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Code Consultants Conflict Resolution

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History of Brimfield Annex:

The Brimfield Town Hall Annex, commonly known as the "Captain Benjamin Salisbury House" located at 23 Main Street Brimfield MA was constructed in 1819 making it over 200 yrs old. The Annex is consisting of two floors and a partial basement. The first floor houses town offices, the upper floor is dedicated to mostly storage and ancillary uses. The Annex is of the Federalist style with a unique hip style roof. The annex has been used to house the town of Brimfield's municipal offices for many years and previously was a doctor's office.

Town Hall Use and Building Type:

According to 780 CMR 302.1 and 780CMR 602.5 respectively 2015 edition, the Brimfield Town Hall Annex falls into the following sub sets;

Use Group: "B" Business Use

Wooden Structure

Stone Foundation

Asphalt Shingle type roof

Building Type: "5-B" type B non-protected

Business Use open to general public

Year Built: 1819 making it over 200 yrs old

On September 3rd 2023 I had the opportunity to assess the condition of the Brimfield Annex building. As I conducted my survey, I viewed the partial basement looking at the condition of the foundation, bearing sill plates, the support beams and the floor joist assemblies, I then concentrated on the first floor paying attention to the floor, load bearing walls and ceiling, as my inspection progressed, I viewed the second floor and attic area. As the assessment continued, I inspected the exterior of the building paying special attention to the sills and load bearing walls. As the survey came to a conclusion, I viewed the roof line, hips and eaves.

Conclusion:

As a retired Senior State Building Inspector, my findings are as follows:

There is no substantial evidence of any major movement or signs of serious structural deficiencies that in my professional opinion would create a dangerous situation for the continued use and occupancy of the Brimfield Town Hall Annex.

The Town Hall Annex is in need of updates and restoration to bring it back to it's former glory, as stated in multiple engineering reports. Nowhere in the multiple reports is there any indication of evidence of imminent collapse. I feel this building with proper repairs will be a safe and viable town building well into the future.

Thank you for your consideration on this project.



Harold P. Learning

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