Elements – Internal Surface Temperature to Avoid Critical Surface Humidity and Interstitial Condensation – Calculation Methods, NSAI, Dublin
- 2 As set out in BS 15026 - Hygrothermal Performance of Building Components and Building Elements - Assessment of Moisture Transfer by Numerical Simulation, British Standards Institute, London
- 3 Using the British Standard PAS 2050

Building Life Consultancy is a Joseph Little Architects initiative, which provides specialist solutions for architects, builders and manufacturers of construction systems for low energy, environmental, healthy and sustainable construction. Ireland is faced with resource depletion, fuel poverty, health problems and the effects of climate change. As a practicing architect and environmental consultant, Joseph Little recognised that there was a lack of support for the construction industry to enable them to make the step change that is required. Architects, builders and manufacturers of building systems are at the coalface, with increased responsibility to create lower energy and higher performance structures that are good for clients, good for the environment and good for the economy. Building Life Consultancy has been created to help the construction industry make that step change. The new range of discrete services is designed to plug into all architectural practices, building companies and manufacturers of construction systems.

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