Lee L. Elsey, AIA

Consulting Architect in Building Design & Operations, Construction Management, Failures, Defects, Claims, and Loss Evaluations in the Built Environment; Accessibility Compliance; Moisture and Mold Damage; Property Maintenance Compliance & Practices; Construction Document Evaluation; Construction Contract Administration; Building Acoustical Performance; Building Energy Performance; Codes and Standards; Construction and Site Safety; Shared Wall Maintenance, Demolition, and Protection of Adjacent Properties; Walkway Surface Evaluations; and Structural Evaluations.

PROFESSIONAL ARCHITECT: Pennsylvania, 2010 • New Jersey, 2018 • Delaware, 2024 • Michigan, 2017.

EDUCATION: Bachelor of Architecture, University of Notre Dame, 2006.
Juris Doctor, Cum Laude, Temple University, 2013.

CERTIFICATIONS & LICENSES:

2024 – Temporary Airman Certificate; Small Unmanned Aircraft System
2025 – OSHA 30-hour Outreach Training Program - Construction

PROFESSIONAL BACKGROUND

2024-Present – Fleisher Forensics – Ambler, Pennsylvania:
Consulting Architect responsible for inspection of incidents; evaluation of design documents; evaluation of moisture and mold damage; inspection of building performance; and construction and site safety. Consulting in analysis of construction safety devices and practices / claims involving roofs, openings, scaffolds, trenches, platforms, guards, railings, steel erection, and demolition. Responsible for evaluation of pedestrian safety concerning slips, trips, and falls on floors, walkway surfaces, stairways, parking lots, bathrooms, sites and landscaping. Consulting in assessment of flooding, ice accumulation, grading, storm water capacities, soil erosion and sedimentation control. Consulting in the analysis of failed or collapsed steel, concrete, masonry, stone, and wood structures and devices. Responsible for determination of the safety, capacity, and stability of slabs, floors, roofs, foundations, columns, beams, walls, joists, decking, platforms, and equipment. Consulting in evaluation of compliance to codes and standards such as: BOCA, ADA, ICC, OSHA, ANSI, AASHTO, ASTM, ACI, AISC, SBCCI, and UBC.

2013-Present – LC Architecture LLC dba Living City Architecture – Dresher, Pennsylvania:
Principal Architect providing full architectural services focused for urban renewal projects, including mid-rise mixed-use buildings, low-rise multifamily, retail, office, and custom residential homes.

2017-2020 – Stull Investment Company, LLC – Philadelphia, Pennsylvania:
Vice President of Design and Development and In-House Counsel. Directed design and development teams targeting a planned $150+ million of urban mixed-use development projects. Supervised designers and coordinated outside architecture, engineering, and consulting firms. Responsible for all building documentation and code compliance, coordination with prime contractor for construction observation and contract document management.

2008-2010 – Albert, Righter & Tittmann Architects, Inc. – Boston, Massachusetts:
Intern (unlicensed) Architect responsible for the design, documentation, and observation of the construction of several custom luxury single family homes and accessory buildings.

2006-2008 – Alberto & Associates, Inc – Haddonfield, New Jersey:
Intern (unlicensed) Architect responsible for the design, documentation, and observation of the construction of mixed-use redevelopment projects throughout the southeast PA/NJ/DE area.

PROFESSIONAL ORGANIZATIONS

ASTM International
Committees: C-21 Ceramic [Tile]; D-21, Polishes; D-22, Air Quality; E-06, Building Performance; E-33, Building Acoustics; E-58, Forensic Engineering; F-06, Resilient Floor Coverings; F-13, Pedestrian/Walkway Safety; F-15, Consumer Products
American Society of Safety Professionals
International Code Conference
American Institute of Architects (AIA)
Pennsylvania Institute of Architects
AIA Philadelphia
National Council of Architectural Registration Boards (NCARB)

CONTINUING EDUCATION

123 LEED-NC Certification: How to Be a Hero & Deliver Great Post-Occupancy Performance; USGBC, 2013.
Designing with Insulated Concrete Forms; AEC Daily, 2013.
Integrated Pest Management Practices for LEED Buildings; GBCI, 2013.
Energy Efficiency and HVAC System Design; GreenCE, 2015.
Green Solutions for Parking, Paving, and Drainage: Flexible Plastic Porous & Other Pervious Systems; GreenCE, 2015.
Vacuum Plumbing and a Sustainable Future; GreenCE, 2015.
Sustainable Materials in Restrooms, Locker Rooms and Other Applications; GreenCE, 2015.
A Green Alternative to Surface Finishing "Powder Coating"; GreenCE, 2015.
Translucent Daylighting Design Solutions – Building & Energy Code Compliance; GreenCE, 2015.
Steel: Green Now, Green Forever – Building with Recycled Materials; GreenCE, 2015.
Sustainable Leak-Free Roof Systems; GreenCE, 2015.
ACM, Rain Screens, and a Sustainable Building Envelope; GreenCE, 2015.
New Micronized Technology for Pressure Treated Wood; GreenCE, 2015.

