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March 16, 2017

Town of Fallsburg Building Dept.
5250 Main Street
South Fallsburg, NY 12779

Attn: Mollie Messenger, C.E.O.

Re: Schreiber Bungalows / Gamble Estates
Project, Gamble Road & NYS Route 42,
(T) Fallsburg

Dear Mollie,

A site inspection was performed at the above noted property on March 8, 2017 for the purpose of generally determining the overall structural, maintenance and safety conditions of 24 seasonal housing units situated in ten (10) separate buildings. As you know, the current count will be reduced to 20 units by converting one (1) quad and two (2) triplex buildings into duplexes.

As a general statement all ten buildings are single story wood-frame bungalows with crawlspaces, primarily constructed on 6" x 6" and 4" x 6" pressure treated wood piers and some concrete sonotube piers, generally set on 2' x 2' x 6" thick concrete footing pads on grade. Some bungalows had piers that were buried below grade to unknown depths. Exterior sheathing is horizontal vinyl siding with asphaltic and fiberglass roof shingles.

The buildings have been extremely well maintained and were found to be in good to very good condition. All buildings are connected into the Town of Fallsburg municipal water supply and sewage collections systems, with those respective mains located in NYS Route 42. The property slopes downgrade in an easterly direction toward the Route 42 drainage system.

The majority of windows in the buildings are thermopane insulated vinyl clad units with some single pane double-hung windows found in a few older bungalows. At least 5½" of kraft-faced fiberglass batt insulation was found in attics where checked via access hatches in the ceilings.

Interior finishes found in the units are primarily painted sheetrock walls and ceilings, with linoleum on the floors in the kitchen/dining/bedroom areas and ceramic tile found on the bathroom floors, all in very good condition, well maintained and clean.

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Each building, whether it is a duplex, triplex or quad, has a single gas hot water heater closet constructed at the rear of the building, with locking access door and metal exhaust flue with weather cap through the roof of the closet. Every hot water heater observed in these utility closets requires a ¾" copper drop pipe to be installed off the pressure relief valve on the side of the heater tank, extended down to within 6" of the floor.

In addition, many of the heater vent flues terminate either below or slightly above the adjacent building roof eaves, which is in violation of code section G2427.6.3, "Gas Vent Terminations". Since the flues are less than 8 ft. horizontal distance from the adjacent vertical wall of the building it serves, a minimum 24" vertical clearance is required to roofline. These modifications should be made where required.

In general, smoke detectors are installed in the majority of the bungalow bedrooms and kitchen/dining areas, some units lack those detectors as noted below and they are required. All bungalows require the installation of at least a single carbon monoxide (CO) detector since none were found during our inspection.

Most exterior porches in units #3-9 were provided with a single standard electrical receptacle which should be replaced with a weatherproof GFI outlet.

All bedroom windows were found to meet state building code egress requirements as to dimensions, open area and sill height above the floors.

The following summarizes individual unit conditions comments (Refer to attached Site Plan):

Duplex Bungalow #1/2 -- Each of these two units contains two bedrooms, a single bath and kitchen/dining space. All floor, wall and ceiling finishes were found to be in good condition and very clean. The building structure is sound and solid.

Quad Bungalow #3/4/5/6 -- This is a 1-story wood-frame building constructed on pressure treated wood posts and piers supporting the floor framing that in turn set on concrete footing pads. There was evidence of slight frost heave that has occurred in this building with some piers slightly out of plumb and slight evidence of floor heave found in the interior units.

The rear hot water heater gas exhaust flue cap terminates 6" above the roof eave, this must be extended to a minimum of 24".

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Unit #3 contains a single bedroom and bathroom, finishes were found to be in good condition and clean.

Unit #4 contains one bedroom and one bath. One electrical receptacle in the bedroom exhibits burn marks on the cover and requires replacement and/or repair.

Unit #5 is in similar condition although it contains two bedrooms and one bathroom. Electrical receptacles in the hallway and in the front bedroom are missing cover plates which should be installed. No window exists to exterior from the bathroom due to a prior addition constructed on that side of the building, a power exhaust vent in the bath is required.

Unit #6 – Also two bedrooms and one bath, one of the bedrooms requires a smoke detector and CO detector. The front porch ceiling light was broke and requires replacement of the globe.

Triplex Unit #7/8/9 – This single story structure is also constructed on wood posts and bracing in the crawlspace area that set primarily on concrete footing pads. The soils in this area of the colony are somewhat wet and there is evidence of prior years of frost heave that has occurred as evidenced by some wood posts being slightly out of plumb. Evidence of heave is also found on the floors in the building which are up to ½" out of level in places.

The gas exhaust flue on the hot water heater in the rear closet requires an extension above the adjacent roof eave, the cap is currently below the eave elevation.

