

Property Management Case Study

Helfrich-Associates was brought in on an apartment complex project in South Orange County. The purpose of the project was to remove and replace water and termite damaged exterior stairs. The apartment received a stop work notice from the city building department. Repairs had been made to one set of damaged stairs on an emergency basis before plans had been prepared and approved by the city.

Helfrich-Associates needed to respond promptly and had to inspect the repairs to see if the repairs were adequate for the situation. Then it was our responsibility to prepare calculations and plans for the stairs, landing, footings, beam connections, and water-proofing to meet the city requirements.

As of September 2014 the contractor is proceeding with ongoing repairs to more than 50 sets of stairs. Helfrich-Associates is providing ongoing construction observation services. The project should be completed by March 2015.