



PERSONNEL QUALIFICATIONS

Andrew Stanton | Associate III



EDUCATION

- The Pennsylvania State University
 - Bachelor of Architectural Engineering, Structural, 2019
 - Master of Architectural Engineering, Structural, 2019

PRACTICE AREAS

- Failure/Damage Investigations
- Facade Assessment
- Repair and Rehabilitation
- Water/Air Leakage Assessment
- Roofing and Waterproofing
- Wood Structures
- Facade Access

REGISTRATIONS

- Civil Engineer in CA

PROFESSIONAL AFFILIATIONS

- Seattle Building Enclosure Council
- Structural Engineers Association of Washington

CONTACT

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EXPERIENCE

Andrew Stanton specializes in the investigation, analysis, and repair of buildings, addressing both structural and building enclosure performance. He analyzes wood, concrete, and steel structural systems to assess their capacity and designs repairs to address damage from fire, impact, and deterioration. Mr. Stanton's building enclosure experience includes roofing, waterproofing, and building envelope projects that emphasize addressing moisture egress in the wet US Pacific Northwest climate.

Mr. Stanton's diverse project experience includes litigation support, insurance claims investigations, and rehabilitation design. His digital skills include computer analysis with SAP and RISA, and graphics development through SketchUp, Bluebeam, and CAD.

Mr. Stanton employs testing, including water spray testing in accordance with ASTM E1105 for fenestrations and facades, as well as rigging and load testing structural assemblies, such as roof anchors, davits, and davit bases.

REPRESENTATIVE PROJECTS

Failure/Damage Investigations

- Judson Plaza - Bellingham, WA: Investigation of water intrusion for stucco-clad building
- Congregation Ezra Bessaroth - Seattle, WA: Investigation of water intrusion for wood siding clad building
- Rose Pointe Condominiums - Kirkland, WA: Investigation of water intrusion for EIFS-clad building

Facade Assessment

- Nimbus Corporate Center - Portland, OR: Multibuilding roof and facade condition assessment
- Confidential - US Pacific Northwest: Multibuilding facade condition assessment
- Confidential - Seattle, WA: Litigation support for window wall construction defect claim for high-rise towers

Repair and Rehabilitation

- Private Residence - Seattle, WA: Repair design for fire-damaged residence
- Park Place - Salem, OR: Repair design for low-slope roofing replacement

- Confidential - Seattle, WA: Construction observation for stone panel curtain wall anchor replacement
- Seattle Municipal Tower - WA: Construction observations for granite panel facade repair and resealing

Water/Air Leakage Assessment

- Spokane Public Library - WA: Condensation analysis at existing curtain wall
- West Coast Self Storage - Shoreline, WA: Window wall system water leakage investigation
- Elliott Avenue West - Seattle, WA: Punched window system water leakage investigation
- Confidential - Tacoma, WA: Litigation support for claim of defective metal cladding on medical facility

Roofing and Waterproofing

- Elliot Avenue West - Seattle, WA: Design drawing development and construction observation for exterior planter waterproofing repair
- South Lake Union Marriott - Seattle, WA: Construction observation for hotel shower waterproofing
- Pier One Distribution Center - Dupont, WA: Construction observation for warehouse reroofing

Wood Structures

- Confidential - Seattle, WA: Analysis of timber bowstring truss using SAP2000
- Confidential - Monroe, WA: Structural analysis and design for new post-frame barn structure
- Pointe Niguel - Laguna Niguel, CA: Visual assessment of wood-framed walking surfaces per California Senate Bill 721
- Confidential - Seattle, WA: Investigation of moisture effects on existing oriented strand board sheathing

Facade Access

- 4th and Madison - Seattle, WA: Load testing of davit masts, davit bases, and roof anchors
- 800 Fifth Avenue - Seattle, WA: Roof anchor layout, design, and load testing