



PAUL A. JOELSON AIA, CASp, CSI

Architect, General Contractor, Certified Access Specialist & Building Inspector



Mr. Joelson, a licensed architect, general contractor and certified building inspector, over the last 15 years has specialized in the Building Forensics, Failure Analysis, Reconstruction Design and Management, ADA Compliance Audits, and Quality Control Consulting.

Services have included Consulting and Expert Witness Services on the following issues—

- ADA Compliance in Civil Rights Litigation over Denial of Access;
- Building Envelope Failures;
- Design and Construction Defects;
- Contract Disputes and Delay Claims over Architect, Developer, Builder and Subcontractor Performance;
- Disclosure in Real Estate Transactions;
- Plans and Engineering with Cost Estimates and Construction Management to Implement Reconstruction Programs.

Mr. Joelson's expertise was gained first hand as a designer and draftsman, construction supervisor and craftsman building school and educational projects, retail stores, office buildings and tenant improvements and custom homes in the 70's, 80's and early 90's. Clients included the University of California, San Diego; the State of California, Department of Parks and Recreation; the U.S. Navy; the City of San Diego; major national retailers and shopping center owners; real estate developers; and condominium owners associations.

After the 1994 Northridge Earthquake, Mr. Joelson was an architect and team leader directing damage assessments, engineering studies, reconstruction planning and cost estimates on behalf of insurance companies and owners of severely damaged properties. The scope of the program included the assessment and reconstruction design to over 150 projects including shopping centers, office buildings, multi-family and single family projects on behalf of Farmers, Liberty Mutual, Continental, CNA, Prudential, TransAmerica, and AIG Insurance Companies between 1994 and 2002.

Mr. Joelson has discussed these experiences on radio talk shows, during interviews with media representatives, in educational seminars and industry sponsored forums pertaining to numerous architectural and construction topics, building forensics and causes of building envelope failures. In addition, as an AIA certified provider, Paul has provided Continuing Education seminars to licensed architects and construction professionals on ADA and state accessibility codes, design standards and issues of compliance raised in civil rights litigation over denial of access.

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PROFESSIONAL EXPERIENCE:**Joelson Vail Associates LLC—Architects / General Contractors / Forensic Consultants.**

Since 1996, a joint-venture member of combined architectural, construction management, and forensics consulting firm specializing in Building Forensics and ADA Compliance.

P.A. Joelson & Co., Inc.—Construction & Development. President of continuously operating design and construction firm since 1984. Projects have included repairs to construction defects, building restoration, and construction of new shopping centers, retail stores, office buildings, multi-use complexes, public works, and residential projects.

Archimatics - Planning and Architecture. Project manager between 1983-84 provided client coordination, working drawings and specifications, administered project budgets and directed construction administration. Projects included multi-family residential, restaurants, retail stores and office interiors.

Michael Paul Construction Inc. Managing general partner between 1980-83, directed design/build and construction firm. Projects included retail stores, specialized military and educational projects including classrooms, university laboratories, medical and dental offices, hospital interiors, and computer rooms.

Paul W. McKim, AIA, Architect & Associates. Project manager between 1978-80 providing design, document production, structural detailing, and construction administration on medical and health care facilities, city redevelopment projects, and office buildings. Coordinated consultants and development teams during construction document production and construction administration.

C and C Services Inc., Cucamonga, CA. Architectural and construction project manager with real estate developer and restaurant operations company between 1974-77. Assisted in site selection, budgeting, planning, building design, cost estimating, and production of construction documents for commercial, retail and restaurant sites. Scope included investigations and drawings for on and off-site improvements, buildings, restaurant interiors, and kitchen facilities. Projects were located throughout southern California.

James Rodney Youngson AIA, Architect. Draftsman/designer between 1973-74 on 2-custom residential project and two ocean-front condominium projects in La Jolla, California.

John T. Sigurdson AIA and Associates. Draftsman/design 1971-73 on new church sanctuary and multi-purpose building, professional office building and custom homes in San Diego County.

Brown and Zammitt Electrical Engineering. Draftsman between 1970-71 on assorted US Navy projects and corporate office buildings in San Diego County.

