



SITE OBSERVATION REPORT

REPORT #: 001

DATE: 8/11/2023

PROJECT TITLE: Augusta Municipal Building Leak Investigation **JOB #:** PZL233

COMMENTS:

On Thursday August 3rd, 2023, Lee Dorn and Chris Whitmore from JLA visited the municipal building at 530 Greene Street along with Mr. Howard from the City of Augusta to observe reported roof leaks at the expansion joints between the intersection of the lower roof and the nine-story tower.

ROOF LEAK:

1. During the Site visit, JLA accessed the plenum space above the ceiling on the third floor and provided visual inspection of the areas directly above the stained and damp acoustical ceiling tiles. It was noted that at some point spray-foam insulation had been applied to the lower portion of the expansion joint located between the concrete roof deck and concrete main frame beam of the primary structural system for the building. Water staining and efflorescence was noted on the concrete structure indicating that the water leakage into the building has been ongoing for some time. Mr. Howard stated that light to moderate rain showers did not produce leaking, however during heavy rain and high winds, large amounts of water entered the third floor at the aforementioned expansion joint locations.
2. Visual inspection from the roof level noted roof to wall flashing with a termination strip. This system appeared to be stable and in serviceable order. The roof system had been reinforced with mastic sealant along the intersection of the roof with the wall plane.
3. After review of the roof and adjoining marble wall cladding panels, it appeared that the leak source may be from water running down behind the panels and potentially bypassing the building flashing that is designed to shed the water to the building exterior. The panel joints did not appear to have functional watertight joints and water was also observed to be seeping through the joints from behind the panels ([Attachment A](#)).
4. After the site visit, the City provided background drawings to JLA on August 3rd, 2023 that contained information on an Exterior Envelope Renovation project by Stafford Consulting Engineers, dated March 7, 2007. These background drawings contained a renovation detail that defined the building components at this expansion joint location that may indicate a potential leak path as noted ([Attachment B](#)).

LOOSE WALL CLADDING:

During our Site visit w/ Mr. Howard on August 3rd, 2023, we observed a building condition that we believe needed immediate attention.

1. At the upper roof line, one of the marble wall panels was out of position and was not properly anchored ([Attachment C](#) and [Attachment D](#)).
2. As such, there is a possibility that the panel could fall and endanger people below. Consequently, the area below the loose panel needs to be immediately cordoned off and personnel and public kept out of this area ([Attachment E](#)).
3. Subsequently, Lee Dorn met on-site with Ms. Maria Rivera-Rivera and a demolition contractor (Tyson Thompson) on August 11th, 2003 to further evaluate the wall cladding situation. It's reported that Thompson Wrecking was involved during the 2007 renovation and Mr. Thompson is going to talk with the superintendent who did that work to see if he remembers exactly how the wall cladding panels were attached. Mr. Thompson will also be developing a cost to remove two sections of the marble cap and the panel in question, to include temporary weatherproofing. Once JLA has an opportunity to review the connections and propose a solution, Thompson Wrecking will provide for the reinstallation

of the caps and panel. Mr. Thompson is scheduled to provide a proposal for the above-described work by the beginning of next week.

Attachments:

- Attachment A – Water Migrating Through Wall Cladding Joint
- Attachment B – Expansion Joint Detail From Stafford Exterior Envelope Renovation of March 7, 2007
- Attachment C – Displaced Wall Panel Location
- Attachment D – Displaced Marble Wall Panel
- Attachment E – Cordoned-Off Area

SUBMITTED BY: Chris Whitmore, P.E.

