

TO: James L. App, City Manager

FROM: Bob Lata, Community Development Director

SUBJECT: Appeal of Notice and Order for 1234 Pine Street by the Property Owner

DATE: November 16, 2004

PURPOSE: For the City Council to act upon an appeal of a Notice and Order issued for a leaning building at 1234 Pine Street.

FACTS:

1. On April 29, 2004, a Notice and Order was issued for a 120 year old wood framed building at 1234 Pine Street. The notice requested the property owner cause a structural assessment to be performed to determine the stability of the building. Based on an assessment by the City, it appears that the building is currently leaning and rotating four (4) inches to the south.
2. The Notice and Order established that a property may file an appeal if the property owner does not agree with the notice and order. The owner of 1234 Pine Street filed a letter appealing the notice with the Building Division on May 6, 2004.
3. The appeal was scheduled to be heard at the July 6, 2004 City Council meeting. On June 25, 2004, the Community Development Director received a letter from Christen E. Iversen, attorney for Mrs. Estrada, requesting the appeal hearing be postponed until August 17, 2004.
4. Since August 17, 2004, the Appeal has been opened and continued four (4) additional times to allow the owner's tenant time to secure a structural assessment of the building.
5. The original appeal was predicated upon the owner's position, that while the building does lean, it does not present a hazard to either its inhabitants, the public, or the public right-of-way. The property owner contended that the notice and order was unnecessary as they believe there is no threat to the public health and safety. In support of this position the owner included a building assessment conducted in 1983 by Elliott O. Stephenson.
6. In his 1983 assessment Mr. Stephenson noted that some steel jacks had been installed previous to his review (it is unknown who did the work) and while the building did lean approximately three inches at the upper most story, his conclusion was the building was "safe for occupancy from a building stand point at the present time" (1983).
7. Immediately after the earthquake of December 22, 2003, Office of Emergency Services inspectors assessed the building. The review conducted while under the state of emergency was visual and informal in nature. The

inspection report noted the building was leaning, did show signs of horizontal cracking at the second floor, and recommended there be a more specific review at a later date. The inspectors did not express an opinion the building was an immediate hazard. As a result no immediate action was taken by the Building Division regarding its condition.

8. On April 26, 2004, at the request of the Building Division, Unique Perspectives Architectural Engineering performed a review of the structure. Findings were as follows:
 - a. The upper floor at a point twelve (12) feet above the floor has shifted approximately four (4) inches from vertical.
 - b. The rear of the building does not appear to have shifted, instead the building appears to be rotating to the southeast.
 - c. Areas between the windows and doors have linear horizontal cracking in addition to cracks that radiate away from door and window openings at forty-five (45) degree angles.
 - d. The wood framed exterior parapet at the northwest corner appears to have moved away from the roof framing.
9. The 1983 report estimated the lean at the roof to be three inches at the building roof line. This point of measure is ten (10) feet higher on the building than the point of measure reflected on the more recent review. As the recent review establishes the lean to be four (4) inches at a point ten (10) feet lower on the building, the lean at the roof line would be greater supporting a position that the building has moved further south since 1983. The building tenant reports that by using a plumb bob the lean nine (9) inches from vertical.
10. In the opinion of the Engineer retained by the City, the degree of lean appears to be facilitating a potential “soft-story” failure. A “soft-story” is defined by the Uniform Building Code as one in which the lateral stiffness (resistance to lateral movement) is less than 70% of the story above. This potential for failure (soft story condition) will only worsen with time as the building’s center-of-mass has now shifted outward. While it is impossible to determine the length of time required for the building to fail, unless stabilized and returned to a vertical state the potential for failure will continue to increase with age.
11. One hundred fifteen (115) days have passed since the original appeal scheduled for Council review.
12. As of October 18, 2004, nothing has been submitted the Building Division that would constitute a structural assessment addressing the specific concerns raised by the Engineer retained by the City.

ANALYSIS &
CONCLUSION:

The property owner's last assessment was done on the structure twenty-one (21) years ago, at which time the engineer of record determined the building to be safe for occupancy at that time (1983).

A 2004 assessment conducted at the request of the City indicates that the structure has continued to move over the years. The result is that the degree of lean from vertical of the structure may now exceed the limit set by code for a soft-story building of this type.

