



The East Water Place Townhome complex consists of eight 3-story wood framed buildings, constructed between 1996 and 1998. Four of the buildings include 6 townhome units and the other four buildings include 8 townhome units, for a total of 56 units. The exteriors of the buildings are primarily clad in brick and stone masonry. The roofs are low-sloped with insulation placed within the ceiling cavity below the roof sheathing. The roofs also include extensive rooftop decks.

BTC was initially retained to perform a structural evaluation of the rooftop decks due to the existing decks being constructed over areas beyond the extents shown on original permit drawings, and given that these decks would need to be removed prior to re-roofing the buildings. Prior evaluations indicated that the capacity of the roof framing to support rooftop decks were not capable of supporting loads as required by the Chicago Building Code. BTC worked with the Association and the City of Chicago to obtain a variance from current code requirements. Following acceptance of the variance, BTC was then retained to design the roof replacement, as well as replacement of the existing rooftop decks and railings.

The scope of work for the project consisted of providing a new adhered modified bitumen roof membrane system, new sheet metal flashing and trim, including counterflashings and a custom vented fascia assembly. New roof accessories were also provided including new turbine vents, equipment supports, flue stacks, and cast iron roof drains and strainers. The rooftop decks were replaced with new composite wood decking and powder-coated aluminum railings.

In addition to the design, BTC provided bidding assistance and construction phase services including contract administration for the work. During the construction phase of the project, BTC performed field observations and provided contract administration services to facilitate a successful project.

Project Name:
Roof Replacement
East Water Place Townhomes

Project Location:
Chicago, Illinois

Client:
East Water Place Townhomes /
FirstService Residential
Northeast Corner of North McClurg
Court and East North Water Street
Chicago, Illinois 60611

Approximate Construction Cost:
\$3,080,000

Year Completed:
2022

Nature of Services:
Evaluation of Existing Rooftop Decks,
Design of Roof, Decking and Railing
Replacement, Bidding Assistance, and
Construction Phase Services

