



2930 North Sheridan Tower Condominiums is a 23-story concrete frame building with brick infill walls constructed in 1956. At the time of our services, the building was undergoing renovations as part of a conversion from residential apartments to residential condominiums.

The first floor of the building consisted of common spaces including lobby, hallways, office, and fitness facilities. An indoor parking garage was located at the basement level. There were a total of 252 residential units from 2nd through 22nd floors. The top floor consisted of a common area sunroom with an outdoor deck.

The roofing system and windows were reportedly replaced within the last several years.

The partial renovation construction efforts had resulted in several concerns regarding the adequacy and quality of ongoing conversion work. The primary concerns were related to life safety issues including, exiting requirements, failure to seal penetrations through fire-rated partitions, and structural integrity after modifications to the structural slabs to accommodate new plumbing and electrical lines. Other concerns included deterioration and water leakage through the garage slab, water leakage through windows, and ADA code compliance.

BTC was retained to assist in the evaluation of the conversion concerns. Our scope of work included an assessment of the garage slab, evaluating code issues related to ADA, review of the facade and roofs, and an evaluation of several other building components.

Project Name:

2930 North Sheridan Tower
Condominiums

Project Location:

Chicago, Illinois

Client:

Kass Management Services
2930 North Sheridan Road
Chicago, Illinois 60657

Year Completed:

2011

Nature of Services:

Evaluation of defects in construction of recent renovations, and code evaluation related to ADA requirements.

