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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/22/16

May 26, 2015

Mr. Crandall Toothacker
200 High Street
Portland, Maine 04101

RE: Structural Building Evaluation for Remodel at
223 Cumberland Ave, Portland, Maine
Project # 02915

Dear Mr. Toothacker:
At your request I have inspected the referenced building to determine the current condition of the structural framing system after removal and demolition of the interior finishes.

In summary, the structure is in no condition to be randomly working within due to the poor condition of the floor and wall framing and the lack of a continuous support system from top to bottom. The roof framing is in marginal condition and requires a proper support system installed prior to the next substantial snow fall. The interior bearing walls supporting floor framing are structurally inadequate to carry any additional loads from building materials and people working within the building. The floor framing has been improperly modified over the years creating areas of floor weakness and unsteadiness. The exterior non-bearing and bearing walls have also been modified poorly over the years creating areas of weakness and improper lateral resistance.

My minimum recommendations are as follows;

- Step one, I recommend keeping the building locked from access until proper reinforcement has been added to the structure.
- Step two I recommend having myself visit the building with your contractor to paint areas directing them to install temporary bearing wall framing and lateral bracing from floor to floor. This temporary reinforcement will allow your contractor to complete the work required to provide the proper structural support system.
- Step three at your request I have prepared detailed framing plans for your contractor to reinforce the structure to allow future work within the building. The plans were created with the current wall layout being used including openings for future code compliant stairs.

Thank you for this opportunity to be of assistance. If you have any questions concerning this letter please do not hesitate to contact me.
Sincerely;

Larry A. Wichroski, P.E.
Senior Structural Engineer
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