

High-Rise Category

Point Brittany 6 Condominium Restoration

St. Petersburg, Florida

Submitted by CPT of Florida, Inc.



Point Brittany 6 is a classic example of an aging 30-year-old Florida condominium complex that needed major repairs on its 30,000 ft² (2790 m²) of balconies. The guardrails on the balconies were constructed of precast reinforced concrete elements and were a significant architectural element of the building. In 1996, a major restoration project included the addition of welded steel stanchions to improve the support of the precast guardrail system. During that repair, a penetrating waterproofing agent was also applied to the balcony slabs. In 2003, an engineer surveyed the ongoing balcony and guardrail damage, and determined that the existing precast concrete guardrails could not be repaired and should be replaced.

Because this was the second major restoration project in just a few years, impressed current cathodic protection was investigated as a more permanent means of protecting the reinforced concrete balcony slabs. The concrete restoration and balcony waterproofing portion of the work would cost approximately \$800,000 if it was a traditional chip-and-patch repair and waterproofing project. The incremental cost of the impressed current cathodic protection system was approximately \$110,000, thus the condominium board determined that this system would be the best investment.

The entire project included repair of deteriorated precast window sills, deteriorated stucco, reinforced concrete repair, installation of the cathodic protection

system, waterproofing of the building envelope, and replacement of all perimeter handrails with a welded aluminum system. To date, this is one of the largest high-rise residential buildings on the west coast of Florida to install an impressed current cathodic protection system (ICCP).

Point Brittany 6 Condominium

Owner

Point Brittany 6 Condominium
St. Petersburg, Florida

Project Engineer/Designer

Karins Engineering Group, Inc.
St. Petersburg, Florida

Repair Contractor

Structural Preservation Systems, Inc.
Sarasota, Florida

Material Suppliers/Manufacturers

CPT of Florida, Inc.
Cocoa Beach, Florida

Matcor, Inc.
Doylestown, Pennsylvania

2005 Award of Merit