Because of the proximity of the building to the public right-of-way and the intensity of the use associated within the lower floor, the City Building Division believed it prudent to cause the owner to cause a comprehensive structural review of the building and its foundation to be conducted. To date, no structural assessment has been submitted to the City.

POLICY
REFERENCE:

Section 17.04 of the Municipal Code

FISCAL
IMPACT:

Should it be determined the structure constitutes a risk to the public and the property owner not abate the hazard, it could result in the City being required to abate the hazard to insure the public safety. Historically, the City has abated hazardous buildings by their removal rather than repair. If it were to become necessary for the City to abate the nuisance by removal the estimated cost associated with this option, given prevailing wage, is approximately \$65,000.00. The cost of abatement would be established as a tax lien on the property.

OPTIONS:

- a. For the City Council to confirm the Notice and Order by directing the property owner to cause an assessment of the building by December 14, 2004. Further, should an assessment demonstrating that the building does not constitute a potential hazard be filed with the Building Division on or before December 14, 2004, that the lower floor be posted by the Building Division and vacated until such time as an assessment is provided.
- b. Cause a complete assessment to be conducted by the City with the cost of such becoming a tax lien on the property. Further, should the assessment determine the building to be a hazard to the public, that staff initiate the process to abate the public safety hazard by demolishing the building with the cost of abatement becoming a tax lien upon the property.
- c. Amend, modify, or reject the above options.

C: Mike Seitz

Attachments:

Appeal letter for 1234
Notice and Order for 1234
Request for Appeal
Request for reschedule
Structural Assessment
1983 Assessment
Pictures
Copy of 15 day Notice



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Christian E. Iversen, Attorney at Law
605 13th Street
Paso Robles, Ca 93446

RE: Continuance of Estrada appeal to August 17, 2004

Dear Mr. Iversen:

In follow up to your letter of June 24, 2004, please consider this letter as confirmation that a staff report requesting the appeal of the notice and order for 1234 Pine Street be opened and continued to August 17, 2004, has been forwarded to City Council for consideration at the July 6, 2004 meeting.

Should you have any questions regarding this letter, please contact this office at (805) 237-3850.

Sincerely,

Doug Monn
Building Official

C: Bob Lata
Mike Seitz
File for 1234 Pine

TO: JAMES L. APP, CITY MANAGER
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: APPEAL OF NOTICE AND ORDER FOR 1234 PINE
DATE: JULY 6, 2004

Needs: For the City Council to open and continue the public hearing to the City Council meeting on August 17, 2004.

Facts:

1. A Notice and Order requesting the owner of 1234 Pine Street conduct a structural assessment of the property was forwarded by return receipt mail on April 29, 2004.
2. On May 10, 2004, the property owner appealed the Notice and Order. A hearing date for Council review of that appeal was set for July 6, 2004.
3. On June 24, 2004, a letter was received from Christian E. Iversen, Attorney representing the property owner, requesting the appeal be continued to "July 20, 2004 or August 17th or later."

Options: After considering the information and analysis presented and the public testimony received, the City Council will be asked to select one of the following options:

- a. Open and continue the public hearing to the City Council meeting on August 17, 2004.
- b. Amend, modify, or reject the above option.

Attachment: Letter from Attorney Iversen

CHRISTIAN E. IVERSEN

ATTORNEY AT LAW

605 THIRTEENTH STREET
PASO ROBLES, CALIFORNIA 93446
TELEPHONE: (805) 239-2130
FAX: (805) 239-9314

June 24, 2004



Mr. Bob Lata
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Re: Appeal of Notice and Order for 1234 Pine Street -
Maria T. Estrada

Dear Mr. Lata:

Confirming our telephone conversation, I will be assisting Maria Estrada with the above appeal. We request that the hearing set for July 6th be continued to either July 20th or August 17th or later. Ron French will not be available on July 6th.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to be "C. Iversen", written over a faint dotted line.

Christian E. Iversen

CEI/pd
cc: Maria Estrada
Ron French



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Maria Estrada
1232 Pine Street
Paso Robles, Ca 93446

June 15, 2004

RE: Appeal of Notice and Order 1234 Pine Street

Dear Ms. Estrada:

As discussed in my letter dated May 10, 2004, acknowledging the City's receipt of your appeal of the Notice and Order associated with 1234 Pine Street, please consider this correspondence as notification that your appeal will be considered by the City Council during their regularly scheduled meeting on July 6, 2004.

