

Carol J. Benassi is a forensic architect with numerous years of experience as a general contractor. Her areas of expertise include initial development, design and engineering, construction, and post-completion performance evaluation. She specializes in forensic architecture providing expert consulting to attorneys in architecture and construction related disputes and insurance companies in matters related to property loss claims arising from natural or man-made events.

Ms. Benassi utilizes her expertise in building design, codes and standards, construction, and accessibility to evaluate the performance of existing buildings. Ms. Benassi evaluates the work of architects and builders for conformance with the applicable standard of care.

Education

Master of Architecture. University of Utah. 1980

BUS, Environmental Studies. University of Utah. 1977

Undergraduate Studies. Northland College.

Licenses & Certifications

Registered Architect

- NCARB Record Holder Certificate Number 77785
- State of Utah License No. 122118-0301
- State of California License No. C27548
- State of Florida License No. AR97480
- State of Nevada License No. 7227
- State of Texas License No. 26336
- State of Minnesota License No. 57319

Positions Held

Engineering Systems Inc., Irvine, California

- Senior Managing Consultant, 2017 – Present

Contact Information

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ESi Irvine

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Irvine, CA 92618

Areas of Specialization

- Construction Disputes
- Construction Defect Investigations
- Moisture Intrusion Analysis
- Building Envelope Investigations
- Construction Cost Estimating
- Building Code Evaluation & Compliance
- First Party Property Claims
- Cause & Origin Determination
- Damage Assessment, Repair Solutions, and Cost Estimates
- Standard of Care Analysis
- Americans with Disabilities Act Compliance

Madsen, Kneppers & Associates, Inc., Irvine, California

- Forensic Architect, 2016 – 2017

Thornton Tomasetti, Irvine, California

- Vice President, 2010 – 2016

C Benassi Architecture, Inc., Irvine, California

- Principal, 2002 – 2010

Coast Consulting, LLC, Tustin, California

- Managing Member, 2006 – 2009

CNA Insurance Company, Brea, California

- Staff Expert, 1999 – 2002

West Coast Property Consultants, San Diego, California

- Forensic Investigator & 3rd Party Inspector, 1998 – 1999

Industrial Contracting Engineers, Inc., Anaheim, California

- Project Manager, 1997 – 1998

Greenberg Farrow, Newport Beach, California

- Project Architect & Construction Administrator, 1994 – 1997

Controlled Abatement Service, Huntington Beach, California

- Contract Administrator, 1993 – 1994

Coast Boiler Works, Inc., Huntington Beach, California

- Operations Manager, 1992 – 1993

C Benassi Architecture, Inc., Salt Lake City, Utah

- Principal, 1985 – 1992

Birch Construction, Inc., Salt Lake City, Utah

- Majority Stockholder, 1984 – 1991

Equipment Installers, Salt Lake City, Utah

- Co-owner, 1984 – 1991

Sharp Sorensen Architects, Salt Lake City, Utah

- Intern Architect, 1983 – 1984

Deseret Medical, Inc., Salt Lake City, Utah

- Facilities Engineer, 1982 – 1983

Fox Construction, Inc., Salt Lake City, UT

- Project Manager, Estimator 1981 – 1982

Cameron Construction Co., Inc. Salt Lake City, UT

- Project Manager, Estimator 1977 – 1981

University of Utah School of Architecture, Salt Lake City, UT

- Teaching Assistant, 1977 – 1978

Continuing Education

- **Next-Level Glass Performance and Sustainability** – BNP Media, 2025
- **Introduction to Building Science** – BNP Media, 2025
- **California NetZero Design – A Guide for Architects** – PDH Academy, 2025
- **California Access Compliance** – PDH Academy, 2025
- **Design Excellence: AIA Housing Award Winners** – AIA Conference on Architecture, 2025
- **Designing for Sustainability in Division 8: Architectural Aluminum Framing** – AIA Conference on Architecture, 2025
- **Maintaining Relevance in a Time of Disruptive Technology** – AIA Conference on Architecture, 2025
- **Architects & the Economy – What Architecture Firm Billings and Other Indicators Tell Us** – AIA Conference on Architecture, 2025
- **Fire Response Session 4 | “Nothing About Us, Without Us, Is for Us” – Altadena, from the Ground Up** – AIA California, 2025
- **Ethics and Professionalism: Understanding the AIA Code of Ethics and Professional Conduct** – AIAU, 2025
- **Fire Response Session 3 | Landscape & Defensible Space: Designing for Fire Safety** – AIA California, 2025
- **Upholding Ethical Obligations to Clients in Architecture & Design** – AIAU, 2025
- **Fire Response Session 2 | Home Hardening Techniques: Fire Resistant & Cost Effective** – AIA California, 2025
- **Fire Response Session 1 | Rebuilding & Recovery: Los Angeles County Status Update** – AIA California, 2025
- **Designing for Coastal Living: Achieving Durability, Safety, and Beauty** – BNP Media, 2024
- **State-of-the-Art Washroom Design** – BNP Media, 2024
- **Designing Schools for Accessibility** – PDH Academy, 2024

