



The building is a 6-story structure built in 2006. The turret at the northeast corner and portions of the north and east elevations are clad with a composite metal panel (CMP) cladding system and aluminum framed windows.

Leaks were reported early in the building's history in several units at the turret and CMP-clad flat portions of the north and east elevations. BTC was retained in 2009 to perform a preliminary evaluation of the CMP construction. Our evaluation included review of prior investigation reports, unit owner interviews and exploratory openings in the cladding system. Our evaluation revealed numerous construction issues that adversely impacted the serviceability of the building exterior and other components. Such issues included the absence of window pan flashing and a discontinuous weather-resistant barrier (WRB) at floor slab edges. In 2010, BTC was retained to perform water testing and an infrared survey. Our infrared survey revealed numerous thermal anomalies indicating air movement at various locations. Our water testing indicated uncontrolled leakage through the cladding and window systems. Our investigation concluded that the reported leaks were due to condensation and frost formation on the back side of the cladding panels, and deficiencies in the cladding and windows to resist water penetration.

BTC was subsequently retained to design repairs to address the deficiencies noted during our evaluations. Our design included removal of the existing CMP and WRB, and installation of continuous insulation, new continuous WRB, and new drainable CMP system. The design also included window replacement complete with the installation of metal pan and head flashing for proper water management.

BTC also provided bidding assistance and construction administration services during the construction phase of the project.

Project Name:
Facade Repairs

Project Location:
*5556 North Sheridan Road
Chicago, Illinois*

Client:
*The Atelier Condominium Association
5556 North Sheridan*

Approximate Construction Cost:
\$1,060,000

Year Completed:
2012

Nature of Services:
Evaluation of Existing Cladding and Window Systems, Design of New Cladding and Windows, Bidding Assistance, and Construction Contract Administration

