

ZARETSKY CONSULTING ENGINEERS INC.

Appendix "B" to
Staff Report SRPI.22.074

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REF.#20-103

SITE REVIEW	
PROJECT ADDRESS	HERITAGE HOUSE 6 GREYWACKE STREET RICHMOND HILL, ONTARIO
DATE	NOVEMBER 4, 2020
REGARDING	STRUCTURAL ADEQUACY OF EXISTING FRAMING
REPORTED TO	COUNTRYWIDE HOMES ATTN: LOU MARINO

On the above date we examined this house on the exterior and interior to determine if the existing framing members can be reused to conform to the current Ontario Building Code requirements.

ITEMS REVIEWED

- PERIMETER SUPPORT BEAMS AT GROUND FLOOR
- GROUND & 2ND FLOOR JOISTS
- ROOF RAFTERS
- PERIMETER BEARING STUDS SUPPORTING THE EXTERIOR WALLS
- WOOD FLOORING ON GROUND & 2ND FLOOR

FINDINGS

- The walls were built with various width and thickness plank boards abutting each other, with the weak axis of the planks oriented to the interior. Thus the present plank framing does not structurally conform to code requirements.
The perimeter wall framing is not structurally adequate.
- The house is presently perched off the ground and is supported in the air on steel beams and wood cradles. When examining the framing of the ground floor from the bottom, all the perimeter ground floor support beam members are visible.
These members are completely rotted out and no longer structurally adequate to support the superimposed house loads.
- Although we could not access the roof attic, we noted that the 2nd floor ceiling is peeling throughout the entire house.
This suggests that the roofing, roof deck and support rafters are structurally compromised due to the long term exposure to moisture.

CONCLUSION

Based on this examination, we are of the opinion that this farm house is too compromised structurally to reuse the existing framing and should be demolished

per: ZARETSKY CONSULTING ENGINEERS INC.,

Oscar S. Zaretsky, P. Eng.
OSZ: cl/mn

