



May 1, 2024

Columbia 1st
Attn: Josh Rosanbalm
1330 Columbia Ave.
Franklin, TN 37064

Re: General Condition Letter
The Nelson House Hotel, 706 N. Main, Columbia

Dear Mr. Rosanbalm

At your request, I met you at the above listed building on May 17, 2023, to perform structural observations of the general condition related to renovating the structure compliant with current building codes in the IBC. The renovation required major reinforcement for floors with open community space to meet modern live load capacity of 100-psf. As part of the renovation plan, 2x6 perimeter framed walls would be added for insulation and to remove framing loads from the brick.

Overall, the building was in generally good structural condition with most of the planned work on the framing being performed to bring the building up to current building code standards for loads in community space. No observations indicating the structure was in danger of imminent collapse were made.

The exterior walls are several wythes of brick wide. There is some deteriorated mortar in the brick for which tuck-pointing is normal long-term maintenance. There are some bulging bricks for which brick should be taken down and re-installed as normal long-term maintenance. The observed brick condition is indicative of lack of recent maintenance activity and not of an imminent collapse. Both you and I have consulted with mason, John Poynter, who has experience with many older brick structures in Middle Tennessee, and Mr. Poynter did not observe anything unusual about the needed repairs.

It seems like a reasonable precaution for concerns about bricks falling from the building would be to close the sidewalk in front of the building. Based on the observed conditions, it would take a catastrophic event such as fire, earthquake, strong winds, lightning strike, or tornado to cause a major brick fall from the building. Such an event would cause damage to many structures.



Garman Engineering Company, LLC dba GEC

Please note, we cannot be responsible for identifying hidden problems and cannot assume responsibility for structures built and supervised by others. Please contact me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Copy: Travis Neas, Building Official, City of Columbia, tneas@columbiatn.com

Columbia 1st - The Nelson House Hotel-706 N Main-Columbia(2)