

Wrang Associate Engineers

Structural Consultants
9 Penfield Hill Road
Portland, Ct. 06480

April 12, 2017

Town of Killingworth
Building Department
323 Route 81
Killingworth, CT. 06405
Attn: Mr. Gerald Russ

Re: Evaluation of Structure
Route 81
Killingworth, CT.

Dear Mr. Russ;

Per your request I have done an inspection of an existing post & beam structure on Town property to determine the structural integrity of the building and viability to convert to a social center, I have the following comments:

The building as stated is a post and beam structure that was constructed in the late 1800's. The original building was 22' wide x 50' long. The wall height is approximately 15'. The structure has a gable style roof with an approximate roof pitch of 8/12. A section 6' wide x 35' long was added in the back of the structure to allow buses to be park inside of the building at some point in it's history. This section has a shed type roof. The building has a slab on grade floor and the support post and sill rest on grade. The original siding was covered with new siding. Pavement on the exterior of the building was place against the existing siding and is a few inches higher on the outside than the structure on the inside. The addition was built on a shallow stone foundation. A support column was removed sometime in the history of the structure and some temporary support has been put in place.

The main support beams of the structure are good, as is typical of this type structure. There has been some racking of the structure from side to side which made the front and rear walls of the building out of plumb. The way the structure was constructed (sill and post resting on the grade) some of the outer post are deteriorating at the bottom where they have been exposed to water/weather.

I believe the structure is structurally sound and will continue to function into the future with some improvements. Modifications are recommended to enhance how the structure is supported on the surface and to prevent water infiltration onto the structural support members.

A shallow grade beam can be placed around the exterior of the structure to have the structure bear on concrete and to prevent further deterioration of the posts and sill. This would also protect the wood framing from further dosing of water and deterioration. Bracing/tension turn buckles can be added to prevent further raking of the building.

If the interior is to be finished extra framing will be required to finish

Should you have any questions concerning this matter please contact me at (860)301-4390.

