

**SHAPTON & PARTNERS INC.**

Consulting Engineers  
4530 Union Bay Place NE, Suite 110  
Seattle, WA 98105-4000

206 522 3722

Fax: 522 1681

Email: shapton@nwlink.com

Jack B. Shapton, SE

December 03, 2001

Mr. Dean McKee  
Permit Center Director  
City of Woodinville  
17301 133' Avenue NE  
Woodinville, WA 98072

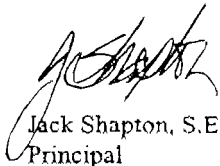
Subject: Woodinville Annex Building

Reference: 1997 Uniform Code for the Abatement of Dangerous Buildings Dear Dean:

As we have discussed on numerous occasions, the primary life-safety concern with the annex building is the potential for the exterior walls to separate from the floor/roof construction during an earthquake. Separation, in addition to the hazard of falling debris to those outside the building, would cause the structure to collapse. The as-built URM wall anchorages are significantly deficient. Further, upon your selective demolition work undertaken to verify assumptions made during my evaluation, we now have a sound basis question the integrity of the masonry veneer anchorages. Tie spacing observed exceeded that of the NEPRP Recommended Provisions by approximately 100% and failed when subjected to a simple pull test,

You have asked that I evaluate the above relative to .1997 Uniform Code for the Abatement of Dangerous Buildings. It is my opinion that these structural deficiencies fall under paragraph 14 of Section 302 and by definition this structure should be classified as a Dangerous Building.

Respectfully,



Jack Shapton, S.E.  
Principal

**SHAPTON & PARTNERS**

SHAPTON & PARTNERS INC.

Consulting Engineers  
4530 Union Bay Place NE, Suite 110  
Seattle, WA 98105

206 522 3722  
Fax: 522 1681  
Email: shapton@nwlink.com

Jack B. Shapton, SE

***MEMO***

DATE: December 3, 2001  
TO: Peter White  
FROM: Jack Shapton  
PROJECT: Woodinville Annex  
SUBJECT: Cost Estimate

Here are some notes I took while talking to Dean McKee regarding scope:

1. Lath and plaster to be removed from all interior walls to facilitate work. Walls to be resheathed with 5/8" GWB.
2. Assume all new millwork.
3. Assume all floors (maple) to be refinished.
4. Assume all areas to receive new suspended ceilings and new electrical fixtures.
5. All brickwork to be cleaned and pointed.
6. All new rough plumbing, existing fixtures to remain.
7. All new heating and electrical. Dean had some specific ideas on both of these items of which you need to contact him direct.
8. ADA compliance issues are not part of the scope.

Dean's number is (425) 489-2754, extension 2271.

December 03, 2001

**SHAPTON & PARTNERS INC.**

Consulting Engineers

4530 Union Bay Place NE, Suite 110  
Seattle, WA 98105-4000

206 522 3722

Fax: 522 1681

Email: shapton@nwlink.com

Jack B. Shapton, SE

Mr. Peter White  
PWA Engineers, Inc.  
10709 Beardslee Blvd, Suite 201 Bothell, WA 98011

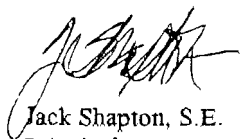
Subject: Woodinville Annex Seismic Retrofit

Dear Peter:

The estimated scope of work is as follows:

1. Anchor masonry veneer to existing stud wall construction.
2. Infill existing window opening with new masonry veneer to match existing.
3. Sheath wall and nail per P1-3 (10d @ 3") requirements. Provide hold downs at chords each  
1. floor and anchor to foundation.
4. Anchor existing unreinforced masonry walls to roof/floor diaphragms. Assume 3/4" through bolts @ 32", Reference Hilti Figure 2 (attached), This detail occurs at the roof diaphragm, 2<sup>nd</sup> floor ceiling diaphragm, 1" floor ceiling diaphragm and at the basement ceiling diaphragm.
5. Remove existing roof structure and replace with new 1/2" plywood over 2x6 @ 24" construction. Block diaphragm, nail with 10d @ 4" and provide continuous ties between diaphragm chords.
6. Provide a new 1/4" plywood diaphragm at the 2<sup>nd</sup> floor ceiling, 1" floor ceiling, and basement ceiling Levels. Block diaphragm, nail with 10d @ 4" and provide continuous ties between diaphragm chords.
7. Provide new diaphragm collector at roof, 2<sup>nd</sup> floor ceiling, 1<sup>st</sup> floor ceiling, and basement ceiling. Assume L4x4x3/8.

