



CHAFFEE COUNTY
Department Of BUILDING SAFETY,
ENVIRONMENTAL HEALTH & ZONING
P.O. Box 699
Salida, Colorado 81201
(719) 539-2124 FAX: (719) 530-9208
bdepartment@chaffeecounty.org

19 May 2010

Salcat Properties, LLC
Bobby Harstlief
P.O. Box 38655
Colorado Springs, Co. 80937

Re: Code Violation
129 W. 1st St.
Salida, Co. 81201

Dear Mr. Harstlief,

A recent inspection of your property done on May 13, 2010 by myself, William B Swigert, PE SE, and Mike Fowler, PE of Schmueser Gordon Meyer, Inc. revealed that work to stabilize the structure undertaken in the spring of 2007 was incomplete and left openings in the roof further increasing deterioration. Accordingly a report given to us by Schmueser Gordon Meyer, Inc. identified violations of the 2006 International Existing Building Code specifically:

Section 202 gives five (5) conditions where a structure may be deemed dangerous, the report cites the first four (4) as having met the definition of a dangerous building. A copy is enclosed.

A correction of these problems must be made by the close of business on Aug 30, 2010 or a complaint will be filed against you in a court of local jurisdiction.

You have the right to appeal this notice and order by filing a written application for appeal with Board of Appeals for the City of Salida. The application for appeal must be filed within 30 days after the day this notice is served upon you and shall be based upon a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply or an equally good or better form of construction is proposed.

Please feel free to contact me to discuss this matter further.

Sincerely,

Wm Paradise
William Paradise
Building Official



MEMORANDUM

DATE: May 17, 2010

TO: Dara MacDonald, AICP
Community Development Director
City of Salida, CO

FROM: William B. Swigert, PE SE, Schmueser Gordon Meyer, Inc. *WBS*
Mike Fowler, PE *MF*

RE: **Unique Theater Inspection**
SGM Project No. 2008-213.001 Phase 023

At your request, representatives of SGM performed an inspection of the Unique Theater on Wednesday, May 13 of this year. The purpose of our inspection was to identify whether unsafe conditions currently exist in the building. This report is limited to the deficiencies noted during the three hour visual inspection performed. Since not all parts of the building were accessible, we suspect there are additional defects this report does not identify.

SITE INVESTIGATION

Both the interior and exterior of the building were inspected. There existed significant amounts of debris on the floor of the main theater, so not all areas were observable or accessible. A previous report (Ref. 1) identified the main roof trusses as Truss #1 thru #6, numbered from east to west, assuming the theater faces east. Truss #2 thru #5 had shoring in place, as submitted in March 2007 (Ref. 2). Holes had been cut in the roof over the shoring locations (2 locations for each truss) in order to install the shores. It was reported these holes have remained open to the weather since the spring of 2009. As a result of our inspection, we have identified the following areas of concern, as shown on the building plan (Attachment 1):

Truss #1 & #6

Truss #1 is a heavy timber truss, in which the bottom chords are deteriorated and cracked near the bearing adjacent to the wall. As pointed out in Ref. 1, this area is a high stress region. Since this truss is not shored, it must support all dead loads (truss & roofing) currently in place. At the time of our inspection, no live loads were present (snow). Due to the extent of the cracking and deterioration observed, and amount of vertical deflection (sag), we believe this member has significantly less capacity than required, and is at moderate risk of collapse with dead load only.

ASPEN

101 FOUNDERS PLACE, UNIT 102
PO Box 2155
ASPEN, CO 81611
970.925.6727
970.925.4157 FAX

GUNNISON

103 WEST TOMICHI AVE.
SUITE A
GUNNISON, CO
970.641.5355
970.641.5358 FAX

GRAND JUNCTION

573 WEST CRETE CIRCLE
BUILDING 1, SUITE 205
GRAND JUNCTION, CO 81505
970.245.2571
970.245.2871 FAX

MEEKER

320 THIRD STREET
MEEKER, CO 81641
970.878.5180
970.878.4181 FAX



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Truss #1, South Bearing

Similarly, Truss #6 exhibits cracking and deterioration at the south bearing. By observation, the amount and extent of cracking and deterioration is not as severe as Truss #1; however the level of concern is not lessened.



