

FIELD OBSERVATION REPORT
Price Structural Engineers, Inc.

Project: 3 – Unit Apartment
Location: 62 Cumberland St.; Portland, ME
Date: January 26, 2010
Time: 1:00 PM

Weather: Partly Cloudy
Temperature: 20 deg. F. +/-
Contractor: Island Carpentry
Site contact: Mike White, Paul Ledman

Project Items to be Observed:

Steel Installation and Initial Wood Framing

Field Observations / Project Status:

1. Steel beams and columns have been installed. Beam / column connections covered with wood.
2. Contractor installing 2x12 joists during site visit. Sill plate appeared to pressure treated.
3. Deep snow currently providing frost protection for footings in addition to insulated blankets.
4. Concrete pocket for steel beam was installed too low at grid 11/A.9. See "Correction Items" below.
5. Anchor bolts missing at some steel columns. See "Correction Items" below.
6. Concrete walls measured for plumbness. Wall at grid 11 is farthest out of plumb, with top of wall leaning southeast, 7/8" horizontal in 48" vertical. Wall studs at grid 1 were plumb. Framer was Bruce Pitt.
7. Bracket used to connect post at grid A/1 appears to be correct. Grout observed below steel columns.
8. Control joint installed at grid A (see photos), as a result diagonal cracking not observed in concrete walls.
9. Black coating of damp-proofing observed at exterior face of concrete at some areas.

Items Needing Correction:

1. Steel beam pocket at grid 11/A.9 was placed too low. Contractor shall provide adequate temporary support of steel beam and infill void below beam with solid concrete (f'c = 4000 psi). The temporary shoring shall remain in place until concrete has cured a minimum of 7 continuous days unless 2% accelerator or "high early" concrete is used in concrete mix design which would reduce curing period to 3 days.
2. Missing anchor bolts – install 3/4" diameter Hilti Kwik bolts with 4" embedment in concrete per Hilti requirements including, but not limited to hole diameter, cleaning of hole and nut tightness.

Corrective action taken:

1. GC coordinated steel beam lengths to accommodate previous concrete piers that were not accurately placed per drawings

General:

The purpose of this site visit is to observe the project and generally become familiar with the progress and quality of the Contractor's work and to assess whether the work is proceeding in general conformance with the construction documents regarding the specific items listed within this report. The client has not retained Price Structural Engineers Inc. to make detailed inspections of every structural component, perform structural design or to provide exhaustive or continuous project review.

Price Structural Engineers Inc. shall not, during such visits or as a result of any observations of construction, supervise, direct or have control over Contractor's work nor shall Price Structural Engineers Inc. have authority over or responsibility for the equipment, means, methods, techniques or procedures by the Contractor or health and safety precautions in programs incident to the work of the Contractor. Price Structural Engineers Inc. does not assume responsibility for Contractor's failure to comply with laws, rules, regulations or codes or the Contractor's failure to furnish and perform their work in accordance with the construction documents and does not guarantee the performance of the construction contract by the Contractor.

Report prepared by: David A. Price, P.E.
Price Structural Engineers, Inc.
75 Farms Edge Road
North Yarmouth, ME 04097

Distribution: Mike White – Island Carpentry
Paul Ledman – Eco Capital, LLC
Richard Lo – Kaplan Thompson Architects



Photo # 1 – Joist installation



Photo #2 – Concrete beam pocket was too low



Photo # 3 – Simpson post base bracket as specified



Photo #4 – Beam connection at grid 2.1/A.9



Photo # 5 – Bracket on steel beam with stiffeners below



Photo #6 – Vertical concrete control joint installed