- **Planning for Sustainable Development Part 2: Case Studies** – National Council of Architectural Registration Boards (NCARB), 2024
- **Planning for Sustainable Development Part 1** – National Council of Architectural Registration Boards (NCARB), 2024
- **Sustainable Design Part 1: Green Building Standards and Certification Systems** – National Council of Architectural Registration Boards (NCARB), 2024
- **Florida Building Code 8th Edition: Advanced Course** – PDH Academy, 2024
- **The Climate-Positive Benefits of Concrete in Outdoor Architecture** – BNP Media, 2024
- **Going Above and Beyond with ADA Compliance** – BNP Media, 2024
- **Zero Energy Houses** – BNP Media, 2024
- **Understanding the Architect's Standard of Care** – National Council of Architectural Registration Boards (NCARB), 2024
- **2 + 2: Achieving Outstanding Design** – AIA Conference on Architecture, 2024
- **Curtain Wall Design Applications** – AIA Conference on Architecture, 2024
- **Ripple Effects: Water-Management Best Practices for Healthy Multifamily Housing** – AIA Conference on Architecture, 2024
- **"What If?" Case Study Reviews for Low-Slope Roof System Selection** – AIA Conference on Architecture, 2024
- **Elevating Design: Small Firms and the Framework for Design Excellence** – AIA Conference on Architecture, 2024
- **Equitable Accessibility in Historic Contexts** – AIA Conference on Architecture, 2024
- **Evaluating Metal Building Systems using COMcheck TM** – BNP Media, 2023
- **2021 IBC: Building Bigger and Taller with Low Carbon Wood** – BNP Media, 2023
- **Client Pressure and the Duty of the Architect** – National Council of Architectural Registration Boards (NCARB), 2023
- **Linear Drain System Specification 101 for Accessible Bathrooms and Wet Rooms** – BNP Media, 2023
- **Picture This!** – BNP Media, 2023
- **2018 IECC Residential Thermal Envelope: The Designer's Perspective** – AIA Nevada, 2023
- **ADA – 2023 and Beyond** – AIA Nevada, 2023
- **How Architects and Designers Can Help to Reverse Climate Change While Becoming More Popular and Even More Attractive** – AIA Nevada, 2023
- **Legislative Shifts and How to Effectively Use Contracts to Protect Yourself** – AIA Nevada, 2023

- **Professional Ethics for Architects** – PDH Academy, 2023
- **Preparing for the Inevitable: Mitigating Climate Threats Through Design** – AIA Conference on Architecture, 2023
- **Maximizing Envelope Performance with IMP Integrated Components** – AIA Conference on Architecture, 2023
- **Designing with Commercial/Industrial Insulated Metal Wall Panels** – AIA Conference on Architecture, 2023
- **Outdoor & Work-From-Home Spaces: Tools for Environmental Justice in Housing** – AIA Conference on Architecture, 2023
- **Champlain Towers Collapse: Professional & Legal Implications for Design Firms** – AIA Conference on Architecture, 2023
- **Reduce Waste, Cost & Delivery Time with Modular Construction** – AIA Conference on Architecture, 2023
- **Designing Walls for Control of Air, Water, Thermal, & Vapor** – AIA Conference on Architecture, 2023
- **Coatings Failures: Corrosion of Metals** – AIA Conference on Architecture, 2023
- **Versatile Aluminum Railing Systems: Quick to Install, Designed to Last** – AIA Conference on Architecture, 2023
- **Designing for Accessibility & Beauty** – AIA Conference on Architecture, 2023
- **Advance Leadership & Career Skills Through Emotional Intelligence** – AIA Conference on Architecture, 2023
- **Designing for Value: Balancing Competing Goals When Selecting Building Materials** – AIA Conference on Architecture, 2023
- **Windows of Opportunity: How Operable Glass Leads to Sustainability, Well-Being and “The Cool Factor”** – BNP Media, 2022
- **Sustainability in Action: Working Towards 2030 Climate Goals** – BNP Media, 2022
- **Insulated Metal Panels and the Protective Barrier Concept** – BNP Media, 2022
- **Concrete Innovations: Sustainability and the Role of Concrete in Net Zero Design** – BNP Media, 2022
- **Emerging Trends in High-Performance Building Enclosures** – BNP Media, 2022
- **Getting to Zero in Affordable Housing: Design Solutions for Delivering High-Performance Multifamily Affordable Housing** – BNP Media, 2022
- **Embodied Carbon: Take Action to Reduce the Carbon Emissions of Building Materials** – BNP Media, 2022
- **Concrete Impacts: Maintaining Performance and Reducing Carbon with Portland-and-Limestone Cement** – BNP Media, 2022

