Trumbull Nelson
19 Plaza Heights
West Lebanon, New Hampshire 03784
P: (603) 643-3658

Project: 424C01 Cornish Library & Community Center
226 NH-120
Cornish Flat, New Hampshire 03746

RFI #13: Existing Roof Framing Sagging

Revision	0	**Status**	Closed on 12/02/25
To	Miles Stetson (Engineering Ventures, PC) *(Response Required)*	**From**	Ian Drennan (Trumbull-Nelson Construction Company Inc.) 19 Plaza Heights Road West Lebanon, New Hampshire 03784
Date Initiated	Nov 21, 2025	**Due Date**	Nov 24, 2025
Location		**Project Stage**	Course of Construction
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From			
Copies To	Tom Daniels (Banwell Architects), Miles Stetson (Engineering Ventures, PC), Adam Morse (Engineering Ventures, PC), Ingrid Nichols (Banwell Architects), Spiros Tzilianos (Trumbull-Nelson Construction Company Inc.)		

Activity

Question

Question from Ian Drennan Trumbull-Nelson Construction Company Inc. *on Friday, Nov 21, 2025 at 09:31 AM EST*

Miles,

Please note the conditions highlighted in the RFI. Please reach out with any concerns. This RFI is just for your awareness.

Attachments
Cornish Library - Sagging Roof Framing.pdf

Awaiting an Official Response

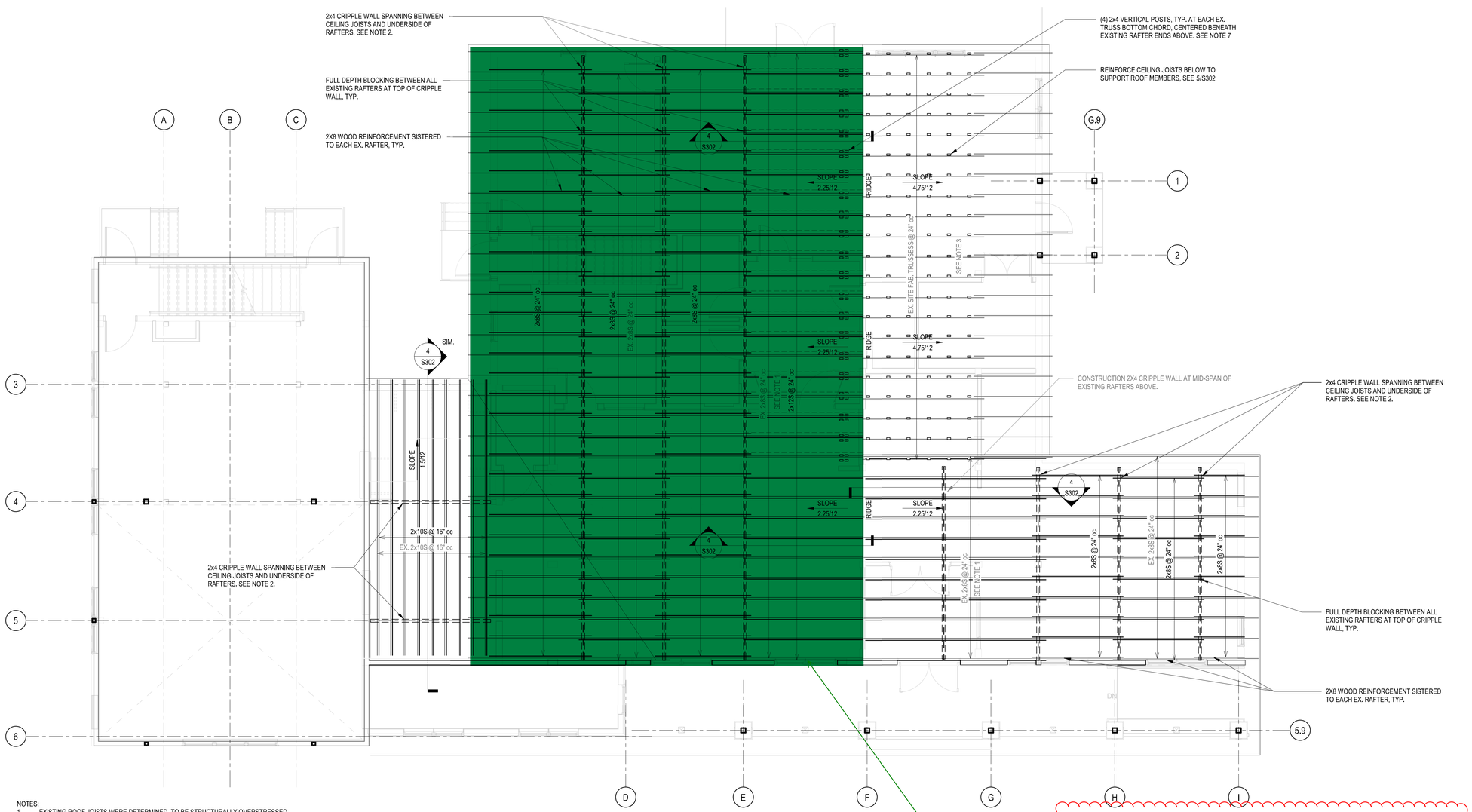
All Replies

Response from Ingrid Nichols Banwell Architects *on Tuesday, Dec 2, 2025 at 07:59 AM EST*

Thanks received.

Response from Miles Stetson Engineering Ventures, PC *on Monday, Dec 1, 2025 at 06:33 AM EST*

EV: Received, thank you.



NOTES:
1. EXISTING ROOF JOISTS WERE DETERMINED TO BE STRUCTURALLY OVERSTRESSED.
2. EXISTING 2X WOOD CRIPPLE WALLS TO BE REINFORCED WITH BLOCKING AND SHEATHING FOR STRUCTURAL STABILITY:
   - A. FULL-DEPTH BLOCKING BETWEEN WALL STUDS AT 4'-0" oc VERTICAL SPACING, UNLESS NOTED OTHERWISE (U.N.O.)