cc: File

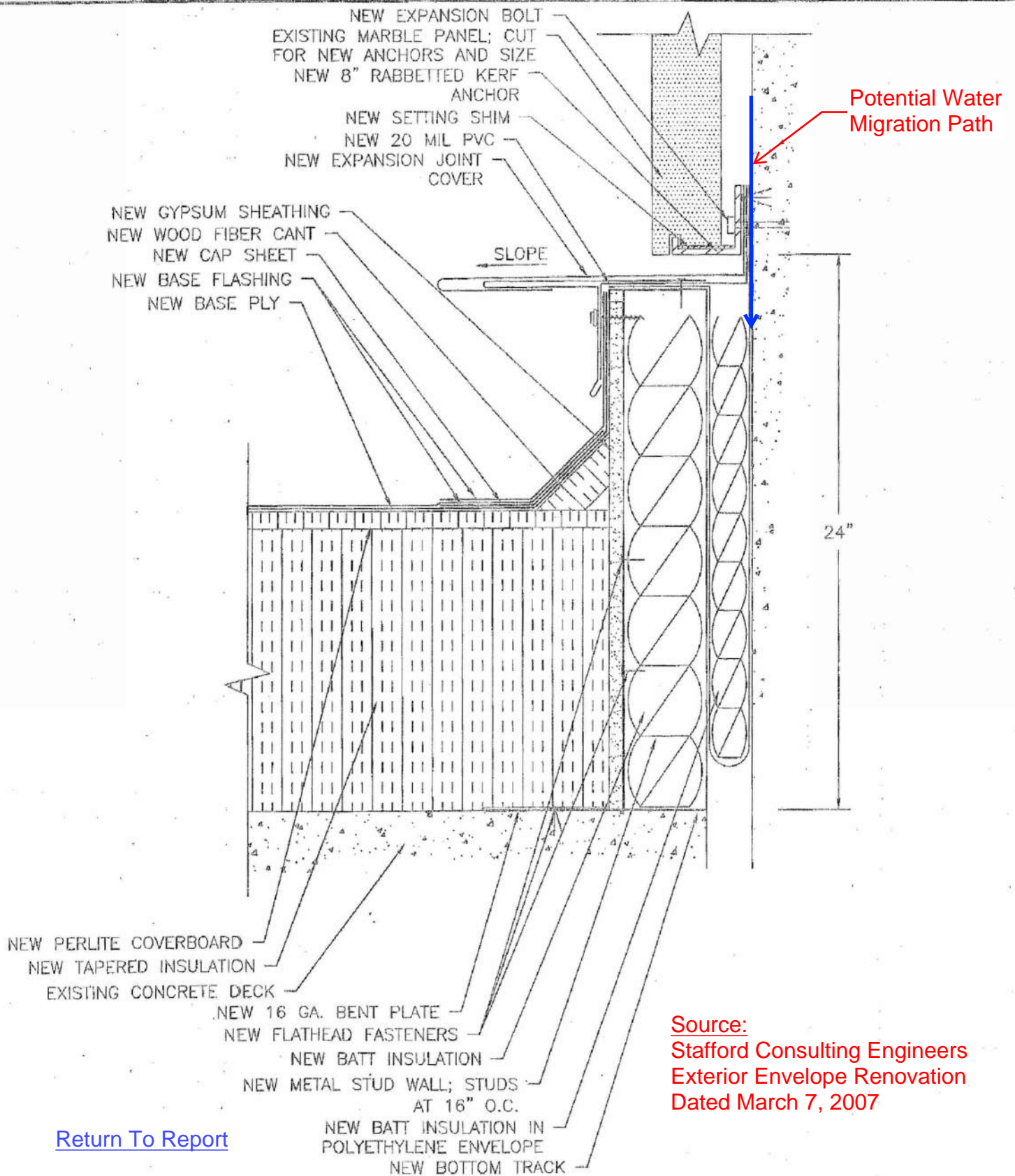
ATTACHMENT A

A photograph showing a vertical joint in a wall. The wall is composed of two panels of light-colored, textured material. A dark, irregular stain runs horizontally across the joint, indicating water migration. Two red arrows point from a text box to the stained area on either side of the joint.

Wet Joint - Water Migrating
From Behind Wall Panel

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ATTACHMENT B



Source:
 Stafford Consulting Engineers
 Exterior Envelope Renovation
 Dated March 7, 2007

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Untitled Map

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ATTACHMENT C

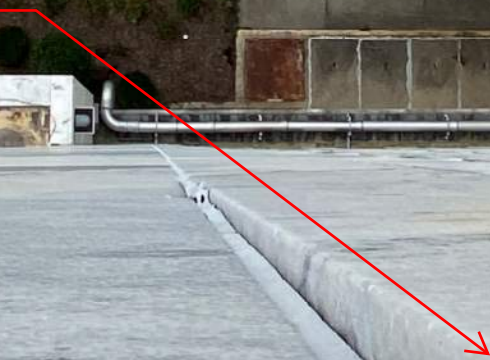
Displaced Wall Panel

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ATTACHMENT D

Displaced Marble
Wall Panel



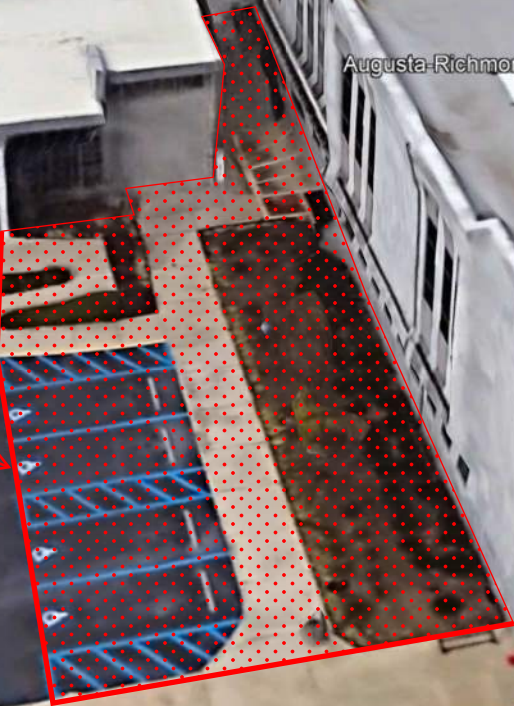
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ATTACHMENT E



Area To Be Cordoned Off

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