



Monthly Newsletter from your Friends at Team Engineering

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Residential

Basement remodels - Code change impacts on project costs



By Eric Battey, Project Manager

Have you ever wondered why your appraisal shows less living space than you think there is? And is it something that should concern you?

According to Kevin Fritschy of In-East Appraisal Group, real estate appraisals are performed in accordance with American National Standards Institute or *ANSI* standards, which specify that gross living area or (*GLA*) is limited to above-grade areas of single-family residences.

The ANSI standard Z765-1996 defines this as: “The above-grade floor area is the sum of all finished square footage which is entirely above ground level. The below-grade floor area includes spaces which are wholly or partly below ground levels”

So, using the example of a split-level home, if the level of the first floor is below the exterior grade level, it is excluded from the total living area in the appraisal.

It is important to note, this does not mean that below-grade areas cannot be used as living areas. The current building codes allow for living spaces below-grade if there is adequate egress from these spaces. Check with your local building official to determine applicable egress requirements.

The impact of the ANSI standard is with the potential financing of that renovation you might be considering. We would encourage you to check with your lender to understand these potential limitations.

Commercial

Reduce Maintenance Cost with Planning

By Nancy Nichols, Senior Engineer



Leaky Roofs – When an old roof leaks, the damage the moisture causes to interior finishes can be considerable, ranging from tens of thousands of dollars for a single unit to hundreds of thousands of dollars for one or multiple buildings. A leaky roof can also cause extensive attic mold, which often doubles repair costs. If replacement of the roof is delayed beyond its expected useful life (EUL), the expense of these repairs and restorations are likely to far exceed the hoped-for savings for that delay.

Attic Improvements – Recurring, major ice dams and heat loss through the roof are avoidable with attic and/or roof system improvements. Yet, we see repairs for damages caused by ice dams amounting to tens to hundreds of thousands of dollars; and heating costs that are well above average, particularly for fuel oil and propane fired systems. If the costs for attic improvements are included in the reserve study or capital improvement plan, the funds for these repairs/improvements can be accumulated over time; attic improvements are more likely to occur, ice dams mitigated, and heat loss (and its expense) significantly reduced.

Pavement Repair/Replacements –Without routine seal coating and crack repair, pavement and its subgrade will degrade much more readily. Seal coating and crack repair should typically be performed on a 5-year schedule depending on the pavement condition, exposure to the elements, and degree of use. Even with routine maintenance, pavement will eventually degrade over a period of 20 to 25 years. Deterioration of subgrade typically occurs near the end of the EUL. A pavement overlay can be installed (rather than complete pavement replacement) to almost double the EUL of the pavement, if the overlay is placed before subgrade deterioration occurs. Due to high cost of pavement replacement, a well-timed overlay can significantly reduce deferred maintenance costs.

Project Spotlight

Structural Engineers - Not Just for Designing

By Dan Martel, Senior Structural Engineer



Structural engineers spend a lot of time doing what we do best: crunching numbers, designing, drafting, calculating. All in the comfortable confines of the office. Most of us find construction just as satisfying, if not more, than desk work. So when our friends at Northpoint Construction Management asked us to serve as the *construction* structural engineer of record for one of their builds, the answer was

enthusiastically yes!

Northpoint is constructing a building between the cathedral and rectory buildings to create a unified structure. When they learned their structural engineer that designed the building was not available during construction, they called Team's structural engineers. This means we are reviewing fabricator shop drawings and observing construction of the structure to ensure it meets the design plans. Most importantly, we are developing solutions for challenges encountered in the field that require changes to the original design. As you would expect, there are plenty when trying to marry a new building between two existing buildings!

It has been our pleasure to be a part of this unique project!



Client of the Month

By Nancy J. Nichols, PE, LEED AP

Elm Grove Companies and Kindler Development



These folks are making it happen! Elm Grove is a full service real estate investment firm, headquartered in Manchester, NH. Kindler Development is their construction arm. Redeveloping existing buildings for mixed use occupancies is a challenging business. Yet, they completed "The Flats @ Hanover Commons" at 235 Hanover Street in downtown Manchester and are currently working on a similar project with Team Engineering at 922 Elm Street, Manchester. These are



high-end apartments with offices, restaurant, laundry, and/or gym.

We are also collaborating on development of buildings in Concord, NH. Elm Grove has acquired four brick buildings with over 45,000sf of space on Pleasant and South State Streets in Concord, NH. These too will be for mixed uses. Two of the buildings include the Star and Kearsarge buildings which will benefit from modern upgrades and restoration while maintaining the historic feel of the downtown.

Charity of the Month

Goffstown Network Food Pantry

The Goffstown Network is a community based non-profit organization dedicated to providing the residents of Goffstown, Dunbarton and New Boston with food in times of crisis. It is staffed entirely by volunteers who serve in many capacities allowing the Food Pantry to operate on a regular schedule of two hours two days a week. In addition, the Pantry volunteer organization provides holiday food baskets during the Thanksgiving and Christmas seasons.

MISSION STATEMENT

The mission of the Goffstown Network is to provide for the hunger related needs of our neighbors in Goffstown, Dunbarton and New Boston. Founded with the governing principle that no person should go hungry and that every person deserves our care. Goffstown Network assists the citizens of the communities we serve by providing food and other related services on an emergency, short term basis. Through its volunteers and member organizations, Goffstown Network fulfills its mission through a cooperative spirit of community and mutual caring.

Team Engineering has proudly donated \$150 this month to **The Goffstown Network**.



What's happening with Turbo



At a recent agility trial.

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