   - B. CRIPPLE WALL SHEATHING SHALL BE 15/32" STRUCTURAL I SHEATHING, FASTENED TO FRAMING WITH SHEAR WALL FASTENING, U.N.O.:
     - a. 8d COMMON NAILS @ 6" oc AT ALL PANEL EDGE
     - b. 8d COMMON NAILS @ 12" FIELD FASTENING
3. TRUSSES DO NOT HAVE ADEQUATE CAPACITY. MODIFY TRUSSES TO SERVE AS BEARING WALLS, FOR DISTRIBUTION OF STRUCTURAL ROOF LOADS ONTO REINFORCED BEAMS BELOW.
4. PROVIDE A CONTINUOUS LOAD PATH FOR POSTS DOWN TO THE FOUNDATION, TYP.
5. SEE ARCH FOR TOP OF WALL ELEVATIONS, FLOOR FINISH ELEVATIONS AND TOP OF SUBFLOOR.
6. SEE GENERAL NOTES FOR ROOF, FLOOR, AND WALL SHEATHING.
7. ATTACH EACH END OF EACH 2X4 VERTICAL POST MEMBER TO STRUCTURE W/ (2) 1/4" Ø X 3" LG SIMPSON SDS SCREWS, TYP. PRE-DRILL HOLES FOR SCREWS TO MITIGATE WOOD SPLITTING, TYP.

1 LOW ROOF FRAMING PLAN
3/16" = 1'-0"

FOR EOR AWARENESS:

EXISTING ROOF STRUCTURAL SYSTEM SAGGING +/- 1.5.

T-N WILL USE JACKS TO LEVEL THE EXISTING MEMBERS BEFORE ADDING REINFORCEMENT





FAILED FRAMING MEMBERS WILL BE REPLACED AS IDENTIFIED. AT THE TIME OF ISSUE OF THIS RFI (2) HAVE BEEN IDENTIFIED.

banwell ARCHITECTS
THE CARRIAGE HOUSE
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VITAL INFORMATION REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE WORK IS CONTAINED IN THE PROJECT MANUAL PREPARED FOR THIS PROJECT.

STATE OF NEW HAMPSHIRE - AMANDA N. STETSON No. 13866 LICENSED PROFESSIONAL ENGINEER

REVISION	DATE	COMMENTS
1	2025-06-30	COORDINATED UPDATES
2	2025-08-07	PERMIT REVIEW COMMENTS

KEY PLAN & NORTH ARROW:

PROJECT:
CORNISH LIBRARY & COMMUNITY CENTER
226 NH-120
CORNISH FLAT, NH 03746

ISSUED:
CONSTRUCTION DOCUMENTS

DRAWING TITLE:
LOW ROOF FRAMING PLAN

PROJECT NO: 23462 DATE: 6/24/24

SHEET NUMBER:
S102B

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