

Construction Engineering Solutions for Adjacent Property Protection

Construction activities can significantly affect nearby above- and below-grade structures, particularly in densely built areas. Adjacent demolition, excavations, and building construction can lead to structural displacements, vibrations, and earth movements, which may lead to substantial risks of damage to adjacent properties and structures. If these risks aren't minimized and monitored before construction begins, the integrity of adjacent properties can be put in harm's way. What may seem like an unconnected or inconvenient development from next-door construction can, in fact, cause lasting, irreparable structural damage.

A TRUSTED PARTNERSHIP

We partner with clients to evaluate and minimize construction impacts before they become problems. Our experts craft proactive strategies to protect surrounding structures and, if issues do arise, we move quickly to assess, manage, and resolve them. From prevention to rapid response, we help safeguard projects and keep work on track.

Condition Surveys: To reduce the potential for future false damage assertions, our engineers perform pre- and post-construction visual surveys to thoroughly document the condition of neighboring properties prior to and following construction. Our engineers prepare detailed reports relying on photographs and field measurements to map pre-existing distress for comparison with reported future damage.

Monitoring of Construction Activities: To assist with minimizing the impact of adjacent construction activities, our engineers prepare detailed monitoring programs to understand how these activities are affecting adjacent properties in real time. Our approach includes the use of movement monitoring devices to monitor lateral displacement or settlement and seismographs to track vibrations during construction activities. Our monitoring includes establishing limiting and threshold performance criteria to accurately assess potential risks, impacts, and remedial measures.

Means and Methods: Contractor means and methods and other site factors can significantly affect the performance of adjacent structures. Our engineers assess the proposed contractor means and methods, soil and groundwater conditions, and site constraints with a specific focus on the measures planned to protect adjacent structures.

Impact Assessment: If damage is reported, our engineers investigate the claim and determine the cause, extent, and implications. In situations where the safety or stability of the adjacent structures is in question, we collaborate with project stakeholders to evaluate and implement emergency safety measures and solutions.

Repair Approach: Where required, our engineers design repairs to address adjacent construction concerns. These remedial measures may include backfilling or excavation, installing additional foundation elements or groundwater wells, underpinning, or structural shoring.

Dispute Resolution: When construction damage leads to disagreements, we provide clear, objective analyses necessary to resolve disputes efficiently. Our experts investigate the facts, assess causation, and quantify the extent of damage to help with assigning responsibility. We prepare thorough documentation and expert reports that support fair negotiations or legal proceedings and serve as expert witnesses when called upon. Whether working with property owners, contractors, or legal teams, we bring deep technical expertise and credibility to help resolve disputes and keep projects moving forward.

WORKING WITH YOU AT EVERY STAGE

From planning through post-construction, we help clients navigate the complexities of building in dense environments with confidence. Our proactive approach, technical depth, and responsive support protect neighboring properties, reduce risk, and keep projects on schedule. Whether preventing damage, addressing unexpected issues, or resolving disputes, we act as a trusted partner committed to safeguarding both your project and the surrounding built environment.



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