

TOWN OF NORTH JUDSON, INDIANA

## 205-207 LANE STREET STRUCTURAL INTEGRITY REPORT



Prepared for:  
**TOWN OF NORTH JUDSON**  
310 Lane Street  
North Judson, Indiana 46366

Prepared by:  
**DLZ INDIANA, LLC**  
2211 E. Jefferson Blvd.  
South Bend, Indiana 46615

DLZ Project No: 1761-4464-90

Inspected: May 19, 2017

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EXHIBIT A – Photographs

## 01 | PROJECT SUMMARY

### 1.1. Project Contacts

Project Site:

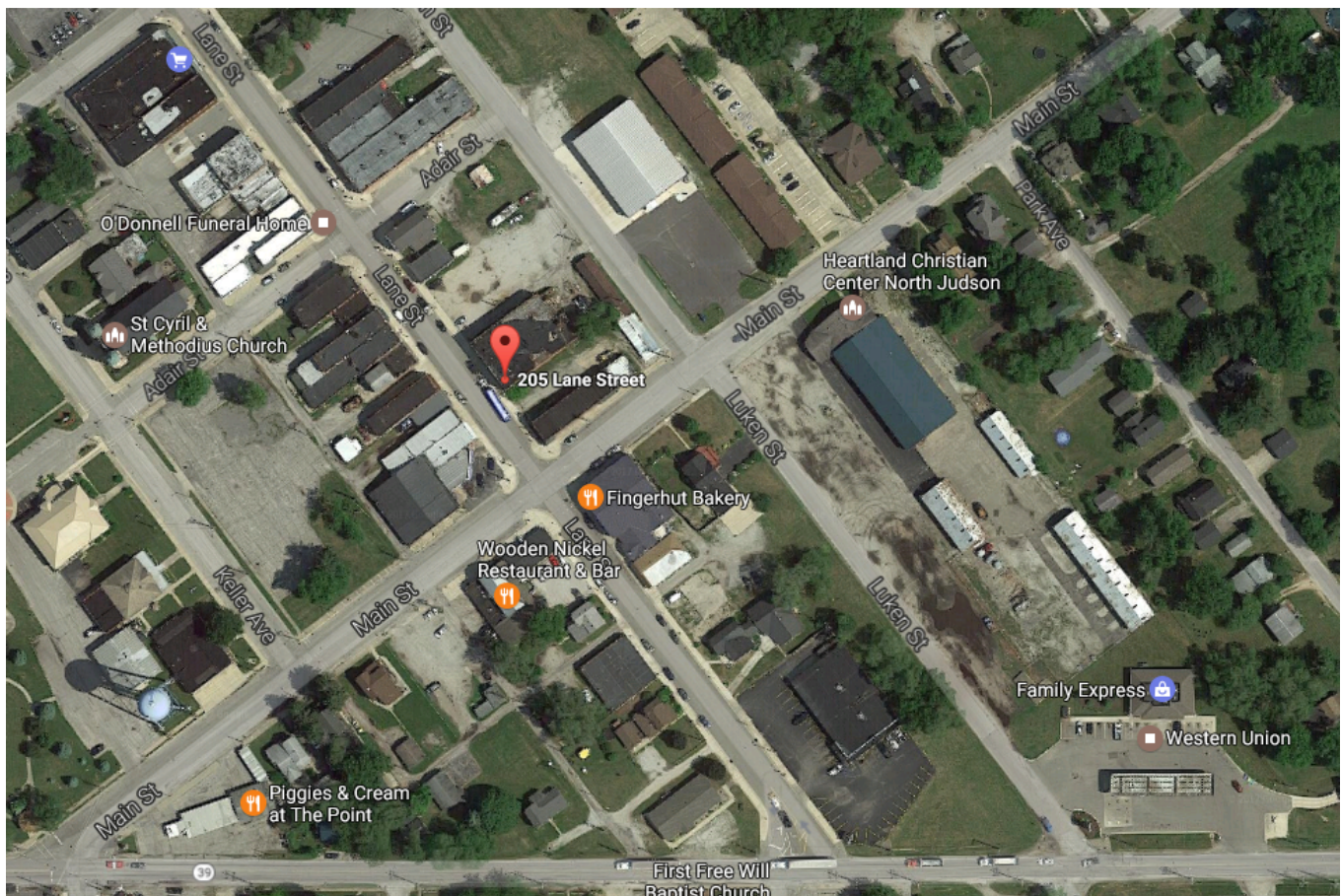
Town of North Judson, Indiana  
205-207 Lane Street  
North Judson, Indiana 46366

