



## TECHNICAL PRESENTATION

June 14, 2023



### Condo Condemnation, or the Wrath of the Gulf of Mexico

Presented by [Mr. Mark Haas, P.E.](#), with [Mark E. Haas Engineering, LLC](#)

**BIO:** Mark E. Haas, P.E., is a Texas-licensed Professional Engineer in Structural Engineering, Naval Architecture and Marine Engineering, and Ocean and Coastal Engineering and is a Texas-licensed professional home inspector. Mark has over 30 years of experience in these areas of his expertise.

**PRESENTATION SUMMARY:** The 2008 Category 4 Hurricane

Ike event caused significant damage to appurtenance structures of three condominiums that lie 2.5 miles to the southwest of the infamous Galveston, Texas, seawall. This hurricane washed away the adjoining decks and swimming pools, undermined the shallow foundations, scoured away soils and exposed the deep-piled foundations. The 2020 Category 4 Hurricanes Laura and Delta, which struck southwest Louisiana, caused further and accelerated erosion of the beach fronting the condominiums and the soils and shallow foundations underneath the condominiums, exposing more of the deep foundation. The 2021 collapse of the Champlain Towers South at Surfside, Florida, was the catalyst for the City of Galveston to address the conditions at these three condominiums. The homeowners' associations for the condominiums hired one civil/structural engineer to assess the conditions who deemed them UNSAFE per the 2018 International Existing Building Code. The City of Galveston moved to condemn them. Due to the engineer's lack of experience with ocean and coastal engineering, the HOAs then retained Mark E. Haas, P.E., to assess the condominiums.

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