



Library Courte Condominiums is a residential community consisting of 2 mid-rise buildings and a parking structure connecting the 2 buildings at ground level.

The 750 Building (North) is 9 stories tall and the 770 Building (South) is 8 stories tall. Construction of the buildings was completed in 2001 and 2002, respectively. The exterior walls consist of load-bearing concrete masonry units with brick veneer.

BTC was retained to evaluate several concerns regarding the building exterior walls, windows, and parapet walls. Among other deficiencies, our investigation revealed water leakage through the masonry penthouse walls. These deficiencies would have required re-cladding of the penthouse walls which was deemed too costly. Therefore, BTC developed an over-cladding repair scheme which consisted of installing a weather-resistive barrier and a metal wall panel system over the existing masonry walls.

The design incorporated a drainage cavity behind the wall panels and a system of flashings to divert incidental water toward the outside. Design challenges included unique flashing details for various types of wall penetrations.

BTC also provided bidding assistance and field observation services during the construction phase of the project. Subsequently, BTC was retained to design and oversee comprehensive repairs to the exterior facade, and selected patio doors and windows at both buildings.

Project Name:
*Penthouse Wall Repairs
 Library Courte Condominiums*

Project Location:
*750 and 770 Pearson Street
 Des Plaines, Illinois*

Client:
*Library Courte Condominium
 Association / American Property
 Management*

Approximate Construction Cost:
 \$380,000

Year Completed:
*750 Building – 2009
 770 Building – 2010*

Nature of Services:
*Evaluation of Masonry Penthouses,
 Design of Over-Cladding System,
 Bidding Assistance, and Construction
 Contract Administration*

