



CALIBER DESIGN
& ENGINEERING LLC

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May 9, 2023

Columbia County Building Department
135 NE Hernando Avenue
Lake City, FL 32055

Attention: Troy Crews
Building & Zoning Director

Reference: Renasant Bank Damage Repair
463 Duval Street, Lake City, FL 32055
Columbia County PIN 00-00-00-12327-000
Report 164.23.002.011



Dear Mr. Crews:

Caliber Design & Engineering LLC (CDE) has been retained to observe damage discovered at the above referenced site and determine an appropriate repair. The code in governing this project is the 7th Edition of the Florida Building Code-Existing 2020 (FBCE), and other referenced standards including FBC-Building (FBCB). This report presents our findings and repair protocols based on site observations.

General

The subject site is a commercial building, Renasant Bank, located on the northeast corner of West Duval Street and Northwest Hilton Avenue in Lake City, Florida. The front of the building faces south toward West Duval Street. We understand that water intrusion had occurred within offices at the southwest corner of the building. During the water intrusion mitigation, the interior wall covering was removed from the left (west) portion of the front (south) exterior wall. The wall was reported to be damaged from long term moisture exposure requiring structural repair.

Site Observations & Analyses

Dennis Hartzell, E.I. visited the site on Tuesday May 2, 2023 to visual observed the reported damage. The area near the damaged wall was cordoned off and closed to the public. Observations were limited to exterior wall damage on the front of the building, in the vicinity of the west (left) window opening. The wall section was visually observed to determine the type of construction and extent of the known damage.

The building is a commercial bank having a Group B (Business) occupancy classification per Chapter 3 of the FBCB. The exterior wall covering consists of an EFIS system with a yellow mesh (Note: The EFIS manufacturer Sto traditionally uses a yellow-colored mesh). The interior walls and ceiling coverings consist of gypsum board and acoustical drop ceiling, respectively. At the time of the site visit, portions of the interior wall covering, drop ceiling, and floor covering were removed exposing damaged wall framing members.

The type of construction is described as Type V-B (combustible) in 2020 Florida Building Code-Building (FBCB). The building was constructed with timber framed walls and wood floor joists. The elevated floor system bears on a masonry stemwall typically constructed on a conventional strip foundation. A TJI (timber I-beam) or similar member sits atop the framed wall. The roof system consists of a low slope roof



joists bearing on an TJI member. Diagonal lateral bracing provides lateral stability of the hinge condition that exists at the TJI-wall junction. Typical in wood frame construction, the roof, walls, and subfloor were sheathed with wood panels nailed to the underlying framing. The front left exterior wall of the structure appears to have been repaired in the past.

Observed damage consisted of deterioration of the timber wall framing and wood sheathing and is consistent with long term exposure to moisture. The deterioration appears to begin at the wall top plate at a location to the right of the window opening and is consistent with a breach in the EFIS system. This is further evidenced by multiple patch repairs in the exterior wall covering in the vicinity of the wall damage. Though the interior face of the TJI appears to be unaffected by the moisture intrusion, it is unknown whether the exterior face has been affected.

The damages are considered to be structural in nature, however, the magnitude and extent of the damages are less than *substantial structural damage* defined by the FBCE. Therefore, the damaged elements are permitted to be restored to their pre-damaged condition in compliance with FBCE Section 406.2.1.

Recommendations

All repairs shall be made in compliance with Chapter 4 of the FBCE. Based on our observations of the above referenced site, the following remedial actions are required to repair the structure to its pre-damaged condition.

