

File No. 230373 Committee Item No. 5
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date May 1, 2023

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral CEQA 041023 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral BIC 041023 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | CEQA Determination 042023 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | BIC Recommendation 042023 |
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Completed by: Erica Major Date April 27, 2023

Completed by: Erica Major Date _____

[Existing Building Code - Façade Inspections for Tall Buildings]

Ordinance amending the Existing Building Code to require buildings with 15 or more stories constructed after 1998 to conduct and submit façade inspection reports; and affirming the Planning Department’s determination under the California Environmental Quality Act.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
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Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 230373 and is incorporated herein by reference. The Board affirms this determination.

(b) On April 19, 2023, at a duly noticed public hearing, the Building Inspection Commission considered this ordinance in accordance with Charter Section D3.750-5 and Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection Commission regarding the Commission’s recommendation is on file with the Clerk of the Board of Supervisors in File No. 230373.

1 (c) No local findings are required under California Health and Safety Code Section
2 17958.7 because the amendments to the Existing Building Code contained in this ordinance
3 do not regulate materials or manner of construction or repair, and instead relate in their
4 entirety to administrative procedures for implementing and demonstrating compliance with the
5 code, which are expressly excluded from the definition of a “building standard” by California
6 Health and Safety Code Section 18909(c).

7 (d) To the extent the amendments contained in this ordinance lead to repair or
8 replacement of building materials that would not otherwise be required under the California
9 Building Code and could be considered new “building standards”, the Board of Supervisors
10 hereby finds that, pursuant to California Health and Safety Code Section 17958.7, the unique
11 topography of San Francisco results in tall buildings and dense development over areas with
12 high pedestrian traffic in a region with seismic hazards and increasing storm intensity that
13 warrants frequent inspection and maintenance of tall building façades.

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15 Section 2. The Existing Building Code is hereby amended by revising Section 503F.1,
16 to read as follows:

17 **503F.1 Initial Inspection.** Buildings with 15 or more stories for which a permit application
18 for new construction was submitted after January 1, 1998 shall submit a façade inspection report on or
19 before November 1, 2023 or within six months of notification by the Department, whichever is sooner.
20 All other ~~Each~~ buildings within the scope of this Chapter 5F shall be subject to an initial façade
21 inspection pursuant to Section 504F. Inspection reports are subject to the requirements of
22 Section 505F.

23 **Exceptions:**

24 1. Buildings with 14 or fewer stories for which a permit application for new
25 construction was submitted after January 1, 1998 are exempt from the requirement for an

1 initial inspection. Buildings exempt from initial inspection pursuant to this exception shall begin
2 periodic inspections 30 years from the issuance of the Certificate of Final Completion (CFC)
3 for new construction.

4 2. Buildings for which comprehensive façade inspection and necessary
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6 preceding the date of the required initial inspection report due date may apply to the Building
7 Official for a waiver of the initial inspection.

8 3. Notwithstanding the initial inspection schedules in this Chapter 5F or any other
9 provision, the Building Official may require a façade inspection of any building that the Building
10 Official finds may pose a health and safety hazard.

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12 Section 3. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
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4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
5 additions, and Board amendment deletions in accordance with the “Note” that appears under
6 the official title of the ordinance.

7
8 APPROVED AS TO FORM:
9 DAVID CHIU, City Attorney

10 By: /s/ Robb Kapla
11 ROBB KAPLA
12 Deputy City Attorney

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LEGISLATIVE DIGEST

[Existing Building Code - Façade Inspections for Tall Buildings]

Ordinance amending the Existing Building Code to require buildings with 15 or more stories constructed after 1998 to conduct and submit façade inspection reports; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Chapter 5F of the Existing Building Code provides a schedule for owners of buildings that are five stories or taller to submit inspection reports documenting the safety of the façade of their buildings. The Chapter provides that buildings that received their building permit after 1998 are exempt from the inspection schedule and instead must provide their initial inspection 30 years after receipt of their certificate of occupancy.

Amendments to Current Law

The Proposed Legislation would revise the exemption for buildings built after 1998 from a blanket exemption to one that only applies to buildings 14 stories or shorter. For buildings built after 1998 that are 15 stories or taller, the Proposed Legislation requires submission of the initial façade inspection report on November 1, 2023 or within six months of notification by the Department of Building Inspection, whichever is sooner. The Proposed Legislation would also clarify that the Building Official may require façade inspection from any building, regardless of inspection requirements in Chapter 5F, if the Official determines there is a potential health or safety hazard.

Background Information

After a series of storms battered the City and resulted in glass failures at several recently constructed high-rise buildings downtown, San Francisco Mayor London Breed issued an emergency declaration on March 27, 2023 that, among other things, allowed the Building Official to require inspections of the façades of potentially hazardous buildings regardless of the inspection schedules prescribed in Chapter 5F. The Proposed Legislation codifies this ability and provides a new compliance schedule for recently constructed high-rise buildings that otherwise would not require façade inspections for many years.

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: April 10, 2023
To: Planning Department/Commission
From: Erica Major, Clerk of the Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 230373
Existing Building Code - Façade Inspections for Tall Buildings

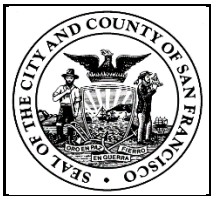
- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
 - ☐ Landmark (*Planning Code, Section 1004.3*)
 - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - ☐ Mills Act Contract (*Government Code, Section 50280*)
 - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Erica Major at Erica.Major@sfgov.org.

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

04/20/2023

A handwritten signature in black ink, appearing to be "Erica Major", written over the date.



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

April 20, 2023

London N. Breed
Mayor

COMMISSION

Raquel Bito
President

Jason Tam
Vice-President

Alysabeth
Alexander-Tut
Bianca Neumann
Earl Shaddix
Angie Sommer

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

RE: File No. 230373

Sonya Harris
Secretary

Monique Mustapha
Asst. Secretary

Ordinance amending the Existing Building Code to require buildings with 15 or more stories constructed after 1998 to conduct and submit façade inspection reports; and affirming the Planning Department's determination under the California Environmental Quality Act.

Patrick O'Riordan,
C.B.O., Director

This amendment was heard at the Code Advisory Committee (CAC) meeting on April 12, 2023. The CAC proposed a study of recent window failures to focus the façade inspections required under ordinance File No. 230373 specifically on elements of each building's glazing system.

The Building Inspection Commission met and held a public hearing on April 19, 2023 regarding File No. 230373 on the proposed amendment to the Existing Building Code referenced above. The Commissioners voted unanimously to **recommend approval** of the proposed Ordinance with the following additional recommendations:

- DBI commission a study of all recent window failures by a qualified engineering firm to establish criteria for glazing system-specific façade inspections
- The criteria established in the study is used for the glazing system-specific façade inspections under proposed ordinance File No. 230373

President Bito	Excused
Vice-President Tam	Yes
Commissioner Neumann	Yes
Commissioner Alexander-Tut	Yes
Commissioner Shaddix	Yes
Commissioner Sommer	Yes

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,

A handwritten signature in blue ink that reads "Sonya Harris". The signature is fluid and cursive, with the first name "Sonya" and last name "Harris" clearly distinguishable.

Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Mayor London N. Breed
Supervisor Aaron Peskin
Board of Supervisors

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8 APPROVED AS TO FORM:
9 DAVID CHIU, City Attorney

10 By: /s/ Robb Kapla
11 ROBB KAPLA
 Deputy City Attorney

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LEGISLATIVE DIGEST

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Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☒ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Supervisor Peskin

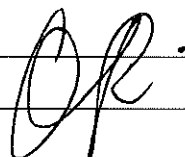
Subject:

[Existing Building Code - Façade Inspections for Tall Buildings]

Long Title or text listed:

Ordinance amending the Existing Building Code to require buildings with fifteen or more stories constructed after 1998 to conduct and submit façade inspection reports; and affirming the Planning Department's determination under the California Environmental Quality Act.

