



July 6, 2011

Mr. Don McPherson
Portland Code Enforcement Officer
389 Congress Street
Portland, Maine 04101

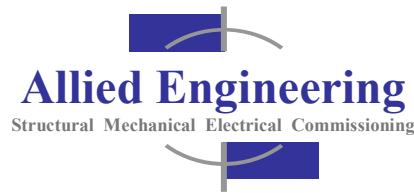
RE: 29 Bowdoin Street
Portland, Maine

Dear Mr. McPherson:

I have been asked by Mr. Curtis Dow of Cordjia to review a few items of concern you had at the referenced project. I visited the project on June 28 and reviewed most items but had to return today to review a few items that needed access.

The following are the items of concern and my comments;

1. Header detail between Kitchen and Mudroom: Detail F5/SF-500 requires installing steel beams below the masonry wall with steel clip angles. When they removed the finished materials at this area we found that a single steel beam existed at the mudroom side of the wall and a masonry arch existed on the kitchen side. Because of the low roof on the mudroom side we decided to keep the existing steel beam and add a new one at the same level which is lower than the beams shown in the detail. Because of the revised detail the clip angles were no longer needed.
2. Second Floor Shaft Opening Header: The second floor framing above the kitchen has two openings with headers and was not completed as detailed (see attached sketch SKS-02). My solution is to turn the wood stud shaft wall into a supporting wall by adding one more 2 x 4 stud sistered to the existing stud at both the basement and first floor level. This will satisfy the small load on this wall.
3. Pipe Hole in 2nd Floor Header: The second floor framing above the kitchen is headered off for plumbing waste piping which is drilled through one of the headers. The loading on this header is very minimal and the opening created does not damage the capacity of the header to carry the load.
4. Splice Beam at 3rd Floor Framing: The removal of existing posts at the second floor required the installation of splice members indicated in detail F8/SF-500. When first visited the ceiling was complete in these locations and could not be viewed. After access was provided during the second visit it was noted that only a single LVL was installed located at one side of the beam. The second LVL needs to be installed as indicated in the detail and when completed we shall review for compliance.



5. LVL at Steel Column/Beam: Plans call for a beam hanger to be welded to an existing steel column at the header between the kitchen and the pantry. When the existing finishes were removed it was noted that the header would be at the level of the existing steel beams so the beam was installed to bear on the bottom flange of the beam and a metal hanger was not needed.

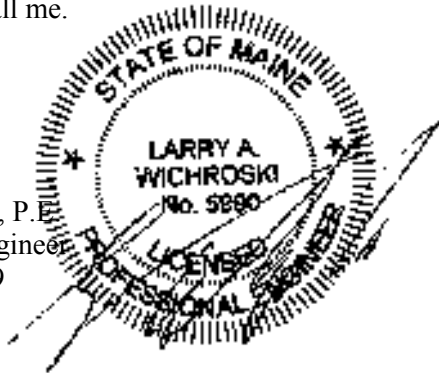
6. Missing Steel Post @ Basement Stair: It was noted that an existing steel column near the rear left corner of the interior stair has been removed but was not called to be removed on the design drawings. The column was needed to support a first floor beam because the wall of the original stair design was not located above and below the beam. The stair wall location was changed to support the existing beam and the steel post was no longer needed.

