



The Diplomat of Des Plaines Condominium Building is a 6-story residential community constructed in the mid-1970s. The building consists of 43 residential condominium units. The exterior walls consist of brick masonry cladding over concrete masonry unit (CMU) back-up wall. Cement board cladding panels are located at the floor lines between the windows.

Ongoing water infiltration had been reported inside a 6th floor unit near the northeast corner of the building. Previous repairs had reportedly been unsuccessful in stopping water infiltration. In 2017, BTC was retained to perform a water leakage evaluation to identify possible sources of the reported leaks. Based on the extent of the evaluation, BTC identified deficiencies in the exterior wall components that contributed to the leaks inside the Unit.

BTC designed masonry facade repairs that included localized repointing, localized replacement of damaged masonry components, localized sealant replacement, localized installation of through-wall flashing at the parapet wall, and installation of through-wall flashing above the 6th floor windows. Openings above the 6th floor windows revealed that the wall cavity had filled with pieces of brick and mortar. The filling of the wall cavity potentially retained moisture that subsequently infiltrated through the CMU back-up wall into the unit.

BTC also provided bidding assistance and construction contract administration services during the construction phase of the project. The project was substantially completed in December 2018.

Project Name:

*The Diplomat of Des Plaines
Exterior Facade Repairs*

Project Location:

Des Plaines, Illinois

Client:

*The Diplomat of Des Plaines
Condominium Association*

Approximate Construction Cost:

\$243,000

Year Completed:

2018

Nature of Services:

Evaluation, Repair Design, Bidding Assistance, and Construction Phase Services

