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DATE:	November 10, 2020	JOB #:	19031-0080
PROJECT:	Rockwood Apartments	WEATHER:	45 F, Cloudy
LOCATION:	783 Southeast 185th Ave, Portland, OR 97233		
GENERAL CONTRACTOR:	LMC Construction		
PRESENT:	Reed Ledbetter, LMC Construction Mikael Koiv, PE DCI Engineers Sri Penmetsa, PE DCI Engineers		

Scope of Observation: DCI was on site on November 10, 2020 to observe the progress of wood framing on Buildings A & B. At the time of the visit, wood framing is in place upto Level 4 on Buildings A & B. Level 2 framing is in progress on Buildings C & D. Framing at Building F is almost complete, while framing at Building E is yet to start. The following items were noted during the site walk:

Item #1: On Building A, at wing wall located near the intersection of Grid A.a & B.a and Grid 12.a, wood framers found some sagging in the top plate due to load transfer from GL joists.

Action: There is no rim joist provided at this location, which typically helps to stiffen double top plate. DCI suggests adding additional studs (see response to RFI 261).

Additionally, there appears to be missing clips at shear wall at Level 1. LMC to ensure nailing from above (i.e. 2W3 requires two rows of screws to blocking) and clips at double top plate (i.e. W2 wall requires clips on ea side). See shear wall schedule for more information related to the spacing. This applies to all shear locations where is no rim joist

Item #2: On Building A, at location Grid A.a and Grid 4.a, there appears to be a missing HDU11 anchor rod at the end of the shear wall

Action: At this location, a dual HDU 5 with epoxy anchor rods need to be installed to bypass the missing HDU 11. LMC to follow up with an RFI to formalize the required fix.

Item #3: On Building A, at location between Grid F.a-E.a and Grid 4.a, there is a certain area at storefront where detail 17/S5.03 applies. This detail indicates inclusion of LSL 3 ½”x16 beams with inverted BA hangers for 3 bays. Instead, it appears there are i-joists with joist hanger with blocking extending for 3 bays. This does not meet structural intent

Action: LMC to issue an RFI to correct the condition

Item #4: On Level 3 Building B, there are several shear wall locations with missing clips between blocking & double top plate

Action: LMC to coordinate the shear wall type per plan & incorporate clips as required per shear wall schedule. This note applies to all buildings

Item #5: There is “Force Transfer” shear wall at Grid 12.a on Building A. This will require horizontal straps with blocking at corners of the openings.

Action: LMC to follow up with an RFI to clarify this requirement. DCI will provide a general detail that will apply to all force transfer wall.

Item #6: There are few locations where I-joists land on double top plate over the window without a hanger connecting to rim joist

Action: LMC to install IUS joist hangers at rim joists. Rim joists to span the opening at window. This applies to all load bearing walls with full height window openings (without dropped headers)

Item #7: On Building F, between grid B.f & C.f along 1.f, a certain portion of concrete stem wall has been removed to accommodate toilets to meet ADA requirements. The studs will require a member to transfer the load to the stem wall

Action: DCI to respond to this issue via an RFI

Item #8: On Building C, b/t Grid 2.c & 3.c, there is full length W4 shear wall at Level 1, there appears to be missing post installed anchor bolts going into the foundation

Action: DCI is aware LMC is in the early stage with respect to installing wood framing on Building C. This note is just to bring to the contractor's attention the need for post installed anchors at shear wall to meet structural intent

If you have any questions, or need any further assistance I can be reached at (503) 242-2448.

Sincerely,
DCI Engineers
Sri Penmetsa

Enclosures: None

Disclaimer: This report is based on limited visual observations of structural components for general conformance to the approved construction documents prepared by DCI. There is no claim, either stated or implied that all conditions were observed or analytically evaluated. These observations should not be construed as a quality control inspection, nor shall anything herein be deemed to relieve the contactor from its obligations under the contract documents and all applicable codes. Observed deficiencies or variations from the approved contract documents have been noted above. The contractor and/or special inspector shall provide documentation and written verification of acceptable corrective action(s).