Justin M. Grammer, P.E., CPSI

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Background

Mr. Justin Grammer holds B.S. and M.S. degrees in Civil Engineering, is a registered professional engineer in several states, is a licensed residential home builder in the State of Alabama, and is a Certified Playground Safety Inspector (CPSI). He has an extensive background in engineering design, general construction, and forensics. Mr. Grammer has provided deposition testimony in support of his technical findings and has been qualified to provide expert testimony in trial.

In the field of Premises Liability and Security, Mr. Grammer has designed, constructed, and evaluated a wide range of premises, from pedestrian walkways to public playgrounds, for safety measures and conformance with the appropriate standard of care. Since 2017, he has conducted forensic evaluations of accidents that occurred in a variety of venues, including exterior and interior locations on a premises. In the course of completing these evaluations, he has determined compliance with building codes, property maintenance codes, safety standards, and Americans with Disabilities Act (ADA) requirements to determine causation of incidents and the responsibilities of those involved.

As a civil/structural design engineer, Mr. Grammer's experience included the analysis of new and existing structures and the design of the entire building system from its foundation through superstructure and roof. His design projects included residential, commercial, manufacturing, and industrial facilities. Mr. Grammer's experience has encompassed projects with nearly every building material, including timber framing, light-gauge metal framing, aluminum, structural steel, plain concrete, and masonry.

Mr. Grammer has been involved in general construction from the permitting stage to completion in roles ranging from tradesman to project manager. This on-site construction experience included hands-on placement and installation of building components through means and methods decision-making. As a project manager, Mr. Grammer's responsibilities included estimating, scheduling, procurement, and project execution. His construction projects included residential, commercial, manufacturing, and industrial facilities.

Forensic Engagements

- **Premises Liability Evaluations**
  - Slip and Falls
    - Georgia, Evaluated the flooring of a retail store to determine if the covering was adequately slip-resistant.

- Alabama, Florida, Georgia, and Mississippi, Evaluated the design, placement, and operation/maintenance of floor mats in retail and in other public premises.
- Alabama, Evaluated the deck around a hotel pool where a guest reportedly slipped and fell.
- Alabama, Evaluated the policies and procedures for a restaurant in the deployment of signage, and mopping of floors where a person fell.

- Trip and Falls
  - Alabama, Evaluated the interior stairs of a short-term rental where a person fell.
  - Georgia, Evaluated the exterior stairs of a single-family residence where a delivery driver tripped and fell while delivering food.
  - Alabama, Evaluated the curb and sidewalk of an emergency room drive-through for a hospital where a person fell while stepping up onto the sidewalk.
  - Georgia, Evaluated an exterior walkway at the main entrance to a hospital where a pedestrian tripped and fell.
  - Alabama, Evaluated the transition from carpet to tile floor covering in a hotel.
- Barriers and Guards
  - Georgia, Evaluated the hand and guard rails at a recreational facility where a fall occurred to determine code compliance.
  - Alabama, Evaluated a parking lot retaining wall in an apartment complex where a pedestrian fell to determine if it was compliant with the applicable codes, laws, and standards.
  - Georgia, Evaluated a stairway and landing to determine if a hand/guardrail was required.
- Lighting (Levels of Illumination)
  - Alabama, Evaluated the lighting at a campground where a person tripped and fell.
  - Georgia, Conducted an evaluation of an apartment complex's parking lot lighting, utilization of wheel stops, and application of paint striping.
  - Alabama, Evaluated the lighting at a community playground for compliance with safety and security standards.
  - Mississippi, Evaluated the lighting of the exterior of a restaurant in the location where a patron fell.
- ADA
  - Alabama, Evaluated more than 100 convenience stores to determine compliance with ADA accessibility guidelines and provided design schematics to remove the barrier.
- Cleaning Products and Building Components
  - Alabama, Florida, and Georgia, Evaluated the selection and operating procedures for utilization of a floor cleaner in a restaurant environment.
  - Mississippi, Evaluated the check-out aisle at a retail store where a fall occurred to determine design and maintenance compliance.
  - Alabama, Florida, and Georgia, Evaluated bathing surfaces in hotels and other temporary lodging facilities for design, construction, and maintenance as it relates to safety.
- Pedestrian Strikes
  - Alabama and Georgia, Evaluated the design of parking lots, signage, paint striping, and bollards for design, maintenance, and operation at retail and commercial premises.

- **Product Liability Evaluations**
  - Alabama, Evaluated reported performance issues with paint coating in an exterior application. Determined the cause of the reported issues and damage caused by the coating, and prepared repair methods and a cost repair estimate.
  - Alabama, Determined if the waterproofing system utilized in a residential construction project was defective.

