Project Profile

Hedgerow Condominiums is a residential complex consisting of two 4-story buildings. Exterior walls consist of load-bearing masonry walls. Interior floors are generally framed with open-web wood trusses.

BTC was retained to investigate reports of significant floor deflection in 3rd floor units.

BTC's investigation consisted of a visual review of existing interior and exterior conditions, interior floor and wall elevation measurements using a laser level, and review of floor framing through interior exploratory openings. The investigation indicated that fractures had formed around knots in the bottom chord of several floor trusses. Additionally, truss web members had detached from metal connector plates at a few locations. Due to the observed imminently hazardous conditions, temporary stabilization of the floors was necessary.

Subsequent to the investigation and temporary stabilization work, Hedgerow authorized BTC to prepare bidding documents for repairs. Structural repairs were performed by retrofitting truss web members using solid blocking on each side of the trusses. Along the bottom truss chords, supplementary wood members and continuous tension straps were installed. Prior to implementing these repairs, the floors were jacked to near-level conditions, with some being raised by more than 1-1/2 inches. Once structural repairs were completed, interior floor and finishes were restored, and cabinetry was reinstalled.

BTC's investigation, repair design, and implementation of the repairs were completed within a short timeframe to ensure minimal impact on residents.

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

Project Name:
Interior Floor Repairs
Hedgerow Condominiums

Project Location:
5400 South Hyde Park Boulevard
Chicago, Illinois

Client:
Hedgerow Condominiums
5400 South Hyde Park Boulevard
Chicago, Illinois

Approximate Construction Cost:
$20,000

Year Completed:
2013

Nature of Services:
Evaluation of Structural Distress, Structural Repair Design, Bidding Assistance, and Construction Phase Services

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