



Collapse of Outdoor Patio Slab at Allure Apartment Building Located in Harbor Point.

- ***Permit history of work at Allure Apartments***
- ***Inspection Process for new major projects***
- ***Incident management and coordination with BLT***

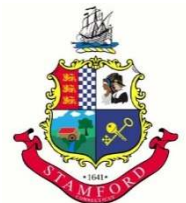




Permit history of work Allure Apartments – 850 Pacific Street (P4 and P5)

Brief chronology

- | | |
|--------------------------|---|
| <i>10/9/2017</i> | <i>Application filed</i> |
| <i>11/29/2017</i> | <i>Permit issued</i> |
| <i>5/19/2020</i> | <i>Final inspection passed</i> |
| <i>8/20/2020</i> | <i>Certificate of Occupancy issued</i> |





Inspection Process for new major projects

Two types of inspections

- 1. Required Inspections by building department***
- 2. Special inspections by approved agencies***

Required Inspections by building department 2015 IBC 110

NUMBER	INSPECTION ITEM	REFERENCE
1	Preliminiray (Pre-permit) (When needed)	2015 IBC 110.2
2	Footing and foundation	2015 IBC110.3.1
3	Concrete slab and under-floor	2015 IBC110.3.2
4	Lowest floor elevation (In flood hazard area)	2015 IBC110.3.3
5	Frame	2015 IBC110.3.4
6	Sheetrock (lath, gyp board and gyp panels)	2015 IBC110.3.5
7	Fire and smoke resistant penetrations	2015 IBC110.3.6
8	Energy efficiency inspections	2015 IBC110.3.7
9	Other	2015 IBC110.3.8
10	Final	2015 IBC110.3.10
11	Flood hazard documentation (when needed)	2015 IBC110.3.10.1



Special Inspections and tests by approved agencies **2015 IBC 1704**

SECTION 1704 SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION

1704.1 General. Special inspections and tests, statements of special inspections, responsibilities of contractors, submittals to the *building official* and structural observations shall meet the applicable requirements of this section.

1704.2 Special inspections and tests. Where application is made to the *building official* for construction as specified in Section 105, the owner or the owner's authorized agent, other than the contractor, shall employ one or more *approved agencies* to provide *special inspections* and tests during construc-

or work for which *special inspection* or testing is required shall remain accessible and exposed for *special inspection* or testing purposes until completion of the required *special inspections* or tests.

1704.2.3 Statement of special inspections. The applicant shall submit a statement of *special inspections* in accordance with Section 107.1 as a condition for permit issuance. This statement shall be in accordance with Section 1704.3.

Exception: A statement of *special inspections* is not required for portions of structures designed and constructed in accordance with the cold-formed steel light-frame construction provisions of Section 2211.7 or the conventional light-frame construction provisions of Section 2308.

Special Inspections Related to Concrete Construction

2015 IBC Table 1705.3

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD ^a	IBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X	ACI 318 Ch. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A 706; b. Inspect single-pass fillet welds, maximum $\frac{5}{16}$ " ^b ; and c. Inspect all other welds.	— X	X X	AWS D1.4 ACI 318: 26.5.4	—
3. Inspect anchors cast in concrete.	—	X	ACI 318: 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members. ^b a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4.a.	X	 X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
5. Verify use of required design mix.	—	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—	ASTM C 172 ASTM C 31 ACI 318: 26.4.5, 26.12	1908.10
7. Inspect concrete and shotcrete placement for proper application techniques.	X	—	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques.	—	X	ACI 318: 26.4.7-26.4.9	1908.9
9. Inspect prestressed concrete for: a. Application of prestressing forces; and b. Grouting of bonded prestressing tendons.	X X	— —	ACI 318: 26.9.2.1 ACI 318: 26.9.2.3	—
10. Inspect erection of precast concrete members.	—	X	ACI 318: Ch. 26.8	—
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	X	ACI 318: 26.10.2	—
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X	ACI 318: 26.10.1(b)	—

For SI: 1 inch = 25.4 mm.

a. Where applicable, see also Section 1705.12, Special inspections for seismic resistance.

b. Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.



Statement of Special Inspections

2015 IBC 1704.2.3

Statement of Special Inspections

Project: *P4/P5*
 Location: *0 Washington Boulevard #P4*
 Owner: *Strand/BRC Group LLC*

Design Professional in Responsible Charge: *Henderson and Rogers Structural Engineers, LLC*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: *Monthly* or per attached schedule.