Unit #7 – This is a one bedroom, one bathroom unit, the finishes are in excellent condition although there is evidence of slight heave of the floor framing due to the above-noted frost heave. The main 100 amp double breaker in the circuit breaker panel in the bedroom wall requires replacement, the current one has a screw installed between the two sections. An electrical receptacle at the kitchen sink is missing a cover which should be installed.

Unit #8 – Also a single bedroom and single bath unit, a CO detector is required in the bedroom.

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Unit #9 – This is a two bedroom, one bath unit, a smoke detector and CO monitor is required in both bedrooms. There is evidence of slight frost heave on the floor based upon the crawlspace framing that has been lifted slightly due to several years of frost heave.

Duplex Unit #10/11 – These two units each contain two bedrooms and a single bath and are in relatively good condition. A 60 amp circuit breaker subpanel is mounted in one bedroom wall behind the entrance door, which is common in the majority of the bungalows observed. The interior finishes are in excellent condition.

Duplex Unit #12/13 – These are both two bedroom, one bathroom units. Smoke detectors are installed in the bedrooms and kitchen areas although CO monitors are required. The finishes are in excellent condition, well maintained and clean.

Doorknob on the hot water heater closet at the rear of the building is missing. The heater gas flue exhaust pipe must also be extended above the height of the adjacent roof lines.

Duplex Unit #14/15 – Both of these units also contain two bedrooms and a single bath. They require CO monitors to supplement the existing smoke detectors. The finishes are in excellent condition and well maintained. The overall structure is in good condition.

Duplex Unit #16/17 – Both units contain two bedrooms and a single bathroom. Crawlspace framing consists of 6" x 6" P.T. wood piers set on 2' x 2' concrete footing pads on grade, it appears that the building is periodically leveled to address for seasonal frost heave. There is an original concrete block porch foundation that exists below the front porch in the crawlspace area, although the current building was basically constructed over that structure with only two front 6" x 6" wood support piers at the porch set on the original concrete steps. The crawlspace wood framing appears to be in satisfactory condition and solid.

In Unit #16 the wall fixture above the vanity is missing and needs to be replaced. The bathroom light switch is loose and requires repairs, a smoke detector is required in the dining area.

In Unit #17, the wall mounted light fixture above the vanity in the bath is also missing with loose wires sticking out of the box, which must be repaired. A smoke detector and CO monitor are required in the front bedroom.

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Duplex Unit #18/19 – Each of these units contain three bedrooms and two bathrooms. The finishes were found to be in excellent condition, well maintained and clean. One bedroom in unit #19 is missing a cover on the electrical receptacle which needs to be installed.

Triplex Unit #20/21/22 – All three units contain two bedrooms and one bath each. The ceiling light fixture in the dining area is quite loose and requires repair. The interior finishes are in excellent condition.

Duplex Unit #23/24 – These are both three bedroom, two bath units, along with a kitchen/dining area and washer – dryer connection fitting. A CO monitor is required in both units to supplement the existing smoke detectors. The interior finishes were found to be in excellent condition, well maintained and clean.

In conjunction with development of this Gamble Estates project, the above described buildings containing three (3) or four (4) units will be converted to two (2) unit duplexes, generally described as follows:

Quad Building 3/4/5/6 – The common walls between units 3/4 and 5/6 will be modified by cutting and framing access door openings. Existing kitchen/dining space in unit #4 will be refurbished to bedroom space for unit #3. The same renovations will be performed in unit #5 to add bedrooms for unit #6. The common dividing wall currently separating units # 4 and 5 will remain as is and not be disturbed.

Triplex Building 7/8/9 – The center unit #8 will be divided between units #7 and 9, with one access door cut and framed from each end unit into the center unit. The kitchen/dining space in unit #8 will be converted to bedrooms for the respective end units, with a new dividing wall separating unit #8 into two areas.

Triplex Building 20/21/22 – A similar conversion as described above will be performed. Center unit #21 will be divided by a new wall for additional bedrooms in units #20 and 22.

General Code Review:

The seven (7) above-noted duplex buildings that will continue in use as duplexes with no changes shall comply with NYS Residential Building Code, Appendix "J" (Existing Buildings and Structures), Section J102.1 and J102.2. No interior structural, mechanical or electrical renovations are required.

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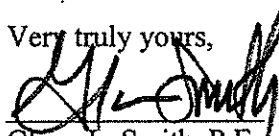
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The three (3) above-noted triplex and quad buildings that will be refurbished to duplex buildings will be considered a "Change of Occupancy" and shall comply with Section J701, which references compliance with Level 1 and Level 2 alterations in Sections J5 and J6 where applicable. The relatively simple conversions of these three buildings to duplexes will include installation of a new access door between two adjoining units in all three buildings; and construction of a single dividing wall across the middle units #8 and 21 in the two triplexes.

