

NOVEMBER 26, 2018

# EAST SECOND STREET

Jamestown, New York  
14701

## BUILDING CONDITION REPORT



IPD Engineering, Inc.

535 Washington Street, 12<sup>th</sup> Floor  
Buffalo, New York 14203

## Executive Summary

IPD engineering was retained to provide an existing condition survey of the building located on East Second Street in the City of Jamestown, New York. A visual survey was conducted of the existing structure to determine if there are any structural deficiencies.

The existing building has been found to be in fair to good condition. The existing exterior masonry walls are straight, however, the east wall of the building will require repairs where the adjacent building was demolished. Floors and roof are generally in good condition based on the observation of the first floor.

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## 1. Introduction

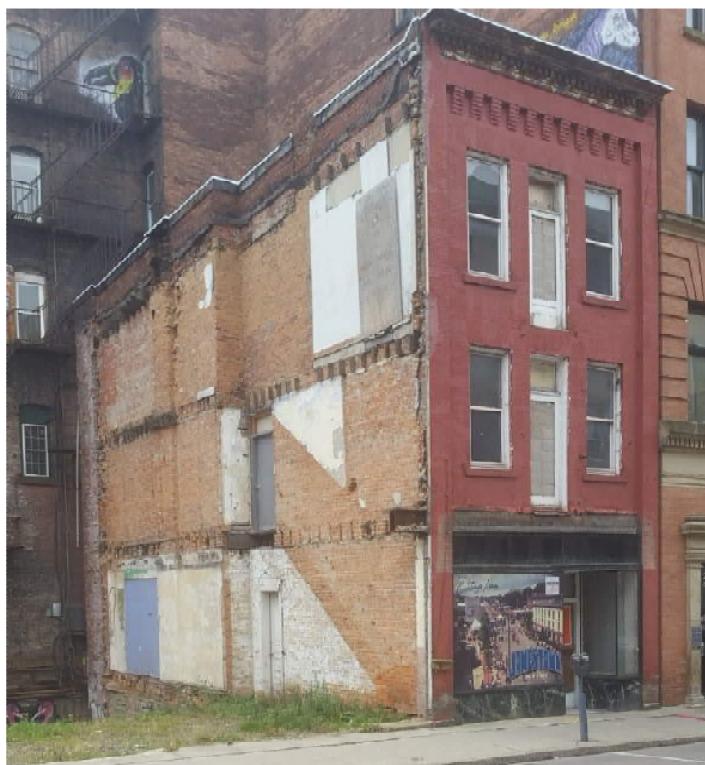
The building located on East Second Street, near the intersection of Main Street, in the City of Jamestown, New York is a three story brick building. It is unknown at this time when the building was constructed, however, based on construction materials, the building was likely constructed circa 1890.

The existing structure appears to have been constructed at the same time as a previously demolished portion of the building. The structure consists of multi-wythe brick masonry walls with wood joist floors and roof. There is currently no access to the second and third floors of the existing structure due to the common stair being removed as part of the demolished portion of the building.

The current first floor may have actually been the second floor of the building at some point. A portion of East Second Street was filled in, bringing the street level up. This is evidenced by what appears to be the original openings at the street in what is now considered the basement of the building.



*Figure 1: Original Building*



*Figure 2: Current structure*



*Figure 3: Basement infill*

## 2. Existing Building Conditions

### 2.1. Basement/Foundations

The walls of the current basement level of the building consist of mostly brick masonry construction with some stone masonry construction. The basement floor is a concrete slab on grade. It is unknown at this time if there are further foundation walls below the current basement level, and how they are constructed.

The basement walls are generally in good condition. The walls are straight and there is no mortar deterioration on the interior. There is no evidence of water infiltration through the masonry construction.



*Figure 4: Foundation/Basement wall*

### 2.2. Building Exterior Walls

The building exterior walls consist of multi-wythe brick masonry construction. At the front of the building at street level, the exterior is a glass and marble store front that incorporates the entrance into the building. A double steel lintel above the store front supports the remainder of the brick masonry wall above. The west exterior wall of the building is constructed adjacent to the building on the corner of Main Street and East Second Street.

In general, the existing exterior brick masonry walls are in decent condition. They are straight and show no signs of movement. The mortar is intact and does not show any signs of deterioration.

The east wall of the existing building was a common wall with the portion of the building that was previously demolished. The wood joist pockets are exposed, and portions of the demolished joists remain after the previous demolition. This wall appears to be in stable condition. However, there are portions of the wall that require repair due to the previous demolition. Additionally, at the roof level there is a portion of the wall that is missing and there is significant brick loss below this location at the third floor.



*Figure 5: Exposed wood joists*



*Figure 6: Exterior at demolished portion*



*Figure 7: Damage at Roof and Third Floor*

### 2.3. Floors

The building floors consist of wood joists with wood plank subfloor. The wood joists bear directly on the brick masonry in pockets in the walls. The second and third floors were not accessible at this time. The stair to the upper floors was removed as part of the previous demolition.

The existing floor joists are generally in good condition. There is some evidence of mild water damage in some places. It is noted that the building experienced a plumbing leak that is responsible for some of the joists getting wet. The wood joists will typically retain most of their strength after being dried, as long as permanent deterioration has not occurred.

Much of the joists are still covered by the existing stamped metal ceiling panels. Where the existing metal ceiling panels have been removed, or have corroded away due to water damage, the existing joists could be viewed. The existing wood joists are generally in good condition. The first floor is in sound condition, with little evidence of excessive deflection due to potential weakening of the joists.

First floor and Second floor joists were reviewed where visible from below. Third floor and roof joists were not able to be reviewed due to lack of access to the second and third floors. Based on the condition of the first and second floors, the third floor and roof joists are likely in similar condition.

Due to the past demolition of a portion of the building, the floor joists are now exposed at the joist pockets. Continued exposure of the bearing ends of the existing floor joists has the potential to cause permanent damage to the existing floor joists.



*Figure 8: Wood Floor Joists*



*Figure 9: Second Floor Access*



*Figure 10: Water damaged joists*



*Figure 11: Exposed Floor Joists*

## 2.4. Roof

The roof is constructed in a similar fashion as the existing floors of the building. This is evidenced by the portion of roof joists remaining along the wall where the adjacent portion of the building was previously demolished. The roof was also reviewed from the taller building across the street. The roof was covered by snow, but showed no signs of distress, or large deflections indicating that the existing roof joists are likely in decent condition.



*Figure 12: Roof from building across the street*



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