Truss #6, South Bearing – note crack in bottom of left member

Skylight

Between Truss #3 & #4, there is what appears to be a previous skylight in the center of the roof. This area is framed to allow a vertical shaft to extend from ceiling to roof. We observed the framing (beam and joists) on the south side of the shaft to be severely cracked and deflected.



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Since this area is supported by secondary framing, we believe a failure would result in a portion of the ceiling, and possibly roof, to collapse into the main area.



Skylight wall –note gap where studs are pulling away from plate due to cracked beam



Beam supporting skylight wall – note crack in beam at lower left allowing excessive deflection

Roof/Wall Connection

I observed no original connection between the main timber trusses to the masonry wall, nor of the roof or ceiling to the wall. A later retrofit installed steel plate brackets which were bolted to the wall and the bottom of the trusses, located at Truss #'s 3, 4, & 5. When the bracket was exposed at the north bearing for Truss #5, the plate was observed to be bent and to have pulled away from the face of the wall. The retrofitted brackets undoubtedly provide some tie to the



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walls, but due to the type and location of these ties, we are of the opinion that this diaphragm/shear wall system will not resist the design wind or seismic events.



Roof/Wall Connection – no rim joist/bolting/attachment noted to brick wall at right



Ceiling rim joist – no attachment observed

Exposure to Moisture

There are areas that allow moisture to enter the building. We believe this infiltration has and will continue to jeopardize the integrity of the building. Open areas on top of walls allow moisture to infiltrate between multiple brick wythes that during winter months, can freeze and pry the wall



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apart, causing structural instability. Moisture infiltration into main truss bearings is degrading the bearing areas of the trusses. It is not known exactly how advanced this degradation is, but certainly this is a near-term concern.



Penetrations in the roof to install shoring remain, allowing moisture to enter the building



Hole in top of wall allows water to enter cavity between wythes of brick



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CONCLUSIONS

The City has adopted the 2006 International Code for Existing Buildings. Section 202 defines Dangerous Buildings with criteria 1 thru 5. In review of the areas of concern noted above, we provide the following:

Truss #1 & #6

- With a reduced section due to cracked and deteriorated members, we calculate a load/strength ratio of 2.55; Criteria 1 allows a maximum ratio of 1.33, which is less than the calculated value of 2.55.
- Considering the area of maximum stress is very near the bearing area, we believe Truss #1 & #6 meet Criteria 2 as well, in that it is likely to fail and therefore collapse.
- We find no definitive connection between the truss and the wall, whereby it is not capable of resisting a negative wind pressure (suction) applied to the exterior wall, thereby meeting Criteria 3.
- Due to the amount of water damage and deterioration at the bearing, the truss is likely to collapse, thereby meeting Criteria 4.

Skylight

- Since the supporting beam for the skylight wall is severely cracked, the load/strength ratio is greater than 1.33, since the cracked member calculates to have no strength, is likely to fail, and therefore meets Criteria 1 and Criteria 2.

Roof/Wall Connection

- Assuming that no connection exists at either the north wall or the south wall in the areas of Truss #1, #2, or #6, then these walls meet Criteria 3.

Based on our observations, it is our opinion that the above elements of the Unique Theater meet the definition of Dangerous as defined in Section 202 of the 2006 International Code for Existing Buildings.

The question remains whether the building is a hazard to adjacent persons or property. The failure with the highest probability of threat is a partial roof collapse. As mentioned above, Truss # 3 thru #5 are retrofitted with a bracket that may provide some tie between the north and south walls. Truss #1, #2, #6 do not have an observable tie. Additionally, besides a wind/seismic event, we have reviewed the possibility of a roof member collapse that would cause the walls to push out. It is conceivable that if the bottom chord of a main truss failed inboard of the sloped top chord/bottom chord connection, that the vertical load on the truss would "push" the sloped top chord and wall outwards. While further study would be required to evaluate the probability of this type of failure, we believe it cannot be ruled out at this time. This would apply to the non-shored trusses (Truss #1 & #6).