1. Remove the exterior finish (EFIS system) from the front left (southwest section) of the structure from the outer (southwest) corner of the building to the front bump out (approximately 18 ft).
2. Remove window canopy as required.
3. Remove damaged wall sheathing and 2x4 wall studs along with top and bottom plates. Provide temporary support for the existing roof assembly as required.
4. Move or remove wiring, boxes, and other associated electrical components as required to make required repairs.
5. Install new 2x4 framing shall be installed as full section with studs fastened to top and bottom plates with Simpson SP4 top and bottom. Studs at end of new wall section to be sistered to remaining wall studs. The top plate of the new wall section and existing wall to be connected with Simpson LSTA18.
6. Replace anchorage & hold down hardware where present. If no hardware is present, fasten bottom plate to floor framing w/ 3/16" x 4" lag screws @ 16" O.C.
7. Install exterior wall sheathing consisting of 15/32" Exposure 1 OSB or CDX sheathing blocked at all joints. Nail with 8d @ 6" o.c. edges and 12" o.c. in the field.
8. Install a minimum of (2) layers of an approved water-resistive barrier unless otherwise required by the EFIS manufacturer's instructions.
9. Replace electrical wiring and components per Section 407 of the FBCE and NFPA 70-14.
10. Install new EFIS exterior wall covering per the manufacture's instructions. Use only commercial grade silicone-based sealant approved by EFIS system such as Dow Corning Contractors Weatherproofing Sealant. Paint exterior wall with a high perm paint approved by EFIS manufacture and colored to match existing building.
11. On the interior side of the wall where the roof/wall diagonal bracing was removed, install 2x4 diagonal bracing @ 48" O.C. max.
12. Remove damaged subfloor sheathing and replace with 23/32" T&G sheathing. Blocking at all joints and extend min 2 spans. Glue and screw with min #8 screws at 6" o.c.
13. Install interior drywall wall covering and texture to match existing.
14. Reinstall acoustical drop ceiling.



15. Install interior flooring to match existing.

Limitations

The opinions and analyses contained in this report are based on our review of the site conditions, limited visual observations, and testing as noted herein. Hidden, unseen, latent, or otherwise unknown damage were not evaluated. If our understanding of the actual conditions is found to be incorrect, or if additional information is discovered, please contact the undersigned so that we may review and possibly amend or analyses.

Caliber Design & Engineering LLC has prepared this report for this specified site location, in accordance with generally accepted engineering principals, and makes no other warranty either express or implied as to the professional opinions provided in the report.

This report was prepared for the exclusive use of the addressee and solely for the purpose for which it is provided. Use of this report by persons or groups without the permission of the addressee and Caliber Design & Engineering LLC is not authorized.

Closure

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions.

Respectfully Submitted,
Caliber Design & Engineering LLC
Registration No. 33188

Dennis L
Hartzell

Dennis Hartzell, E.I.
STAFF ENGINEER

Digitally signed by Dennis L Hartzell
DN: cn=Dennis L Hartzell, o=Caliber
Design & Engineering LLC, ou=Staff
Structural Engineer,
email=dennis@caliberde.com, c=US
Date: 2023.05.10 14:42:45 -04'00'

**This item has been digitally signed
and sealed by John M Gartner, Jr. PE
on the date adjacent to the seal.**

**Printed copies of this document are
not considered signed and sealed
and the signature must be verified
on any electronic copies.**

Digitally signed by John Michael Gartner Jr.
DN: c=US, st=Florida, l=Ocala, o=Caliber Design
& Engineering LLC, cn=John Michael Gartner
Jr., email=mike@caliberde.com
Date: 2023.05.10 16:34:43 -04'00'

J. Michael Gartner, Jr., P.E.
STATE OF FLORIDA
Professional Engineer No. 70731





COLUMBIA COUNTY BUILDING DEPARTMENT
LETTER OF AUTHORIZATION TO SIGN FOR PERMITS

135 NE Hernando Ave, Suite B-21, Lake City, FL 32055

Phone: 386-758-1008 Fax: 386-758-2160

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I, Jeremiah Bennett (license holder name), licensed qualifier
for Benmar Construction, LLC (company name), do certify that
the below referenced person(s) listed on this form is/are **employed** by me directly or through an
employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in
Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and
control and is/are authorized to purchase permits, call for inspections, and sign on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Kristy Martter</u>	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances. I understand that the State and County Licensing Boards have the power and
authority to discipline a license holder for violations committed by him/her, his/her agents,
officers, or employees and that I have full responsibility for compliance with all statutes, codes
and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer employee(s), or officer(s), you
must notify this department in writing of the changes and submit a new letter of authorization
form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to
use your name and/or license number to obtain permits.

Jeremiah Bennett
License Holders Signature (Notarized)

CGC 1523581
License Number

5/18/23
Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above license holder, whose name is Jeremiah Bennett,
personally appeared before me and is known by me or has produced identification
(type of I.D.) A.C. on this 18th day of May, 2023.

NOTARY'S SIGNATURE



GERARDO GUERRA
Notary Public
State of Florida
Comm# HH361293
Expires 2/12/2027