- **Less is More Sustainable: Taking a Pre-engineered Approach to Reducing Embodied Carbon** – BNP Media, 2022
- **Embodied Carbon Basics – Tools and Strategies** – BNP Media, 2022
- **Glass Options for Enhanced Building Design** – BNP Media, 2022
- **Embodied Carbon and the Envelope** – BNP Media, 2022
- **Carbon 101: What it is and How to Talk About it** – BNP Media, 2022
- **Spray Polyurethane Foam as a Continuous Insulation** – BNP Media, 2022
- **Specifying Aluminum High Performance Windows and Doors** – BNP Media, 2022
- **Commercial Roofing as a Sustainability Benefit Multiplier** – BNP Media, 2022
- **Zero Energy Schools: How Innovative Concrete Systems are Making it Possible** – BNP Media, 2022
- **How to Calculate the Wood Carbon Footprint of a Building** – BNP Media, 2022
- **Having it All** – BNP Media, 2022
- **Enhancing Sustainability through Materials and BIM** – BNP Media, 2022
- **How BIM Helps Firms Achieve Sustainability and Long-Term Success** – BNP Media, 2022
- **Comfort Meets Creativity: Designing for Wellness and Longevity with Sustainable Products and Cool Color Trends** – BNP Media, 2022
- **Professional Ethics for Architects** – PDH Academy, 2022
- **Accessible Restroom Design** – PDH Academy, 2022
- **Advanced Sustainability Potential Using Metal Building Systems** – BNP Media, 2022
- **Analysis of Changes to the 7th Edition Florida Building Code: An Advanced Course** – PDH Academy, 2022
- **Architecture for Disaster Relief** – PDH Academy, 2022
- **How to Calculate the Wood Carbon Footprint of a Building** – BNP Media, 2022
- **Contending with Corrosion in Metal Exteriors** – BNP Media, 2022
- **New Accommodations for Diversity** – BNP Media, 2022
- **Designing for a New Age of Accessibility** – BNP Media, 2022
- **The Benefits of Barrier-Free Showers and Best Practices for Their Design** – BNP Media, 2022
- **Professional Conduct Part 3: Accountability** – National Council of Architectural Registration Boards (NCARB), 2022
- **Advanced FBC, The 6th Edition (2017) Florida Building Code-Building** – The Media Factory, Inc., 2022
- **Cal OES Safety Assessment Program** – AIA Orange County, 2022

