

Peter M. Ryan | Associate Principal



EDUCATION

- University of Illinois at Urbana-Champaign
 - Bachelor of Science, Architectural Studies, 1987
 - Master of Architecture, Structures Option, 1989

PRACTICE AREAS

- Building Science
- Condensation and Water Entry Studies
- Construction Documents and Specifications
- Facade Assessment
- Facade Recladding Design
- Litigation Consulting
- Peer Review
- Building Enclosure Commissioning

PROFESSIONAL AFFILIATIONS

- American Institute of Architects
- Seattle Building Enclosure Council, treasurer

REGISTRATIONS

- Architect in AK, IL, OR, and WA
- National Council of Architectural Registration Boards (NCARB)

CONTACT

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EXPERIENCE

Peter Ryan works on architectural and engineering-related projects for historic and contemporary buildings. He has extensive experience with repair and field investigation, construction documentation, condition assessments, code analysis, materials research, and building assembly research. Mr. Ryan's consulting duties include providing architectural services for real estate owners, lenders, and corporations in managing and evaluating development and construction projects.

Mr. Ryan conducts and manages field investigations of distressed envelope systems with single and multiple sources of water infiltration. These projects typically involve water spray testing of window and cladding systems, excavation of foundation construction, and the use of destructive and nondestructive sampling evaluation methods to gather data. He also develops remediation programs and construction documents consisting of repair drawings and specifications.

REPRESENTATIVE PROJECTS

Building Science

- Federal Building and U.S. Courthouse - Anchorage, AK: Exterior envelope insulation and design assistance
- Ninkasi Administration Building - Eugene, OR: Exterior enclosure review
- Union Station - Seattle, WA: Glass breakage investigation

Condensation and Water Entry Studies

- North American Panel Systems - Juneau, AK: Structural insulated panel system (SIPS) - interior moisture investigation

Construction Documents and Specifications

- Bellevue Pacific Tower - Bellevue, WA: Building envelope condition survey, leakage investigation, repair documents, and construction administration
- Major Retail Mall - Seattle, WA: Plans and specifications for waterproofing replacement for parking deck over retail space

- Pacific Regent of Bellevue - Bellevue, WA: Review of exterior cladding and repair documents

Facade Assessment

- Financial Center Tower - Seattle, WA: Exposed cast concrete facade cleaning evaluation and window survey
- Portland Hilton and Executive Tower - Portland, OR: Condition assessment of unit masonry and roofing
- Rainier Tower - Seattle, WA: Curtain wall condition assessment and repair recommendations
- Skinner Building - Seattle, WA: Roof gutter and stone panel assessment
- Trinity Parish Church - Seattle, WA: Historic stone and mortar masonry assessment, repair documents, and construction observation

Facade Recladding Design

- Security House Apartments - Seattle, WA: Exterior envelope recladding

Litigation Consulting

- Candlewood Hotel - Hillsboro, OR: EIFS investigation and litigation support
- Ten20 and Ashton Vue Towers - Bellevue, WA: Precast concrete condensation
- Horizon Village - Bellevue, WA: Construction defects

Peer Review/Building Enclosure

Commissioning

- 909 5th Avenue Condominiums - Seattle, WA: Design review/curtain wall consultant and field inspection
- 1519 Minor Avenue - Seattle, WA: Design review and field inspection
- Center for Life Science - San Diego, CA: Building enclosure consulting
- Kaiser Medical Center - Portland, OR: Design review and field observations