Signature of Sponsoring Supervisor: []



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MEMORANDUM

TO: Patrick O'Riordan, Director, Department of Building Inspection
Sonya Harris, Commission Secretary, Building Inspection Commission

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: April 10, 2023

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Peskin on April 4, 2023:

File No. 230373

Ordinance amending the Existing Building Code to require buildings with 15 or more stories constructed after 1998 to conduct and submit façade inspection reports; and affirming the Planning Department's determination under the California Environmental Quality Act.

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: Erica.Major@sfgov.org.

cc: Patty Lee, Department of Building Inspection

[Existing Building Code - Façade Inspections for Tall Buildings]

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7
8 APPROVED AS TO FORM:
9 DAVID CHIU, City Attorney

10 By: /s/ Robb Kapla
11 ROBB KAPLA
12 Deputy City Attorney

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LEGISLATIVE DIGEST

[Existing Building Code - Façade Inspections for Tall Buildings]

Ordinance amending the Existing Building Code to require buildings with 15 or more stories constructed after 1998 to conduct and submit façade inspection reports; and affirming the Planning Department’s determination under the California Environmental Quality Act.

Existing Law

Chapter 5F of the Existing Building Code provides a schedule for owners of buildings that are five stories or taller to submit inspection reports documenting the safety of the façade of their buildings. The Chapter provides that buildings that received their building permit after 1998 are exempt from the inspection schedule and instead must provide their initial inspection 30 years after receipt of their certificate of occupancy.

Amendments to Current Law

The Proposed Legislation would revise the exemption for buildings built after 1998 from a blanket exemption to one that only applies to buildings 14 stories or shorter. For buildings built after 1998 that are 15 stories or taller, the Proposed Legislation requires submission of the initial façade inspection report on November 1, 2023 or within six months of notification by the Department of Building Inspection, whichever is sooner. The Proposed Legislation would also clarify that the Building Official may require façade inspection from any building, regardless of inspection requirements in Chapter 5F, if the Official determines there is a potential health or safety hazard.

Background Information

After a series of storms battered the City and resulted in glass failures at several recently constructed high-rise buildings downtown, San Francisco Mayor London Breed issued an emergency declaration on March 27, 2023 that, among other things, allowed the Building Official to require inspections of the façades of potentially hazardous buildings regardless of the inspection schedules prescribed in Chapter 5F. The Proposed Legislation codifies this ability and provides a new compliance schedule for recently constructed high-rise buildings that otherwise would not require façade inspections for many years.

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From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: FW: Glass Breakage Expert Available to Assist
Date: Wednesday, April 26, 2023 3:11:50 PM
Attachments: [MMeshulam-CV.pdf](#)

Hello,

Please see below and attached for communication from Mark Meshulam regarding File No. 230373.

File No. 230373 - Existing Building Code - Façade Inspections for Tall Buildings

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Mark Meshulam <mark@chicagowindowexpert.com>
Sent: Wednesday, April 26, 2023 11:25 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>
Subject: Glass Breakage Expert Available to Assist

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Mr. Aaron Peskin and others,
Please consider this offer to help on your current glas breakage matter.
It might be good to get another set of eyes on it.
I am attaching my CV.
Call any time if you would like to discuss.
I have worked in SF before.
Very best regards,
Mark

Mark Meshulam, REWC
President
Mark Meshulam LLC
Building Envelope Consultation, Testing & Repair
Northbrook, IL 60062

847-878-8922 ph

312-462-4424 fax

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Building Envelope Consultant & Expert Witness
Northbrook, IL 60062
847-878-8922 312-462-4424 fax
mark@chicagowindowexpert.com

www.chicagowindowexpert.com www.facadeconsultants.com

YEARS OF CONSTRUCTION EXPERIENCE: 40

EDUCATION

Bachelor of Science, Univ. of Illinois, 1973
Masters Degree, University of Illinois, 1975

SPECIALIZED EDUCATION

Architectural Testing
Testing for Architectural Applications
Building Performance Institute
Building Analyst Professional
Building Envelope Professional
Infrared Training Center, ITC Certified
Level 1 Thermographer
New York State College of Ceramics
Fracture Analysis and Failure Prevention
of Glasses and Ceramics
PPG Curtainwall Design and Installation
RCI, Inc. Masonry Wall Systems

AFFILIATIONS

American Architectural Manufacturers
Association (AAMA)
American Ceramics Society (ACerS)
American Society of Testing & Materials
(ASTM)
Architectural Woodwork Institute (AWI)
International Code Council (ICC)
RCI, Inc.

PROFESSIONAL EXPERIENCE

Mark Meshulam LLC
Building Envelope Consultant
President 2010 - present
Builders Architectural Products, Inc.
Owner & Executive VP 1993 – 2010
Builders Architectural Products, Inc.
Vice President Operations 1985-1993
Builders Architectural Products, Inc.
Sales Engineer 1981-1985
Mark Meshulam Construction
Principal 1978-1981

LABORATORY EXPERIENCE

Architectural Testing Laboratory
York, PA and Schofield, WI
Construction Consulting Lab West
Ontario, CA
Construction Research Laboratory
Miami, FL
Mid America Testing Laboratory Inc.
Catawissa, MO
Quast Consulting & Testing
Mosinee WI
UL Building Envelope Laboratory
Northbrook, IL

PROFESSIONAL SUMMARY

Mark. Meshulam is a specialist in building facades, with extensive experience with windows, glass, mirrors, curtainwalls, entrances, skylights, panels, louvers, window films, sealants, and the implementation of a well-functioning building envelope.

Meshulam has 40 years of experience in construction, consulting, contracting, laboratory and field testing, forensic investigations, insurance claims and expert witness work.

Meshulam is involved with litigation, claims, and disputes involving leakage in the building envelope and failure of building components such as glass breakage, leaks and sealant failure. He is also involved with the safety of architectural products, including injury from glass breakage and detachment and window falls. He has provided expertise in criminal cases where glass was a key part of the evidence.

CLIENTS

Meshulam offers his expertise to architects, engineers, contractors, developers, insurance carriers, property owners/managers and manufacturers.

BRIEF HISTORY

In his capacities at Builders Architectural Products, Inc. (BAP), one of Chicago's largest glazing contractors, Meshulam oversaw design, testing and installation of architectural products for hundreds of construction projects totaling millions of square feet of installed products.

Projects included commercial buildings, schools, universities, hospitals, power plants, penal institutions, factories, single-family, multi-family and historic renovation, including the renowned Field Museum of Natural History.

As Director of Engineering for BAP., he oversaw production of shop drawings, directed work of draftsmen and structural engineers, created illustrated installation manuals and taught training courses for installers.

In 1992 Meshulam created Builders Architectural Repair & Testing (BART) within BAP to meet a market need for consultation, repair, testing and expert work.

SPECIAL SKILLS

Meshulam brings clear, illustrated presentation methods for the benefit of clients, communicating difficult technical issues in simple terms. Meshulam is able to investigate codes, standards and industry practices.

Meshulam is an author and speaker. His 70+ authority articles at www.ChicagoWindowExpert.com receive over 200,000 page views per year.

Meshulam speaks at industry events, including seminars where architects and engineers earn continuing education credits. His technical presentations include "Hidden Dangers of Weathered Window Glass" presented at Material Sciences & Technology Conference and "Diagnosing Window Condensation Using Absolute Humidity" presented at the RCI Convention.

Meshulam has appeared on television and radio for ABC, CBS and NBC, Dateline, Inside Edition, Good Morning America and Rivet Radio. Two of his appearances won Edward R. Murrow Awards.