- **Show Your Mettle** – BNP Media, 2021
- **Architectural Excellence with Insulated Metal Panels** – BNP Media, 2021
- **Pathway to Resilience** – BNP Media, 2021
- **Professional Conduct Part II: Competence** – National Council of Architectural Registration Boards (NCARB), 2021
- **2020 Advanced Building Code, 7th Edition - Accessibility** – Titan Continuing Education, Inc., 2021
- **Testing and Specifying Metal Roofs in High Wind Areas** – BNP Media, 2021
- **Designing Healthy and Productive Workspaces and Buildings** – PDH Academy, 2021
- **What's New in Residential Design?** – BNP Media, 2021
- **Starting From the Bottom** – PDH Academy, 2021
- **Energy Concerns: Roofs, Doors, Windows, & Skylights** – PDH Academy, 2021
- **AIAOC Project Delivery Symposium – Constructability: “How the Events of 2020 are Shaping Project Delivery over the Next Five Years”** – AIA Orange County, 2021
- **Simplifying the ADA** – PDH Academy, 2020
- **Fire Engineering for Structural Steel Buildings** – Hanley Wood, LLC, 2020
- **Interior Extruded Aluminum Trim Bridges Commercial and Residential Projects** – Hanley Wood, LLC, 2020
- **Minimizing Risk and Optimizing Construction Management with Rainscreen Specification** – Hanley Wood, LLC, 2020
- **Kitchen Design for the Next Generation: Sustainability, Planned Durability, and Mindfulness** – Hanley Wood, LLC, 2020
- **Achieving Design Objectives with Metal Roofs and Metal Facades** – BNP Media, 2020
- **Beyond ADA: Multigenerational Public Restroom Design** – Hanley Wood, LLC, 2020
- **Commercial Rooftop Solar Design Explained** – BNP Media, 2020
- **Professional Conduct Part I: Registration** – National Council of Architectural Registration Boards (NCARB), 2020
- **Aging in Place** – PDH Academy, 2020
- **Designing for Energy Efficiency** – PDH Academy, 2020
- **Form-Based Zoning for Architects: Making Places for People** – PDH Academy, 2020
- **Existing Building & Energy Conservation: An Advanced Building Code Course** – PDH Academy, 2020
- **Advanced FBC, The 6th Edition (2017) Florida Building-Code-Building** – The Media Factory, Inc., 2019

- **The Beautiful, Modern, Budget-Friendly Floating Staircase** – BNP Media, 2019
- **A New Era of Exterior Sealants** – BNP Media, 2019
- **Sealing the Envelope** – BNP Media, 2019
- **ANSI/NSF 347: The Architect's Guide to Specifying Sustainable Single Ply Membrane Roofing Materials** – BNP Media, 2019
- **Resilient & Sustainable Terrazzo** – BNP Media, 2019
- **Below-Grade Waterproofing Systems and Design** – BNP Media, 2019
- **Continuous Perimeter Foundation Vents** – BNP Media, 2019
- **Climate, Carbon, and Human Health** – BNP Media, 2019
- **How Windows and Doors Can Make a House Feel Good** – BNP Media, 2019
- **Seismic Design** – BNP Media, 2019
- **Code-Compliance Conflicts in the Exterior Wall Assembly** – BNP Media, 2019
- **2019 5-Hour ADA for California Architects License Renewal MCE** – ADAACCESS.US, 2019
- **Design Driven by Accurate Cost Data** – BNP Media, 2019
- **To Code and Beyond** – BNP Media, 2019
- **Specifying the Latest in Metal Buildings** – BNP Media, 2019
- **The Energy Code and Plaster Assemblies** – Western Wall & Ceiling Contractors Association, 2019
- **The Architectural Headaches of Energy Codes and Inspections Issues for Contractor Part 2** – AIA Orange County, 2018
- **Harvesting Rain: System Design for Strategic Rainwater Capture** – BNP Media, 2018
- **Facades: Beauty Starts Skin Deep** – BNP Media, 2018
- **Smart Bathrooms – How Material Science and Technology Are Advancing Bathroom Design** – Hanley Wood, LLC, 2018
- **Fundamentals of Concrete (Part 2) – Mix Design and Field Practices** – Hanley Wood, LLC, 2018
- **Fundamentals of Concrete (Part 1) – Materials in Mix Design** – Hanley Wood, LLC, 2018
- **2010 ADA Part 3 – Accessibility Standards – Chapters 1-2** – Titan Continuing Education, Inc., 2018
- **The Architectural Headaches of Energy Codes and Inspections Issues for Contractor Part 1** – AIA Orange County, 2018
- **The New Benefits of Designing with BIM** – BNP Media, 2018
- **Advanced Florida Building Code, 6th Edition (2017) Fenestration Mitigation** – AIA Florida, 2018
- **Designing for Fire Protection** – BNP Media, 2018

- **Metal Exterior Walls** – BNP Media, 2018
 - **ADA, Building Codes, and Standards Relating to Handrails and Guards** – BNP Media, 2018
 - **Designing for High Winds** – BNP Media, 2018
 - **In the Eye of the Storm** – BNP Media, 2018
 - **Coastal Resilience** – BNP Media, 2018
 - **Innovations in Residential Construction Using Advanced Gypsum Products** – BNP Media, 2018
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Professional Affiliations/Honors

