

SEAN LONG, P.E.

Associate



Summary

Sean Long joined Thornton Tomasetti in 2022 and works in our Tampa office. He has experience in structural forensic investigation including failure cause and origin analysis, litigation support, risk loss consulting, and structural repair. He has performed numerous structural and building envelope investigations in addition to the design of buildings with wood-framing, cast-in-place concrete, precast concrete, masonry, structural steel, steel joist, tilt-up panel, composite construction, and building envelope components including roofing, stucco, and EIFS. Sean's background includes the design and analysis of various construction projects, including commercial office buildings, restaurants, retail spaces, multi-story residential developments and hotels.

Areas of Technical Expertise

- Forensic Engineering and Investigations
- Property Loss Consulting
- Structural Engineering and Repair Design

Education

- B.S., Civil Engineering, 2016, University of South Florida

Registrations

- Licensed Professional Engineer in FL, LA, and TX
- FAA Unmanned Aerial Pilot, UAS Part 107

Select Project Experience

Forensic Engineering and Investigations

Wind and Hail Evaluations, multiple locations, MS, MO, FL. Structural investigation to determine the extent of wind and/or hail damage to a variety of roof and facade types including extent of interior moisture intrusion.

Tornado Evaluations, FL, MO. Structural investigation of various types of commercial and residential structures to determine the extent of damage from tornado impact and suggested repair protocols.

Fire Evaluations, multiple locations, FL, NC. Evaluated damage from fire at residential and commercial properties. Evaluated the extent of fire damage to wood-and-concrete-framed structures and suggested repair protocols for damaged members.

Structural Damage due to Vehicle Impacts, FL and AL. Evaluated the extent of damage resulting from vehicle impacts to buildings and commercial property.

Residential Foundation and Slab Settlement Investigations, SC, FL. Investigated multiple alleged foundation and slab on grade settlement to determine cause and extent of foundation settlement with recommended repair scope.

Mid-Florida Credit Union Amphitheater, Tampa, FL. Investigated partial collapse of a steel truss roof structure. Scope included on-site supervision of the demolition and leading a team of demolition specialists to systematically remove partially collapsed portions of the structure.

Mill Creek Residential, Charlotte, NC. Emergency response and evaluation of damages to two separate, 5-story wood framed buildings atop 2-story concrete podium structures caused by a fire occurring in the building during construction.

Flagler College, St. Augustine, FL. Code upgrade evaluation of an existing 4-story, 155,000 square foot college dormitory building following damages caused by a water loss.

*Denotes work performed with previous employer.

SEAN LONG, P.E.

USPS Facility, Tampa, FL. Cause and origin investigation of a partial roof collapse at a warehouse facility.

Property Loss Consulting

34 Harbor Blvd, Destin, FL. Evaluation of the existing stucco and EIFS facade on two, 13-story residential towers.

Hurricane Ian Assessments, Fort Myers Beach and Sanibel, FL. Evaluation of building envelope damage caused by Hurricane Ian to multiple residential condominium buildings. Includes distinguishing the wind-related and flood-related damages.

Hurricane Milton and Helene Assessments, Multiple locations, FL. Evaluation of building envelope damage caused by Hurricane Milton and Helene to multiple commercial buildings. Includes distinguishing the wind and flood related damages.

Taurus Industrial, Houston, TX. Evaluation of building envelope damage caused by Hurricane Beryl to multiple commercial warehouse properties.

Dock St Restaurant, Cedar Key, FL. Evaluation of building damage caused by fire to two-story wood-framed restaurant located in a flood zone.

Wild Dunes Ocean Club, Isle of Palms, SC. Evaluation of roof damage caused by a snow storm.

Structural Engineering and Repair Design

Minnesota Row Development, Winter Park, FL. Structural engineering for a six-building commercial mixed-use complex, totaling over 82,000 square feet.

Russellwood Condos, Brandon, FL. Structural condition assessment and engineering repair design for a two-story concrete and masonry condominium building following damage sustained from a fire.

Polk County History Center, Bartow, FL. Structural condition assessment and engineering repair design for a historical building.

Ybor Warehouse Roof Restoration, Tampa, FL. Structural condition assessment and engineering repair design for a partial collapse of a roof due to wind damage during Hurricane Milton.

Hermitage Apartments, Valrico, FL. Structural condition assessment and engineering repair design for a wood and masonry framed apartment building following fire damage.

Oceanview Hotel, Clearwater, FL.* Structural engineering services and threshold inspection services for the renovation of an existing 26,000 square-foot concrete framed hotel building. Includes structural evaluation and strengthening of the existing structure with CFRP reinforcement.

Comfort Inn & Suites, New Port Richey, FL.* Structural engineering services for a concrete and masonry frame 5-story, 52,000 square-foot hotel building.

Longleaf at St. Johns, St. Johns, FL.* Structural engineering services for seven, 4-story wood-framed apartment buildings totaling over 500,000 square-feet.

Litigation Support

949 Cleveland - David Knight Stucco, Clearwater, FL. Litigation support on behalf of the stucco subcontractor regarding the design and installation of the exterior wall assemblies at an apartment complex consisting of seven, 3- and 4-story residential buildings.

Lake Charles Hotel Resorts, Lakeland, FL. Litigation support on behalf of the property manager regarding the damages sustained to two, 4-story hotel buildings. Includes the evaluation of the existing building structure with preliminary repair scope.

Belle Pointe Residence, St. Pete Beach, FL. Litigation support on behalf of the structural engineer of record regarding the design and construction of the deep foundation elements and building superstructure at a custom residential project.

Aquatica Condos, Tampa, FL. Litigation support on behalf of the concrete subcontractor regarding the installation of post-tension slabs at a multi-story condominium building.

Egypt Shriner Headquarters, Tampa, FL. Litigation support on behalf of the concrete subcontractor regarding the installation of foundations and slab on grade at a commercial assembly building.

Venetia Bay, Kissimmee, FL. Litigation support on behalf of the roofing subcontractor regarding the installation of the roofing materials at a multi-building residential townhome complex.

Select Papers, Lectures and Publications

Evaluating Structural Damage to Wood-Framed Structures from Long-Term Deterioration: Determining Repair vs. Replacement Scope," ASCE Forensics Engineering 10th Congress, Seattle, WA, November 2024 (co-author & presenter)

"Wind, Flood, and Building Code Considerations," GRS 2024, Carrier CE Conference, June 13, 2024 and Hillsborough County Bar Association, September 19, 2024 (presenter)

"Structural Engineering," ACE Mentor Program, 2023, 2024 (presenter)

CONTACT

Sean Long
400 N Ashley Drive, Suite 2125, Tampa, FL 33602
813.906.1250
SLong@ThorntonTomasetti.com
www.ThorntonTomasetti.com