



The 901 West Madison Condominium Building is a 10-story building with a cast-in-place concrete structure. Construction of the building was completed in 2006. Along the east and north sides of the main roof, there was a decorative screen wall to hide rooftop mechanical equipment. The screen wall was clad with a direct applied exterior finish system consisting of stucco over cement board and steel decking. The steel decking was attached to a structural steel frame and anchored to reinforced concrete columns extending above the roof level.

BTC was retained to evaluate water leakage into several units throughout the building. During this evaluation, deficiencies were identified at the roof and facade that were contributing to interior water leakage. Deficiencies included lack of suitable flashing below the rooftop decorative screen wall, cracks in exposed concrete slab edges, columns, overhangs, and walls, deficient traffic bearing membrane at roof overhangs, and miscellaneous roofing system deficiencies.

Phase 1 of repairs was completed in 2010 and included masonry and concrete repairs at the building facade below the roof level. Phase 2 of repairs included demolition and removal of the existing rooftop screen wall, and installation of a new flashing system and stainless steel copings at the roof concrete curb below the screen wall. Work also included re-coating roof overhangs with a traffic bearing membrane and localized roof repairs. Phase 2 was completed in 2011.

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

Project Name:
*Exterior Facade and Roof Repairs
The 901 West Madison Building*

Project Location:
Chicago, Illinois

Client:
Madison 901 Condominium Association

Approximate Construction Cost:
\$500,000

Year Completed:
2011

Nature of Services:
*Water Leakage, Exterior Facade and
Roof Repair Design, Bidding Assistance,
and Construction Phase Services*

