

Residential Structural Review

File: 805



Structure originally built and located at **8880 McAllister St, Fort Langley BC**
To be moved to unknown

Review performed for **Nickel Bros. House Moving Ltd.**
at **8880 McAllister St**
on **March 22, 2008**

Review performed by **John Irving PEng**
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March 23, 2008

Purpose of Review

The intent of the review is to determine, in a general way, the overall structural quality and sufficiency of the building, and to determine areas in need of repair. No testing or dismantling of any coverings is performed. The review of structural elements is made on a sampling basis, and is based upon visual inspections of the exposed or readily accessible building components with no attempt to review or inspect every element or portion of the building. Our comments are not a guarantee or warranty of every aspect of the condition of the building.

Public safety and health is given primary consideration when reviewing a structure. Recommendations are provided for upgrades to the municipal standards and building codes applicable at the final house location, if known at the time of review. If there are any questions regarding this report, or for any further information, please contact the reviewing engineer. We will be pleased to provide assistance.

Base Data

Year Built	Unknown
Height	Single storey
Construction	Wood frame
Roof Type	cross-hipped gable

Roof

Exterior

Roofing	asphalt shingle
Soffits	aluminum, vented

Interior

Insulation	loose and batt fiberglass in ceiling
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Structure

Trusses	W-Truss 2"x4" construction @ 24" o/c.
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Main Floor

Sheathing

Interior	drywall
Exterior	aluminum

Structure

Walls	2"x4" @ 16" o/c (sounded)
Floor Joists	2"x10" @ 16" o/c, approx. 14'-0" max span.

Structural Condition

Structurally, the house appears to be sound, and is generally dry and in good condition, with the exception of the following deficiency:

Two skylights have been installed by severing the top and bottom chords of one truss at each skylight. The intact trusses on each side of both skylights should be reinforced by splicing 2"x6" rafters along the top chords of each truss.

Snow Loading

The ground snow loads for Langley as stated in the 2006 BC Building Code are as follows:

	Ground Snow Load	
	Ss	Sr
	(kPa)	(kPa)
Langley	2.4	0.2

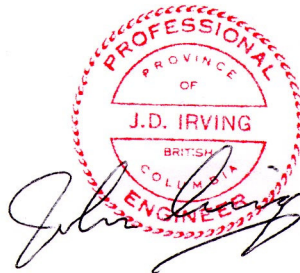
The roof structure should adequately meet the design snow load condition for this location. Should the house be relocated to an area with greater ground snow loads than those stated, consult the author of this report for further analysis.

Notes

The footings and foundation for the house should be provided in compliance with the current issue of the local Building Code and with bearing for the main floor structure in locations identical to the original construction. It is recommended that a Professional Engineer or Building Inspector undertake construction inspections when the dwelling is being relocated on the final site.

Conclusion

Provided the noted deficiencies are corrected, this house is considered structurally safe for use as a single-family dwelling.



John Irving, P.Eng.

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