EXPERT WITNESS: CONSTRUCTION DEFECT: FAÇADE PERFORMANCE

Applegarth vs. Rans et.al. (*I, *D)

LaPorte Superior Court, Michigan City, IN. Cause No. 46D02-1202-PL-22

Attorney: Hoepfner, Wagner & Evans, LL, Merrillville, IN

Luxury single family new construction defect matter involving windows and masonry

Bruce & Judith Barnett v. Streeter & Associates, et. al. (*I)

Fourth Judicial District, County of Hennepin, MN Court File No. 27-CV-18-16494

Attorney: Gordon Rees Scully Mansukhani, LLP, Portland, OR

Luxury single family new construction defect matter involving windows and other trades

G4 Asbury Avenue Properties, LLC v. Asbury Avenue Associates, LLC (*I)

New Jersey Superior Court Law Division, Middlesex County, Docket No. MID-L-1344-14

Attorney: Hoagland, Longo, Moran, Dunst & Doukas, LLP, New Brunswick, NJ

Investigation and testing into water leaks at commercial warehouse building

The Graphic Builders, LLC v. RCM Modular, Inc. et. Al. (*I)

Massachusetts District Court, 1:19-cv-12495

Attorney: Davidson Law Office, Bedford, MA

Construction defect matter involving window performance

Hilden et. al. v. Midtown Partners 222, et. al. (*I,*M)

Superior Court of Fulton County, State of Georgia Case No. 2012CV210838

Attorney: Smith Horvath LLC

Construction defect matter involving window condensation, HVAC, and code compliance

Joseph and Natalie Sacchetti v. Mohawk Development Corp. et. Al. (*D,*M)

Circuit Court of Cook County, IL, Law Division Case No.: 16 L 012567

Attorney: Vanek, Vickers & Massini, P.C.

Homeowners asserted construction defect claims against General Contractor and Architect

Kolacz and Kroeger v. James Bender and Virginia M. Bender (*I*T)

Circuit Court of Cook County IL, County Department, Chancery Division, Case no. 08CH06511

Attorney: Jenner & Block LLP, Chicago, IL

Single family construction defect matter involving windows and curtainwall

MEU Investments LLC vs. Gale Burg Construction, Inc. (*I*D)

Outagamie, WI County Case No. 12-CV-1445

Attorney: Von Briesen & Roper, S.C., Milwaukee, WI

Luxury single family new construction defect matter involving windows and masonry

Michigan Indiana Condominium Association v. Michigan Place, LLC, et. al. (*I,*D)

Circuit Court of Cook County, IL, Law Division, Chicago, IL Case No. 11M1157148

Attorney: Kovitz Shifrin Nesbit

Construction defect matter involving window defects

Pasquale Condominiums v Ellicott Development Company (*I)

Office of the Attorney General, New York State Department of Law, AG File No. CD07-0334

Attorney: Hurwitz & Fine, PC, Buffalo, NY

Investigate alleged defects in new construction contribution to excessive window condensation

Sterba v. Wellington Homes, Inc. (*I)

Circuit Court, 19th Judicial Circuit, Lake County, IL Case No. 11L830

Attorney: Best, Vanderlaan & Harrington, Chicago, IL

Construction defect matter involving failure and leakage of windows and building envelope

Union Square at Broadway Homeowners Association v. Western Pacific Housing-Broadway, LLC (*I,*D,*T)

Superior Court of California, County of San Diego, Central, Case No: 37-2011-00091935-CU-CD-CTL

Attorneys: Silldorf & Levine, Gomez Trial Attorneys, San Diego, CA

Class action construction defect case brought by condominium owners against window manufacturer Milgard.

KEY: (*I) INVESTIGATION (*D) DEPOSITION TESTIMONY (*T) TRIAL TESTIMONY (*M) MEDIATION

EXPERT WITNESS: CONSTRUCTION DEFECT: GLASS BREAKAGE/FAILURE

C. Overaa & Company, Inc. vs. U.S. Glass & Aluminum, Inc. et al (*I,*D)

San Francisco County Superior Court Case No.: CGC-10-505585

Attorney: Yaron & Associates, San Francisco, CA

Product & construction defect matter involving channel glass product breakage

Carl J. Schramm and Ellyn L. Brown v. Jeld-Wen, Inc. (*I, *D)

United States District Court, District of Maryland, Case No.: 1:18-cv-1716 CBB

Attorney: Cozen O'Connor, Philadelphia, PA 19103

Product defect matter in which plaintiff contends defendant provided defective insulated glass units

College for Creative Studies v. Traco/Alcoa Aluminum (*I)

Warranty Claim

Attorney: Clark Hill PLC, Birmingham, MI

Product defect matter in which plaintiff contends defendant provided defective insulated glass units

Custom Aluminum Products, Inc. v. AGC Flat Glass North America, Inc. (*I)

United States District Court for the Northern District of Illinois, Eastern Division, Case no. 1:10-cv-03611

Attorney: Dykema Gossett PLLC, Chicago, IL

Product defect matter in which plaintiff contends defendant provided defective insulated glass units

Goldbrecht Inc. v New GlasPro, Inc. et al. (*I)

Superior Court of California, County of Los Angeles Case No. BC654243

Attorney: Stradling Yocca Carlson & Rauth, P.C.

Investigate and opine upon validity of defect claim against glass manufacturer by door manufacturer

Harbor Point Parcel 2 Holdings, LLC v. AHP Construction, LLC et. Al. (*I)

Circuit Court of Maryland, Baltimore City, MD Case No. 24-C-19-005187

Attorney: Pike & Gilliss, LLC, Towson, MD

Construction defect matter involving injury-related window glass breakage

Montage Condominium Association vs. Shea Homes at Montage, Inc. (*I)

JAMS, San Francisco, California, JAMS Reference No.: 1100090956

Attorney: Chapman & Intrieri, Alameda, CA

Condominium association's claim against developer for defective windows and other issues

San Marco Place Condominium Association, Inc. vs. The Haskell Company, et. al. (*I, *D)

Circuit Court of the Fourth Judicial Circuit, Duval County, FL Case No: 16-2018-CA-XXXX-MA

Attorney: Jimerson & Cobb, P.A., Jacksonville, FL

Complaint against developer for construction defects including defective window glass

Sapphire Tower Owners Association v Swinerton Builders, et al. (*I)

Superior Court of the State of California, County of San Diego No. 37-2013-00047483-CU-CD-CTL

Attorney: Schwartz Semerdjian Cauley & Moot LLP, San Diego, CA

Complaint against fire rated glass company for alleged defects as a part of a larger claim

Schuchart Dow v Pulp Studio (*I)

Superior Court of the State of Washington, King County No. 17-2-27221-3 SEA

Attorney: Floyd, Pflueger & Ringer, P.S., Seattle, WA

Complaint against glass company for alleged defects

KEY: (*I) INVESTIGATION (*D) DEPOSITION TESTIMONY (*T) TRIAL TESTIMONY (*M) MEDIATION

EXPERT WITNESS: CONSTRUCTION DEFECT: WORKER ERROR/DAMAGE

Cari & Doug Kremer vs Fireworks Design & Remodeling, et.al. (*I, *D)

Eighteenth Judicial Circuit Court, DuPage County, IL Case No.: 16 L 989

Attorney: Terry A. Fox, Chicago, IL

Defect case in which workers scratched window glass while working

Environmental Assurance Co., Inc. v. Allied Diversified Construction, Inc. (*I)

Marion County Superior Court, Indiana Cause No.: 49D14-1804-PL-014620

Attorney: Taft Stettinius & Hollister LLP, Indianapolis, IN

Claim against subcontractor who allegedly damaged window glass with sparks from cutting tools

Jeffrey L. Byroade v. Christopher Spataro (*I)

Commonwealth of Pennsylvania, County of Bedford Case No.:2018-00471

Defect matter in which homeowner claims that window washer damaged glass with chemical cleaner

Viking Construction Inc. v 777 Residential LLC et al. (*I*D)

Superior Court, Judicial District of Hartford, Connecticut, Docket No. X07-HHD-CV16-6065016-S

Attorney: Robinson & Cole LLP

Investigate and opine upon matter wherein window glass was damaged by workmen who were cleaning façade

EXPERT WITNESS: CONSTRUCTION DEFECT: CONTRACT DISPUTE

Chicago Heights Glass, Inc. vs. James McHugh Construction Co. et.al. (*I)

Circuit Court of Cook County, IL, Chancery Division Case No.: 2018CH12515

Attorney: Fuchs & Roselli, Ltd., Chicago, IL

Contract dispute between glazing contractor and general contractor

Christopher Glass & Aluminum, Inc. v. Tishman Construction Company of Illinois (*I, *D, *T)

