

George Froehlich - Fwd: 14 Brook Lane

From: Heather Thompson <heather@tjwhome.com>
To: "gef@portlandmaine.gov" <gef@portlandmaine.gov>
Date: 3/27/2015 4:40 PM
Subject: Fwd: 14 Brook Lane

Please let me know if you need anything else. We need to start insulation next week.

Thanks!
Heather

Heather Thompson
Owner
Thompson Johnson Woodworks

Begin forwarded message:

From: "Andy Jackson" <aj04005@gmail.com>
Date: March 27, 2015 at 3:03:28 PM EDT
To: "Thompson Johnson Woodworks" <heather@tjwhome.com>
Subject: 14 Brook Lane

Hi Heather,

You can forward this note to the building inspector:

<!--[if !supportLists]-->?? <!--[endif]-->Yesterday I reviewed the framing repairs at 14 Brook Lane. I understand that TJW has corrected a problem that resulted from the past installation of a dormer in which the roof collar ties were cut, resulting in the rafter thrust pushing the wall studs and top plate in the kitchen area out of plumb.

<!--[if !supportLists]-->?? <!--[endif]-->The solution developed by the carpenter is to install new LVL studs from the floor level, balloon framed past the second floor joists, to connect to the bottom of the existing rafters. This creates a new load path for the rafter thrust by connecting the bottom of the rafter with (3) or more 16d nails to the wall stud, which is connected directly to the floor joist with (3) or more 16d nails. The LVL stud bears on an existing floor beam below. This work is consistent with the rafter / ceiling joist nailing requirements specified in IRC table R802.5.1(9) for 50 lb/ft² ground snow load, up to 28" rafter spacing, and a 12:12 pitch.

<!--[if !supportLists]-->?? <!--[endif]-->This review is limited to the studs and rafter connection at the location of the south side of the gable roof, nearest the kitchen area that is being renovated. I have not reviewed or engineered any other aspects of the design, construction, or existing conditions. I have not been involved in the design or construction of this project until yesterday.

Let me know if you need anything else.

Andy Jackson, PE
Jackson Engineering
11 Luther Street
Peaks Island, ME 04108