

## Explanation for construction

the reason for doing the renovation of this deck is because the boards are old and dry. they are starting to cup and come loose from the framing. the framing appears to be in good shape. I am not planning on removing any of the existing framing but adding to it so i can make it stronger and bring it as close to code as possible.

The plan is to stiffen up the railing and add support hangers and fill in all the balusters that are broken or missing. stiffen up the framing and add new deck boards that are screwed down .

The stairs are loose and not sufficient to hold multiple people in an emergency. the plan is to reconfigure and rebuild to meet code .

There is a minimum budget on this job so the owners can not afford to completely rebuild the deck. we hope that the city of portland will allow us to re support this deck and make it safe.