- Alabama, Evaluated the performance characteristics and loads applied to a steel-toed boot and determined if the shoe met the requirements of the applicable ASTM standards.
- Alabama, Evaluated and analyzed the failure of a pre-manufactured steel-framed ramp while being utilized for equipment off-loading.
- Alabama, Evaluated and analyzed the failure of barrier netting system exposed to multiple load combinations including distributed pressure, linear, and impact loading.
- Kentucky, Evaluated the failure of cold-formed steel seismic and hurricane ties (metal connectors) exposed to forces from wind-generated distributed pressures.
- Alabama, Evaluated and analyzed the fracturing and performance characteristics of glass panes due to distributed wind-generated pressures and impact forces from wind-borne debris.
- Alabama, Evaluated and analyzed the failure of steel, wedge-type anchor bolts to determine the cause of their failure when exposed to dynamic loading.
- Alabama, Evaluated and analyzed the reported failure and performance characteristics of stone-coated, steel shingles exposed to impact forces.

- **Civil and Structural (Property) Evaluations**
  - Conducted an extensive number of evaluations of hurricane damage, including from Hurricanes Ian, Ida, Zeta, Delta, Sally, Michael, Irma, and Harvey, in states across the southeastern United States determining cause and extent of damage and preparing cost repair estimates.
    - Alabama, Evaluated and determined the cause of damage to the mineral-surfaced asphalt composition shingle roof coverings of 19 multi-family buildings that was reportedly caused by the passage of a hurricane.
    - Florida, Evaluated and determined the cause and extent of damage to the components and cladding, structure, and interior finishes of a large religious facility subsequent to the passage of a hurricane.
    - Georgia, Determined the cause and extent of reported structural damage to eight poultry confinement houses subsequent to the passage of a hurricane.
  - Conducted an extensive number of evaluations from tornadic wind events in states across the southeastern United States determining the cause and extent of damage and preparing cost repair estimates.
  - Considerable experience evaluating roof coverings and moisture intrusion through the envelope and into various buildings.
    - Georgia, Evaluated and determined the cause of reported damage and moisture intrusion into a five-story hotel building.
    - Birmingham, AL, Evaluated the facade of a 10-story hotel to determine the cause of reported water intrusion and damage to the glass storefront windows.
  - Evaluations across Alabama, Florida, and Georgia that involved determining the extent of damage from wood-boring insect (WBI) damage.
  - Evaluated structural damage due to a wide variety of catastrophic events:
    - Mississippi, Determined the origin, cause, and extent of damage due to the partial collapse of a steel-framed manufacturing facility.
    - Alabama, Investigated and determined the cause of structural damage to a five-story condominium that was reportedly caused by vibration from the construction activities associated with the building of a new hotel.
    - Alabama, Evaluated and determined the cause, extent, and repair procedures required due to damage to the roof covering and structure of a high school caused by the impact force from a vehicle strike.
    - Alabama, Determined damage to the roof covering and steel-framed structural system that resulted from a fire that occurred within a manufacturing facility.

- Evaluated hundreds of poultry confinement houses across the southeastern United States to determine cause, extent, and repair methods for damage.

- **Construction Defect Evaluations**
  - Alabama, Evaluated the construction defects of a residential builder retained to construct a new home, determined the extent of damage, and developed a cost estimate to repair and complete the project.
  - Alabama, Evaluated the construction defects of a commercial general contractor retained to construct a multi-story hotel, determined the extent of damage, and developed a cost estimate to repair and complete the project.
  - Alabama, Determined if a residential structure was damaged by the installation of helical piers by a foundation contractor along with methods and costs to repair the ensuing damage.
  - Georgia, Evaluated the repair work to a single-family residence completed by a restoration contractor.
  - Alabama, Evaluated the placement by the concrete subcontractor in an industrial building for code conformance and performance characteristics.
  - Alabama, Determined the cause of a roof collapse at a manufacturing facility subsequent to a roof re-covering project along with determining the code requirements for the required repairs.
  - Georgia, Evaluated the installation of the structural framing by a subcontractor in a wood-framed, multi-family residence to determine whether it was deficient and developed a schematic scope of required repairs.
  - Alabama, Evaluated and determined the cause of reported deterioration to a 1-million-square-foot industrial facility construction site that led to additional construction costs and delays.
  - Kentucky, Evaluated the construction of six 60-foot-wide by 600-foot-long poultry confinement houses to determine whether the construction was deficient and/or contributed to the widespread failures during a tornadic wind event.
  - Alabama, Evaluated the installation of a roof covering and windows in an eight-story hotel to determine whether they caused and/or contributed to a partial ceiling collapse and water intrusion throughout the building.
  - Tennessee, Evaluated the installation of the concrete masonry unit wall system in a new middle school building to determine whether the installation was deficient and caused or contributed to the failures of the wall system during a storm event.

Professional Engagements

- **Industrial and Manufacturing**
  - Interstate Paper Mill: Electrostatic Precipitator Addition – Riceboro, GA (2016), Structural project engineer responsible for the design of the new superstructure, pipe bridges, and deep, shallow, and mat foundation systems.
  - Westrock Paper Mill – Fernandina Beach, FL (2016), Structural project engineer for multiple multi-discipline capital and operations projects, including paper machine alterations, monorails, pipe bridges, access platform, tank confinement, and foundation systems.
  - BASF Chemical Plant – Savannah, GA (2016), Structural design engineer for multiple capital projects, including existing tank modifications, new tank installation, access platform, tank support, and pipe support structures.
  - Powell Avenue Steam Plant – Birmingham, AL (2015), Structural project engineer responsible for the design of the new steel-framed structure built and contained within the footprint of the historic steam plant. Structural design included the new steel superstructure and deep foundation system along with modifications to the existing load-bearing unreinforced masonry walls.