Attached for your information is a copy of the staff report and attachments. Should you have any questions regarding this letter or the attachments, please contact this office at (805) 237-3850.

Sincerely,

Doug Monn
City Building Official

C: City Manager
City Council
Building File for 1234 Pine Street.

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Maria Estrada
1232 Pine Street
Paso Robles, CA 93446

2970 2889 0000 0142 2002

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece on the front if space permits. <p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; transform: rotate(-15deg); display: inline-block;"> <p style="text-align: center;">Maria Estrada 1232 Pine Street Paso Robles, CA 93446</p> </div> <p>2. Article Number <small>(Transfer from service label)</small></p> <p style="text-align: center; font-size: 1.2em;">7002 2410 0000 6387 0767</p>	<p>A. Signature</p> <p>B. Agent <input type="checkbox"/> Addressee <input type="checkbox"/></p> <p>C. Date of Delivery</p> <p>D. Address different from item 1? <input type="checkbox"/> Yes Delivery address below <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
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CITY OF PASO ROBLES

City Of Paso Robles
 Attn: Building Division
 1000 Spring Street
 Paso Robles, CA 93446

93446+2000



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Maria Estrada
1232 Pine Street
Paso Robles, Ca 93446

May 10, 2004

RE: Appeal of Notice and Order 1234 Pine Street

Dear Ms. Estrada:

The City Building Division acknowledges your letter of appeal regarding the Notice and Order issued for 1234 Pine Street, received May 10, 2004. Staff will schedule your appeal before City Council as soon as possible, providing you with a minimum fifteen (15) day notice by certified mail prior to the meeting/appeal date.

I also wish to address another issue noted in your letter regarding your concern over not being able to secure funding from FEMA for the repair of your building because of the timing of the Notice and Order. FEMA does not fund the repair of privately owned buildings damaged in conjunction with a disaster. Instead owners of buildings affected by the earthquake of December 22, 2003, can apply for low interest loans from the Small Business Administration. I contacted SBA at 4.20 pm on May 10, 2004, to inquire if the building located at 1234 Pine would still qualify. The answer is yes, however, you must make application before the end of May. It was suggested you contact the SBA at 1-800-488-5323 to request an application (I spoke with an individual by the name of Stan). You will be required to provide a letter explaining why the request is being made at this late date. At your option you may include this letter as an attachment and the notice and order as justification or should the Small Business Administration feel it necessary, the Building Division can provide them with a specific letter explaining the special conditions associated with your building.

Should you have any questions regarding this letter, please contact this office at (805) 237-3850.

Sincerely,

Doug Monn
City Building Official

C: City Manager
City Council
Building File for 1234 Pine Street.

Rec'd 5-10-04



Paso Robles City Mgr.
Paso Robles, ca. 93446

May, 6, 2004

Letter of Appeal.

My name is Maria Estrada, I live at 1232 Pine Street and own 1234 pine street also. On May, 3, 2004 I received a letter from your office giving me 10 days to file an appeal or 60 days to come up with a plan to repair or demolish my home and the building below. I feel that this is first unfair and untimely.

As to the unfair statement, we have been passed by your assigned structural engineers on December, 2004. Your department has sent me a letter in 1983 to have my building structurally engineered, that I did and had sent you a copy of their findings at that time. I am enclosing a copy of that letter for your records.

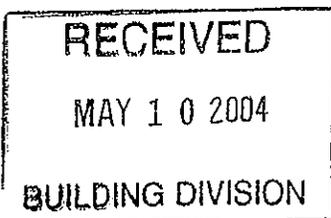
This building is over 120 years old and has been in this position since I purchased it in the 60's. I feel that if we have moved at all over the last 50 years it was a minor amount. 2-3 inches. And that the 2003 earthquake caused very little of the difference. The business lost a total of 5 glasses during the quake. We did not loose any thing here.

In regards to the untimely notice, we asked the people who inspected my building in December if we needed to make any major changes to the building, the answer to me was we were in great condition considering what we just went through. So I felt that was an OK, and we were passed at that time. Both I and the business below felt we were safe and were able to go on with our lives. Now that this is being brought to our attention I have no recourse to get assistance from the federal government. All the FEMA help has gone, I live on a fixed income and do not have the money needed to make changes that big to my home.