Prepared by:

Madison (Matt) H. Henderson
(type or print name)

[Handwritten Signature]
 Signature

08/11/2017
 Date



Owner's Authorization:
[Handwritten Signature]
 Signature *16 Aug 2017*
 Date

Building Official's Acceptance:
[Handwritten Signature]
 Signature *8-16-2017*
 Date

**Engineer Certification re Special
Inspections and Tests
2015 IBC 1704**



May 18, 2020

Building Official
City of Stamford
Code Enforcement Division/Structural Inspections
Stamford, CT
Attn: Chief Structural Inspector

RE: Building and Land Technology
1 Elmcroft Road-Stamford, CT
HRI No: 13-17015-00
CO Stamford Permit No: B-17-782

Dear Sir or Madam,

In accordance with Chapter 17, "Structural Tests and Inspections" of the 2012 International Building Code, special inspections services were provided for the above referenced project for the following portions of the work that required special inspections and which Coastal Materials Testing Lab, LLC and Down to Earth Consulting, LLC (DTE) were employed to test and observe:

Deep Foundations (by DTE), Cast in Place Concrete, Reinforcing Steel, Masonry Walls, Post-Tensioning, Structural Steel, Welding and Bolted Connections

Based on the progress reports submitted for the tests and observations, the work requiring special inspection was, to the best of my knowledge, in conformance with the structural permitted construction plans and specifications and the approved workmanship provisions of the Building Code. If there are any questions regarding this letter please contact us at 713-430-5800.

Sincerely,
Henderson Rogers Structural Engineers, LLC

Madison "Matt" H. Henderson, P.E.
Principal



5/18/2020

Incident management and coordination with BLT

2/1/2022	Incident occurred
2/1/2022	Notified by phone by BLT
2/2/2022	Initial assessment by HRSE. Isolated incident. Other areas safe to occupy.
2/5/2022	WJE visited the site
2/7/2022	Application filed for demolition of damaged slab and reconstruction
2/8/2022	WJE Initial report and RFI
	Ongoing investigation and exchange of information and documents

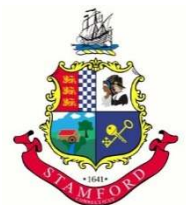
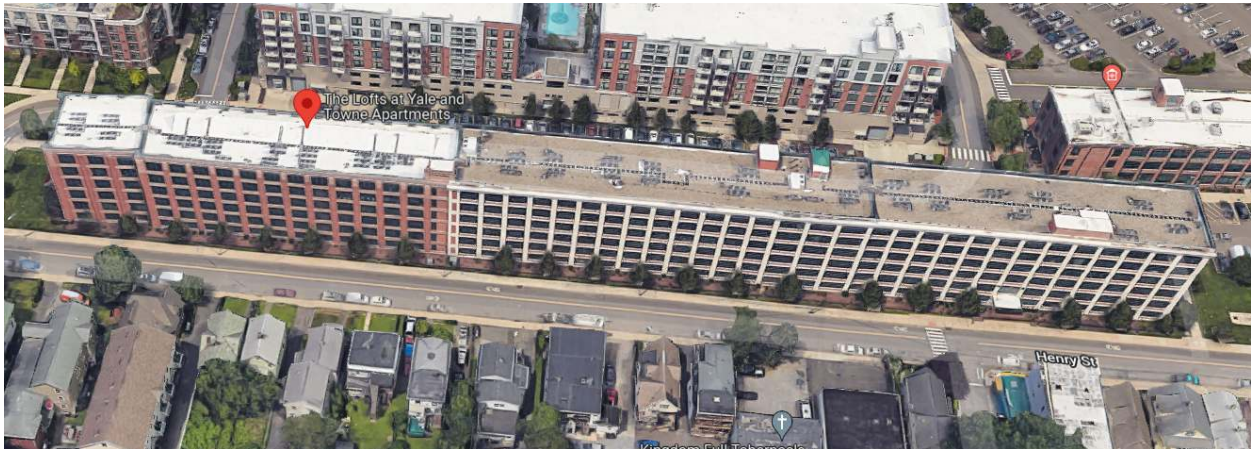


Yale and Towne Lofts 200 Henry Street

Permit history of work at Yale and Towne Lofts

2009 Project – B-2009-0861

- ***Convert Industrial Building to R2 (225 Units).***
- ***6/15/2009 Application filed***
- ***11/23/2009 Permit issued***
- ***9/28/2010 CO issued***



Yale and Towne Lofts 200 Henry Street



WWW.CPGARCH.COM

CPG NEW YORK
60 East 42nd Street
New York, NY 10185
Tel 212 949 5465
Fax 212 949 1707

CPG CONNECTICUT
One Dock Street
Stamford, CT 06902
Tel 203 967 3456
Fax 203 353 1865

August 12, 2010

Mr. Richard Woolley
Harbor Point Development
One Dock Street, 6th Floor
Stamford, CT 06902

**RE: Building 200 Henry Street / Y6
Stamford, CT**

Dear Rich:

To the best of our knowledge and belief the improvements have been fully completed in substantial accordance with the Architectural plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Nicoletti".