- **Higher Education**
  - Auburn University Mell Classroom Addition – Auburn, AL (2015), Structural project engineer responsible for the design of the three-story, steel-framed classroom building and storm shelter.
  - Presidential Village Phase 1, University of Alabama - Tuscaloosa, AL (2012), Project management, estimating, and coordination for the new residence hall. Responsible for project coordination between Design, Construction, Construction Administration, and Housing Operations.

- **Commercial**
  - Cadence Bank – Tuscaloosa, AL (2015), Structural project engineer responsible for the design of the two-story, structural steel building and foundation system.
  - Halcyon Pointe, Phase III – Montgomery, AL (2014), Structural project engineer responsible for the design of the three-story, mild and post-tensioned reinforced concrete building and deep foundation system.
  - Summit Shopping Center Phase VI Addition – Birmingham, AL (2008), Project management, estimating, and coordination for the construction and completion of the single-story and three-story retail additions as well as the two-story, cast-in-place concrete parking deck.

- **Mixed-Use and Multi-Family**
  - Flats on Fourth – Birmingham, AL (2016), Structural project engineer responsible for the design of the five-story, mixed-use structure. The structural system consisted of four stories of load-bearing wood framing on a structural steel podium placed on deep and shallow foundations.

- **Single-Family Residences**
  - Have either designed and/or constructed single- and multi-story residences in locations throughout the United States from Florida to Colorado.

Professional Experience

- **Rimkus** **2017 – Present**
  - Director, Premises Liability & Security Practice (2024-Present)
    Responsible for providing code and safety analysis to determine compliance along with determination of the primary cause(s) of injury to persons resulting from interactions with the built environment. Provide guidance and training to colleagues on the investigation of premises liability matters.

  - District Manager (2020-2024)
    In charge of operations and personnel for the Atlanta, Georgia; Birmingham, Alabama; Mobile, Alabama; and Pensacola, Florida district offices. Lead engineer or technical consultant for investigations regarding civil/structural failures and/or other performance-related issues, construction defects, and premises liability evaluations.

  - Consultant and Senior Consultant (2017-2020)
    Project manager and lead investigator responsible for providing civil/structural engineering consultation on projects that include investigating and analyzing residential, commercial, manufacturing, and industrial buildings and structures to determine the cause and origin of apparent damage, failures, defects, and code compliance.

- **Hargrove Engineers + Constructors** **2016 – 2017**
  - Structural Engineer
    Structural project engineer and project manager in chemical plants and pulp and paper mills. Projects included a variety of foundation systems and structures designed and constructed with reinforced masonry, structural steel, and reinforced concrete.

- **LBYD Civil and Structural Engineers** **2013 – 2016**
  - Structural Engineer
    Structural project engineer in residential, commercial, and light-manufacturing projects. Projects included single-family residences; multi-family, mixed-use facilities; commercial office buildings; institutional classroom facilities; storm shelters; parking structures; and manufacturing facilities.

- **The University of Alabama Housing Operations** **2010 – 2012**
  - Capital Projects Graduate Assistant
    Project manager charged with representing The University of Alabama in on-campus housing capital projects. Responsibilities included project management, estimating, scope development, design development, project execution, and housing operations.

- **Brice Building Company** **2007 – 2010**
  - Cooperative Education Student
    Assistant in project management, estimating, and coordination for a nationwide general contractor with responsibilities including schedule development, budget development, project estimating, trade coordination, contract management, project execution, and closeout.

- **Hand Construction Company** **2002 – 2007**
  - Tradesman/Superintendent
    Tradesman for a residential general contractor with responsibilities that included hands-on installation, schedule and budget development, trade coordination, owner and subcontractor contract management, and project execution. Key projects include multiple subdivision developments and single-family residences in the Birmingham, Alabama, area.

Education and Certifications

- **Civil Engineering, B.S.:** University of Alabama (2011)
- **Civil Engineering, M.S.:** University of Alabama (2012)
- **Registered Professional Engineer:** Alabama, Florida, Georgia, Mississippi, North Carolina, Tennessee, and Texas
- **Licensed Residential Home Builder in the State of Alabama** No. 28730
- **Certified Playground Safety Inspector** (CPSI) No. 64968-901
- **Human Factors Engineering:** Short Course, University of Michigan (2025)
- **Certified English XL Tribometrist**
- **Memberships:** ASTM Committee F13 on Pedestrian/Walkway Safety and Footwear; ASTM F1637 Standard Task Group, American Society of Civil Engineers; Structural Engineers Association of Alabama