ARIEL LEVY, P.E., LEED™ AP

Building Science Specialist, Principal

Expertise & Role

Mr. Levy has focused his career on the investigation and design of building enclosures. His experience ranges geographically from the east to the west coasts, and includes buildings of all types; new to old, residential to high-rise commercial.

Ariel has experience with a range of building enclosure systems, including low-slope and steep-sloped roofing, below-grade waterproofing, windows, curtain-walls, and a variety of wall cladding systems. He has significant experience in the investigation and remediation of early-mid century masonry structures and with EIFS and cement plaster cladding. Ariel has managed a number of new construction consulting and remedial repair projects, has led many building enclosure designs and investigations, and has provided expert testimony and support for construction defect claims.

Prior to joining RDH in Portland, OR, Ariel spent several years practicing in Boston, MA and in Los Angeles, CA.

Ariel is a shareholder and Principal of RDH and therefore participates in the overall direction and management of the firm. Ariel is also the manager of the Portland, OR office.

Education

M.S. Structural Engineering, Northeastern University

B.S. Civil Engineering, University of Washington

Memberships

Registered Professional Engineer in:

- OR (78345PE);
- WA (42654); and
- CA (C68051).

LEED Accredited Professional

American Society of Civil Engineers (ASCE), Member

Air Barrier Association of America (ABAA), Member Technical Committee

ASTM International, Member

RCI Inc., Member

Typical Projects

Design Consulting

Ariel has consulted on numerous new construction projects. His consulting scope encompasses all enclosure systems including below grade, at grade, fenestration, cladding, and roofing. Typical services include design and specification review, detail development, bid phase assistance, and construction administration. Recent example projects include:

- The Allison Inn & Spa, Mid-Rise Resort, Newberg, OR
- Mirabella Portland, High-Rise Retirement, Portland, OR
- Mirabella Seattle, Mid-Rise Retirement, Seattle, WA
- WorldMark Long Beach, Mid-Rise Resort, Long Beach, WA
- The Ardea, High-Rise Residential, Portland, OR
- Museum Plaza, Mid-Rise Residential, San Francisco, CA
- Red Rock Schools, Sedona, AZ
- Habitat 825, Mid-Rise Residential, West Hollywood, CA
- Marina Lofts, Mid-Rise Residential, Pasadena, CA
- Central Park West, High-Rise Residential, Irvine, CA
- Liberty Place, High-Rise Residential, Boston, MA
- Channel Center, Parcel 6 Residential, Cambridge, MA

The Ardea, Portland, OR

Expert Support

Ariel is regularly asked to provide expert reports and testimony for construction and design-related envelope performance problems. Ariel is recognized by mediators and litigators as an objective agent and, as a result, regularly provides services for both defence and plaintiff clients. Many projects in this area include condition assessment and investigation services. Some recent efforts are listed below.

- Hilltop Condominiums, Portland, OR - Plaintiff, HOA
- Old Town Lofts, Portland, OR - Plaintiff, HOA
- Montara Condominiums, Portland - OR, Mediator's Consultant
- Westover Condominiums, Portland, OR - Defence, General Contractor
- Northwynd Condominiums at Columbia Shores, Vancouver, WA - Independent, Developer & HOA
- Irvine Spectrum, Irvine, CA - Defence, Subcontractor

ARIEL LEVY, P.E., LEED™ AP

Irvine Spectrum, Irvine, CA

Gearhart by the Sea, Gearhart, OR

Investigations and Assessments

Ariel has led numerous building condition assessments and envelope failure investigations. He has assessed buildings of all types, including early and mid-century masonry buildings, EIFS cladding, modern brick and masonry veneers, traditional stucco, metal, and wood siding. Also, Ariel has investigated many curtain wall and other fenestration assemblies. Some examples are:

- Variety of buildings on the University of Michigan Campus
- Thousand Oaks Library, Thousand Oaks, CA
- Geico Insurance Building, San Diego, CA
- 464 Prospect Street, Condominiums, La Jolla, CA
- Spanish Ridge Apartments, Las Vegas, NV
- Crisler Arena, University of Michigan, Ann Arbor, MI
- Biological Sciences Building, Harvard University, Cambridge, MA
- Beau Ridge Housing Development, Holmdel, NJ

Remedial Design

In many cases, investigations, assessments and expert support roles lead to remedial design of buildings. Ariel has managed numerous remedial design efforts, ranging in scale from small targeted repairs to complete envelope reconstructions, and from historic preservation on century old structures to repairs on recently constructed envelope failures. Some example projects include:

- Old Town Lofts Condominiums, Envelope Rehabilitation, Portland, OR
- Creekside Condominiums, Envelope Rehabilitation, Hillsboro, OR
- Alterra Condominiums, Wall Cladding and Plaza Waterproofing, Seattle, WA
- Carson City Hall, Foundation Waterproofing Repair Design, Carson, CA
- Warner Bros. Glass Building, Plaza Waterproofing, Burbank, CA
- Mosher Jordan Hall, University of Michigan, Roofing and Waterproofing Repairs, Ann Arbor, MI
- Harvard University Biological Sciences Building, Interior Floor Waterproofing, Cambridge, MA
- Gearhart By The Sea Resort Condominiums, Roof and Window Replacement, Gearhart, OR

Publications & Presentations

"Damage Localization in Plates Using DLV's", Bernal, D and Levy, A., International Modal Analysis Conference (IMAC-XIX) pp 1205-12111, Orlando, FL, 2001.

"Building Enclosure: Theory & Practice", University of Oregon School of Architecture and Allied Arts, Portland, OR. Visiting Lecturer/Part-Time instructor, ARCH 471-571, 2006-Current.

"Sustainable Building and Building Envelope Design", Construction Solutions Seminar, Presentation, Portland, OR, 2006.

"Building Envelope Design", Construction Solutions Seminar, Presentation, Portland, OR, 2007.

"The Role of the Building Envelope Consultant", Portland Continuing Legal Education, The Seminar Group, Presentation, Portland, OR, 2007.

"Building Science Basics: Thermal, Hygrothermal, and Climate Design Basics", Presentation, numerous clients as internal training series.