



The Right Fit

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Date: October 24, 2014

To: Gary Lewis – Association President, Island Park Village Resort

Introduction

After the issuance of my 9/18/14 letter describing the code compliance condition of the structure that was based on member sizes noted on the original drawings dated 9/13/79 I was asked to make a site visit. The purpose of the site visit was to confirm or correct the sizes noted on the drawings and to check for any signs of settlement which would indicate that the footings were too small for the available bearing conditions. This site visit was made on October 1, 2014. Subsequent to this visit, the following amended report was prepared. Calculations are also attached. Beam numbers from the calculations are noted in the table below for correlation.

Evaluation

Design Loads per 2012 IBC

Snow – 128 psf on the roof and open decks.

Floor Live Load – 50 psf

Allowable soil bearing is 2000 psf unless a Geotechnical Report is prepared.

Description	Existing	Evaluation
West Deck Joist (WB2)	DF 2x12 @ 16" o.c.	See Corrective Action Below
West Deck Joist Carrier (WB4)	(2) DF 2x12	See Corrective Action Below
North Interior Pool Deck Joist (WB1)	DF 2x10 @ 16" o.c.	Meets Code
North Interior Pool Deck Carrier (WB5)	5.125x12 GLB	Meets Code
South Interior Pool Deck Joist (WB3)	DF 2x12 @ 16" o.c.	Meets Code
Second Floor Joist (WB6)	DF 2x12 @ 16" o.c.	Meets Code
Roof Beam over Pool (WB7)	8.75x28.5 GLB	See Corrective Action Below
Roof Beam East side of Pool (WB8)	5.125x12 GLB	Meets Code
TJI in Roof (14" TJI 560 @ 16" o.c.)	14" TJI @ 16" o.c.	Meets Code
TJI between Pool Rafters (14" TJI 360 @ 24" o.c.)	14" TJI @ 24" o.c.	Meets Code
North Roof Rafter (WB9)	DF 2x10 16" o.c.	See Corrective Action Below
North Roof Rafter Carrier (WB10)	5.125x12 GLB	Meets Code
New North Deck (Covered) WB11)	DF 2x8 16" o.c.	Meets Code
East Exterior Foot at Racket Ball	30x30x12 Cont. Ftg	Meets Code

Exterior Deck Footing West Side	24X24X12 Pad Ftg	No Settlement Visible
Interior Footing Carrying Beams over Pool	30X30X12 Cont. Ftg	No Settlement Visible

Corrective Actions

The following corrective actions are required to bring the structure up to the current load requirements of the IBC 2012 – 128 psf on the roof.

West Deck Joist (WB2)

Add (1) DF 2x12 to every other joist.

West Deck Joist Carrier (WB4)

A total of (3) 2x12 are required for the carrier beam (rim joist).

Roof Beam over Pool (WB7)

See the attached sketch.

North Roof Rafter (WB9)

Double each rafter. - (2) 2x10 @ 16" o.c.

Conclusions

The on-site inspection provided the needed specific span and member data to validate most of the structure in question. The above corrective actions should be implemented as soon as possible to bring the remainder of the structure up to code.

Please give me a call if you have any questions.

Sincerely,

Scott Spaulding, P.E.
Design Intelligence, LLC