American Institute of Architects (AIA)

- Member, 1984 – Present

California Office of Emergency Services

- Safety Assessment Evaluator (SAP), 2011 – Present

International Institute of Building Enclosure Consultants (IIBEC)

- Member, 2025 – Present

State of California Division of Architecture Examiners

- Commissioner, 2002 – 2023
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Project Experience

Property Loss Claims

- Identified the cause of a structural steel roof collapse. Debris blocked the through-wall scuppers, secondary drains required by the building code were not present. Lack of maintenance and code violations prevented rainwater from draining off the roof thereby exceeding the structural systems' ultimate failure strength and causing collapse.
- Investigated the cause of roof and water damage to a single-family home reportedly due to a storm comprised of high winds and heavy rains. Determined that a combination of design and construction deficiencies, age-related deterioration over time, and a lack of routine building maintenance were the cause of the water intrusion and resulting damage.

Construction Litigation

- Established the cause of water intrusion through the building envelope of a commercial building was a combination of design errors and omissions along with construction deficiencies. Detailing deficiencies and construction defects caused inadequate closure and sealant of the junctures between different assemblies, resulting in water intrusion through the roof covering, EIFS, solid surface, masonry veneer wall cladding, and windows.

- Identified construction defects, documented damage, and observed repair to a newly completed 71-unit condominium complex. Water intrusion through the building envelope was due to construction deficiencies of the stucco cladding and water proofing of private decks, along with an incompatibility of the window flashing materials.
- Investigated a substantially complete 6-story, 121-room hotel to determine if the prior expert's opinion that the source of water intrusion was deficiencies in the EIFS and brick cladding wall assemblies was correct. Determined that the introduction of vents in the sloped parapet compromised the vapor barrier at the roof level allowing moisture-laden air into the parapet cavity. When the moist air met the metal framing and concrete roof planks, condensation occurred causing water damage to the upper floors of the building at exterior walls, ceilings, and interior demising walls.
- Retained in a litigation matter to defend a structural steel subcontractor engaged to erect a metal building for a new grocery store: client allegedly damaged the concrete slab-on-ground. Testifying in an arbitration, Ms. Benassi was able to disprove all claims made against the client who subsequently received a full defense verdict and a waiver of all arbitration costs.
- Retained as a member of a multi-discipline team to defend a public entity due to damage caused to several residential properties by a landslide. Worked with the geotechnical experts to develop a repair scope and cost of repair for the residential properties; case went to trial and a defense settlement was obtained.
- Retained in a litigation matter to defend a solar panel contractor who entered into a rooftop lease agreement to design, permit, procure, construct, interconnect, and commission a solar panel system: upon completion the building owner claimed the contractor was responsible for water intrusion, wind load design errors, failing to seal anchor assemblies, attachment bolt torque deficiencies, and inadequate protection of the roof surfaces during construction. Defense scope of work included document review & analysis, visual inspections, destructive testing, multiple reports, preparing a repair scope, estimating the cost of repair, and attending mediations resulting in a confidential settlement.

Catastrophic (CAT) Loss Claims

- Technical expert on a multi-discipline team to assess the extent and types of damage sustained to a six-story, 475 room hotel due to landfall of hurricane Odile. Identified the damage, scope of repair work, and prepared cost estimates to repair hurricane-related damage to the roof, balconies, exterior façade, doors and windows, guest rooms, front desk, restaurants, ballrooms, meeting rooms, retail spaces, fitness center, spa, corridors, lobbies, bathrooms, back-of-house spaces, site hardscape, landscape, ancillary structures, pools, and jacuzzies.
- Retained to determine hurricane damage to a multi-story hillside residence and its site improvements. The hurricane damaged the roof coverings, exterior masonry and stucco-clad walls, windows, and doors resulting in wind and water damage to the interior components and finishes, and plumbing, HVAC, and electrical systems.
- Earthquake damage to a twelve story, twelve unit reinforced concrete residential condominium in Christchurch, New Zealand: architectural repair included removal and replacement or repair of timber framing, insulation, gypsum board (paint & wall coverings), tile & waterproofing, doors, cabinets &

countertops, insulated glazing and sliding glass doors, plumbing, HVAC, electrical, and fire protection systems.

