

Mrs. Maryam Babaki, PE
Director
Public Works and Development Services
City of Commerce
2535 Commerceway
Commerce, CA 90040

November 7, 2014

Dear Mrs. Babaki

At your request, I visited the Central Receiving Building located at 5625 Jillson Street, Commerce California on October 28 2014. The purpose of my visit was to evaluate the structural integrity of some of the wood posts.

Building Information:

Based on the information provided by the City, it appears that the City assumed ownership of the buildings around 1992 from the Provisor Company. The LA County assessor's information lists the property, assessor #6335-025-905 with two buildings. The main building (19,629 sq. ft.) was built in 1949 and a second building (429 sq. ft.) was built in 1970(not inspected).

The building consists of 8" thick exterior reinforced brick walls with timber roof framing.

There are 6 rows of wood trusses at about 19' apart. In each row there are three trusses with the span of about 51'. The middle truss spans between 8X8 wood posts and the 2 outer trusses span between 8X8 wood posts to the pilaster at the exterior brick walls. Roof rafters run between trusses and from end trusses to the exterior brick walls. The wood posts are about 13' high.

Observations:

Some of the posts are experiencing some vertical cracking and in some instances up to about 5/16 of an inch wide.

The vertical supports of the structures are major elements for the safety. There are no immediate concerns for collapse of the roof due to these cracks under normal roof loading. Based on the actual loads on the posts and the capacity of the posts there is a factor of safety, however these cracks should be monitored.


In addition to monitoring the cracks it is recommended to add ¼"X6"X6" steel plates on both sides of the posts where the cracks occur with ¾" bolts going thru the plates and the posts at 12" apart. Of course replacing the cracked posts is always the best option.

The buildings with concrete or masonry walls and wood roof which were built based on building codes in effect prior to January 1 1976 have a high risk of severe damage or collapse due to lack of positive connections between the wood members and the exterior concrete or masonry walls. It should be noted that due to the type of the structural system of this building in case of an earthquake the posts could be severely damaged or may collapse.

I highly recommend preparation of structural plans to retrofit both building.

Please feel free to contact me if you have any concerns.

Sincerely

A handwritten signature in black ink, appearing to read 'M Saberi', with a stylized flourish at the end.

Mehdi Saberi S.E.

Project Director