

ICE HOUSE CONDOMINIUMS

Provincetown, MA

Coastal Engineering Company, Inc., in cooperation with building technology consultants RDH Building Science, Inc., UAV specialists Biological Systems Consultants, Inc., and mechanical consultants CSI Engineering, provided a conditional assessment and evaluation report of the building envelope systems and related building systems for the Ice House Condominiums building. The goal of the report was to provide better understanding of the existing building systems constructed to shield the interior from environmental factors such as rain, snow, ice, humidity, and extremes of temperature, and to provide both interim and long-term comprehensive repair recommendations as applicable where the building systems have failed to perform satisfactorily.

SERVICES

- Meet with association representatives and property managers to ensure understanding of priorities and building history, and to establish good working lines of communication
- Research and review existing available building plans, historical documentation, and documentation of prior repairs
- Conduct occupant survey to gain insight into individual occupant experiences and to review for systemic patterns
- Perform thermographic scan of roof and exterior walls for leak detection and air infiltration
- Perform drone survey to obtain overall and detailed visual observations often inaccessible by conventional observational methods
- Develop and execute a targeted investigation plan including exploratory investigations. Coordinate all contractor work associated investigations and ensure work is safe, clean and satisfactory to occupants.
- Assist with issues associated with rooftop mechanical units.
- Provide a conditional assessment and evaluation report including both interim and comprehensive repair recommendations.

