



The 1717 Rhode Island Avenue building is a 10-story Class A office building in the historic DuPont Circle neighborhood of Washington, D.C. Building construction was completed in 2004, and included historic preservation and integration of 4 four-story townhomes originally built between 1877 and 1886. The building abuts historically significant St. Matthew's Cathedral.

Building envelope repairs were required due to water leakage into many areas of the building, causing significant damage to interior finishes. Detailed drawings and specifications were prepared to address deficiencies in through-wall flashing at shelf angles, lintels, parapet walls, and coping caps, deficiencies in window jamb flashing, and deficiencies in termination of roofing materials on the coping caps.

The repair design also included details and/or specifications to address water leakage at the main entrance canopy, cracking of limestone units due to improper expansion joints and lack of adequate support, missing and damaged WRB, condensation at skylights, lack of subsill flashing at some windows, water penetration at rowlock window sills, damaged exterior wall sheathing and damaged roof components.

BTC also provided bidding and construction phase services. Early during the 8-month construction phase, significant deficiencies in the weather resistive barrier required complete removal and replacement of all exterior masonry to provide a continuous and properly installed weather resistive barrier.

No water leaks have occurred since project completion despite many wind-driven rainstorms, including the effects from Hurricane Irene and Superstorm Sandy.

Project Name:
*Exterior Wall and Roof Repairs
 The 1717 Rhode Island Avenue Building*

Project Location:
Washington, D.C.

Client:
*Bentall Kennedy (U.S.) LP
 7315 Wisconsin Avenue, Suite 350W
 Bethesda, Maryland 20814*

Approximate Construction Cost:
\$6,720,000

Year Completed:
2011

Nature of Services:
*Repair Design, Bidding Assistance, and
 Construction Phase Services*



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