



Library Courte Condominiums is a residential community consisting of 2 mid-rise buildings and a parking structure connecting the 2 buildings at ground level. The basement level of the parking structure spreads across the entire footprint of the property including below a ground level plaza between the 2 mid-rise buildings.

During an evaluation performed in 2006, BTC identified numerous deficiencies in various building components that were contributing to water leakage into various areas of the buildings. Deficiencies in the plaza waterproofing system were contributing to water leaks in the lower garage. The existing modified asphalt waterproofing membrane was discontinuous at the transition between horizontal and vertical elements.

Following other high priority repair projects, BTC was retained to design repairs to address leaks in the lower level of the garage. The design at landscaped plaza areas included a hot fluid-applied rubberized asphalt waterproofing membrane that could be seamlessly tied into the existing membrane. Protection board, a drainage composite material, and insulation were also included as part of the designed waterproofing assembly. Perforated drain tile was also added to help drain water that cascaded down the adjacent facade during rain events. The drain tiles were tied into the building's storm sewer lines. The design also included repairs to the waterproofing system in a split-slab configuration at the building's service driveway. Portions of the topping slab had to be removed in order for the hot fluid-applied waterproofing membrane to be installed. A new topping slab was cast after the membrane had fully cured.

BTC's services included assistance with bidding the project, and construction contract administration during the construction phase.

**Project Name:**  
*Basement Leak Repairs  
Library Courte Condominiums*

**Project Location:**  
*750 and 770 Pearson Street  
Des Plaines, Illinois*

**Client:**  
*Library Courte Condominium  
Association; American Property  
Management*

**Approximate Construction Cost:**  
*\$160,000*

**Year Completed:**  
*2012*

**Nature of Services:**  
*Evaluation, Design of Waterproofing  
Repairs, Bidding Assistance, and  
Construction Contract Administration*