Circuit Court of Cook County, IL Case No.: 2016-L-03919

Attorney: Stein Ray, Chicago, IL

Contract dispute between glazing contractor and general contractor

C.I. Energia Solar S.A. v Bagatelos Glass Systems et al. (*I)

Superior Court of the State of California County of San Francisco Case No. CGC-16-550737

Attorney: Emalfarb Swan & Bain, Highland Park, IL

Curtainwall supplier claim against glazing contractor

Hays v. Point Five (*I)

American Arbitration Association, Case 01-19-0002-8103

Attorney: Woods & Aitken, Lincoln, NE

Construction defect matter involving window quality in single family residence

James McHugh Construction Co. v International Fidelity Insurance Co. (*I*D)

United States District Court, Northern District of Illinois No. 1:14cv-2399

Attorney: T. Scott Leo, P.C., Chicago, IL

GC claim against surety for alleged defects in glazing subcontractor work

Prolite Building Supply, LLC et al. v Ply Gem Windows et al. (*I*D)

United States District Court, Eastern District of Wisconsin, Milwaukee Division Case No. 15-C-1049

Attorney: Stevens & Kuss, S.C., Brookfield, WI

Claim by window distributor against window manufacturer for alleged defects and business loss

Seljan Tool Company, Inc. v. Gebhardt B. Schornstadt et al (*I)

State of Wisconsin Circuit Court no. 08-CV-1042, Case no, 2008CV001042

Attorney: Smith Amundsen, Milwaukee, WI

Plaintiff claimed defendant diverted business and proprietary product designs from plaintiff to his own

Yuanda USA Corporation v Mchugh Clark, A Joint Venture (*I, *T)

American Arbitration Association, Construction Industry Arbitration, Case No. 01-17-0004-2832

Attorney: Stein Ray LLP, Chicago, IL

Curtainwall manufacturer claim against general contractor for payment

KEY: (*I) INVESTIGATION (*D) DEPOSITION TESTIMONY (*T) TRIAL TESTIMONY (*M) MEDIATION

EXPERT WITNESS: INJURY/DEATH: GLASS LACERATION

Andrew M. Carrillo v. JCNJ, INC et. al. (*I,*D)

District Court of Johnson County, KS Case NO.: 18CV01317

Attorney: Copley Roth & Davies, LLC, Overland Park, KS

Injury matter in which an adult male was injured when he contacted a storefront window that broke

April Cambron and Anna Hickman v Viwathna Bhuthimethee, et al. (*I,*D)

Circuit Court, Third Judicial Circuit, Madison County, IL No. 13-L-1084

Attorney: Michael P. Glisson, Alton, IL

Investigate and opine upon condition of non-safety storefront glass and its contribution to laceration injury

Brian and Charisa Jolley vs Lehi City et. Al. (*I)

Third Judicial District Court, Salt Lake County, Utah Civil No.: 180906359

Attorney: Conrad Law, P.C., Salt Lake City, UT

Injury matter in which an adult male was injured when he ran into and broke a wired glass window in a gymnasium

Carol Smith v. Ollie's Bargain Outlet, Inc. et.al. (*I)

United States District Court, Western District of Kentucky, Louisville Division Civil Action No.: 3:19-CV-774-CRS

Attorney: Brownfield Dufour PLLC, Louisville, KY

Investigate incident wherein a woman was injured when her glass table top shattered

Eveillard vs. The Northwestern Mutual Life Insurance Company et al (*I)

Circuit Court of the 15th Judicial Circuit, Palm Beach County, FL. Case no. 502010CA012177XXXXMBAN

Attorney: Boyd Richards Parker & Colonnelli, PL, Ft. Lauderdale, FL

Injury matter in which plaintiff was injured by mirror that fell from the wall.

Gail Grantham Hoffman vs. Palmetto Glass, Inc. et. al. (*I, *D) DEATH

State of South Carolina Court of Common Pleas, County of Florence, NC Case No.: 2019-CP-21-0189

Attorney: McLeod Law Group, LLC, Charleston, SC

Wrongful death matter in which an adult male was lacerated by storefront glass and died from his injuries

George Asa Dyson vs. Dunes Investment, LLC, et al (*I, *D)

Superior Court of Chatham County, State of Georgia Civil Action File No.: SPCV19-00445-MO

Attorney: Tisdale and Middleton Law Firm, Evans, GA

Man was injured when a glass shower door in a hotel room shattered

Graythorn Enterprises, LLC D/B/A Heights Glass

District Court, 113th Judicial District, Harris Cty. TX

Attorney: The Nielsen Law Firm, P.C., Houston, TX

Male adult was injured when the glass shower door in his home broke spontaneously

Gonzalo Luis-Morales v. Constellation Brands Inc. et. al. (*I)

Attorney: Law Offices of Robert F. Danzi, Jericho, NY

Injury matter in which plaintiff was injured by a beer bottle that spontaneously shattered

Heather Larkins v Renaissance Associates I, LP et al., Hammond, IN (*I)

State of Indiana, County of Lake, Lake Superior Court, Gary, IN No. 45D04-1408-CT-00160

Attorney: Smith Amundsen, LLC, Chicago, IL

Investigate and test for alleged glass defect and evaluate veracity of plaintiff claim

Kimberly Wirtz v Pinnacle Ltd. Partnership d/b/a Springfield Downtown Hilton Hotels & Resorts, Et al. (*I)

Circuit Court of Will County, Illinois, County Department, Law Division No. 15 L 669

Attorney: Thomas M. Paris, Attorney and Counselor at Law, Chicago, IL

Investigate incident in which plaintiff's daughter, a hotel guest, fell through interior glass partition

Kristine Shevlin vs. 6th & Denny, LLC (*I)

Superior Court for the State of Washington In and For King County No.: 15-2-19015-6 SEA

Attorney: Nelson Injury Law, PLLC, Seattle, WA

Injury matter wherein an adult female hotel guest was injured when the hotel room shower door shattered

King vs. Creative Design Construction, et. al (*I)

Superior Court of California, County of Orange, Central Justice Center, Case No.: 30-2012-00536313

Attorney: Pivo, Halbreich, Martin & Wilson, LLP

Plaintiff injured by glass shower door that broke

KEY: (*I) INVESTIGATION (*D) DEPOSITION TESTIMONY (*T) TRIAL TESTIMONY (*M) MEDIATION

Lade et. al, v. Esser Glass of Eau Claire, WI & United Fire & Casualty Company (*I*D)

Circuit Court, Chippewa County, WI, Case no. 12-CV-549

Attorney: Richie Wickstron & Wachs, LLP, Eau Claire, WI

Plaintiff injured by glass that fell and impacted him

Moreau v. Vail Realty et (*I*D)

District Court, Eagle County Colorado, Case No. 13CV30052

Attorney: Smith | Campbell | Clifford | Kearney | Gore, Santa Ana, CA

Plaintiff injured by glass shower door that broke

Racky v. First Midwest Bank, et. al. (*I*D*T) DEATH

Circuit Court of Cook County, IL Case No. 12L4466

Attorney: Thomas M. Paris, Attorney and Counselor at Law, Chicago, IL

Wrongful death matter in which husband of plaintiff died from injuries from broken storefront glass.

Rashene Smith V Southside Plaza Limited Partnership (*I*D*T)

Circuit Court of the Second Judicial Circuit, Leon County, Florida No. 2013 CA 1761

Attorney: Dean Burnett, P.A., Lakeland, FL

Glass injury in which plaintiff fell through non-safety glass storefront while apprehending a shoplifter

EXPERT WITNESS: INJURY/DEATH: DOORS & WINDOWS

Dorothy Wojciechowski v Ania's Polish Deli et al. (*I)

Circuit Court of the Nineteenth Judicial Circuit, Lake County, Illinois No. 15 L 839

Attorney: Thomas M. Paris, Attorney and Counselor at Law, Chicago, IL

Investigate defect to storefront door and its contribution to fall and injury of plaintiff

Gonzales vs. R&J Management, LLC et al (*I*D)

Circuit Court of Cook County IL, County Department, Law Division, Case no. 08L389

Attorney: Dwyer, McCarthy & Associates, Chicago, IL

Injury matter in which an aluminum storm window fell from the third floor and injured plaintiff

James Ferrer v Pass and Seymour, Inc., et al. (*I*D*M) DEATH

Circuit Court of the Sixteenth Judicial Circuit, Monroe County, FL No. 15-CA-001050-K

Attorney: Leesfield Scolaro, P.A.

