

**From:** Tom Beaudette <tbeaudette@dci-engineers.com>  
**Sent:** Sunday, August 28, 2022 11:07 AM  
**To:** Joe M. Dehnert  
**Cc:** Danny G. Oberweiser; Dan Lamay  
**Subject:** RE: Structural Analysis for 3285 Flynn Lane

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Joe – By far the preferred option from my side would be to preserve in place. The structure is a prime candidate for re-use. Structural justification will be very do-able.

Gravity - With the exception of the bay bump-out of the SW corner, the foundation is in very good condition. The floors can easily be justified for office (50 psf) or even assembly (100 psf) live loading. The roof structure will take some minor upgrade. The attic has sufficient volume to allow for occupy-able third level if that is a consideration.

Lateral - The unreinforced brick walls can be justified per the International Existing Building Code. Some connection upgrade for the upper floor to walls and roof to walls will be needed, but typical with all buildings of this era and makeup.

Misc - The east porch roof can probably be renovated in-place. Not sure about the porch floor structure. Not sure about the west porch structure (did look that close).

Ice House - Can be renovated in-place. Obvious brick restoration is needed. Further investigation into the cause of the differential movement causing the serious cracks is needed.

I can get more definitive at your request.

**Tom R. Beaudette** | Principal Emeritus



131 West Main • Missoula, MT 59802  
**P:** 406.721.7315 • **D:** 406.532-4356

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