

# Lack of Engineering in Façade Repairs

Presented By: **Building Restoration, Inc.**

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# Tonight's Learning Objective

- Why are we seeing these failures.
- What is being done to repair them.
- Why are we doing it wrong? Or at least not right!
- What is the driving force in the repair decisions.
- Who should be doing what.
  - Owner
  - Engineer
  - Architect ??????
  - Contractor



## What is our criteria?

- Age of the structure.
- Height.
- Depth of the owners pockets.
- How badly we need the work.



A maroon sign with white text titled "AUTO REPAIR PRICE LIST". The sign lists five different sounds and their corresponding prices:

<u>AUTO REPAIR PRICE LIST</u>	
Ping-Ping-Ping	35.00
Plunk-Ping-Plunk	50.00
Klunk-Ping-Klunk	125.00
Thud-Klunk-Thud	200.00
Clank-Thud-Klank	325.00



# Façade Types:

- Participating
- Non-Participating
- Composite compatible
- Composite non compatible
- Non Composite





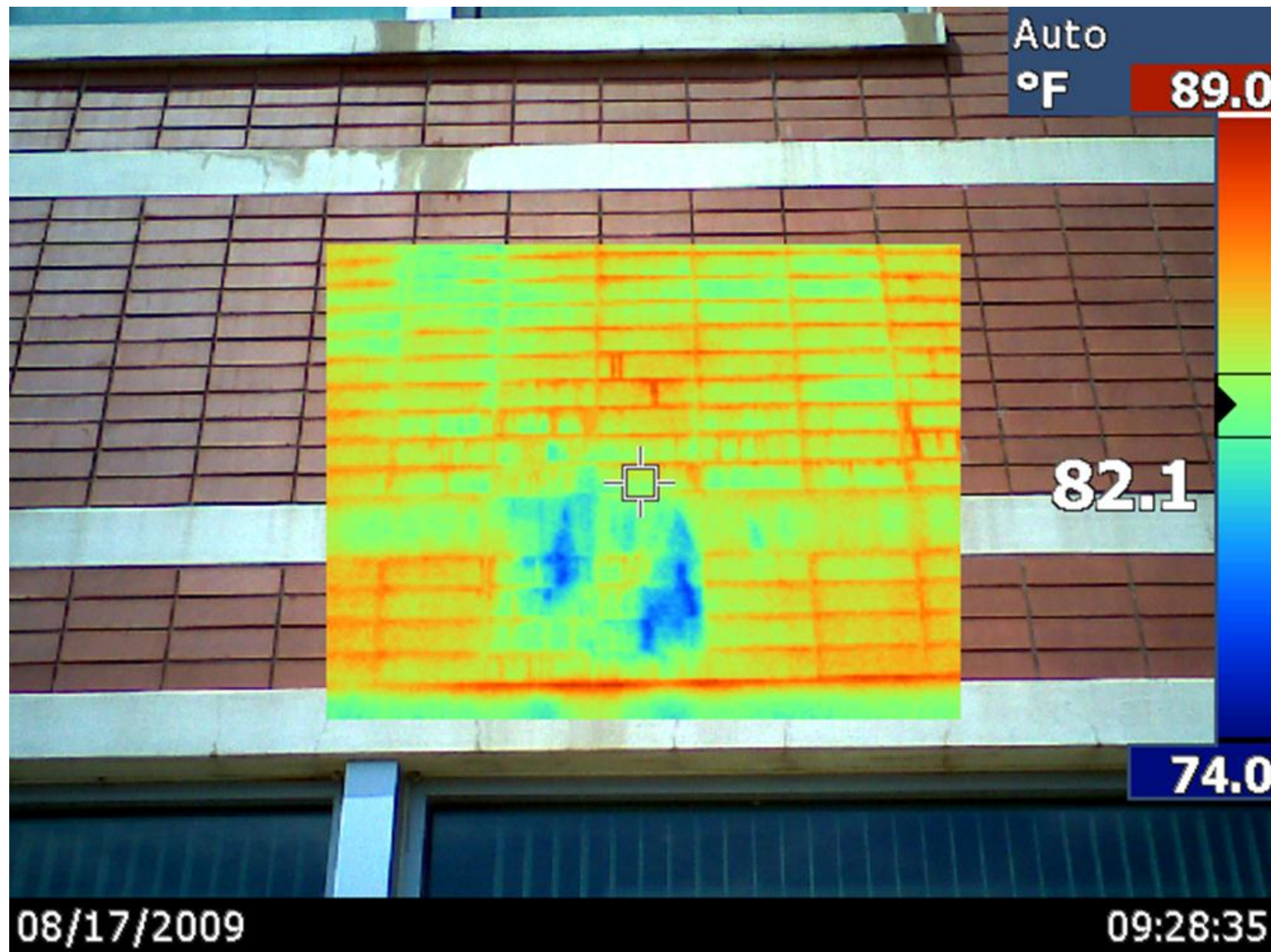
# What assumptions would you make?





















