

Co-op Coalition Survey: Structural Checks (7-2021)

17 co-ops responded.

Sent: Fri, Jul 9, 2021 9:47 am

Subject: CO-OP SURVEY - STRUCTURAL CHECKS (REP) (DUE 7-27)

After the tragic collapse of the condominium in Surfside, Florida, one of our members wanted to inquire if structural law or DC code requires checks and also to survey other DC cooperatives if they do routine structural checks. We have referred the inquiry to our legal counsel who informs us that

- DC does not require routine structural studies of cooperatives or condominiums
- Moreover, DC does not require cooperatives or condominiums to conduct regular reserve studies

The next issue of the DC Cooperative Housing Coalition Newsletter will offer resources that cooperatives can access to conduct structural reviews or reserve studies that include structural elements.

We also ask that you respond to the following survey questions:

1. Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems?
2. What is the regular cycle for reviewing structural elements?
3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements?

Best regards,

Janet Sten, Director

DC Cooperative Housing Coalition

www.CoopsDC.org

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<30 units	Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? No 2. What is the regular cycle for reviewing structural elements? None 3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? \$0
<30 units	1. Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? We do not have a regular cycle of structural reviews. On an annual basis, during the treasurer's report for the annual meeting, we include the Treasurer's commentary and assessment of the reserves. We review and inspect structural elements as established by law. For example, we get our boiler checked annually by a plumber including the boiler room.

	<p>2. What is the regular cycle for reviewing structural elements? We inspect structural elements on a periodic basis as established by law. The law requires us to inspect annually our boiler system which we do. We also have the same plumber conduct preventive maintenance and an assessment of the outstanding items we need to attend to. We inspect our roof structure annually. We inspect and review the fire safety systems annually.</p> <p>3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? We usually expend about \$6,000 a year on inspections and reviews alone. It's a bit difficult to parse out because they are coded in different parts of our budget.</p>
<30 units	<p>Our building had its most recent reserve study completed in 2019. That study explicitly excluded the structural components of the building, including the brick veneer, the foundation, the concrete floor slabs, and the wall, floor, and roof structure, taking the position that, when properly maintained, these have an expected life equal to the life of the building. In other words, if properly maintained, these elements of the building are not the appropriate subject of a reserve study.</p>
<30 units	<p>We do a reserve study every 5 years. The last time we did one (2020), it cost ~\$1,500 for our 26 unit building.</p>
<30 units	<p>1. Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? YES</p> <p>2. What is the regular cycle for reviewing structural elements? Every 5 years we have a Reserve Engineer study.</p> <p>3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? In 2020 we received 3 proposals that ranged from \$2,200 to \$4,500 for a Full Reserve Study. This includes: component inventory, inspection & assessment of property, service life & valuation estimates for the components & calculation of a funding plan.</p>
<30 units	<p>1 Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? Yes</p> <p>2. What is the regular cycle for reviewing structural elements? Every 5 years</p> <p>3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? \$1500 (cost reduced because it was an update of the previous study)</p>
30-60 units	<p>Our co-op does not have a regular cycle of structural reviews, but coincidentally had already scheduled and budgeted for structural review this year. We are mid-process, have interviewed engineering firms, requested bids and have made our selection. In light of the collapse of the condominium at Surfside we have elected to expand the scope of our engineering review to encompass some elements that we had not included. We budgeted \$10,000 for the review and I think that we guessed relatively accurately; I imagine the price would vary greatly depending upon building size.</p> <p>Thanks for doing this study now; we will likely share with our entire membership.</p>
30-60 units	<p>1. Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? We do. Our Reserve Study is fairly basic, and is reviewed on a regular schedule. Our older building is solid brick, so we focus on items such as mortar joints, and other areas that may need more attention. (Items like: the building's rear porches, the interior utility systems, the roof, etc.) A new study for our co-op should now be planned in the near future. We use Miller-Dodson.</p>

	<p>2. What is the regular cycle for reviewing structural elements? Five to Six Years.</p> <p>3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? We are investigating costs now.</p>
30-60 units	We have conducted two reviews of all building elements, spaced 5 years apart. Cost was in the range of \$15,000.
30-60 units	<p>1. Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? We have typically completed a reserve study every 5 years, covering building systems including architectural/grounds, building exterior, building interior, mechanical/plumbing, and electrical. While some of these systems may be considered to be part of the structural elements, we should revise the task specifications prior to the next study.</p> <p>2. What is the regular cycle for reviewing structural elements? We believe this should be on a 5-year cycle.</p> <p>3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? The last reserve study (2017) cost \$5,600.</p>
30-60 units	<p>1. We have been updating our reserve study every three years. Specifically, we pay for a Level 2 update study, which includes an on-site inspection of the building systems and some structural elements.</p> <p>2. Unofficially, our on-site engineers inspect the building and structural elements on a regular basis and report deficiencies, which are addressed as needed. Otherwise, the structural elements are inspected as scheduled for repair in the reserve schedule. Since the tragedy in Surfside, Florida, our Board is obtaining a proposal from our structural engineer to perform a Building Structural Integrity Evaluation. This is a more intensive assessment and testing that will provide a higher degree of confidence that the building structures are in adequate condition.</p> <p>3. The typical cost for the reserve study every 3 years is approximately \$3,600. We have not yet received a price for the Building Structural Integrity Evaluation.</p>
60-170 units	<p>1. Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? We do have a reserve study, but it does not include structural frames or foundations as these elements do not fall within the 30 year analysis of the reserve study scope.</p> <p>2. What is the regular cycle for reviewing structural elements? N/A</p> <p>3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? N/A</p>
60-170 units	<p>1. Only for the roof or in-unit if there is a severe leak event. .</p> <p>2. Every 5 years.</p> <p>3. \$3,000 - 6,000</p>

60-170 units	<ol style="list-style-type: none"> 1. Doesn't. 2. No such cycle. 3. \$0.
350+ units	<ol style="list-style-type: none"> 1. Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? <i>We have a reserve study and get it is updated every five years.</i> 2. What is the regular cycle for reviewing structural elements? <i>We review the reserve study every year, to see if any projects need to be moved up or further out on the schedule.</i> 3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? <i>Our updates are done based on an hourly rate.</i>
350+ units	<ol style="list-style-type: none"> 1. Does your cooperative have a regular cycle of structural reviews or reserve studies that include structural elements as well as building systems? <i>Yes, we are in draft format of a 2021 Reserve Study now with FEA. This is completed every 5 years. There are other engineering studies we have completed over the years (balconies, barrel roofs, flat roofs, etc.).</i> 2. What is the regular cycle for reviewing structural elements? <i>Our building is from 1962, 10-story building, so we are doing something every year as it related to our high-rise & TH structural review (balcony assessments, water penetration in the basement, columns, .</i> 3. How much does your cooperative typically expend for a structural review or reserve study encompassing structural elements? <i>Since we have consultants working with us and the FEA team, and the building is 1962, we have created a Major Projects List that keeps the structural review up front and we list the items based on specific need.</i>
350+ units	<ol style="list-style-type: none"> 1. No, our reserve studies have not included structural review. 2. We review structural elements as needed, for instance in response to water intrusion or other noted damage that could imply a structural defect. 3. n/a