

Philips Engineering Ltd.

Paisley Hotel Property

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The pitched roof located on the two-storey Mill Street extension has undergone considerable movement. Cracks exist in several of the timber roof trusses with relative sags noted to range from 2½" to 7½", with some temporary support measures having already been included. Roof members have separated from the supporting wall on the north side of the building and the wall itself is rolling outward at the top, with lateral displacement along its length.

Walls

A limited inspection of the existing walls was performed, noting that the exterior typically consisted of a triple wythe brick wall. Movement was identified at isolated locations on the exterior walls, but in general, the exterior bricks and mortar beds are in good condition. The wall below the pitched roof and the chimney are the exceptions, which exhibit signs of movement and lack of mortar. At the windows, wooden sills have rotted and decorative cladding appears to have been removed at various locations.

Based on limited review of the exposed locations, interior wall composition consists of wooden framing and plaster finishes. Consistent with most walls, cracks are present, indicating movement of the building.

Floor Framing

Second and third floor framing was noted to consist primarily of sawn lumber (based on visible areas only). In areas where water had penetrated through the roof, it was apparent that some damage had occurred to the floor framing below. These instances were less frequent than the roof locations. Framing for the basement (1890 portion) comprises of cedar logs or sawn lumber. Extensive notching of both the logs and lumber were noted, reducing the capacity of the member. Furthermore, cracking was noted on one large cedar log located in the boiler room.

Required Actions

Immediate Repairs

To prevent any further damage to the structure, and ultimately, minimize the possibility of any risk to the public, future tenants or the owner, the following actions must be taken to rectify the following listed deficient components of the building:

- Remove and replace the existing damaged sloped roof located on the two-storey section adjacent to Mill Street;
- Rebuild all damaged sections of the brick wall supporting the above mentioned roof trusses;
- Remove and replace all damaged roof sections on the flat roof;
- Replace or strengthen all floor joists that have cracked, rotted or become damaged;
- Underpin the existing column located in the dining room to support the column load;
- Support the damaged cedar log floor beams in the basement with steel posts and foundations;
- Temporary support introduced to several areas as soon as possible (additional details to follow in subsequent report).