Structural Integrity
Consulting Engineers, Inc.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/16

October 27th, 2016

Patrick Boothe
Caleb Johnson Architects + Builders
265 Main St. Ste 201
Biddeford, Me

Reference:
Existing Building Renovation - CEO Structural Comments.
15 Huntress St.
Portland, ME 04101
Structural Integrity Job Number: 16-0127

Dear Patrick,

As requested, we have completed our evaluation of the existing building as related to the comments addressed by the CEO Douglas Morin concerning the above referenced site. The opinions and comments contained herein are based on visual observations made during visits to the site on Oct. 25th 2016 and early July of 2016. Physical strength testing, calculations and professional instrument based elevation and location surveys have not been performed. No warranty expressed or implied, as to the condition of the complete structure, is intended.

The existing deck appears to be straight and level considering the out-of-plumb nature of the house. No evidence of previous structural distress was observed. However, the fastening of the ledger to the existing building is inadequate and should be reinforced. See attached repair detail sketch to provide lateral restraint and other misc. repairs to all floor decks. Note that all fasteners are assumed to be anchored in decent quality wood. All rotten wood members should be replaced as needed.

The new deck is anchored as illustrated on the drawings. The fastening provided at the ledger into the existing 6x6 rim is suitable for required lateral and gravity loads.

The existing masonry piers along the center of the building were observed in our original assessment of the building and due to their overall condition were considered serviceable. Mortar appeared intact and of average quality (compared to the poor mortar quality of the exterior foundation walls), no major cracks were observed and no major settlement was observed.

Please let me know if you have any questions or comments.

Sincerely,

Matt K. Legere, E.I.T.
Project Engineer

Aaron C. Jones, P.E., SECB, LEED AP
President

STATE OF MAINE
AARON C. JONES
No. 10968
LICENSED
PROFESSIONAL ENGINEER
10/27/16

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LAST EDGE BM SECURED TO (N) POST IN WALL (3 STUDS) W/ (1) 1/2"Ø x 4 1/2" LAG SCREW. (E)

OR 1/2"Ø GALV. THRU BOLT TO INTERIOR DTT2Z ON JOIST OR BLOCKING PER MANU.

T2Z FASTENED

EXISTING (2) P.T. 2x8 SYP FLUSH BM TO REMAIN

EXISTING JOIST HANGERS TO REMAIN - TYP ON ANY DAMAGED TO BE REPLACED. FILL ALL HOLES WHERE MISSING FASTENERS W/ GALV. #10 WOOD SCREWS AS NEEDED

EXISTING 3/8"Ø x 4 1/2" +/- SCREWS @ 32" O.C. +/-

INSTALL (N) 3/8"Ø x 4 1/2" HEX HEAD LAG SCREW TO BE (2) @ 16" O.C. EQUIVALENT MIN. - TYP

ADD DBL 2x8 BLOCKING INSIDE WALL WHERE NOT FASTENED TO RIM x OR HIT WALL STUDS. - TYP

REPAIR DETAIL @ DECK