Client:

Town of North Judson, Indiana  
310 Lane Street  
North Judson, Indiana 46366

Engineer:

DLZ Indiana, LLC  
2211 E. Jefferson Blvd  
South Bend, IN 46615



## 1.2. Building Summary

Gross Square Feet:	18,000 (est)
Number of Floor Levels:	3
Construction Type:	Load Bearing Brick with Wood Framed Floors and Roof
Building Use:	Storage & Shopping
Original construction:	Circa 1920's

## 1.3. Project Information

1. No existing drawings or as-built documents are available.
2. The building originally contained three (3) floor levels, each approximately 6,000 square feet. One level is a basement.
3. The existing building was constructed circa 1920's and is constructed with multi-wythe load bearing brick walls and wood framed floors and roof.
4. 205 Lane Street is on the south side of the building and 207 Lane Street is on the north side. The two are separated by a common party wall.
5. The building, street in front of the building and alley to the north of the building have been temporarily barricaded off.
6. It is unknown if any material within the building has been tested for asbestos containing material.
7. Per accounts from the Town, failures have occurred as recently as May 11, 2017 as it is reported that the barber shop across the street noticed vibration and observed a small plum of dust coming out of the building. It is unclear how much material collapsed at that time.
8. More than likely the floor was not designed to support a vehicle as the garage at the east end of 205 Lane Street was added after the original construction. It is unclear if the floor was strengthened to support this vehicle. The floor joists are most likely over stressed especially given the amount of moisture observed soaked into the framing.

#### 1.4. Project Intent

1. This report is:
  - a. Limited to the visual assessment of the observed conditions;
  - b. Based on observation of general conditions of the area under review;
  - c. Intended to provide an opinion on structural integrity of the building;
  - d. Intended to provide an opinion on the risk to public safety.
2. This investigation did not:
  - a. Perform specific testing of material and system components;
  - b. Perform detailed inspection of any component;
  - c. Perform destructive testing of material;
  - d. Make measurements of any elements;
  - e. Perform any structural calculations;
  - f. Develop construction documents for corrective actions.

## 02 | OBSERVATIONS

1. In general, the structure is in critical condition.
2. West and north exterior walls are visually out of plumb and bowed out at the second-floor level.
3. Widespread mortar loss and brick failures.
4. Complete roof membrane and decking failure.
5. 207 Lane Street Side:
  - a. Partial roof collapse
  - b. Partial second floor collapse
  - c. Partial first floor collapse
  - d. Wet and rotten wood framing members
  - e. A steel cable is attached to the exterior of the building that runs across the street to a building on the opposite side.
6. 205 Lane Street Side:
  - a. Partial roof failures
  - b. Buckled, wet and rotting floor framing
  - c. Car parked on first floor

## 03 | RECOMMENDATIONS

1. Structure should be demolished as soon as possible.
2. Until the building is demolished, the area around the building should be barricaded a distance equal to a minimum of the wall height.
3. Access into the structure should be restricted. Moving or shifting of loads within the building should be avoided due to the potentially overloaded and unstable condition of the framing.
4. The steel cable that crosses the street should be removed as soon as possible.

## EXHIBIT A - PHOTOGRAPHS



**Picture No. 1**

**Description:**

General overview of the west side.



**Picture No. 2**

**Description:**

General overview of the east side of the building. Note failing brick



**Picture No. 3**

**Description:**

Typical condition of brick and mortar.



**Picture No. 4**

**Description:**

205 Lane Street floor failures. Note first floor is on the bottom and second floor is on top.



**Picture No. 5**

**Description:**

205 Lane Street roof collapse.



**Picture No. 6**

**Description:**

207 Lane Street second floor framing wet, rotting and sagging.



**Picture No. 7**

**Description:**

207 Lane Street roof framing failing and open to the sky.