Please advise if you require additional information or have any questions.

Thank you.

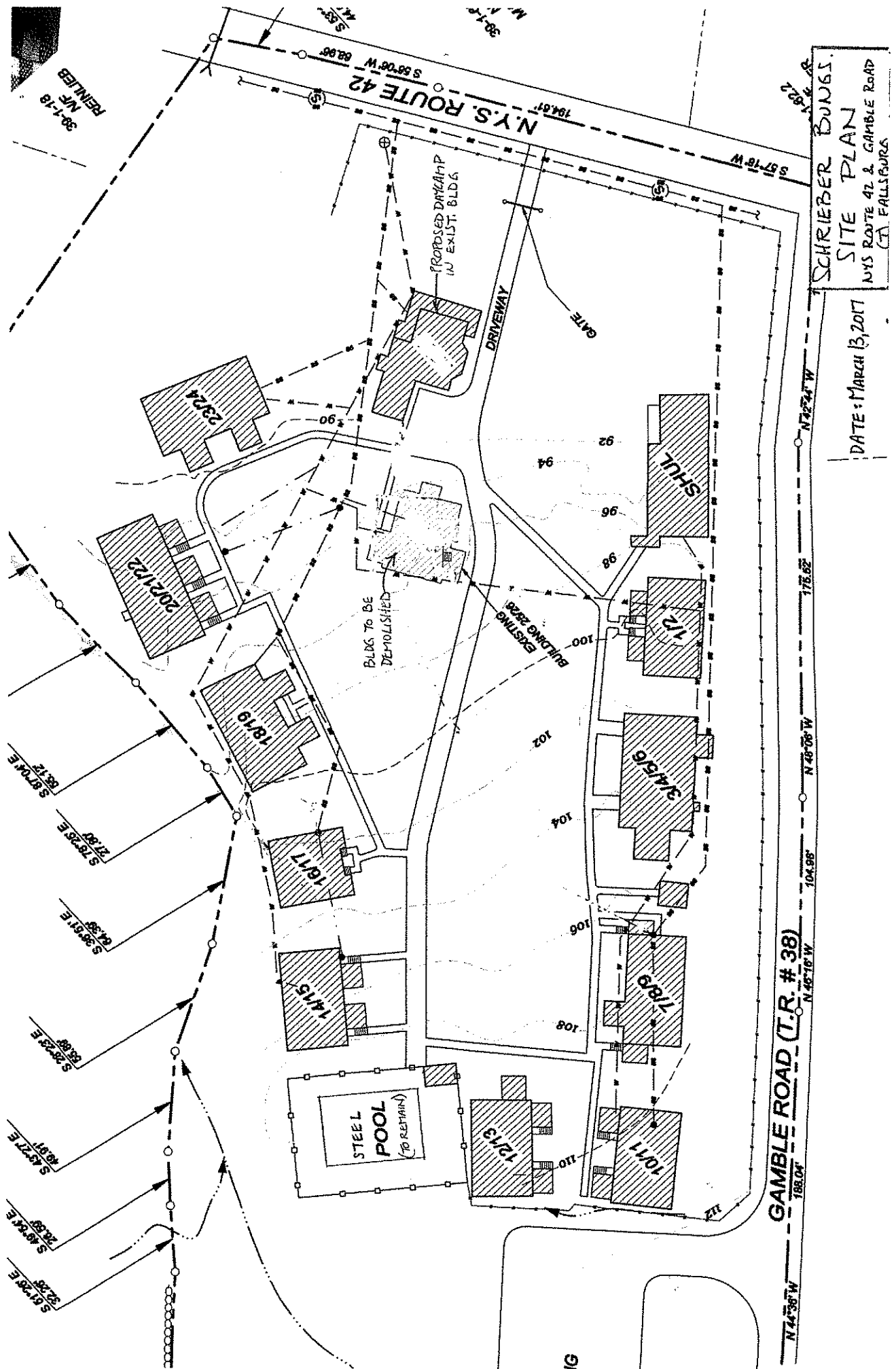
Very truly yours,



Glenn L. Smith, P.E.

GLS/mdc

cc: Yitzy Brezel
Jay Zeiger, Esq.
Will Illing, P.E.



Mollie Messenger (Town of Fallsburg Code Enforcement)

From: Mollie Messenger (Town of Fallsburg Code Enforcement)
<mmessenger@fallsburgny.com>
Sent: Monday, March 20, 2017 1:57 PM
To: 'yabrezel@gmail.com'; 'Eli Brezel (elibrezel@earthlink.net)'; 'JAY ZEIGER (jayzeiger-kkz@hvc.rr.com)'; 'Glenn Smith (gsmith.pepc@verizon.net)'
Cc: 'denise.ceoclerk@fallsburgny.com'; 'george'; 'Paula Elaine Kay (peklaw@hvc.rr.com)'
Subject: FW: Gamble Estates

Good Afternoon,

George and I reviewed the engineering report on the existing homes and we have the following additions to add to it.