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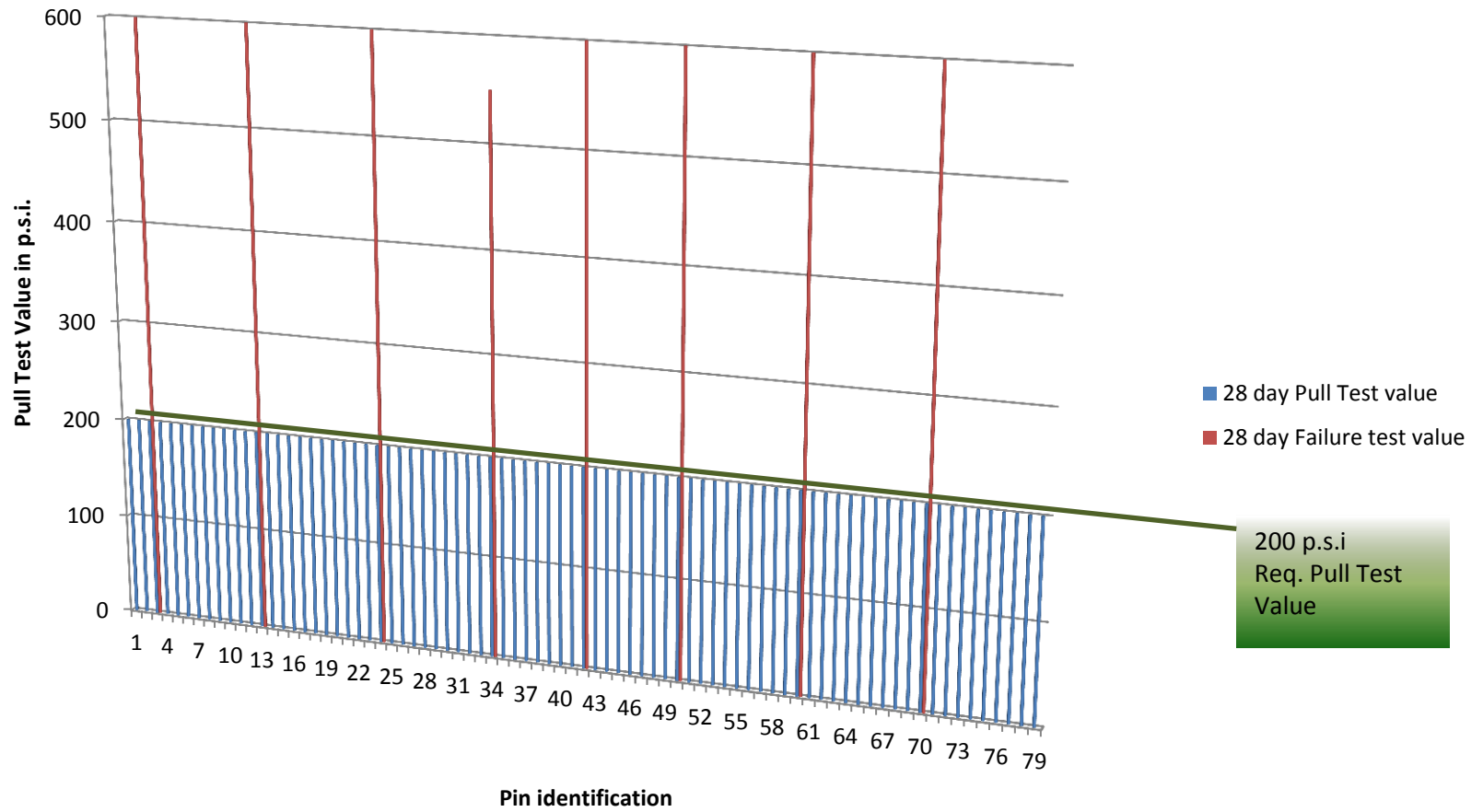