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EDUCATION:

San Diego State University— A.B. in Liberal Arts, 1971, Philosophy-English
Newschool of Architecture and Design, San Diego— Bachelor of Architecture, 2001

Additional Studies:

University of California, San Diego – Extension Studies in Architecture and Construction - 1973-74
San Diego State University – Extension Studies in Construction Practices and Technology -
1976-77
San Diego Community Colleges— Studies in Computers, Architecture, AutoCAD and Commercial
Photography – 1989-94

CERTIFICATIONS AND MEMBERSHIPS:

- *Licensed Architect - States of California (C-23998) and Arizona (27627)*
- *Member-American Institute of Architects (AIA)*
- *Licensed General Building Contractor – P.A. Joelson, Inc. (B-454727-- California)*
- *Licensed General Building Contractor - Joelson/Vail Associates (B-740477 – California)*
- *Certified Accessibility Inspector and Plans Examiner-(0426540-21) by International Code Council (ICC)*
- *Certified Building Inspector-(0426540-01 & 10) by International Code Council (ICC)*
- *Certified Access Specialist—CASp Inspector—061 by California Division of State Architect (CA-DSA)*
- *Member-Construction Specifications Institute (CSI)*
- *Member-Forensic Consultants Association-San Diego (FCA)*
- *Member- Forensic Expert Witness Association (FEWA)—Orange County/San Diego County*

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**ADA AND TITLE 24**
ACCESSIBILITY CONSULTANTS**CASp CERTIFIED**
COMPLIANCE AUDITS

Under the direction of Paul A. Joelson AIA, CASp, Joelson Vail Associates LLC consults on compliance with the accessibility design standards and code requirements as prescribed by the Americans with Disabilities Act of 1990 (ADA), the International Building Code (IBC) and Title 24-the California Building Code (CBC).

Mr. Joelson's expertise is demonstrated by his unique qualifications as a California and Arizona Licensed Architect, a Certified Access Specialist (CASp) by the California Division of the State Architect, and a Certified Building Inspector and Accessibility Inspector / Plans Examiner by the International Code Council (ICC).

Over the last fifteen years, Paul has been a ADA design, building code compliance and peer consultant to architects, developers, public entities, and business and property owners during the planning, construction document and construction phases. In addition, he has provided litigation support and expert witness services representing similar clients in lawsuits over denied access, standards of care construction defects, personal injury and/or contract disputes. Over the last ten years, the firm has offered design service to modify home facilities employing universal design principles to accommodate quadriplegic and paraplegic clients injured in a variety of work or traffic accidents.

Under authority of Senate Bill 1608, as a CASp Inspector (#061), Mr. Joelson is authorized to provide certified inspections and reports. Upon completion of recommended repairs to correct non-compliant conditions, he is authorized by the State of California to issue a watermarked and numbered certificates of compliance. The goal of the state sponsored program is to provide special benefits to property owners to either prevent litigation or streamline a disabled access lawsuit to contain costs and save time by mandating a stay and directing the parties to meet in an early evaluation conference.

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In addition, Mr. Joelson has conducted seminars and coursework sponsored by the American Institute of Architects (AIA) for architects to obtain Mandatory Continuing Education (MCE) units for license renewal as required by the California Board of Architects pursuant to SB 1608. The courses are also approved to satisfy annual AIA requirements for continuing education on Health, Safety and Welfare (HSW) issues.

Accessibility Consulting Services Include:

- CASp Certified Design and Consultation
- Certified Property Inspections and Reports
- Litigation Support to Attorneys, Insurance Companies and Property Owners
- Expert Witness with Court Testimony Experience
- Certified Compliance Audits and Barrier Removal Strategies
- Transition Plans for Public-Title II Entities
- Architectural and Engineering Design Services
- Repair Strategies and Construction Documents
- Permit Services and Coordination with Building Officials
- Plan and Peer Review of Plans and Construction
- Cost Estimating—Planning and Cost of Repairs
- Value Engineering of Design and Repair Alternatives
- Construction Supervision and Management

Operative Accessibility Codes and Standards are as follows:

- Americans with Disabilities Act of 1990
- Americans with Disabilities Act Accessibility Guidelines (ADAAG-94)
- ADAAG Supplements—1998—2002
- Americans with Disabilities Act / Architectural Barriers Act Design Guidelines-2004
- California Building Code—Title 24 (CBC-98, 2001, 2007—Chapters 11A and 11B)
- Uniform Building Code (ICBO) and CBC Legacy Codes through 1998
- Federal Fair Housing Act (FHA) and Design Guidelines
- California State Housing and Community Development (HCD)
- International Building Code (IBC)—2000, 2003, 2009 and 2009
- ICC / ANSI Standards A-117.1—1998 and 2003
- Principals of Universal Design

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Compliance Audits and Strategies have included the following uses:

- Title II Entities—State, County and City Buildings, Parks and Recreations Facilities
- Educational Facilities—Public School and University Facilities
- Shopping Centers, Common Areas and Retail Establishments
- Hotels and Casinos
- Restaurants and Bars
- Office Buildings and Tenant Interiors
- Medical / Dental Buildings and Suites
- Lakes—Boating and Fishing Facilities
- Public Campgrounds and Picnic Areas
- Multi-Family—Apartments, Condominiums and Mobile Home Parks
- Health Clubs, Gyms and Swimming Pools
- Sports Arena and Sports Stadiums
- Public Parking Garage and Lots