Investigate & opine upon window malfunction with regard to death of occupants in a fire

Johnson Plaintiff v. Delaware Valley Development Corp et al (*I)

Pennsylvania Eastern District Court, Case No. 2:2010 CV 05246

Attorney: Ross Feller Casey, LLP, Philadelphia, PA

Plaintiff was attacked by an intruder who entered through a window plaintiff was unable to lock

Lisa Bonofiglio v Fairmont Hotels & Resorts (U.S) Inc. et al. (*I*D)

Superior Court, Commonwealth of Massachusetts, Suffolk County, C.A. No. SUCV2014-03266-C

Attorney: Lawson & Weitzen, LLP, Boston, MA

Suit in which plaintiff suffered digital dismemberment due to faulty window operation

Rigdon Westervelt v Parks Hotels & Resorts, Inc. et al. (*I*D)

United States District Court for the Northern District of Georgia No. 1:16-cv-03156-ELR

Attorney: Moraitakis & Kushel, LLP, Atlanta, GA

Hotel guest sustained serious injury after impacting a non-safety glass window

Shaker vs. Fases Salon, et al (*I)

Cook County Circuit Court

Attorney: Thomas M. Paris, Attorney and Counselor at Law, Chicago, IL

Injury matter in which a woman was injured by breakage of storefront glass.

Testa vs. Whirly West, Inc, et al (*I)

Circuit Court of Cook County IL, County Department, Law Division, Case no. 09 L 12931

Attorney: The Collins Law Firm, PC, Naperville, IL

Personal injury matter in which plaintiff was injured when glass fell from partition in an amusement venue.

KEY: (*I) INVESTIGATION (*D) DEPOSITION TESTIMONY (*T) TRIAL TESTIMONY (*M) MEDIATION

EXPERT WITNESS: INJURY/DEATH: FALLS FROM WINDOW

Conley (deceased) vs Microtel Extended Stay (*I) DEATH

Attorney: Morgan & Morgan, P.A., Atlanta, GA

Wrongful death matter in which an adult female fell from a 5th-floor hotel window and died from her injuries

English et al v. Army Hawaii Family Housing, LLC et al (*I) DEATH

United States District Court, District of Hawaii, Civil No. CV13-00034 LEK-BMK

Attorney: Wayne Parsons Law Offices, Honolulu, HI

Wrongful death matter in which a child suffered a fatal fall from a 2nd floor window in a new home

Eric Donovan v. University Mansion Limited Partnership, et. al. (*I, *D) DEATH

District Court of Tulsa County, State of Oklahoma, Case No.: CJ-12-4933

Attorney: Stidham Law, Tulsa, OK

Wrongful death matter in which an adult male broke through window glass and fell to his death

Erica Goodwin and Jackson C. Goodwin v Metro Development Company (*I)

Court of Common Pleas, Philadelphia County, Pennsylvania No. 873,3524 and 2604

Attorney: Tucker Law Group, LLC, Philadelphia, PA

Investigate and opine upon condition of window that allowed student to exit and fall upon plaintiff causing injury

Jaholkowski v. Gascoyne, and others (*I)

British Columbia Supreme Court Action No. S-092652, Vancouver Registry

Attorney: Slater Vecchio LLP

Investigate and opine upon safety of university dormitory windows and its contribution to fall injury of student

Jason Topnick v. Hamilton Partners, Inc. et.al. (*I, *D)

Circuit Court of Cook County, IL, Law Division, Court No.: 2016 L 001270

Attorney: Bryce, Downey & Lenkov LLC, Chicago, IL

Worker on roof fell through a skylight from heights sustaining injuries.

Kulkarni v. The Sobrato Organization, LLC, et al. (*I) DEATH

Superior Court of California, County of Santa Clara. Case No. 17CV314348

Attorney: Corsiglia, McMahon & Allard, LLP.

20-month-old male child fell from 3rd floor window of apartment building and died from his injuries

Latrell Allen o/b/o Noah Thomas v. 185 Clisby Place, Macon, GA (*I)

Attorney: Gautreaux Law, Macon, GA.

4-year-old boy broke through a glass window pane and fell from a 2nd floor window. He survived his injuries.

Likeyshia Thompkins v. Candler Forrest Apartments, L.P. et al (*I)

State Court of Fulton County, State of Georgia,

Attorney: Morgan & Morgan Atlanta, PLLC, Atlanta, GA.

Injury matter in which a 4-year-old male child suffered a fall from a 5th floor window in a multi-family apartment building

Neal v. 1260 Housing Development Corporation (*I)

Court of Common Pleas, Philadelphia, PA County, Case ID: 120801282

Attorney: Eisenberg Rothweiler, Philadelphia, PA

Injury matter in which a child suffered a fall from a 3rd floor window

Piazza vs. Atrium Corporation, et. al. (*I)

Circuit Court, County of Multnomah, OR, No. 1404-05560

Attorney: Vangelisti Law Firm, LLC, Portland, OR

Injury matter in which a 6-year-old child fell from a 2nd floor home window

Richard Peich v J-Mac Associates, Ltd., et al. (*I*D)

Circuit Court of Cook County, IL Case No. 14 L 11223

Attorney: Horwitz, Horwitz & Associates, Ltd., Chicago, IL

Workers injury claim against entity responsible for providing tools and training

Richard Robert Costello vs Harbor 360 Hotel (*I)

Seward, AK. Attorney: GLP Attorneys, P.S., Inc., Spokane, WA.

40-year-old male hotel guest fell from a 3rd floor open hotel guest room window to his death

KEY: (*I) INVESTIGATION (*D) DEPOSITION TESTIMONY (*T) TRIAL TESTIMONY (*M) MEDIATION

EXPERT WITNESS: INJURY/DEATH: FALLS FROM WINDOW (CONT'D)

Robinson vs. Wilson College, et. al. (*I) DEATH

Court of Common Pleas, Dauphin, PA County, No. 2012CV-6928 CV

Attorney: Wapner, Newman, Wigrizer, Brecher & Miller, Philadelphia, PA

Wrongful death matter in which a 4 year-old child suffered a fatal fall from dormitory window

Shanika Henderson v The K&D Group, Inc. et al. (*I*D*T) DEATH

Court of Common Pleas, Cuyahoga County, Ohio Case No. 824977

Attorneys: David B. Malik & Associates, Law Firm of Grant A. Goodman, Piscitelli Law Firm

Investigate on site and in laboratory, and opine on matter in which a 3-year-old child broke through weathered window glass and fell to his death from the 25th floor window while visiting his grandmother

Thompson vs Harrahs Atlantic City, et.al. (*I)

United States District Court, District of New Jersey, Civil Action No. 14-cv-02397-JHR-KMW

Attorney: The Pearce Law Firm, Philadelphia, PA

Injury matter in which hotel guest sustained injuries via contact with hot pool deck flooring.

