



Michael L. Williams, RRC, RWC, RRO, RCIF, RPA, CCMI, BECxP, CxA+BE, F-IIBEC  
Principal, Building Envelope Consulting, LLC  
Immediate Past President, RCI, Inc. 2018/2019

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412 S. King Street, Leesburg, VA 20175

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## PROFESSIONAL BACKGROUND AND EXPERIENCE

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BUILDING ENVELOPE CONSULTING, LLC

Leesburg, VA

**Principal**

**2010 - Present**

Founded Building Envelope Consulting, LLC (BEC) in 2006. BEC specializes in the development of roofing and waterproofing and building envelope restoration of existing buildings.

- Perform condition surveys, evaluation and design of repairs for the entire building envelope including above and below-grade waterproofing, plaza deck, roofs, walls, doors and window systems.
- Construction claims site-visits, reports, warranty studies, and expert-witness testimonies.
- Expert in building envelope commissioning.
- Expert in destructive and non-destructive leak detection.
- Perform testing of glazing assemblies per AAMA and ASTM Standards.
- Construction monitoring and contract administration.
- Design and construction specifications review.
- Successfully provided oversight on multi million dollar construction projects.
- Project experience includes multi-family low to high-rise residential, condominiums, Class A and mixed-use commercial office, hotel, religious, healthcare, primary and higher education, municipal, government/military, data center and light industrial.

ENGINEERING AND TECHNICAL CONSULTANTS, INC.

Sterling, VA

**Senior Project Manager**

**2005 - 2010**

Provided engineering and consulting services on residential and commercial projects

- Specialized in a diverse spectrum of exterior roofing material types, including standing seam metal roofing, built-up roofing, asphalt, coal tar, modified bitumen, PVC, TPO, EPDM, liquid-applied roofing, shingles, and slate
- Handled below-grade waterproofing, thru-wall flashings, doors, windows, storefront facades, sloped glazing, infrared inspections, insulation, ventilation, concrete and masonry, sealants, coatings, and site-drainage

GARDNER JAMES ENGINEERING

Ellicott City, MD

**Project Manager**

**2001-2005**

Provided investigation, design, and bidding services for roofing and waterproofing projects involving commercial, industrial, and government clients

- Performed quality assurance inspections for roofing, plaza decks, concrete parking garages, high-rise masonry and balcony projects

**AMERICAN BUILDINGS**

Eufala, AL

**Area Manager**

**1999-2001**

Managed Mid-Atlantic territory for the sales, distribution and installation of standing seam metal roofing and retrofit roof systems.

- Increased sales from \$900,000 to \$2,500,000.
- Provided architectural design review
- Provided contractor training and installation assistance

**ARCHITECTURAL METAL PRODUCTS, INC**

Omaha, NE

**Owner, Founder**

**1992-1999**

Marketed, sold, and installed architectural metal panels, standing seam metal roofing, insulated sandwich panels and miscellaneous metals

- Sold and erected pre-engineered metal buildings, self-framing structures and gas station canopies Specialized in roofing/waterproofing of school, government and industrial projects.
- Managed up to fifty full-time employees

**EDUCATION**

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Bachelor of Arts, Business Administration – University of Nebraska, Omaha, Nebraska 1986

**PROFESSIONAL REGISTRATION, TRAINING AND CERTIFICATIONS**

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Accredited Building Enclosure Commissioning Process Provider (BECxP), 2017

Accredited Commissioning Authority + Building Enclosure (CxA+BE), 2017

Certified Commercial Mold Inspector (CCMI), 2012

Registered Waterproofing Consultant (RWC) RCI, Inc., 2007

Registered Roof Consultant (RRC) RCI, Inc., 2006

Registered Roof Observer (RRO) RCI, Inc., 2002

Real Property Administrator (RPA) Building Owners Management Association, 1988

AAMA 501.2-09, Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls and Sloped Glazing Systems Training

AAMA 502-12, Voluntary Specification for Field Testing of Newly Installed Fenestration Products

AAMA 503-14, Field Testing of Newly Installed Storefronts, Curtain Walls, and Sloped Glazing Systems

AAMA 511-08, Voluntary Guideline for Forensic Water Penetration Testing of Fenestration Products Training

ASTM D7877-14, Standard Guide for Electronic Methods for Detecting and Locating Leaks in Waterproof Membranes

ASTM E779-19/ E1827-11(2017) and USACE Whole Building Pressurization Testing

ASTM C1153-10(2015), Standard Practice for Location of Wet Insulation in Roofing Systems Using Infrared Imaging

ASTM E2357-18, Standard Test Method for Determining Air Leakage of Air Barrier Assemblies

ASTM E1186-17, Standard Practices for Air Leakage Site Detection in Building Envelopes and

Air Barrier Systems

ASTM D4541-17, Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers

ASTM C900-19, Standard Test Method for Pullout Strength of Hardened Concrete

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#### PROFESSIONAL AFFILIATIONS

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RCI Inc. The International Association of Building Envelope Consultants.

