

# STEPHANIE NUSSBAUM, AIA

## Vice President



### Summary

Ms. Nussbaum's litigation support and expert witness work has included architectural standard of care, accessibility, building envelope and building code-related matters. She has experience in numerous types of forensic building investigations, including condition assessments and building envelope investigations, and also designs repairs to existing buildings. Stephanie has worked closely with various authorities having jurisdiction regarding structures with complex building code issues. Before joining Thornton Tomasetti in 2012, Ms. Nussbaum earned a Master of Architecture degree from the Massachusetts Institute of Technology and worked for 10 years in various architectural design companies designing new structures, renovations and building additions. Her design experience includes single-family homes, apartments, healthcare, day care, religious and educational projects.

### Areas of technical expertise

- Architecture
- Forensic Architecture
- Building Envelope Investigation and Repair

### Education

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

### Registrations

- Registered Architect in NY and VA

### Professional activities

- Member, American Institute of Architects (AIA)

### Select project experience

#### Architecture

**601 Lexington Avenue**, New York, NY. Roofing and below-grade waterproofing design for the renovation of the existing 6-story podium and the sunken plaza and fountain.

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

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

#### Forensic Architecture

**Confidential Fire Investigation**, Brooklyn, NY. Building code/zoning analysis regarding the feasibility of rebuilding a warehouse in kind.

**Confidential project**, East Longmeadow MA. Building code analysis to determine the required code upgrades for the reconstruction of a building partially damaged by fire.

**Confidential Project**, Drexelbrook PA. Building code analysis to determine the required code upgrades for the reconstruction of a structure partially damaged by fire.

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

#### Building Envelope Investigation and Repair

**Confidential project**, New York, NY. Condition assessment of a complex of five interconnected high-end residential condominium buildings. Investigation included facade, roofing, architectural interiors, structural, mechanical, electrical, plumbing, elevator and landscape.

**Madison Square Boys and Girls Club**, New York, NY. Investigation and repair of construction defects in building facade and canopy.

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**870 Fifth Avenue**, New York NY. Investigation into water infiltration into two units in a residential apartment building.

**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.

### 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.

Deposition, King Range, Jr. v. 230 West 41st Street LLC, et al., regarding feasibility of accessibility-related modifications. November 26, 2019.

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

### Litigation

Philipp Pifko and Rose Lee Pifko vs. Amiel Savaldi, New York. Matter regarding architectural standard of care.

300 Schermerhorn Realty LLC vs Gene Kaufman, Architect, P.C., Brooklyn, NY. Matter regarding architectural standard of care.

JNJ House LLC vs. Gallagher Homburger & Gonzalez Architect PLLC, et al., NY. Matter regarding architectural standard of care.

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

54 SAA LLC vs. Downing Street Developers, New York, NY. Matter regarding violations of certain building code provisions and construction defects.

### 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.

### Select papers, lectures and publications

"Introduction to Forensic Engineering," Manhattan College, 2020 (guest lecturer)

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

## CONTACT

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