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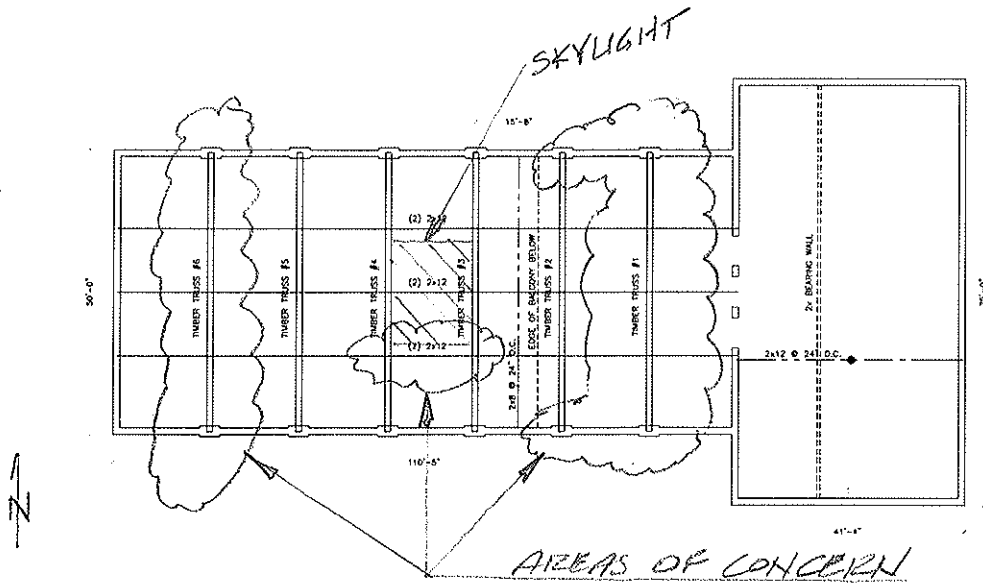
This report has been prepared based on available information provided as well as a visual observation on site at the time of this report preparation. The report is subject to revision and change in the event new or different information becomes available. Neither this report nor any of the professional opinions contained herein nor the basis for those opinions shall be used, relied upon or otherwise disclosed to anyone other than the parties to this matter without Schmueser Gordon Meyer's express written consent.

This concludes our report. Please call me at 970-945-1004 if you wish to discuss further.

WBS

References:

- 1) Draft II, Unique Theatre Structural Assessment by Paul Irwin, PE, dated February 21, 2007
- 2) Letter dated March 23, 2007 by Cricket Designs, Michael Jones PE, Temporary Roof Support design.



PLAN FROM REFERENCE 1



CHAFFEE COUNTY
Department Of
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May 12, 2010

To: Terry Clark Chief of Police Salida Colorado

From: Victor D. Crocco Chaffee County Environmental Health Manager

**RE: Environmental Health assessment of the vacant building located at 125-131
West First Street in Salida Colorado**

On May 12th, 2010 I was asked by the Salida Police Department to make a health and safety assessment of the Unique Theater, a vacant building located at 125-131 West First Street in Salida. The following is an stepwise account of assessment procedures and conclusions:

1. At 10 am I observed City of Salida Fire Dept. Personnel enter the building with Level B protection. Level B protection consists of Self Contained Breathing Apparatus, full cover Tyvek suits with hood, rubber boots and eye goggles and a decontamination station.
2. The Fire Dept personnel exited the building at 10:30 am and stated that there was evidence of pigeon droppings, rodent droppings and insulation from damaged piping hanging loose inside the building.
3. The health risks associated from inhaling air in this building include:
 - A) Psittacosis and Histoplasmosis from pigeon droppings
 - B) Hanta Virus from Deer Mouse droppings (Deer Mouse is endemic to Salida area)
 - C) Loose insulation from old piping which may contain asbestos.
4. It is recommended that any persons entering this building should be protected at level B protection (Self Contained breathing apparatus, full tyvek body cover, goggles, gloves, rubber shoe covering and pass through a decontamination station with 800 ppm NaOCL chlorex.
5. At 11am it was determined by the first responder fire department personnel that the indoor air in the building has minimal disturbance. I decided that two engineers from the consulting engineering firm and the Chaffee County Building Official could briefly enter the building using CDC approved N95 Hepa Filter respiratory masks and protective gloves and eye goggles.
6. All personnel that entered the building visited the decontamination area which included a wash down with 800 ppm NaOCL (Clorex).