Threatt et al, vs. W Hotel Management, Inc. et al (*I*D) DEATH

Superior Court of Fulton County, Georgia, Case No. 11EV012725C

Attorney: Slappey & Sadd, LLC, Atlanta, GA

Wrongful death matter in which a female hotel guest broke through floor-level window glass and fell to her death from the 10th floor

EXPERT WITNESS: INSURANCE

K. S. v. American Automobile Insurance Company (*I*D)

Florida Middle District Court Case No. 6:2010cv01945

Attorney: The Nation Law Firm, Longwood, FL

Homeowner policy claim involving windows leakage and property damage

OMB Houston LP vs Pappageorge Haymes Partners (*I, *M)

Attorney: Fisk Attorneys, Dallas, TX

Claim by developer against architect for construction defects

Sandpiper Condominium Council of Owners, Inc. v. Lexington Insurance Co. (*I)

United States District Court, Southern District of Texas, Corpus Christi Division Civil Action No. 2:18-CV-00414

Attorney: Mound Cotton Wollan & Greengrass, LLP New York, NY

Hurricane damage matter

Viking Construction Inc. v 777 Residential LLC et al. (*I*D)

Superior Court, Judicial District of Hartford, Connecticut, Docket No. X07-HHD-CV16-6065016-S

Attorney: Robinson & Cole LLP

Investigate and opine upon matter wherein window glass was damaged by workmen who were cleaning façade

EXPERT WITNESS: CRIMINAL

People v. Myung Jae Kim (*I)

Orange County Superior Court Case No. 12NF0672

Attorney: County of Orange Public Defender, Santa Ana, CA

Defendant was accused of attempted murder by shooting through glass during hostage situation in bank

Robert Wiesner v Hon. Mackey/State of Arizona (*I)

Superior Court of the State of Arizona CV-13-0212-PR

Attorney: Public Defender Yavapai County, Prescott, AZ

Defendant accused of breaking through window and committing crime

State of Michigan v. Ryan Mark Wyngarden (*I*D)

Ottawa County Circuit Court. Case No. HL13-20283-FY

Attorney: Law Office of Kenneth J. Uildriks, Holland MI

Defendant accused of murdering sister. Broken auto glass evidence investigated

State of Oklahoma v. Amber Hilberling (*I*T)

District Court of Tulsa County, Oklahoma, Case No. CF-2011-2444

Attorney: Jenks Law, LLC and April Seibert Attorney at Law, Tulsa, OK

Defendant accused of murder by pushing spouse through window. Window and glass evidence investigated

State of Wisconsin v Todd Allen Kendhammer (*I*T)

State of Wisconsin, Circuit Court, LaCrosse County, DA Case No. 2016LC003517

Attorney: Hurley, Burish & Stanton, S.C., Madison, WI

Investigate and opine upon fracture pattern in auto windshield glass which was evidence in an alleged murder

KEY: (*I) INVESTIGATION (*D) DEPOSITION TESTIMONY (*T) TRIAL TESTIMONY (*M) MEDIATION

CONSULTING - NON LITIGATION (SAMPLING)

Adobe Systems, Inc. Lehi, UT

Investigate window and curtainwall glass breakage in recently built facility

Airborne San Diego

Assist glass fabricator Glas-Pro of indoor skydiving facility in determining cause of glass breakage

Art Museum, Singapore

Investigate glass breakage in entrances and curtainwall, and also water leakage in skylight. Utilized polariscope and scanning equipment for nickel sulfide inclusions

Automotive headlight lens company, Wisconsin

Assist manufacturer in determining cause and solution for spontaneous breakage of glass headlight lenses

Buffalo Center for the Arts, State University of New York, Buffalo, NY

Consultation, destructive testing and opinion report regarding replacement of skylight and metal panels

Caliper Studios, Brooklyn, NY

Shop drawing review and design recommendations for new custom steel skylights

Classics at the Riviera Condominiums, Ottawa, ON, Canada

Site investigation, industry study and opinion regarding spontaneous glass breakage at balcony enclosures

Colin Powell School, Matteson, IL

Assist General Contractor NBA Contracting in water testing and developing a remedial plan for water leaks

Desert Botanical Gardens, Phoenix, AZ

Investigate and assist in settling dispute between parties in the construction

Federal Courthouse, Minneapolis, MN

Investigation and opinion regarding gasket disengagement in large curtainwall

Florida Atlantic University, Boca Raton, FL

Perform water testing and investigation into window condensation including remote monitoring

Fulton House Condominiums, Chicago, IL

Infrared thermographic survey of leaking roof, windows and masonry

Hotel, Chicago, IL

Investigate breakage of glass shower doors and test remedial application

Hudson Tea Condominiums, Hoboken NJ

Assist engineering firm in forensic disassembly and testing of window wall system experiencing condensation

Hurricane Irma Damage, Miami, Pompano Beach, Naples and Marco Island, FL

Investigate storm damage in support of damage claims for Morgan & Morgan, P.A.

Iroquois Condominiums, Brooklyn, NY

Assist HOA in addressing window condensation and defects

Lake & Forest (21 story), Oak Park Station (20 story), Oak Park South Boulevard (12 story), Oak Park, IL

Provide consultation to AECOM/Tishman/Hunt General Contractor on 3 new construction projects

Los Angeles International Airport, Los Angeles, CA

Site investigation, water testing and expert opinion on water leakage in masonry out-building

Lucas Oil Stadium, Indianapolis, IN

Forensic site observation and opinion regarding signage film used on glass curtainwall and coincident glass breakage

Mountain West Farm Bureau Mutual Insurance Company, Billings, MT

Assist insurance carrier in fairly adjusting hail damage claim with regard to window replacement

Naples Square, Naples FL

Assist window manufacturer CGI (Creative Door & Millwork) in field testing and improvement of new construction windows

CONSULTING - SAMPLING OF NON LITIGATION MATTERS (CONT'D)

Northeastern University, DeKalb, IL

Field investigation and consultation regarding newly installed windows that failed water testing

Northwestern University, Evanston, IL

Consultation, bid documents, supervision of retrofit of metalized film on windows of student union building

Old Main Post Office, Chicago, IL

Consultation and demonstration regarding historic window renovation

Omni Fort Worth, Fort Worth, TX

Assist HOA with managing correction of defective glass handrails in 3 story residential tower

Park Terrace Condominiums, Forest Park, IL

Survey, categorize and quantify water leaks; prescribe remedial actions

Private University, Chicago, IL

Assist University in diagnosing and reacting to glass breakage in curtainwall of new building

Pullman National Monument, Chicago, IL

Assist window contractor correct issues and fulfill contract, including performing window testing

Single Family Residence, Newburne, Nova Scotia, Canada

Site investigation, field testing and illustrated documentation of leaking vinyl windows. Advocated on behalf of homeowner to achieve replacement/repair from manufacturer

Single Family Residence, Oakbrook, IL

Site investigation, water testing, expert report and on behalf of homeowner after contractors damaged the house's reflective glass. Subsequent matter involving premature stucco deterioration

Single family residence, Winnetka, IL

Field survey, testing and reporting on newly installed defective mahogany doors

Six flat condominium, Chicago, IL

Leak investigation, field testing, document review, repair proposal, site review of in-progress work and prove-out testing of repaired work for leaking masonry wall construction

Skybridge Condominiums, Chicago, IL

Destructive and non-destructive testing and repair of water leaks in high rise condominium building

University of Nebraska, Lincoln, NE

Field testing of new windows for air infiltration and water penetration, consultation, shop drawing review

University Tower, Rochester, NY

Destructive and non-destructive testing and opinion report regarding water leakage at high rise public housing

U.S. Ambassador Residence, Tokyo, Japan

Assist General Contractor Montage, Inc. in testing and retrofitting replacement windows for historic residence

Westfield State University, The Apartments, Westfield, MA

Perform air and water testing in Armaclad Window factory on behalf of Commercial Construction Consulting, Boston

Wichita, KS Airport

Assist General Contractor Walbridge in addressing defects in interior metal wall panel system

175 W. Jackson, Chicago

Investigate glass breakage that took place during construction for property management

325 N. LaSalle Street, Chicago, IL

Assist window contractor Scientific Home Services in complex size engineering for window replacement of historic building

500 N. Milwaukee Avenue, Chicago

Provide consultation to Pappageorge Haymes Architects on a 4 story and 14 story new construction project

751 Griswold, Detroit MI

Assist General Contractor Basco with an assessment of and methods for the restoration of a historic steel curtainwall & storefront

PRESENTATIONS & MEDIA

PRESENTATIONS

Building Envelope Checklist, NeoCon, Chicago

Diagnosing Window Condensation Using Absolute Humidity, RCI Inc. Convention, Houston, TX

Energy-Efficient Building Envelope Design and Construction, Half Moon Education, Inc., Wheaton, IL

