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MEMORANDUM

Date:	May 1, 2025
To:	Kurt Schroeder, P.E.
From:	Roman Jastrzebski, P.E.
cc:	
Reference:	Morrisville Borough – 10 S. Pennsylvania Ave. G&A Project No. 2500490

This Memorandum serves to document our review of the Structural Condition Assessment Report issued on 01/14/2025 by THE RAMTIN GROUP ("RAMTIN") in connection with the property & existing building located at 10 S. Pennsylvania Avenue, Morrisville, PA 19067. As you know, we did not personally visit the property or view the building, relying solely on the RAMTIN report with respect to the preparation of this Memorandum and all opinions expressed herein. RAMTIN identifies that the building was inspected by them on 12/22/2024. The Executive Summary found on page 2 of the PDF file that contains the RAMTIN report, RAMTIN offers the following statement:

"Based on the conditions observed in the field, the existing structure, as it currently stands, present an unsafe condition; at various locations, portions of the structural frame are deteriorated and require significant repair / replacement. These repairs / replacements consist of corroded steel columns with spalled concrete encasing, corroded steel beams with spalled concrete encasing, and deteriorated portions of the roof/floor slabs in need of partial/full depth repair."

After reviewing the entire report including photographs provided therein that were taken by RAMTIN during the 12/22/2024 site visit to the property, we concur that there is sufficient documentation to warrant RAMTIN's characterization of the existing features as being "***unsafe conditions***".

The RAMTIN report further states:

"Additionally, significant portions of the perimeter walls are severely deteriorated, and in some areas, the exterior brick wythe does not have a proper structural backup wall system. As such, any additional deferred repairs/maintenance and or a severe environmental event (such as wind or earthquake) can potentially put these {walls} at the risk of collapse."

Based upon the photographs, and the content of the narrative sections of the report, the exterior façade is compromised and is in danger of collapse.

It is our understanding that this building, and the property, are being considered for redevelopment, rehabilitation, or adaptive re-use. If this is the case, immediate action must be taken to secure the building and protect the general public from the risks associated with the building's deficiencies. Regardless of the future use, the building has already been deemed "unsafe" by RAMTIN, a licensed Professional Structural Engineer. The building will continue to deteriorate and, as it does, it will become increasingly susceptible to either partial or full collapse. As mentioned in the RAMTIN report, environmental factors such as wind and earthquakes, in addition to severe storms, floods, snow events, etc., will increase the risk of collapse of the walls.

The current prevailing Code governing this structure is the 2018 International Existing Building Code ("IEBC") as adopted by the Commonwealth of Pennsylvania via the PA Department of Labor and Industry (PA L&I") Uniform Construction Code ("UCC") and UCC Review and Advisory Council ("RAC"). Per the 2018 IEBC, Chapter 1, "Scope and Administration", Section 115 titled, "Unsafe Buildings and Equipment", Paragraph 115.1 – Conditions, "Buildings, structures or equipment that are or hereafter become unsafe, shall be taken down, removed or made safe as the Code Official deems necessary and as provided for in this Code." In our opinion, immediate action is required to either take down, remove or make the existing building safe. A no action alternative is not viable given the current deteriorated condition of the building as evidenced by the conditions identified in the RAMTIN report.

Further, interim "Emergency Measures" should be implemented to make the building and property safe, to lessen or eliminate risk to the general public using the public sidewalk, parking areas, streets, etc. The property should be secured with temporary protective barrier and chain link fence. A building "fall analysis" must be conducted to determine the "fall zone" of the building should the structure begin to collapse. A safe buffer distance from the building should be determined and a barrier installed to prevent entry into the "fall zone".

Additionally, should the Code Official determine that the building is in imminent danger of collapse, the provisions of Section 116 titled, "Emergency Measures", will apply, specifically Paragraphs 116.1 – Imminent Danger, 116.2 – Temporary safeguards, 116.3 – Closing streets, 116.4 – Emergency repairs, 116.5 – Costs of emergency repairs, and 116.6 – Hearing. Likewise, the provisions of Section 117 titled, "Demolition", may apply if the conditions worsen and are judged to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure.

As characterized by RAMTIN, "The structure is in poor condition……", and, "….. TRG recommends that the owner provides temporary shoring/bracing until the repair work takes place in order to avoid the sidewalk collapsing." We are unaware of any temporary shoring/bracing installation within the building as none has been reported, and no construction permit applications were submitted for any temporary shoring/bracing. The report was issued by RAMTIN on 01/14/2025 and today is 05/01/2025; approximately 3 ½ months have elapsed without any substantive activity to secure the property and make the building safe.

This building and property need immediate attention and remedial action. As such, the Owner should be notified promptly and asked to submit a make safe schedule and Plan of Action ("POA") within thirty (30) days of today.

Feel free to contact me directly if you have any questions.

RCJ