The owners of the business below have had estimates from different places to make my building stand up strait and they were all around \$100,000. This is not within my reach, now that all the assistance has run out.

I feel the city needs to have a historical engineer do the research on our current problem.

Thank You Maria Estrada



April 29, 2004

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Maria T. Estrada
1232 Pine Street
Paso Robles, CA 93446

NOTICE AND ORDER

1. Pursuant to Chapters 17.04 of the Paso Robles Municipal Code and the Uniform Code for Abatement of Dangerous Buildings, adopted by reference therein, you are hereby notified that building inspectors from the Paso Robles Building Division in conjunction with a professional engineer retained by the City have monitored and conducted on-going inspection of the structure commonly known as 1234 Pine Street (APN 009-046-010) (hereinafter the property).
2. Whereas the 2003 Assessor's tax roll lists you as the owner of the property, you are hereby notified by reason of the conditions and defects specified below the afore mentioned property has been found to constitute a dangerous building as defined in Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings.

Section 302, sub-section(s)

302-4. "Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for buildings of similar structure, purpose or location."

302-5 "Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property."

302-6 "Whenever any portion thereof has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes that is required in the case of similar new construction.

302-8 "Whenever the building or structure, or an portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

3. You are hereby ordered forthwith to abate the dangerous condition of the property by implementing a plan to repair or demolish the structure. All applicable permits for said repair or demolition must be filed with the Building Division within **sixty (60) calendar days** from the date of this Notice and Order and all related work shall be completed **not later than one hundred- eighty (180) calendar days** from issuance of required permits.
4. If work is not commenced within the time specified above, the Building Official for the City of Paso Robles will cause the property to be demolished and charge any costs related thereto against the property and/or its owner.
5. The decision of the Building Official contained herein ordering the above-prescribed action may be appealed to the City Council by any person having title or legal interest in the property by preparing a written appeal and filing it with the Building Division of the City of Paso Robles, 1000 Spring Street, Paso Robles, CA 93446 **within ten (10) calendar days** from the date of this Notice and Order. Failure to appeal within this time period will constitute a waiver of all right to an administrative hearing and determination of the matter.
6. If an appeal is filed, the appellant may present any relevant evidence and may be, but need not be, represented by legal counsel. The Uniform Code for Abatement of Dangerous Buildings outlines the appeal procedures and is available for examination in the Building Division at the address referenced above.

If you have any questions concerning this Notice and Order, please call me at (805) 237-3850. Thank you for your prompt attention to this matter.



Doug Monn
Building Official

Attachments: Copy of Chapter 17.04 of the City of Paso Robles Municipal Code adopting the Uniform Code for Abatement of Dangerous Buildings.

c: Jim App
Bob Lata
Ken Johnson
Dennis Cassidy
Iris Yang

17.04.010 Technical building codes adopted--Copies on file.

The eighteen documents and their respective appendices as outlined herein (one copy of each of which are on file in the office of the city clerk in the city of El Paso de Robles), being marked and designated as the:

