

January 31, 2025

This memorandum is to describe deviations from the approved drawings dated 5/14/2024 which occurred during construction.

Project Elements:

Roofing - The roof pitch of the addition was slightly increased from plan to accommodate approved shingles per limitations of approved materials. The approved HPAC plans showed a metal roof for the building addition. Planning stipulated this roof be shingled, and a shingled roof requires a slightly high pitch to avoid water intrusion.

Foundation - The concrete foundation was constructed to accommodate the actual footprint of the historic structure, which deviated slightly in dimension and orientation from the approved plans.

Structural Materials Reuse - The existing structure was discovered to be built in three phases. None of the three building sections construction methods complied with the 2022 California Building Code (e.g. "balloon" framing). One of three phases (the middle third of the building) was missing vertical dimensional lumber framing entirely. Similarly, all of the floor joists in the rear third of the building were either failed (split) or had already been replaced with new timber by the previous owner. Therefore, new joists had to be installed throughout prior to moving the structure, and the vertical framing of the structure could not be re-used in-place for the final construction. Materials salvaged from the historic framing were re-used in the new framing where approved by the structural engineer; with a specific focus on the building frontage. We're also reusing portions of the historic framing for architectural features within the new building (e.g. exposed roof trusses beneath the functional superstructure).

The framing for the roof was found to have endured at least 9 separate fire events. The material did not meet the structural specifications of the 2022 building code and was replaced with new materials. Similarly, we are reusing portions of this material for architectural finishes on the interior of the new building.

Non-structural Materials Reuse - Portions of the existing siding were reused for the current structure, which forms all of the siding on the face of the building. There was not sufficient usable existing siding to clad the remaining sides of the original structure due to the very poor condition of the material and limited quantity. The original siding was focused on the frontage and new siding designed to match the existing historic material was used for the remainder of the structure.

Porch - The existing porch, stairs, and railing was found to be made entirely of materials constructed circa 2010-2014, similar to the floor joists at the rear, which were replaced by the previous owner when the building was red-tagged by the Town of Truckee. The materials and construction did not meet current 2022 commercial building code or structural requirements. Furthermore, the railing and stairs had evidence of significant termite damage. The porch, railing and stairs were therefore constructed of new materials.