Forensic Investigation, Professional Development Seminars, Wheaton, IL

Historic Window Rehabilitation, National Glass Association Convention, Atlanta, GA

Lick Your Building Envelope, EcoFair360, Elkhorn, WI

People Are Dying - The Hidden Danger of Weathered Window Glass, Material Science & Technology Conference, Pittsburgh, PA

Tuning the Building Envelope, Association for Energy Affordability Conference, Chicago

Tuning the Building Envelope, Build Expo, Chicago

Windows and Energy Conservation, Argonne National Laboratory, Argonne, IL

Windows and Glass: Top 10 New Technologies that can Save Facilities Money, Facilities Management Summit, Chicago

Windows for Buildings, An Introduction, Online course for continuing education credit, PDH Online, Fairfax, VA

MEDIA: NATIONAL TELEVISION NEWS

[Consumer Alert: Spontaneously Shattering Glass](#), ABC, Good Morning America

[Exploding Glass?](#), Inside Edition

[Ledge at Willis Tower Back In Business After Cracks Appear](#), Inside Edition

[Spontaneously Shattering Sunroofs Prompt Federal Investigation](#), ABC, Good Morning America

['Shattered'](#), Story of Amber Hilberling, Dateline NBC

MEDIA: LOCAL TELEVISION NEWS

[2 Investigators: Glass Shower Doors Can Shatter Without Warning](#), CBS, Chicago, Boston

[2 Investigators: Older Glass Windows Are Potentially Deadly](#), CBS, Chicago

[Consumer Beware: Glass Shower Doors Can Shatter Suddenly](#), ABC, Los Angeles

[Consumers Report Tempered Glass Sinks Exploding Without Warning](#), NBC, Chicago

[Exploding Shower Doors A Problem In Texas & Nationwide](#), CBS, Dallas

[How Safe Is The Glass Used In Doors And Windows?](#), CBS, Pittsburgh

This news piece was nominated for an Emmy Award and received a Murrow Award

[Safety glass not so safe when it explodes in the shower. Here's how to make yours 'safer'](#), KUTV, Salt Lake City, UT

[Shattering Shower Doors](#), CBS, Dallas

[Seen At 11: Expert Explains Coffee Tables, TVs, Shower Doors Shattering Without Warning](#), CBS, New York

MEDIA: RADIO

Child Safety and Windows, Philip Til Show, CKNW Radio, Vancouver, BC, CA

Our glass desk exploded, Yours could, too, Rivet Radio.

This piece received an Edward R. Murrow Award for Audio Investigative Reporting

PUBLICATIONS: ChicagoWindowExpert.com

Created in 2009 and written by Mark Meshulam, ChicagoWindowExpert.com has become an internationally recognized authority website, offering over 70 in-depth articles about aspects of buildings, windows and glass. In one year, the site receives over 200,000 page views, with over 2,840 hours spent reading articles including:

Window leaks, condensation and failures Aluminum Window Leaks Bad Window Replacement: Top 10 Installer Screw-ups Curtainwall Leaks Diagnosing Window Condensation Using Absolute Humidity Fixing Window Leaks in Tall Buildings How to Fix Air Infiltration Leaks in Cold & Drafty Windows Leaks and Problems with Vinyl Windows My Windows Leak! Sudden Temperature Drop, Cold Snap Coincides with Window Condensation Article Web Traffic Storm Damage to Windows and Glass Window Condensation: Top 10 Fixes Window Glazing Leaks Window Sealant Failure Wood Window Leaks Glass & window safety Breaking Glass Shower Doors & Enclosures Deadly Falls from Windows: Preventable? Diagnosing Glass Breakage Glass Breakage and Pre-Existing Damage Glass Evidence in Crimes and Accidents How to Protect Your Windows and Glass Against Riots Nickel Sulfide Inclusion and Spontaneous Glass Breakage Safety Glass: Is It Really Safe? Window Dangers in College Dormitories: The Tragedy of Taylor Cothran The Tragic Window Fall of Josh Hilberling Why did my glass break? How to document glass breakage Glass performance Annealed, Heat Strengthened, Tempered and Insul. Glass Fine Tuning Low-E Glass Insulated Glass Seal Failure Low-E Glass for Cooling Loads The Lowdown on Low-E Glass Thermal Images of Insulated Glass Types How to address window & building envelope problems Choosing a Window or Building Consultant Creating a Leak Survey Form Documentary Photos for Curtainwall Survey Documentary Photos for Window Survey Keying for Window Leak Survey Legal Claims and Disputes in Construction Performing a Window Survey Preparing for a Window Leak Survey Window Caulk Failures	Window & building design AAMA, NFRC, ANSI, ASCE, CPSC, NFPA, UL, GANA ASTM International –Building Envelope Standards Chicago Energy Conservation Code for Dummies Building Science 1: Rainscreens and Weather Barriers Designing Buildings for the Very Windy City Does Chicago Code Require Low-E Glass? Energy Benchmarking and Window/Curtainwall Retrofit Envision the Wind in a Blizzard Hurricane Windows – Saving lives and property The Symbolic Value of Buildings Windows for Buildings: Window Types & Materials Windows: Significant for Energy and Comfort Wynning in Glass Vegas Window & building restoration Field Museum Window Replacement Get the Best from your Caulking Contractor Historic Window Renovation Replace Weatherstripping on Drafty Windows Restoring Steel Windows Use the Right Window Weatherstrips and Gaskets Window Repair or Window Replacement? Window testing Preconstruction Mockup Testing: A Guide for Professionals Test Your Mettle at Construction Research Lab The Dynamic Water Test Window Testing: Ultimate Quality Control Window and building design Chicago Window Expert Goes Solar CWE Visits Solar Power Plant News from the Green Front The Future of Windows Masonry leaks and failures Leaks and Mold in Walls: the dirty little secret Leaks Through Split Face Block Testing Leaking Brick Walls Influential people and companies Bill Baker of Skidmore, Owings & Merrill LLP: Tall Buildings and the Burj Khalifa An Interview with Guardian An Interview with Historic Mike Jackson An Interview with PPG An Interview with Viracon
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FACTORY VISITS

Substantial knowledge about industry practices and manufacturing processes can be gained from factory visits.

Mr. Meshulam has visited the following window, glass and architectural product factories:

Acorn Window, Quincy, MI
All Seasons Commercial, Inc., Bryan, TX
Auburn Window, Pittsburgh, PA
Boyd Aluminum, Columbia, MO
Capital Window, PA
CT Window, Toronto, CN
Custom Window, South Elgin, IL
EFCO, Monett, MO
Four Seasons Window, Livonia, MI
GlasPro, Santa Fe Springs, CA
Graham Window, York, PA
Guardian Industries, Auburn Hills, MI
Howard Industries, Miami, FL
Hurd Window, Medford, WI
Hydro Aluminum North America, Cassville, Mo
Imperial Glass Structures, Wheeling, IL
LOF Float Glass Plant, Ottawa, IL
Marvin Window, Warroad, MN
Midwest Skylight, Elk Grove, IL
Mita Kogyo, Mia Prefecture, Japan
Modu-line Window, Wausau, WI
Optimum Window, Ellenville, NY
Pittco Architectural Metals, Elk Grove, IL
Pittco Curtainwall Division, Cocomo, IN
Quaker Windows and Doors, Freeburg, MO
Reilly Architectural, Calverton, NY
Republic Window, Chicago, IL
Ruskin Louvers, Kansas City, MO
Safti-First, Inc., Merced, CA
Sound Solutions / Armaclad, Chicago, IL
Space Frame Structures, New York, NY
Tajima, Saitama, Japan
Traco, Cranberry, PA
Tubelite, Walker, MI
Weathershield Window, Merrill, WI
Winstrom Window, Toluca, IL
Viracon Glass, Owatonna, MN
Vistawall Architectural Products, Terrell, TX
Wausau Window & Wall Systems, Wausau, WI
Yuanda, Shenyang, China

PROJECTS - BUILDERS ARCHITECTURAL PRODUCTS, INC.

