

March 13, 2019

0182-008

Via email: flynn_scott@portalberni.ca

City of Port Alberni
4850 Argyle Street
Port Alberni, BC
V9Y-1V8

Attn: Flynn Scott, Manager of Bylaw Services

**Re: Arrowview Hotel
Port Alberni, BC**

Dear Flynn:

As per your request Herold Engineering Limited conducted an on-site field review on March 11, 2019 at the above mentioned facility.

The purpose of the visit was to review the existing exposed structural framing and provide comment on the integrity of the building in order to allow access for the remaining hazardous material abatement as well as to provide general overall comments on the existing framing and foundations.

The building in question is a three story timber framed structure over a full basement fronting both Athol Street and 2nd Avenue in Port Alberni. The building currently bears on a combination of interior pad footings and exterior concrete foundations walls varying in height to accommodate exterior grades. Concrete buttress walls have been recently added in the basement along the Athol Street side to stabilize portions of the damaged exterior foundation wall. There was evidence of fire damage localized in the primary stairwell which limits the accessibility between the floors. Minor gypsum/drywall finishes are still visible in the fire damaged area.

At the time of the review the majority of the wall and ceiling finishes had been removed exposing the timber floor system and rafter style roof framing.

Various timber walls located on the second and third floors running in the north-south direction on the Athol side of the building have drifted towards the south and is visually evident from the exterior of the building. As per our conversation with the Owner, we understand that this movement occurred after the temporary shoring was installed at the lower level.

The majority of timber reviewed, with the exception of the fire damaged area appeared to be sound with minimal rot or deterioration.

It is the opinion of the undersigned that the current building in its current condition is considered safe to enter to complete the remaining abatement.

Herold Engineering believes that the building in question fails to satisfy current code requirements to resist wind, dead, live, snow and seismic loads. This would be typical of all buildings constructed during this time period unless a retrofit had previously taken place.

We also believe that the above mentioned concrete buttresses are considered to be a temporary solution only and we recommend new concrete footings and foundations be constructed around both the perimeter and interior spaces to adequately support the building.

We also believe that there is still the potential for rotation or deterioration in the foundational walls which may become a life safety issue if there is a loss of support on the primary exterior bearing lines.

It is also recommended that while the structure is exposed that this is a good opportunity for the Owner to retain an engineer to provide details to strengthen the building seismically to a percentage of the building code requirements in order to reduce the life safety risk during a seismic event.

If you have any questions or concerns please feel free to contact the undersigned.

Yours truly,

HEROLD ENGINEERING LIMITED



Sean Herold, P.Eng.
Principal

Enclosure