HELEN WATTS ENGINEERING, PLLC
455 Litchfield Road
Bowdoin, ME 04287
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RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/07/13

June 4, 2013

Don Lippoth
Taggart Construction
PO Box 255
Freeport, Maine 04032-0255

Re: Renovations, Munro House, Seal Cove Lane, Great Diamond Island, Portland, Maine, HCW Project No. 13-039

Dear Don,

Helen Watts Engineering PLLC (HWE) inspected the building and drawings of the house at Seal Cove Lane on Great Diamond Island, Portland, Maine. The home is being remodeled, changing the second floor master bedroom framing. The building is approximately 7 years old and built with panelized construction with wood framing and wood paneling. The building was apparently inadequately tied together at the panels and the panels inadequately supported. The pertinent building code is the MUBEC.

At the ridge over the planned master bedroom, the ridge beam consists of four sections of panels, resulting in a break in the ridge beam. See the attached sketch for an added section to tie the ridge sections. (42 psf snow load, 15 psf dead load).

Also, the first floor beam below the kitchen and dining room shall be 4 – 1.75"x9.25" 1.9E Microllams or better, spanning 14'-9". (30 psf live load, 15 psf dead load).

Thank you for the opportunity to provide engineering services to you.

Yours truly,

STATE OF MAINE
HELEN C. WATTS
No. 5261
LICENSED
PROFESSIONAL ENGINEER

Helen C. Watts, P.E.
Principal

Attached: Sketch

C:\Users\Ralph\Documents\HWE\Munro Seal Cove Lane\Munro Seal Cove ltr.doc

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SKETCH, NOT TO SCALE

Section: Second Floor, A4-001, Proposed Floor Plans by Kevin Moquin dated 5/23/13

SEE DETAIL BELOW.

SECTION, EXISTING RIDGE: 2 – 2¾" x 9½", SPAN = 10'
ADD: 3.5"x 5.5" SPF #2. FASTEN TO EXISTING WITH 6" TIMBERLOK (OR ASSY OR RSS GRK) SCREWS AT 12" OC ALONG EACH SIDE, STAGGER SCREWS 3 TO 6" FROM SIDE TO SIDE. ADD SCREWS BETWEEN THE TWO SIDES OF THE RIDGE, TWO ROWS, 16" OC, STAGGER 8" FROM TOP TO BOTTOM.

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