



Christine Zimmer

AIA

Senior Managing Architect

Department

Engineering Services

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Locations

Seattle, WA

Biography

Christine has comprehensive experience in investigation, repair design, and peer review of building envelope systems. Her experience includes the design, installation, and analysis of the performance characteristics of a variety of building assemblies and materials. She has conducted investigations on numerous historic and contemporary structures. Projects tasks typically involve condition assessment and evaluation of assembly or material failures followed by the development of repair recommendations. Her background also includes field observations during the construction or repairs of cladding systems, roofing systems, windows and curtainwall systems. Specific materials expertise includes sealants and coatings, masonry, and wood.

Christine has investigated fire and water-damaged structures and has evaluated the performance and failures of windows, waterproofing, concrete, wood, EIFS, fiber cement siding, stucco, and residential and commercial cladding systems. She performs assessments, investigations, testing of a variety of fenestration products, and provides litigation support services. Litigation support has been provided for construction defect litigation on behalf of building owners, contractors, and product manufacturers.

Credentials

- AIA | American Institute of Architecture

Representative Consulting Assignments

- Group Health Building | Everett, WA | Recladding design using a rainscreen with window replacements and deck waterproofing repairs.
- Building 1124 at Naval Base Kitsap | Bremerton, WA | Shotcrete facade and storefront window water intrusion investigation, window leakage spray testing, and repair recommendations.
- Fifteen Twenty-One Second Avenue Building | Seattle, WA | Investigation of glazed curtainwall construction defect claims at 35-story high rise including litigation support.
- Smith Tower | Seattle, WA | Condition survey and repair recommendations of terra cotta facade and bronze clad wood windows.
- 401 Elliott Avenue West Buildings | Seattle, WA | Exterior cladding condition survey, brick masonry and window leakage spray testing, development of repair documents, and CA services.
- Safeco Field | Seattle, WA | Field inspection of sealant joints and development of construction documents.

Professional Experience

- 2025 - Current | Senior Managing Architect | YA Group
- 2023 - 2025 | Senior Project Manager | YA Engineering Services
- 2021 - 2023 | Project Manager | YA Group
- 2019 - 2020 | Senior Associate | YA Engineering Services
- 2000 - 2019 | Senior Associate | Wiss Janney Elstner Associates Inc.

(WJE)

- 1999 - 2000 | Research Assistant | U.S. Army Corps of Engineers Construction Engineering Research Laboratory

Area of Practice

- Building Code Upgrade Review
- Building Envelope
- Litigation Support
- Repair and Rehabilitation Design
- Water Leakage Testing and Analysis

Publications and Presentations

- Zimmer, C.R., Deress, D.A., Evaluating the Water Resistance of Fenestration Products. (Oct 2009), RCI Building Envelope Technology Symposium, San Diego, CA
- Zimmer, C.R., Deress, D.A., Specifying Fenestration Field Mock-Up Testing for Water and Air Penetration Resistance. Northwest Region CSI Conference (May 2012), CSI Mt. Rainier Chapter and Seattle Building Enclosure Council, Tacoma, WA
- Zimmer, C.R., Deress, D.A., Moisture Infiltration in Exterior Wall Systems., Buildings Magazine

Education

- University of Illinois - B.S. - Architectural Studies - Urbana-Champaign
- University of Illinois - M.Arch - Structures Option - Urbana-Champaign

Affiliations

- National Council of Architectural Registration Boards (NCARB) Certified, 66253
- American Institute of Architects (AIA)

Licenses

- 5874 - Oregon - Registered Architect
 - 9658 - Washington - Registered Architect
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