

STEPHANIE NUSSBAUM, AIA

Associate Principal



Summary

Stephanie 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, she 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

Education

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

Registrations

- Registered Architect in CT, DC, MA, NY, PA, RI 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

Confidential project, New York, NY. Condition assessment of a complex of five interconnected high-end residential condominium buildings. Investigation included façade, 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 façade 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

Deposition, 1516 Roof, LLC v. 469 Holdings, LLC, regarding the code compliance of tenant's filed applications at the NYC Department of Buildings for a proposed renovation to turn an unoccupied roof into a hospitality space with an assembly use. August 25, 2025.

Hearing, Vikas Kapoor et al. v. 271 Tenants Corp. & Orsid Realty Corp. et al., regarding roofing and waterproofing, New York Supreme Court, New York County, May 14, 2025.

Trial, 245-02 Owner, LLC v. CVS Albany LLC et al. Supreme Court of the State of N.Y., County of Queens. July 2024.

Deposition, Dynamics Sys. v. Skanska, et al regarding the standard of care of the Architect of Record, New York, NY. October 26, 2023.

Trial, Rose Grp. Park Ave. LLC v. Third Church of Christ, Scientist of New York City, Supreme Court of the State of N.Y., County of N.Y. January 23, 2023.

Deposition, Range v. 230 W. 41st St. 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.

Trial, Tribeca Space Managers, Inc. v. Tribeca Mews Ltd., et al, New York, NY. Matter involving a 10-story residential building construction in violation of certain building code provisions. 2017.

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

Litigation

Pifko v. Savaldi, New York. Matter regarding architectural standard of care.

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

JNJ House LLC v. 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 v. Downing St. Dev., New York, NY. Matter regarding violations of certain building code provisions and construction defects.

Alternative Dispute Resolution

Confidential, West Roxbury, MA. Mediation regarding disputed code upgrade scope for a building damaged by fire.

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

Blumenfeld Dev. Grp., Ltd., et al v. Sadlerstone, LLC, d/b/a Concrete Collaborative. Case regarding alleged defects in floor tile.

Papers, Lectures and Publications

"Introduction to Forensic Engineering," Manhattan College, 2020-2023 (guest lecturer)

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

CONTACT

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