

June 5, 2020

Stan Kaczmar  
Kaczmar Architects Inc.  
1468 West Ninth St.  
Cleveland, Ohio

Re: St. Rocco's Parish Hall

Dear Stan,

The referenced facility was visited with you on February 3, 2020, to view issues of structural integrity that had been documented by Cramer Engineering and in an additional report prepared by Osborn Engineers on separate occasions. In our letter to you of February 10, 2020, we confirmed by our own observations the conditions that had been documented in these reports. Our observations at that time are included below. Since that time, we have met several times to discuss options for the building. All options discussed involved demolition of locations documented as issues in the reports to date.

Issues that exist along the east wall include signs of settlement and outward bowing of the exterior wall that have compromised bearing of floor joist members and created separation between floor edge and walls understood from talking with those familiar with the parish that the first issue of settlement noticed below an existing window occurred more than thirty years ago. Since that time multiple windows have cracked and been replaced. Prudently, this end of the building has not been occupied.

The dominant issue observed was the sagging floor along the south end of the east wall. This issue represents a partial collapse of the floor structure due to the extreme bowing of the wall at this location. Overtime, these conditions tend to migrate to a greater extent and reflect the potential for progressively more extensive collapse. The forces contributing to this condition need restrained to prevent further progression of the issues. This scope would include shoring the floors to basement level, bracing the wall against further movement, and adding exterior control joints to minimize bowing forces due to thermal effects and to eliminate the twisting action that causes the windows to crack.

We reiterate in this letter that the issues are significant enough to make the building unsafe for occupancy. The bow of the wall and the sagging floor condition represent a trigger condition that could fail. The progressive nature of failures really renders the entire building unsafe. The number of years that have passed without any remediation since these issues were first discovered should raise the sense of urgency.

The building has lost structural integrity due to the east wall bowing at the partial second floor collapse location. The bowing wall is an active condition impacted by wind or seismic load conditions and by thermal growth and contraction through seasonal and even daily changes. An occupied floor also represents an active condition wanting to push the wall out and further collapse the floor. Loss of structural integrity results in a geometric instability that triggers a progressive collapse; highly technical terms but simple to understand. Integrity loss relates to individual member failure or connection failure. We have both of those with the bowing of the wall causing the floor to lose its bearing connection support and collapse the floor. The floor is pushing on the wall as it wants to fall. Buildings are required to be built within certain tolerances of plumbness and levelness. All members interconnected and built within these tolerances provide the necessary geometric stability to provide a safe building. The bowed wall and collapsed floor are not within acceptable tolerances and result in a geometric instability that predicates collapse.

This building is in the first stages of collapse based on the existence of the conditions discussed above. Time is the unknown. We recently reviewed the Piano building located right behind St. Rocco's. It exhibits

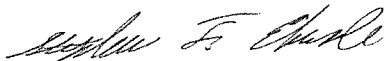
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ENGINEERING, LLC

many conditions of loss of integrity and geometric instability. The recent severe wind storm triggered the front wall collapse of that building. These issues just don't stay the same over time. They only get more unsafe and more unpredictable.

Please let us know how we could be of further assistance.

Sincerely,



Stephen F. Ebersole, PE