- A. Uniform Building Code, 1997 Edition, published by the International Conference of Building Officials, including the generic fire-resistive assemblies listed in the Fire Resistance Design Manual, Sixteenth Edition, dated April 2000, published by the Gypsum Association as referenced in Tables Nos. 7-A, and 7-B, and 7-C. Specific appendices of the Uniform Building Code excluded from adoption by this ordinance are Appendix Chapters 3-Section 332, Sections 3107, 3108, 3110, 3111, 3112, 3113, Chapter 34-Sections, 3413, 3414, 3415, 3416, 3417 and 3418, respectively.
 - B. Uniform Building Code Standards, 1997 Edition published by the International Conference of Building Officials, including the Structural Welding Code-Reinforcing Steel, AWS D1.1-2002 (U.B.C. Standard No. 19-2); and the NFPA Standard for the Installation of Sprinkler Systems, 13, 13D, and 13R systems-1999 Edition, published by the National Fire Protection Association (U.B.C. Standard No. 9-1), as modified or amended in the Uniform Building Code Standards referenced herein.
 - C. Uniform Mechanical Code and appendices, 2000 Edition, published by the International Association of Plumbing and Mechanical Officials.
 - D. International Plumbing Code and appendices, 2000 Edition, published by the International Association of Plumbing and Mechanical Officials.
 - E. Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials.
 - F. *Uniform Code for Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.*
 - G. Uniform Fire Code, 2000 Edition, published by the International Conference of Building Officials in conjunction with the Western Fire Chiefs Association.
 - H. Uniform Administrative Code, 1997 Edition, as published by the International Conference of Building Officials.
 - I. National Electric Code, 1999 Edition, as published by the National Fire Prevention Association.
 - J. Uniform Swimming Pool, Spa and Hot Tub Code, 1997 Edition, published by the International Conference of Building Officials.
 - K. Uniform Solar Energy Code, 1997 Edition, published by the International Conference of Building Officials.
 - L. National Electrical Code Handbook, 1999 Edition, published by the National Fire Prevention Association.
 - M. Uniform Plumbing Code Training Manual, 1997 Edition, published by the International Association of Plumbing and Mechanical Officials.
 - N. Uniform Building Code Application and Interpretation Manual, 1997 Edition, published by the International Conference of Building Officials.
 - O. Uniform Code for Building Conservation, 1997, Second Printing, published by the International Conference of Building Officials.
 - P. Building Standards Construction Costs and Building Valuation, published six times yearly by the International conference of Building Officials.
 - Q. State of California, Historical Building Code, published by the State of California.
- are hereby adopted as the code of the City of El Paso de Robles for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, area, and maintenance of all building or structures in City of El Paso de Robles providing for issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions, and terms of such Uniform Building Code, 1997 Edition, Volumes 1, 2, and 3, published by the international Conference of Building Officials, and secondary publications referenced above, all of which are on file in the office of the City Clerk, are with the exception of those changes or additions hereinafter appearing, hereby referred to, adopted and made a part here of as it is fully set out in this ordinance. (Ord. 844 N.S. § 1, 2002; Ord. 761 N.S. § 1, 1999; Ord. 705 N.S. § 2, 1995)

September 15, 2004

Mr. Doug Monn, Building Official
City of El Paso de Robles

Re: 1234 Pine Street

Dear Mr. Monn:

This letter is in response to your letter of your letter in regards to the structural stability of our building.

Having examined the concerns of you documents, including your consultant's findings, and making on-site observations of the building, we concur with a number of your initial findings, and intend to address such in detail in as timely manner as we able to. We are involving a team of professionals, including an architect, engineer, and contractor. In that regard, we are unfortunately faced with scheduling problems due to prior obligations of team members, largely due to effects of the San Simeon Quake and serious illness of one team member. We are currently reviewing all items that have been presented in your correspondence and attempting to determine the economic impact of mitigating your concerns. Please be assured that we intend to address your concerns as soon as possible, and ask that you exercise patience considering the scheduling difficulties we are having. Initially, we need to establish an economic feasibility study to verify that the needed repairs are affordable. We anticipate such study will be accomplished within 10 days, at which time notify you as to our intentions. Should we find it economically feasibility to continue with the project, we will at that time submit a scheduling estimate for such repairs.

In the meantime, we do not feel that the building presents an immediate hazard to the public and the building's occupants. We base this opinion largely on the building's excellent performance during the San Simeon Earthquake, and lack of evidence of further changes since that time. Consequently, we respectfully request the City's patience, and welcome an open dialog.

Respectfully,

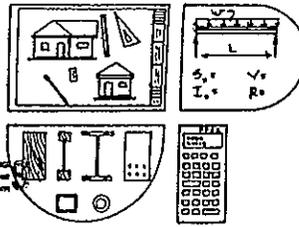
A handwritten signature in cursive script that reads "Ron French". The signature is written in black ink and is positioned below the word "Respectfully,".

Ron French
Pine Street Salon

RECEIVED

MAY 06 2004

CITY OF PASO ROBLES



DARIN TRAVERSO, R. C.E.