In his capacity as VP Operations / Director of Engineering for Builders Architectural Products, Inc., Mark Meshulam has been responsible for procurement, vendor selection, contracting, extrusion die design, engineering, manufacture, testing, project management and installation oversight of windows, glass, curtainwalls, entrances, louvers, panel systems, column covers and miscellaneous metals for hundreds of projects, representing millions of square feet of installed products. Some examples:



A cityscape of projects



Breakers at Edgewater



LaSalle Wacker Building



77 West Huron



Combined 400



Chicago Historical Society



Homart Riverwoods



Park Alexandria



Kinzie Park Tower



LaQuinta Inn and Suites



Sheraton Chicago Northbrook Hotel



Beacon Apartments



435 West Ontario



212 East Cullerton



Rockwell Graphics Systems



The Winthrop Club



Kensington Office Building



Skybridge



The Tides at Lakeshore East



College of Lake County University Center

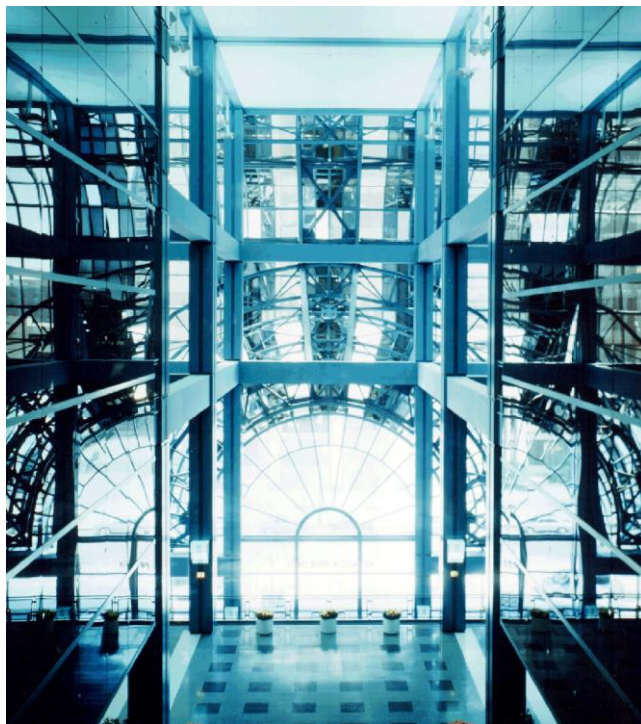




Little Village High School



North-Grand High School



Ogilvie Transportation Center



120 S. LaSalle Light Well



Heritage at Millennium Park



55 East Erie

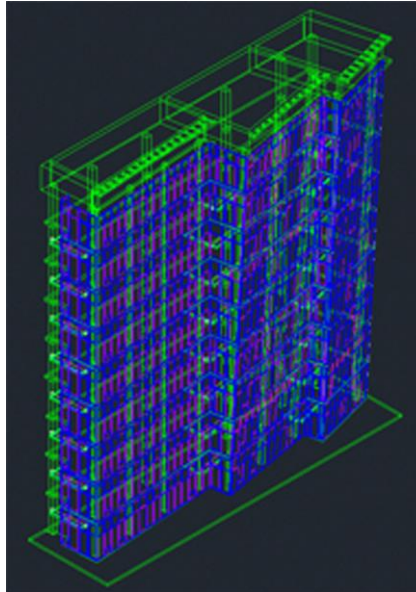


Foreground: 540 North Lake Shore Drive

Background: 600 North Lake Shore Drive (twin towers)



600 North Lake Shore Drive



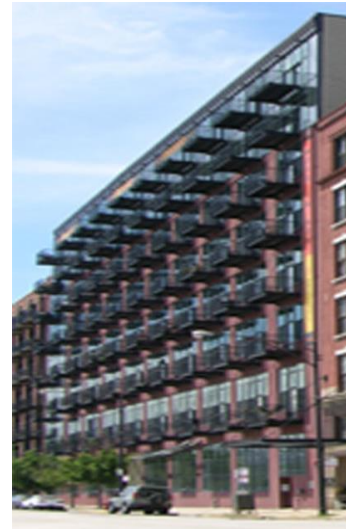
The Parvenu



State Place



Dearborn Tower

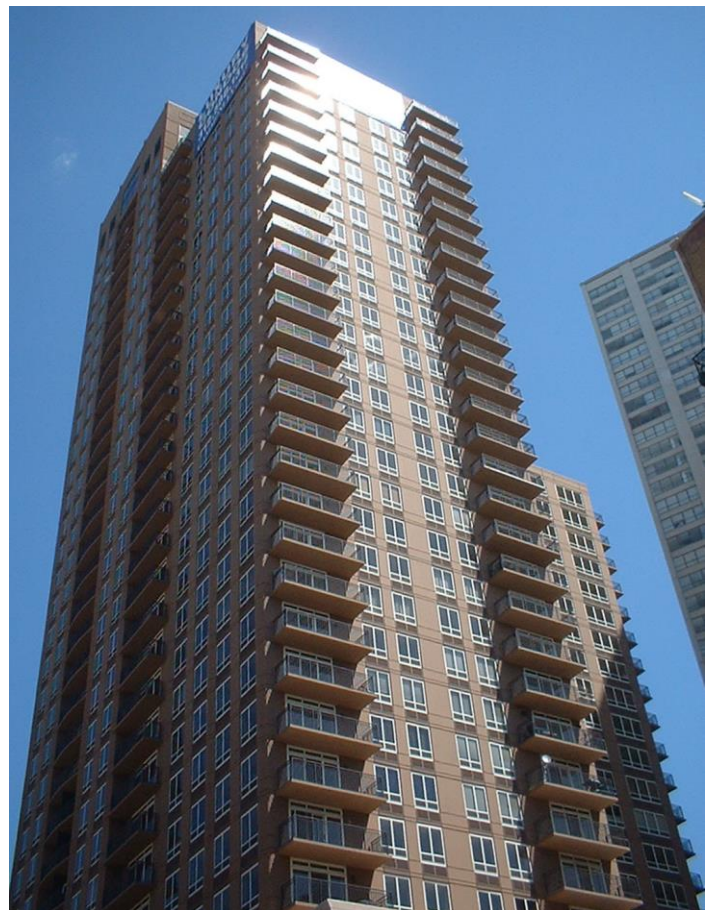


Paramount Lofts

VB1224



Avenue East



1111 South Wabash



Field Museum of Natural History



505 North State



L: Chicagoan R:Chicago Place



Astor Tower

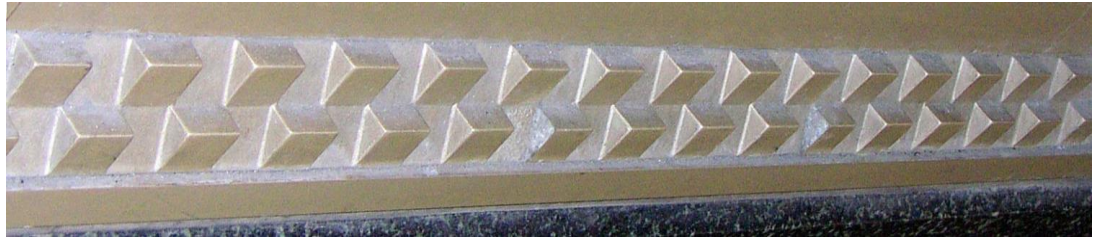


740 Fulton



235 West Van Buren





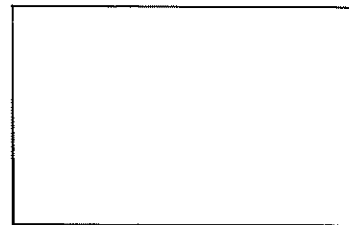
One North State: aluminum and bronze castings



“We built this city”

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
☐ Planning Commission ☒ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Supervisor Peskin

Subject:

[Existing Building Code - Façade Inspections for Tall Buildings]

Long Title or text listed:

Ordinance amending the Existing Building Code to require buildings with fifteen or more stories constructed after 1998 to conduct and submit façade inspection reports; and affirming the Planning Department's determination under the California Environmental Quality Act.

Signature of Sponsoring Supervisor: []