Radiant Barriers, Reflective Insulation and Sustainable Impacts; GreenCE, 2015.
Understanding Recycled Content Surfacing Material: Its value under LEED and beyond; GreenCE, 2015.
ASHRAE Standard 62.1; Trane, 2015.
ASHRAE Standard 90.1-2010; Trane, 2015.
Energy-Saving Opportunities for LEED and EPAct; Trane, 2015.
Huber Engineered Wood Presents: Detailing Continuity in Building Enclosure Systems; GreenBuild, 2018.
Energy Conservation's Newest Frontier: Engaging the Multifamily Community; GreenBuild, 2018.
Legrand Presents: The Critical Role of Electrical and Digital Infrastructure in High Performance Buildings; GreenBuild, 2018.
Developing and Building Sustainably with Fiber Cement Siding; James Hardie, 2018.
Implementing the 2012 IECC for Commercial Construction; AIA, 2018.
Building Enclosure Fundamentals and New Technologies; AIA, 2018.
WAV-T: The Path to a Proper Building Envelope; AIA, 2018.
Energy Modeling for All: 2030 Commitment for Small Firms; AIA, 2018.
Every Breath you Take: Innovative Air Quality Design; AIA, 2018.
Smoke Containment Strategies for Elevator Hoistways and Lobbies; AEC Daily, 2019.
An Overview of Protected Membrane Roof Assemblies; AEC Daily, 2019.
State-Of-The-Are Fabric Air Dispersion Systems; AEC Daily, 2019.
Roof Glazing Products: Design and Performance Considerations; AEC Daily, 2019.
Manage the Moisture: Solutions for Exterior Walls; AEC Daily, 2019.
Elevated Outdoor Flooring System for Stone and Tile; AEC Daily, 2019.
Pre-Engineered Steel Stair Systems; AEC Daily, 2019.
Mass Timber Structural Design: Engineering Modern Timber Structures; WPC, 2019.
A New Path Forward for Tall Wood Construction: Code Provisions and Design Steps; WPC, 2019.
Why Timber is Changing the Way We Design and Build; WPC, 2019.
Enclosure Design for Mass Timber Buildings; WPC, 2019.
Mid-Rise Mass Timber Design: Optimizing Size, Detailing for Fire & Life Safety; WPC, 2019.
On the Road Again: Improving Driver Decisions and Behavior; RLI, 2019.
Mitigating Risks and Protecting Profit During the Construction Phase; Schinnerer, 2019.
Standard of Care (and its impact on client communications); RLI, 2019.
Building Envelopes Parts 1-8; NCARB, 2020.
Subsurface Conditions Parts 1-4; NCARB, 2020.
Pennsylvania Local Regulations and Ethic Seminar; AIA, 2020.
Pennsylvania Local Regulations Seminar 2; AIA, 2020.
Designing and Installing Waterproof Tiled Showers; AEC Daily, 2021.
ASHRAE 62.1-2019 Engineers Newsletter Live Program; Trane, 2021.
Coatings for Historic & Existing Masonry; IMI, 2021.
High Performance Rainscreen Design with Insulated Panels; Hanley Wood, 2021.
New Masonry Cleaning Procedures; 2021.
Fire Safety in High Rise Structures; Owens Corning, 2021.
NFPA 285 Exterior Wall Fire Testing, Design and Compliance; Owens Corning, 2021.
The Benefits of Mineral Wool as a Continuous Insulation Solution; Owens Corning, 2021.
Why Buildings Leak; 2021.
The 2018 IECC for Pennsylvania – Commercial; 2022.

The 2018 IECC for Pennsylvania – Residential; 2022.
Silicone Construction Sealants; AIA, 2022.
Masonry Movement Joints: Structural Edition; IMI, 2022.
How to Design and Install Watertight Tile Assemblies; IMI, 2024.
Building Sciences and Moisture Management; AEC Daily, 2024.
The Architect's Seal: An Ethical and Legal Obligation; NCARB, 2024.
Accommodating Shrinkage in Multistory Wood-Frame Structures; NCARB, 2024.
Mold and Moisture Prevention Parts 1-7; NCARB, 2024.
Building Safety, Pre-Construction Site Requirements; Phila L&I, 2024.

AWARDS

Arthur and Min. Berns Award for Excellence in Real Estate Law, Temple Law School, 2013.