STRUCTURAL
CONSULTANT

Phone: (805) 434-2950

Fax: (805) 434-2909

1155 Rolfe Lane
Templeton, CA 93465

April 26, 2004

UNIQUE PERSPECTIVES
ARCHITECTURAL ENGINEERING

TO: City of Paso Robles
Department of Building and Inspections

ATTN: Doug Monn, Chief Building Official

SUBJECT: Two-story commercial structure located at 1234 Pine Street, Paso Robles
(The "*Pine Street Bar*" building)

RE: Post-earthquake structural assessment report

Dear Doug:

As requested, my office performed on-site observations of the existing wood framed building (referenced above) to determine its current structural condition. It should be noted, our review was based on a visual, non-destructive discovery observation. Exposure and verification of the existing structural systems and their ability to resist future lateral loads was not performed, and is in no way implied.

Project Description:

The existing building is a two-story structure constructed with a wood framed roof and floor, wood framed wall studs, and a raised floor foundation. The lower unit appears to be a public bar/restaurant with a private residence located above on the 2nd floor. The lower "storefront" faces west (along Pine St.) with an existing URM (unreinforced masonry) building to the north and an alleyway to the south.

Description of Damage:

The western end of the upper floor diaphragm (+/- 12'-0" above the main floor) has shifted southward approximately 4" from vertical (with respect to the foundation) at the west (Pine St.) elevation. The rear of the structure does not appear to have shifted, although measurements were not able to be taken at this time. The interior lath and plaster finishes appear to have various degrees of cracking occurring throughout the structure. A number of wall sections between windows and doors, called "piers", have linear horizontal cracking as well as cracks which begin at openings and radiate away at +/- 45°. The wood framed exterior parapet at the northwest corner also appears to have moved away from the roof framing.

Areas of Immediate Concern:

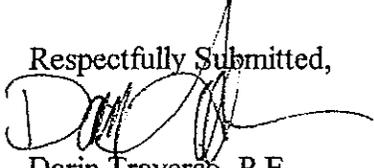
The earthquake motion appears to have facilitated a "soft-story" structural failure at the lower west (storefront) elevation. A "soft-story" is defined by the UBC as "one in which the lateral stiffness is less than 70% of the story above." This type of failure will only worsen with time as the building center-of-mass has now shifted southward.

Recommendations:

Our office recommends immediate verification of the lower level lateral resisting system at the Pine St. storefront. If this discovery results in the absence of shearwalls, a frame, or other lateral bracing, we recommend action be taken to protect against a potential structural failure in the event of another earthquake or significant aftershock. Should a lateral resisting system be found at the storefront, our office recommends immediate verification of its current condition, strength, and ability to resist future lateral loads.

Should you have any questions regarding the above items, or if you require further clarification of our findings, please contact my office at 805-434-2950.



Respectfully Submitted,

Darin Traverso, P.E.

September 5, 1983

Maria Estrada
1234 Pine Street
Paso Robles, CA 93446

Dear Mrs. Estrada:

This is a report of the inspection of your building at 1234 Pine Street that I made on August 30, 1983.

The inspection included a survey of the existing wood framing and foundations in sufficient detail to permit an evaluation of the structural integrity of the building to resist both vertical live and dead loads and to a certain degree its probable ability to resist lateral forces from wind and earthquake effects.

The building has dimensions approximately as shown in the attached sketch and has first floor framing and foundation system as shown in the details.

The reason the structural safety and integrity of the building has been questioned is quite probably the fact that the building leans approximately three inches to the South and that both interior floors slope approximately the same total amount in the same direction. The reason is that the foundation at the South exterior wall has settled approximately that amount at some time in the past. Since the two story portion of the building is approximately 25 feet in height and 28 feet in width these two amounts of movement would be expected to be about the same.

My inspection of the foundation system at the two story portion revealed that the South wall has been shoved up with new timbers and a series of steel jacks approximately three feet apart along much of the length of that wall. It is my conclusion that this installation has stopped the settlement of the South wall and should result in a foundation system capable of resisting the present building loads on it and of preventing future settlement.

I found no evidence of rotting or termite damage to the floor or foundation system.

It's my conclusion that your building is safe for occupancy from a structural standpoint at the present time.

Very truly yours,

Elliott O. Stephenson

EOS/bt
enc.

