

## Stephanie Nussbaum, AIA

### Vice President



#### Summary

Ms. Nussbaum joined Thornton Tomasetti in 2012, bringing 15 years of experience in architectural design and forensic architecture. As a forensic architect, Stephanie's litigation support and expert witness work has included architectural standard of care, accessibility, and building-code related matters. In addition, Stephanie has experience in building investigations, condition assessments, and building envelope design and repair. Stephanie enjoys being part of TT's multi-disciplinary Forensics team in New York City.

Before joining Thornton Tomasetti, Ms. Nussbaum earned a Master of Architecture degree from the Massachusetts Institute of Technology and worked for 10 years in various architectural design companies; working in new structures, renovations and additions. Her design experience includes single-family homes, apartments, healthcare, religious and institutional projects.

#### Areas of Technical Expertise Include

- Forensic Architecture
- Technical Architecture
- Building Envelope Investigation and Repair

#### Education

- M.Arch., 2002, Massachusetts Institute of Technology, Cambridge, MA
- B.A., Design of the Environment, 1997, University of Pennsylvania, Philadelphia, PA

#### Registrations

- Licensed Architect (New York, Virginia)

#### Professional Activities

- American Institute of Architects (AIA)

#### Select Project Experience

##### Technical Architecture

**601 Lexington Avenue**, New York, NY. Roofing and below-grade waterproofing consulting services for the renovation of the existing south podium and the sunken plaza and fountain.

**399 Park Avenue**, New York, NY. Façade consulting and waterproofing services for a 41-story building.

**100 Barrow Street**, New York, NY. Façade and roofing design, below grade waterproofing for a new 11-story building.

##### Forensic Architecture

**River Terminal Development**, South Kearny, NJ. Damage assessment of the façades, roofs and interiors of 23 buildings on three campuses that experienced flood and wind damage from CAT-90 Sandy.

**Confidential Project**, Aventura, FL. Damage assessment of several buildings to determine if and to what extent damage was caused by intense rains.

**Confidential Fire Investigation**, Brooklyn, NY. Investigation of damages following a warehouse fire and building code / zoning analysis regarding the feasibility of rebuilding a warehouse in kind.

##### Building Envelope Investigation and Repair

**Stuyvesant Town-Peter Cooper Village**, New York, NY. Condition assessment of a complex containing 56 apartment buildings. Investigation included façade, roofing and structural, mechanical, electrical and plumbing systems.

**Central Presbyterian Church, 593 Park Avenue**, New York, NY. Architectural, structural and MEP building condition assessment of a historic church. Investigation included architectural interiors, historic preservation review of finishes, building code review, and MEP systems review.

**Stephanie Nussbaum, AIA**

Vice President

**Watermark Retirement Communities**, Bridgeport and Southbury, CT. Condition assessment of two assisted-living complexes. Investigation includes facade, roofing, architectural interiors, mechanical, electrical and plumbing services.

**Sworn Testimony**

**Trial**, Tribeca Space Managers, Inc. v. Tribeca Murray Mews Ltd., et al, New York, NY. Matter involving a ten-story residential building construction in violation of certain building code provisions. 2017.

**Trial**, 121 Irving MGM LLC vs. Jeanette Perez, New York, NY. Matter involving building code and zoning resolution issues regarding tenant use of a residential apartment. 2016.

**Arbitration**, Dispute between a homeowner and contractor regarding the renovation of an apartment. 2018.

**Litigation**

**54 SAA LLC vs. Downing Street Developers**, New York, NY. Case between the owner/claimant and the general contractor for violations of certain building code provisions and construction defects.

**Brockwell Carrington vs. Montclair State University vs. Hillier RMJM**, Montclair, NJ. Matter regarding architectural standard of care.

**Confidential**, New York, NY. Matter involving ADA compliance at a theater venue in Manhattan.

**Alternative Dispute Resolution**

**Walker Ridge Construction vs. JACS Place LLC**, New York, NY. Case between the owner/claimant and the general contractor regarding alleged construction defects.

**Papers, Publications, and Presentations**

“Life Safety,” chapter of the book More Sticks and Bricks, published by the American Bar Association. (Co-authored)

**Contact**

**Stephanie Nussbaum**  
**51 Madison Avenue**  
**New York, NY 10010**  
**917.661.7800**  
**SNussbaum@ThorntonTomasetti.com**  
**www.ThorntonTomasetti.com**