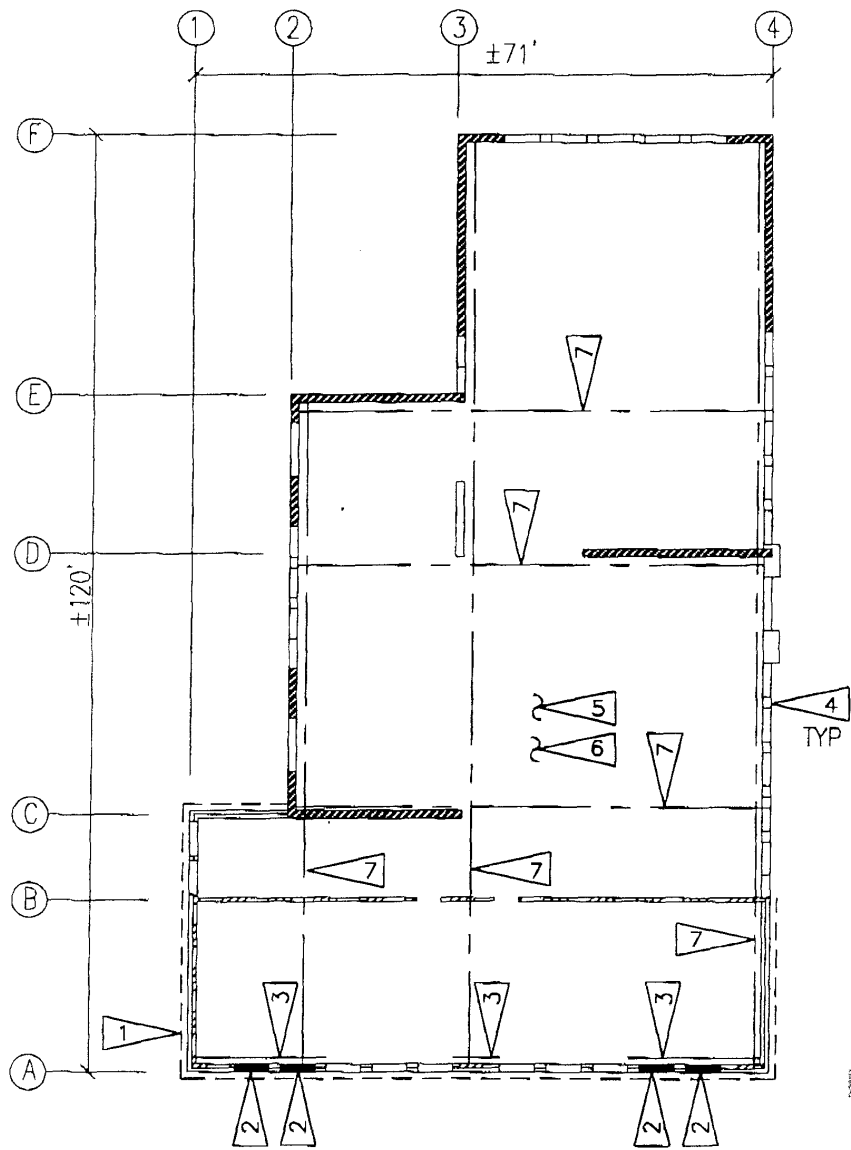
Respectfully,



Jack Shapton, S.E.

Principal

**SHAPTON & PARTNERS**



RECEIVED  
 DEC 03 2001  
 PERMIT CENTER

KEY PLAN  
 NO SCALE

-  CROSSWALL
-  SHIPLAP SHEAR WALL
-  MASONRY SHEAR WALL



SHAPTON & PARTNERS, INC. CONSULTING ENGINEERS	WOODINVILLE SCHOOL 13203 NE 175TH STREET SEISMIC EVALUATION	DATE: 12/03/01
FILE NO: 03502		DETAIL NO. SK-1