JOB DESCRIPTION 1234 PINE STREET

(ESTRADA BUILDING)

PASO ROBLES

DATE SEPT 5, 1983

SHEET NO. 1

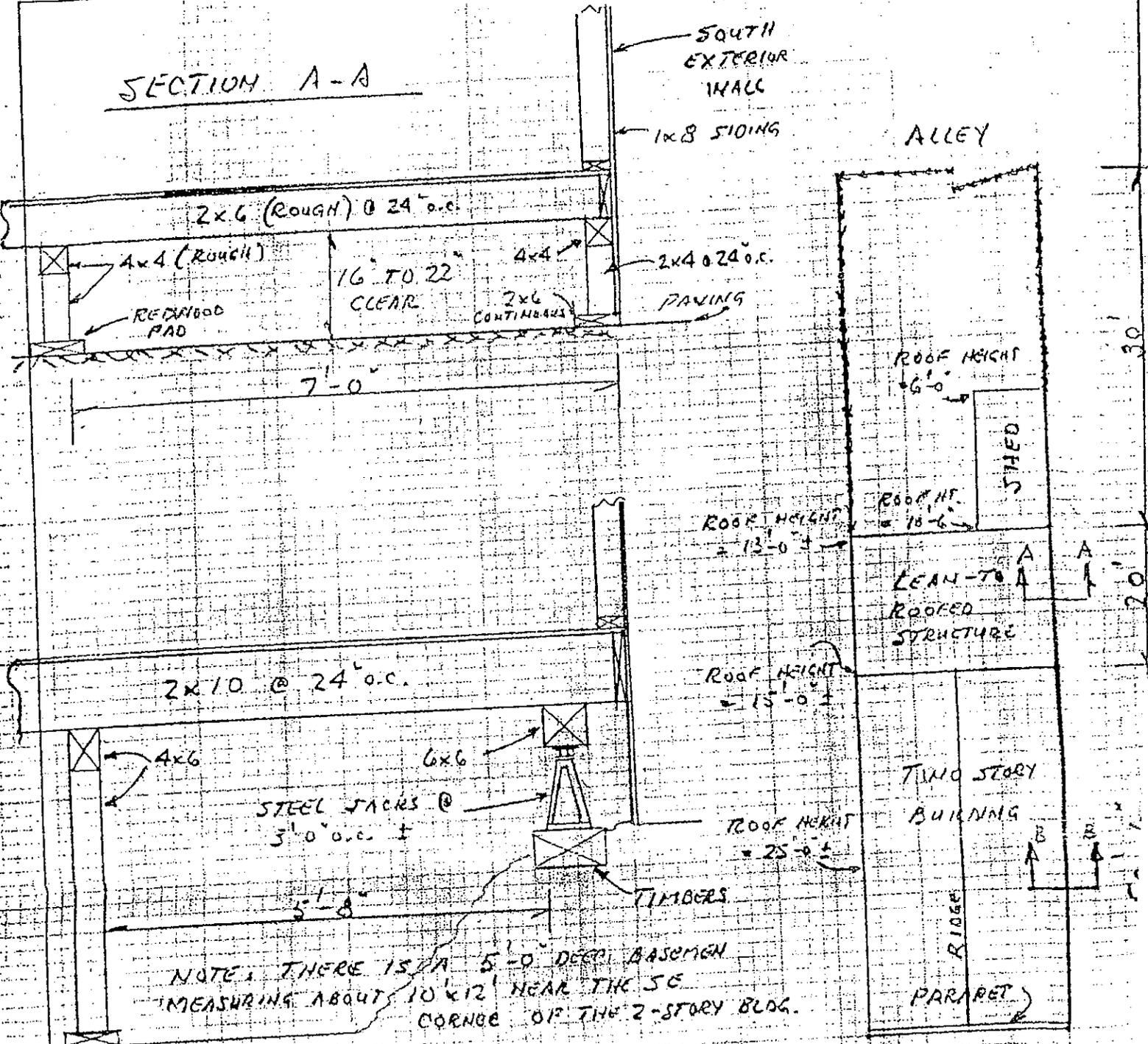
C. V. Stephenson
Elliott O. Stephenson

STRUCTURAL AND FIRE PROTECTION ENGINEER

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PROFESSIONAL ENGINEER C 7158
FIRE PROTECTION ENGINEER SF 910

10025 EL CAMINO REAL, NUMBER 121
ATASCADERO, CALIFORNIA 94222
PHONE (805) 466-5805

SECTION A-A



SECTION B-B

