



CAROL J. BENASSI, NCARB, AIA
SENIOR MANAGING CONSULTANT

cjbenassi@engsys.com

Ms. Carol J. Benassi, NCARB, AIA is an architect with experience in both design and construction. Her expertise spans the complete project life cycle and includes experience in initial conception, design and engineering, construction, and post-completion performance evaluation. She specializes in forensic architecture providing expert consulting to attorneys in construction disputes and construction defect matters and owners/insurance adjusters in matters related to property loss claims arising from natural or man-made events.

Ms. Benassi utilizes her expertise in building design, codes and standards, accessibility requirements, and construction means and methods to evaluate the performance of existing buildings. Ms. Benassi evaluates the work of architects and builders for conformance with the applicable standard of care.

Areas of Specialization

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| Construction Disputes | First Party Property Claims |
| Construction Defect Investigations | Cause & Origin Investigations |
| Standard of Care Analysis | Damage Assessments & Repair Solutions |
| Building Code Analysis & Compliance | Building Envelope Investigations |
| Americans with Disabilities Act Compliance | Construction Cost Estimating |

Education

Master of Architecture, 1980, University of Utah, Salt Lake City, Utah
Bachelor of University Studies, Environmental Science, 1977, University of Utah, Salt Lake City, UT
Undergraduate Studies, Northland College, Ashland, Wisconsin

Registered Architect

- NCARB Record Holder.....Certificate Number 77785
- State of Utah.....License No. 122118-0301
- State of California.....License No. C27548
- State of Florida.....License No. AR97480
- State of Nevada.....License No. 7227
- State of Texas.....License No. 26336
- State of Minnesota.....License No. 57319

Professional Associations and Affiliations

American Institute of Architects (AIA)

American Architectural Manufacturers Association

Supplemental Examination Commissioner, California Architects Board

Previous Experience

Following her formal education, Ms. Benassi owned and operated an architecture company and a construction company, thereby gaining experience in both the practice of architecture and the means and methods of construction. As the owner of C Benassi Architecture, Inc. and Birch Construction, both Utah-based companies started in 1984, Ms. Benassi developed expertise in the full range of management skills required to successfully operate a medium-sized company.

Upon relocating to Southern California in the early 1990s, Ms. Benassi initially worked for an architecture firm. In the late 1990s she entered the realm of forensic architecture, first with a San Diego firm and later as a construction defect claims expert for the CNA Insurance Company. In the early 2000s Ms. Benassi started a forensic architecture consulting business in Orange County and in 2006 formed Coast Consulting, LLC as a 50 percent owner. In 2010 she joined Thornton Tomasetti as a vice president where she continued to specialize in forensic architecture matters both domestically and internationally.

Key Forensic Architecture Positions Held

Madsen, Kneppers & Associates, Inc., Irvine, CA

Forensic Architect, 2016 – 2017

Thornton Tomasetti, Irvine, CA

Vice President, 2010 – 2016

Coast Consulting, LLC, Tustin, CA

Co-Owner, 2006 – 2009

C Benassi Architecture, Inc., Irvine, CA

Principal, 2002 – 2010

CNA Insurance Company, Brea, CA

Staff Expert, 1999 – 2002

West Coast Property Consultants, San Diego, CA

Forensic Investigator & 3rd Party Inspector, 1998 – 1999

Publications/Presentations

“Building Codes – Why They Matter”, Marquis Aurbach Coffing, June 6, 2019 (Presenter).

“The Science of Construction Cost Estimating”, Marquis Aurbach Coffing, May 2, 2019 (Presenter).

“Exploring Construction Defects”, Marquis Aurbach Coffing, April 4, 2019 (Presenter).

“Construction Defects”, Insurance Professionals of Orange County, November 1, 2017 (Presenter).

"What is a Construction Defect? Granite Park a Case Study," Cal Poly Pomona Department of Architecture, May 18, 2015 (Presenter).

"The Beacon Decision and Impending Third-Party Liability for California's Construction Design Professionals," Orange County Bar Association Construction Law Section Meeting, April 1, 2015 (Co-Presenter).

"Recent CA Construction Law Affecting Architects. Orange County Plastering v Suffolk Construction a Case Study," Inland Empire Chapter of the American Institute of Architects Meeting, January 21, 2015 (Co-Presenter).

"CA Supreme Court Decision Increases Litigation Exposure of Architects," Orange County Chapter of the American Institute of Architects Meeting, January 14, 2015 (Co-Presenter).

"Construction Experts in Commercial and Residential Cases: What Expertise Do You Need? When Do You Need It? Do You Need It?," April 2013, Orange County Bar Association Construction Law Section Meeting, April 3, 2013 (Presenter).