Clients for Expert Witness Services and Compliance Audits have included:

- State of California Employment Development Department (EDD)
- San Diego Workforce Partnership
- City Attorney, City of San Diego
- City of San Diego
- City of San Marcos, CA
- City of San Clemente, CA
- San Diego Unified Port District
- Helix Water District, La Mesa, CA
- Fullerton Joint Union High School District
- San Diego Padres Baseball Club
- Los Angeles Clippers Basketball Club
- Los Angeles Kings Hockey Club
- Mandalay Bay Hotel and Casino, Las Vegas
- Monte Carlo Hotel and Casino, Las Vegas
- Pizza Hut Restaurants, San Diego and Imperial County, CA
- Ralph's Grocery Company, Southern California
- Party City, Southern California
- Numerous Small Retail Businesses, Office Complexes and Shopping Centers throughout Southern California

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ARCHITECTURAL AND CONSTRUCTION AND CONSULTING SERVICES

JOELSON VAIL ASSOCIATES is a forensic consulting and construction management firm directed by two principals with over seventy years of combined experience managing projects throughout California and the southwest. The partners, Paul A. Joelson AIA and Peter C. Vail, each a recognized expert in his area of expertise, have combined their talents over fifteen years to build a team with proven technical and leadership skills that has gained the respect of its clients and peers.

The firm specializes in providing investigative and forensic services to attorneys, developers, contractors, architects and insurance companies. Services are provided during construction in the form of quality control inspections and during litigation in such matters as construction defect claims, contract disputes, personal injury claims and real estate disclosure. Project types include single family dwellings, industrial buildings, and mid-rise / high-rise multi-family and commercial projects. Issues investigated include construction failures and defects; building envelope leaks and mold; conditions not in compliance with building codes or building standards; disabled access; or performance and work product issues with architects or contractors. Below is an overview of the services offered and issues on which the firm consults:

CONSULTING AND FORENSIC SERVICES:

- Condition Assessments of Distressed Properties and Failed Systems
- During Real Estate Transactions—Due Diligence Investigations
- Building Code Analysis and Compliance Inspections
- Accessibility (ADA) Compliance Assessments
- Cost Estimating and Value Analysis for Repairs and New Construction
- Architectural Design and Project Specifications
- Permit Coordination with Public Agencies, i.e., Planning, Coastal, Zoning, Building, etc.
- Project Scheduling and Construction Management
- Personal Injury Claims and Safety Consulting
- Quality Control—Peer Reviews of Construction Documents and Work in Progress
- Project Close-out Inspections, Punch Lists and Warranty Surveillance
- Inspection and Assessment of Building Envelope Failures, i.e., curtain walls, roofs, sheet metal, windows, doors, exterior finishes, decks, waterproofing, drainage systems, foundations, retaining walls, etc.

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CLIENT LAW FIRMS—Partial List

Yunker & Schneider
San Diego, CA.

Kring & Chung
San Diego and Irvine, CA

Morris, Polich, & Purdy
Los Angeles & Orange County, Ca

Prenovost, Normandin, Bergh & Dawe
Santa Ana, CA

Rockwood & Noziska
San Diego, CA

Berger Kahn
Irvine & Los Angeles

Borton, Petrini & Conron
Los Angeles, Newport Beach & San Bernardino

Gordon & Rees
San Diego, CA

Gray, Cary, Ware & Freidenrich
San Diego, CA

Kolodny & Pressman
San Diego, CA

Law Office of D. Reid Garrey
Scottsdale, AZ

Schreck Brignon
Las Vegas, NV

Laskero and Associates
San Diego & Santa Ana, CA

Murchison & Cumming
Los Angeles, CA

Endeman, Lincoln Turek & Heater
San Diego, CA

Law Office of Richard Wianecki
Orange, CA

Law Office of James Greer
Del Mar, CA

Smith, Larson & Wixom
Las Vegas, NV

Lewis, D'Amato, Brisbois & Bisgaard
San Diego, Orange County & San Bernardino, CA

Gordon & Holmes
San Diego, CA

Law Office of James Zurawski
Orange, CA

Simpson, Delmore & Greene
San Diego, CA

DLA Piper US LLP
San Diego, CA

Hollins & Schechter
Santa Ana, CA

Neil, Dymott, Perkins, Brown & Frank
San Diego, CA

Wingert, Grebing, Brubaker & Ryan
San Diego, CA