Anthony Nicoletti
Senior Project Architect

Yale and Towne Lofts 200 Henry Street



WEIDLINGER ASSOCIATES®
CONSULTING ENGINEERS PC

375 HUDSON STREET
NEW YORK NY
10014-3656
PHONE 212 367.3000
FAX 212 367.3030

<http://www.wai.com>

August 16, 2010
Mr. Richard Woolley
Harbor Pointe Development
1 Dock Street
Stamford, CT 06901

Re: 200 Henry Street, Stamford, CT

Dear Mr. Woolley,

This letter is to confirm that the improvements at 200 Henry St have been fully completed in substantial accordance with the plans, all laws and governmental approvals.

Sincerely,



Joong C. Lee, PE
Principal



**Yale and Towne Lofts
200 Henry Street**



August 20, 2010

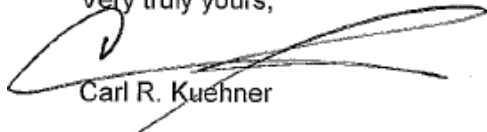
Mr. Robert DeMarco
Chief Building Official
Stamford Building Department
888 Washington Boulevard
Stamford, CT 06904

Re: 200 Henry St
Project Completion

Dear Mr. DeMarco

This letter is to confirm that the improvements at 200 Henry Street have been fully completed in substantial accordance with the plans and specifications.

Very truly yours,



Carl R. Kuehner

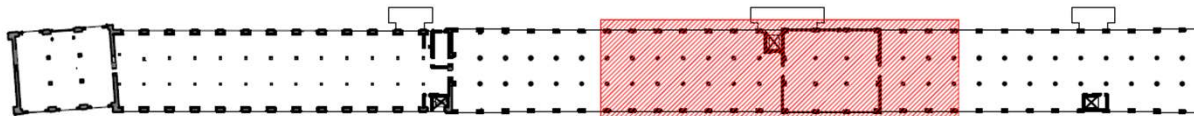
Yale and Towne Lofts 200 Henry Street

2021 Project - B-21-1384

- **Interior demolition of existing apartments and existing floor slab, Selective Demo of existing first floor Façade, excavation and installation of micro piles and pile caps, re-installation of floor slab, Modifications of existing MEPs as required for this work. This permit does NOT include rebuilding of the existing apartments.**
- **7/28/2021 Application filed**
- **12/21/2021 Permit issued**



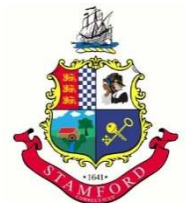
AREA OF CONTRACT



KEY PLAN



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STAMFORD**
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Special Inspections and tests by approved agencies

The entire Lofts building is actually comprised of separate but adjoining buildings constructed at different times in the early 1900's. Building 3 is the westernmost and oldest of these buildings. This structure is comprised of wood timber framing supported on heavy timber beams and columns at the interior and on brick bearing walls at the exterior. The sections of the building to the east, known as Building 1 and Building 2, are constructed of cast-in-place concrete.

At the request of Gaia Real Estate, DeSimone personnel visited the building initially on July 20, 2021, and most recently on January 14, 2022, to perform a visual review of the general structural condition of Building 3. During the initial review, 7 vacant apartments spread out across 4 of the 6 floors were made available for observation at their interior. During the second review, 5 vacant apartments on floors 5 and 6 were available for review. During both visits, the central corridors at all 6 floors, storage rooms, elevator machine room, roof, the exterior facade and interiors of egress stairs C and D were made available for observation as well.

During this latest review, no new structural conditions were observed. The observed items identified in the Structural Assessment Report dated August 16, 2021 by DeSimone have not been corrected at the time of this letter. They are minor in nature and are not currently causing structural issues but should be addressed in a timely manner during normal maintenance to prevent future problems.

Overall, based on the review of the available 2009 Building 3 Renovation drawings, and on the on-site visual observations of the areas described above, DeSimone has concluded to the best of our knowledge and belief, that the existing building in its current condition is structurally stable and shows no signs of structural distress or deterioration that creates concern for the safety of the occupants.

DESIMONE CONSULTING ENGINEERS

2/2/2022



Special Inspections and tests by approved agencies

3. Since the monitoring program began in June 2020, settlement of up to about 1 inch has occurred, predominantly at the east end of Building 24 and portions of Building 24½. The monitoring data also indicate that about ¾ - inches of settlement has occurred along the exterior walls of Building 24 ½ since June 2021.
4. The measured settlement within Buildings 12, 18, 30 and the west end of Building 24 suggest little or no movement within the accuracy of the survey.

The building settlement and distress appears to be currently limited to the east end of Building 24 and all of Building 24½.

The exact cause of the measured settlement is currently unknown, if and to the extent that the piles and pile caps are exposed during remedial foundation work.

As you are aware, we are working collaboratively with the structural engineers, DeSimone, to evaluate the impact of the measured movements on the integrity of the existing buildings. The design team continues to recommend that the buildings where the greatest amount of movement has been measured remain vacant for public safety considerations.

GZA GEOENVIRONMENTAL, INC.

2/17/2022