- RCI Fellow, 2018
- **President of RCI, Inc. 2017/2018**
- Commissioning Task Force, 2019
- CEO Selection Committee, 2019
- Former Chapter Development Chairman
- Registered Roof Consultant Testing Committee
- 10-Year Planning Task Force
- Past President of the Mid-Atlantic Chapter, 2005-2006

American Society for Testing and Materials (ASTM)

National Roofing Contractors Association (NRCA)

International Facility Management Association (IFMA)

Community Associations Institute (CAI)

Air Barrier Association of American (ABAA)

Loudoun County Chamber of Commerce

National Institute of Building Sciences (NIBS)

Loudoun Toastmasters – Club President

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#### PUBLICATIONS

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Robert V. Grubbs, Michael L. Williams, Jason Brognano, Peter E. Rawls. *Complying with Commercial Energy Conservation Codes and Standards*. Alton, Wisconsin 2015 HalfMoon Education Inc.

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#### EXPERT WITNESS

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2008

- ***W.M. Foley Construction Corporation v. Michael Bono***  
Case No. CL32567  
Circuit Court of Loudoun County, Virginia
  - Residential Shingles, EPDM Roofing

2009

- ***The Unit Owners' Association of 1700 Kalorama Lofts v. 1700 Kalorama Condominium, LLC***  
Case No. 2006 CA 008677 B  
Superior Court of the District of Columbia
  - Concrete Coatings, Spray Urethane Roofing, Modified Bitumen Roofing, General Building Water Intrusion
  
- ***Snowshoe v. Rust Orling Architecture***  
Civil Action 09-C-25(R), Circuit

Court of Pocahontas County, West Virginia.

- Structural Insulated Panels (SIPs), Shingles
- General Building Water Intrusion

2010

- ***Westar v. Kenbridge Construction Co.***

Case No. CL08-2439

Circuit Court Chesterfield County, Virginia

- Structural Standing Seam Roofing, Architectural Standing Seam Roofing
- General Building Water Intrusion

- ***Taft Construction, Inc. v. Remington Volunteer Fire and Rescue Department, Inc.***

Case No. CL10-33

Arbitration, Fauquier County, Virginia

- Architectural Standing Seam Roofing, Vapor Retarders

2012

- ***Spotsylvania Public Schools v. Branch & Associates, Inc.***

○ Serving as Roofing Expert for Roofing Contractor

○ Architectural Standing Seam Roofing, Vapor Retarders and Condensation

2013

- ***Palisades of Towson, LLC v. TBD***

○ Serving as Waterproofing Expert for Owner in Pending Litigation

- ***The Lofts Condominium v. TBD***

○ Serving as Waterproofing Expert for Owner in Pending Litigation

- ***Hartford Condominium, c/o ProCAM, LLC v. TBD***

○ Serving as Waterproofing Expert for Owner in Pending Litigation

- ***Baroni v. Avenel***

CCOC Case 55-11

Commission on Common Ownership Communities, Montgomery County, Maryland

○ Serving as steep slope roofing expert for Owner in Litigation against homeowner's association

- ***Rosen v. Kemper***

Case No. 13 527 E02364 12

○ Served as roofing expert for the manufacturer in Litigation against homeowner

2017

- ***Lea Zewdu Mengistu & Haileul Wolday Likanos v. Roger & Hannah Champ***

General District Court, Loudoun County

Case No. GV 16007873-00

○ Served as siding expert for the plaintiffs against previous owners

- ***CW Construction & Development, LLC v. Related Properties I, LLC v. DCI/Shires, Inc.; The Hanover Insurance Company; Makson Incorporated; NGM Insurance Company; Cook Siding & Window Co.; and Total Construction, LLC***

AAA Case No. 01-15-0004-3544

- Served as exterior wall consultant expert for Pending Arbitration
- ***Berks Plant Design and Maintenance, Inc. v. GAF Materials Corporation a/k/a GAF***  
United States District Court, Eastern District of Pennsylvania  
Case No. 5:16-cv-06415 (JFL)
  - Served as roofing expert for the manufacturer
- ***Mark & Julie Montee v. University Group, Inc.***
  - Served as building envelope expert for the plaintiffs against contractor

2019

- ***Horst Realty Company, LLC, t/a Horst Realty v. SHEA Enterprises, Inc., and Building Materials Corporation of America d/b/a GAF Materials Corporation***  
Civil Action No: 2013-cv-7784-cv
  - Served as Roofing expert for the defendant

2020

- ***Silver SM Co. LLC v. Metro Orthopedics & Sports Therapy, P.C. and Centers for Advanced Orthopedics, LLC***  
Civil Action No: 466296V
  - Served as Roofing expert for the defendant
- ***Barclay Towers Condominium v. Winchester Roofing Corp., SL Universal Construction, Inc., GAF Material Corp., and John Does 1-10***  
Civil Action No: CAM L-768-17
  - Served as Roofing expert for the defendant