

SELECT STRUCTURAL

February 2, 2023

RE: Brick Wall Inspection
324 N. Main St.
Davenport, IA

To Whom It May Concern:

An emergency site visit was performed at the property above on February 2nd. The building is a six-story, brick and steel structure. There is commercial space at street level and residential units above. There is a concern on the west exterior wall where a localized area of brick is cracked and crumbling. An engineer was requested to determine whether this is an imminent threat to the building or a smaller concern.

There is a storage and maintenance room on the west side of the building in which the damaged brick wall can be seen. The main area of brick damage is roughly eight feet wide by four feet high, and occurs directly below a beam which supports the second level. The beam is approximately 16 inches wide and is likely steel encased in concrete. It is unclear whether it bears on the brick wall directly or rather on a steel column encased in brick. Another, smaller, encased beam is parallel, roughly eight feet to the north. The bottom faces of the beams are roughly 15'-0" high. Both beams need to be shored with heavy posts so that permanent repairs can be applied. The permanent repairs will likely involve the replacement of the wall in this area. The on-site building maintenance team confirmed that the ductwork in this workspace along the west wall is abandoned and therefore may be removed. This will allow better access to the wall and beams above.

The main takeaway from the inspection is that this damaged area is not an imminent danger to the entire building and its residents. An evacuation or lockout of the building is not necessary at this time. The damage will still be addressed and repaired. The two beams mentioned shall be shored soon, out of an abundance of caution, but with this shoring in place the structure will be secure for the permanent, long-term repairs to take place. Another report detailing these repairs will follow at a later date.

The opinions and recommendations in this report are based on field measurements and observable conditions. It is not an assessment of the non-structural elements of the local building code or an in-depth analysis of every member of the full structure. Should conditions change or new information become available, the Engineer reserves the right to amend his recommendations and this report. Select Structural Engineering assumes no liability on construction or demolition means and methods. If you have any questions about the findings or recommendations, please contact me.

Thank you,



David Valliere, PE



2/2/2023
David Valliere

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Photo 1 – Damaged Brick & Beam to Support



Photo 2 – Second Beam to Support

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