1. We cannot verify that all existing units have frost protected footings. We will not be holding the developer responsible to prove the frost protection, just that the units are structurally sound. Please be aware that any further additions onto any of the existing units will require frost protected foundations per the ICC code.
2. The report mentions the H/W venting. I would only add that manufactured approved brackets need to be installed to provide proper attachment to the structure.
3. The homes will be conditioned space and therefore need to be brought to the minimal energy code requirement as existing units. The floor cavities of every existing unit need to be filled with fiberglass insulation and retention material. The paper face of the insulation should be installed facing the living space above. Cold air falls, hot air rises. Given the many changes and intent of the energy code to reduce energy consumption over the years I believe that this to be minimal requirement.
4. As per local law 218-11, skirting complying with local law section 310-5.12B should be installed to all structures on piers where the floor is ten or more inches above the ground. I would recommend PT 2x4 framing with ½" cement board which has proven to be weed whacker proof. Lettering of the cement board facing to under the unit. Of course other skirting options are mentioned in the code.
5. The existing deck steps should all have hand grips installed. I don't have an issue with the open backs of the risers.

The list Glenn provided with the these additions will correct the units to bring them up to existing code standards. Once these corrections are made we will do an inspection of each unit to make sure that fire safety and habitability in the units is achieved prior to CO. If you have any questions please let me know.

Thank you

Geo



TYPICAL KITCHEN & BATH, UNITS 23/24



UNIT 8 KITCHEN



CRAWLSPACE FRAMING UNITS 3/4/5/6



CONC. SONOTUBE PIERS

FRONT PORCH 16



UNITS 16/17

TYPICAL H.W. HEAT-CLOSED - REAR OF QUAD UNITS 3/4/5/6





UNIT 11 KIT-DINING AREA



UNIT 11 KITCHEN

UNIT 15 KITCHEN



SWIMMING POOL FILTERS & PIPING



UNIT 15 - VIEW TO BOTH B.R.'S





CRAWLSPACE UNITS 7/8/9



TYPICAL CRAWLSPACE (UNIT 16/17)

UNIT 16/17 CRAWLSPACE





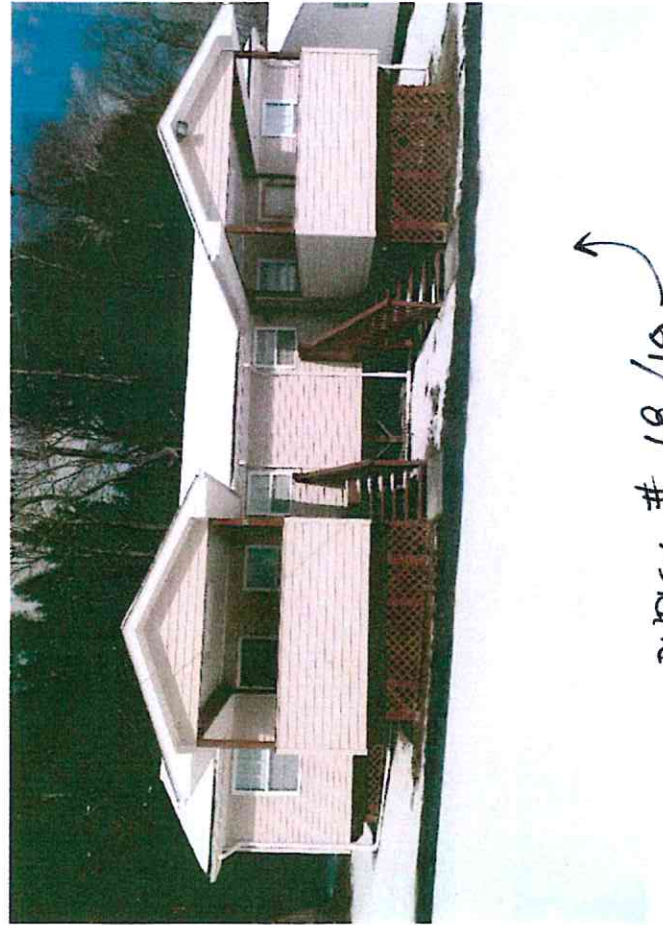
↑ DUPLEX # 1/2



↑ QUAD # 3/4/5/6



↑ DUPLEX # 14-15



↑ DUPLEX # 18/19

TYP. GAS HOT WATER HEATER
IN CLOSET ON BLDG.



DUPLEX # 23/24



TRIPLEX # 7/8/9



TRIPLEX # 20/21/22