

HIGH-RISE CATEGORY

The Philadelphian

PHILADELPHIA, PA

SUBMITTED BY SIKA CORPORATION

The Philadelphian, completed in 1963, is a massive condominium near downtown Philadelphia. There are 21 floors with 1.3 million sf (120,774 sm), making this the largest single-building condominium in Pennsylvania. There are 776 units with 656 balconies. There are also two swimming pools, ground floor retail space and a parking garage. The beams, columns, slabs and balconies are reinforced concrete. The façade consists of marble cladding on floors 1 and 2 with brick and CMU backup on the remaining floors.



The owner has done a good job maintaining this building. In 2013, a façade inspection indicated cracks and concrete spalls in some of the balconies, eyebrows and columns. Further evaluation of the balconies indicated the handrails were structurally deficient due to post pockets containing gypsum grout. This dramatically increased the scope of work.



Alarms sounded when a 6 in (152 mm) cube of concrete from a balcony edge fell from the ninth floor onto the loading dock roof.

The project scope included balcony repairs, handrail strengthening, and balcony waterproofing. Work started in the spring of 2016. The size of the project required numerous swing stages with work performed on all elevations simultaneously. Another significant scope increase resulted when old, poorly completed repairs became loose during concrete removal and surface preparation. Several balconies required full shoring during repairs. The project took 3 years to complete. Thorough quality assurance and quality control happened throughout the project. Sequencing this large project with many drops required excellent owner coordination. A full system of concrete repair and protection completed to high industry standards will ensure long-lasting durable repairs. Brand new balconies and waterproofing along with completely restored handrails will enable the owners to enjoy this space for many years to come.

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SUBMITTED BY
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