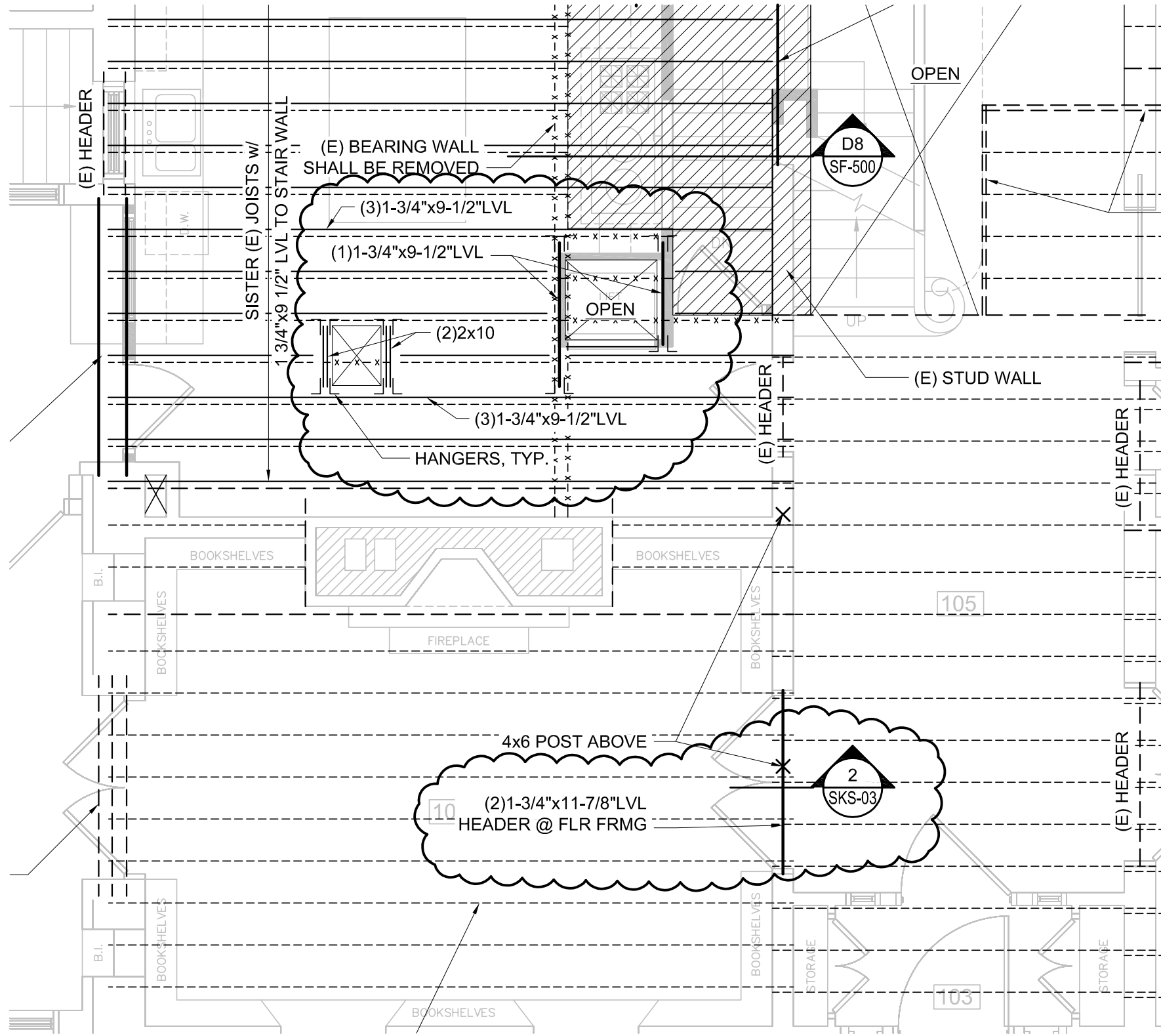
In conclusion, all of the concerns above have been reviewed and corrected or are being corrected prior to completion. Most items were known changes and previously approved by our office. The few items that needed additional work were not known but will be completed to our satisfaction.

Thank you for your observations and concerns. If you have any questions concerning this report please do not hesitate to call me.

Sincerely;

Larry A. Wichroski, P.E.
Chief Structural Engineer
Cell: 207-253-9999





REVISED PART PLAN - SF-102

29 BOWDOIN STREET - RENOVATION PROJECT
SUSAN AND SHANE FLYNN
PORTLAND, MAINE

Scale: NTS Date: 12/15/2010 Project No: 10045 Cad File: 10045S.dwg

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SKS-02