

Tuesday, October 03, 2000

MEMORANDUM

TO: Mr. Jim Varco  
 23999 Sky Lane  
 Elmira, Oregon 97437

FROM: Roger McGuckin, Lane County Building Program *RM*

Postit	Date	# of pages
Fax Note R7673	10/3	4
To	<i>Jim Varco</i>	
Fax#	<i>541-457-4574</i>	
From	<i>McGuckin</i>	
Phone#	<i>602-446</i>	

Subject: Response to your letter 'faxed' to this office dated October 2, 2000

Dear Jim:

Thank you for calling me yesterday and asking for clarification with regard to the "final inspection" date and action noted on my letter to you dated September 26, 2000.

As a result of our conversation yesterday, I carefully reviewed the records for permits in your name and found that I had made a mistake by providing you status for your permit No. 98-1496, for your gas piping installation. I apologize for the mistake.

This morning, I received a 'faxed' message from you that is partially addressed above but also asked for Lane County's opinion for six (6) questions. I can only provide you with my response regarding your questions as follows:

- 1) I believe that you have provided a fair representation of what you believe occurred in your interaction with the engineer apparently hired by your contractor to represent his work. I have no opinion as to how the engineer arrived at neither his conclusions nor any opinion regarding your reference to a "Mr. Fohrell, regional engineer for Trus-Joist,..." and his thoughts or questions.

I can only refer you to the list of 'ISSUES' that were noted in my letter of 09-26-00. The issues identifies my conclusion of what needs to occur to satisfy completion and resolution of any occupancy issues for your dwelling.

- 2) The under floor support for the fireplace, before completion of your work appeared to be inadequate for long term loading requirements imposed on the single 2x member apparently framed into place by the contractor. The work done by you is probably adequate when completed (you had told me that one side of the short walls you had installed was to be sheathed). It is, however, in your best interest to include this work as part of a new structural analysis suggested in my previous letter done by a registered professional engineer of your choice.
- 3) During my initial visit on-site, Owen Grover, engineer, expressed his opinion regarding the construction you have referred to as not being constructed as he had designed it. I agreed with his assessment after asking whether or not he had investigated that construction and he verified that he had done so. I believe his conclusions.

- 4) The lack of bracing in the corners of the Master Bathroom is not in accord with the plan approval for this job. Whether or not there needs to be an alternative depends on the result of any additional overall analysis for the project.
- 5) (1) A substitution of 7/16" OSB for 1/2" CDX plywood (stipulated by the plans examiner), again, may be fine, depending on the panel identification and overall connections to the framing. An overall analysis of the construction will provide you with a current 'point of view' that may account for the use of the OSB panels as being adequate in lieu of the reference to 1/2 CDX plywood.
- 6) The substitution of Ram-Set pins for the 1/2" Red Head Bolts is as noted in my letter of 09-23-2000 to you acknowledging that your engineer has verified that the connection to the footing is inadequate. I agree that the pins are not appropriate for the installed use and do not comply with the approved plan correction shown on the plan approval. The 'code' does not require that this connection be made with 1/2" Red Head bolts but rather that an adequate connection be made with appropriate connectors of which the suggested and approved Red Head bolts are one answer.

I'm not sure that I have an opinion on the 'engineering report' that you have referred to in your faxed letter. The report is as provided to you for your use and consideration, apparently by the contractor. As you are aware, the report was not provided to Lane County Building Program as an alternative or as a submission for correction. At this point, it appears that the August 24, 2000 communication from engineer Remboldt is a communication to Paul Boggs of Boggs Construction, Inc.

Nevertheless, I will review the report for any additional information and provide you with my impression.

## JIM VARCO

23999 Sky Lane, • Elmira, OR 97437

Telephone: (541) 935-4535 • Fax: (541) 935-4536 • E-mail: Varco@compuserve.com

October 2, 2000

Roger MuGuckin  
Building Official  
Lane County

Re: BP 96-4158

Dear Roger:

Thank you for taking the time to talk with me again today about the issues involving my home.

You told me that our home has never passed final inspection, which surprised me as I clearly remember Cal inspecting it and telling me that we had passed. The first time he came out he found a few things that he wanted corrected, which I took care of. He came out again and passed the home. I went back to my approved set of plans and found two orange "Building Inspection" stickers attached, and on both stickers on the line titled "Final" Cal had written "OK 7-13-99 Cal". Do these stickers have another meaning? The same notation was made on the sticker titled "Mechanical".

Would you please provide me with your and/or Lane Counties opinion of the following:

1. The engineering report by Mr. Remoldt, which I gave you a copy of. Some of the data he based his report on was provided by his client and is simply wrong, which he can't be faulted for. I believe that he also "favored" the report to the benefit of his client. An example of this was not making any allowance for damage in the material around the hole, he assumed the hole was perfectly smooth and exactly the size he was told by his client. In addition Mr. Fohrell, regional engineer for Trus-Joist, questioned some of the assumptions Mr. Rembolt used in his calculations.
2. The under floor support for the fireplace, both before and after my own additions to it.
3. The failure to follow the engineering on the back wall as specified by Mortier

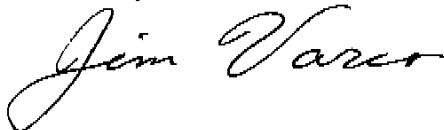
Engineering

4. The lack of bracing in the corners of the Master Bathroom as required by the plans examiner
1. The substitution of 7/16" OSB for the 1/2" CDX plywood the plans examiner required for the use of CDX plywood in the garage shear walls.
5. The substitution of Ram-Set pins for the 1/2" Red Head bolts required by code and the plans examiner

If you could prepare and fax me a letter regarding the engineering report as soon as possible I would appreciate it, and then follow it up with the other items.

Thank you again for the time you have spent working with me.

Sincerely,



Jim Varco