

# Residential Buildings



Morrison Hershfield offers a full complement of engineering and facilities management services to residential building owners and developers. We have gained a reputation for our specialist services in fire protection and life safety, building envelope, building science and green buildings/sustainable design. We offer trusted advice to our reputable clients, including large portfolio residential developers, other design professionals, contractors, owners, property managers and home owners associations.

Sample building types include multi-unit high rise and low rise apartments and condos, retirement and assisted living facilities, dorms and shared facilities.

Related services:

- **Building envelope consulting**
- **Code and life safety**
- **Electrical engineering**
- **Facility assessment and evaluation**
- **Litigation support and expert witness**
- **Renewal planning and reserve funds**
- **Mechanical engineering**
- **Structural engineering**
- **Sustainability, green buildings**
- **Technical advisory services**



Reserve Fund Study and Post Tensioning Review



Capital Renewals Review for Two Residential Properties



Energy Audit for Residential Cooperative



Due Diligence Assessment for Condominium



Building Envelope Rehabilitation for Three Storey Wood Framed Structure





### **Building Envelope Rehabilitation with Architectural Upgrades**

We were able to add real value to our client's building by integrating pre-eminent building science expertise with client-focused architectural services to provide a functional building envelope with a modern, clean and attractive appearance. We developed a full design package, including replacement of all exterior walls, new windows and doors, new flat and sloped roofing, new skylights and a new entrance. Structural repairs were incorporated into the rehabilitation.



### **Due Diligence Assessment for Condominium**

We provided an all-inclusive image of the existing physical condition of the property. The information provided was essential to our client in their buy/pricing decision. The object of the assignment was to broadly assess the existing physical condition of the property, and to identify apparent deficiencies and anticipated capital cost items likely to be incurred within the following five years. Work was assigned to individuals with expertise in the disciplines of architectural, structural, building envelope, life safety and mechanical and electrical systems.