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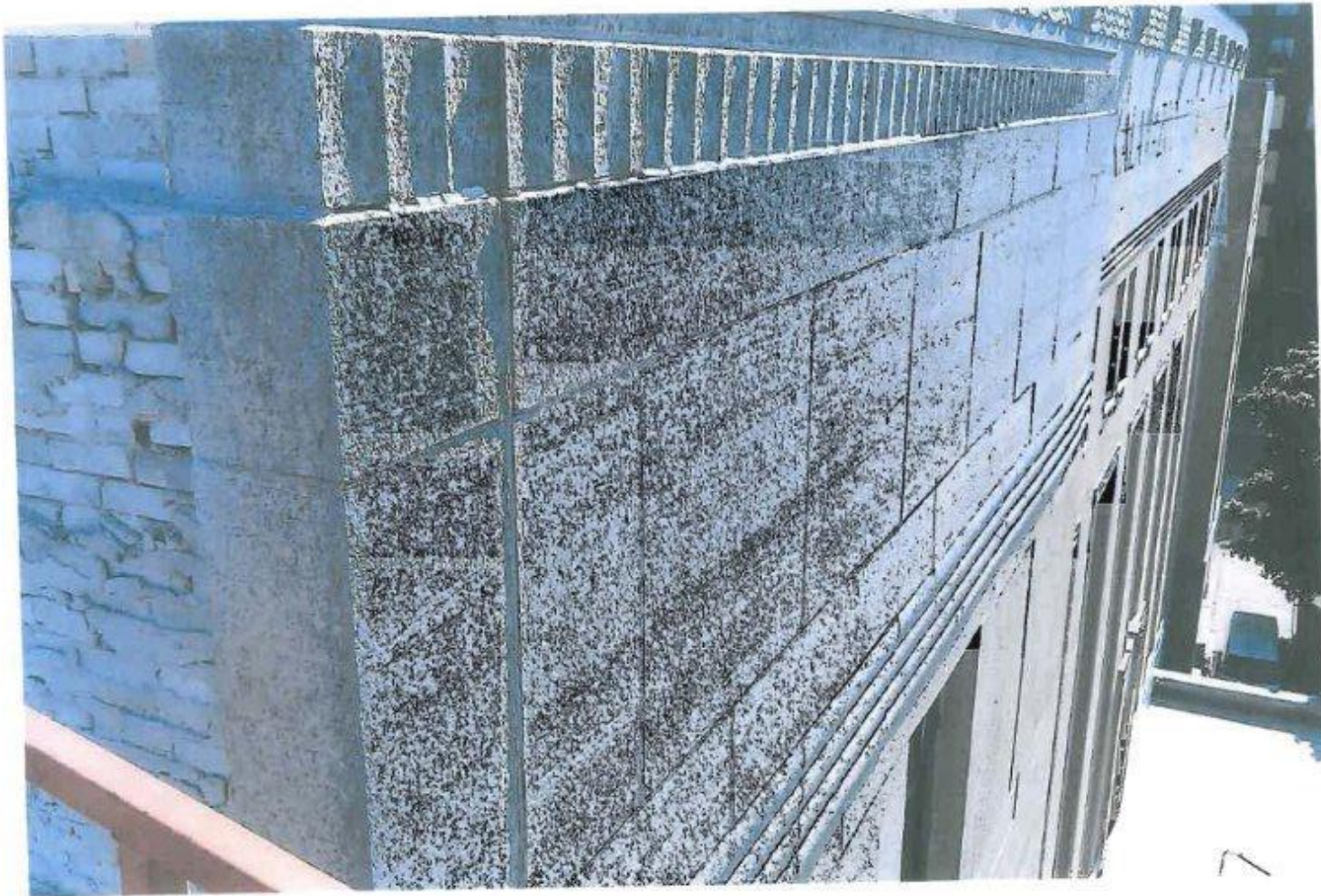
























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# Future Maintenance

- Once the repairs are complete, it is strongly suggested that you provide the owner with a maintenance schedule. This can also be in the form of a re-inspection schedule. Since many owners consider the repairs that have taken place as final. The engineer needs to protect their liability by ensuring that the facility owner is aware that no repair is permanent and needs to be maintained.



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# Mortar

- Was the mortar laid as a face bed or full bed?
- Any additives used?
- How were the anchors laid?
- What are the anchors bedded into?





# Questions?