

CAPE FOX LODGE

KETCHIKAN, ALASKA



PROJECT SUMMARY

Management at the Cape Fox Lodge reported leaks on the exposed face of their majestic hotel, located in the heart of the storm-swept Tongass National Forest. Our forensic analysis of the wood-framed structure revealed severe deterioration of the entire south elevation. In a region that receives up to 200 inches of rain annually, proper design and construction of the building envelope is imperative.

SOLUTION

We designed a drainage wall system to carry any water that penetrated the outer building envelope back out of the wall assembly, and designed improved window installation details. We tested complete, full-scale models of the new assemblies for water infiltration in our laboratory. We then administered the installation and repairs through the winter months to prevent impacts to the peak summer season.

Working closely with hotel management and the contractor, we phased the repair work around previously scheduled conventions that fully occupied all available rooms. The project was completed 'on time' and 'on budget'.