Personal Injury Claims

- Team member involved in the investigation of an incident that occurred at the Broncos Stadium in Denver resulting in the death of an attendee who upon exiting the 5th floor of the stadium attempted to slide down the stair railing, lost his balance, and fell backwards over the guardrail at the open side of the stairway, landing on the bottom floor. Plaintiffs' expert alleged that the stair/handrail/guardrail were unsafe based on the NFPA 101 Life Safety Code, a code not adopted by the jurisdiction, a code that clearly states that "this Code is not intended to address the prevention of personal injuries incurred by an individual's own negligence", case settled.

Relevant Project Expertise

Building Science.

- Building science is the study of how buildings are designed, maintained, and built as a system of components that interact with each other and the outdoor environment. Essential elements include understanding of how air, water, moisture, and heat pass through the building envelope.

Building Envelope.

- Building envelope is the physical separation between the conditioned and unconditioned environment of a building: the elements of the outer shell that maintain a dry, heated, or cooled indoor environment and provide efficient climate control.

Building Codes.

- Building codes are designed to protect the health, safety, and well-being of building occupants and the surrounding community. They provide uniformity, improve public safety, and promote accountability in the construction industry establishing guidelines and requirements for the design, construction, and maintenance of buildings. Model codes are updated every three years to keep pace with advances in building practices, materials, and technology.

Resiliency.

- Human error failures include: design deficiency errors; poor project planning, sequencing, coordination, and oversight by the contractor; faulty workmanship; code violations; material failures and use of incompatible materials; underestimated loads (beyond buildings' design capacity); and improper maintenance. Natural hazards include disasters (floods, hurricanes, earthquakes, wildfires, tornadoes, settlement of ground surface, etc.) and extreme conditions (high winds, heavy rainfall, snow accumulation, and other environmental factors). Resilient buildings are designed and constructed accounting for potential failures.

Accessibility.

- Architects and builders play a crucial role in creating accessible environments that promote independence and equal opportunity for people with disabilities. ADA standards for accessible design comprise the requirements for a building or facility to be physically accessible. These standards affect newly constructed

buildings and facilities, alterations to existing buildings, and the removal of architectural barriers in existing buildings.

Ethics and Professional Conduct.

- Principles that guide architects in their professional activities ensure that they fulfill their obligations to the public, clients, colleagues, and the profession. By understanding and adhering to these ethical standards architects perform their services with integrity, competence, acceptable quality assurance, in compliance with laws and regulations, without a conflict of interest or unfair competition.

Presentations

“Building Codes – Why They Matter,” **Carol J. Benassi**, Marquis Aurbach Coffing, Las Vegas, NV, June 6, 2019.

“The Science of Construction Cost Estimating,” **Carol J. Benassi**, Marquis Aurbach Coffing, Las Vegas, NV, May 2, 2019.

“Exploring Construction Defects,” **Carol J. Benassi**, Marquis Aurbach Coffing, Las Vegas, NV, April 4, 2019.

“Construction Defects,” **Carol J. Benassi**, Insurance Professionals of Orange County, Tustin, CA, November 1, 2017.

“What is a Construction Defect? Granite Park a Case Study,” **Carol J. Benassi**, Cal Poly Pomona Department of Architecture, Pomona, CA, May 18, 2015.

“The Beacon Decision and Impending Third-Party Liability for California’s Construction Design Professionals,” **Carol J. Benassi**, Orange County Bar Association Construction Law Section Meeting, Newport Beach, CA, April 1, 2015.

“Recent CA Construction Law Affecting Architects. Orange County Plastering v Suffolk Construction a Case Study,” **Carol J. Benassi**, Inland Empire Chapter of the American Institute of Architects Meeting, Riverside, CA, January 21, 2015.

“CA Supreme Court Decision Increases Litigation Exposure of Architects,” **Carol J. Benassi**, Orange County Chapter of the American Institute of Architects Meeting, Newport Beach, CA, January 14, 2015.

“Construction Experts in Commercial and Residential Cases: What Expertise Do You Need? When Do You Need It? Do You Need It?,” **Carol J. Benassi**, Orange County Bar Association Construction Law Section Meeting, Newport Beach, California, April 3, 2013.