



Personnel Qualifications

Steven R. Gleason, PE | Director of Engineering Building Enclosure Consultant



Education:

Master of Civil Engineering
Georgia Institute of Technology
Atlanta, Georgia

B.S. Civil Engineering
Georgia Institute of Technology
Atlanta, Georgia

Licensures:

Georgia Registered Civil Engineer
1993-Present
License Number: PE20634

Professional Training:

National Institute of Building
Sciences BECx Training - 2019

FLIR Applied Thermography Training

WUFI Pro/ORNL Hygrothermal
Modeling Training

Introduction to Working Safely with
Suspended Scaffolding for OSHA
Scaffolding standard 1926.451

OSHA Construction Safety & Health
Training

Professional Affiliations:

ASTM International

IIBEC (International Institute of
Building Enclosure Consultants)

Contact:

Merik, Inc.
3225 Shallowford Rd., Ste. 820
Marietta, GA 30062
sgleason@merikinc.com
770-565-3016
www.merikinc.com

Experience:

Steve Gleason has over 25 years of experience in construction consulting including evaluation, design, project management, and expert testimony services related to moisture intrusion, construction materials forensics, and building envelope failures both domestic and international. He provides consulting services related to a wide variety of construction materials and building envelope components including masonry, concrete, glass and glazing systems, stone, stucco, EIFS, sealants, coatings, and roofing and waterproofing systems. He has consulted on over 500 projects ranging from residences to over 70-story high rises. These projects included hotels, educational, government and health-care facilities, commercial office buildings, multi-family and condominium complexes, resorts, industrial/warehouse structures, sports facilities, and data centers.

Building Envelope Consulting Services:

- Window, Storefront and Curtainwall Consulting
- Construction Materials Failure Evaluation
- Building Envelope Commissioning (BECx)
- Roofing and Waterproofing Consulting
- Exterior Wall and Cladding Replacement, Restoration, and Repair
- Property Condition Assessment and Due Diligence Evaluations
- Building Envelope Testing
- Expert Witness and Dispute Resolution

Representative Projects:

- Provided building envelope design peer review and construction phase quality assurance services on new construction projects for hotels, condominiums, mixed-use facilities, higher education, and office buildings.
- Peer design review and construction quality assurance services for a \$450 million mixed-use development including 200,000 SF office space, 100,000 SF retail, and a 145-key boutique hotel.
- Managed numerous building envelope remedial projects, including re-cladding of an EIFS-clad hotel, re-glazing a masonry-clad historic hotel, repairing stone and sealant in a high rise office building, and remediating a 10-building mixed-use project through waterproofing and cladding repairs

- Evaluated and recommended repairs to correct leakage through foundation walls of a high-end mixed-use/residential development in Shanghai, China
- Performed tornado damage assessment of the exterior curtainwall and glazing of a 52-story office building after an EF2 tornado passed through Atlanta
- Evaluated the cause of air / water infiltration and associated microbial growth at a new hotel in Singapore.
- Evaluated cause of failure of spontaneous breakage of window glass at a commercial retail facility in the USA
- Field evaluation and laboratory testing to identify the cause of and provide repair recommendations for stucco cracking and delamination failures at two high-rise Gulf Coast condominiums.

Publications:

With George DuBose and Charles Allen, AIA. "Fact Vs. Fiction: Hotel Waterproofing in Coastal Zones", *Building Design & Construction*, February 15, 2018.

With George H. DuBose and Nate Sanders, CIH, LEED AP. "Design Amnesia with Mold and Modular Construction", *The Construction Specifier*, December 4, 2017.

With Richard Scott, AIA and Charles Allen, AIA. "Stucco Myths and Facts", *The Construction Specifier*, May 2016.

With George H. DuBose. "Waterproofing: Fact vs. Fiction", *Architectural Roofing and Waterproofing/WC Architect*, Winter 2016.

With George H. DuBose. "The Top Six Myths of Building Commissioning", *RCI Interface*, February 2014.

Presentations:

Co-presenter, "Windows and Doors: How to Do It Right and Still Get It Wrong", RCI 31st International Convention 2016 – Orlando, Florida, March 15, 2016.

Co-presenter, "High-Performance, Low-Risk Building Envelopes: Avoiding Water Intrusion Related Mold Problems", WPL Publishing Co., May 28, 2015

"Glazing Construction Claims and How to Prepare for Them", presented to Smith, Currie & Hancock LLP, June 9, 2015.

"Design and Construction Defects in Cladding, Window and Door Systems", presented to The John Hardy Group, 2016.