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DAILY EDITION

Saturday June 24, 1922.

BOOTH SCHOOL SAFE BUT NEEDS TEN TO FIFTEEN THOUSAND DOLLARS SPENT ON IT TO MAKE FIRST CLASS BUILDING.

(Continued from Page 1.)

joists, or bottom of the architrave, but from these levels the upper walls (including the Auditorium walls) should be taken down and properly rebuilt and then waterproofed.

I have tested a brick (as a fair sample) for absorption and find that they will take up about six oz. of water which is about 15 per cent of their weight. This amount of water is not excessive and indicates a good quality of brick.

Floor Slabs

5. The corridor slabs of concrete are of sufficient strength, but in their design the reinforcing bars should have been of greater area per linear foot of span in order to insure against practice. The ground floor slab should be strengthened at the centre hall space. The roof slabs of concrete over the coal room is not well designed for reasons given above and I recommend that this slab be strengthened and this recommendation is made after knowing that heavy loads have been taken over the slab.

6. A brick heading course is specified for every tenth course, but for some unknown reason was not put in. Had this been done a better bonding between face-bricks and tile wall would have resulted. The method used for bonding, i.e., a leaded brick is the custom in many places and is the standard practice of many architects.

Water in Basement

7. This drainage of water in the basement and taking out the muskies has not been done and apparently was never expected to be done as it is not specified to be done. The existing conditions have a deteriorating effect on the uses of the building, as the dampness will rise and be distributed through the building, giving a chilly feeling alike to pupils and teachers and in the winter months will show as frost on the windows.

The draining of the areas at the rear has not been done and backfilling work has not been completed in many places.

8. Fire escapes have not been installed and apparently no provisions have been made for securing them to the building.

9. The steel sashes in many instances are not weather proof as to glazing and I believe from appearances that they are not all weather proof in their setting.

Unusual Specifications

10. Joists, etc. are specified No. 1 Fir or Hemlock or Spruce.

This is an unusual manner to specify for quality in framing lumber and I found that spruce joists have generally, if not altogether been used. The floor construction of all rooms is safe for their intended uses but do not compare favorably with the standards of the best practices. The doubling of joists under partitions was not called for and was not done, but should have been, as some, if not all, of the floors have a decided dip at the cloak room partitions. These floors are out of level in most of the rooms. This is because they were constructed in that manner and not because of any special weakness. If dancing is to be allowed then the floors must be strengthened.

11. Railings were specified for certain stairs but in only one place have they been installed. No particular harm has been done by these omissions, but if they were in position, some pupil may be saved a nasty result from a fall by being able to grasp the rail to prevent such an occurrence.

12. The floors and bases of cloak rooms are in a miserable condition and should be replaced with wood.

Exterior Walls

13. The exterior walls of the ground floor were specified to be lathed with sheared steel lath, but this was not done and instead plastering material was applied directly to the tile walls. This method of plastering is good practice, but in this part of the work the walls should have been waterproofed before being plastered.

14. On account of the construction of the roof boarding at the eaves of the Auditorium roof it was not possible to properly lay the asphalt shingles and as a result some water finds its way into the brickwork below. This part of the work should be corrected at once.

15. The flashing and counter flashing of the main cornice and architrave under same was not done as specified and it was not required by the architects' details. Plastic cement as specified was not used to point up these flashings. Both of these omissions contribute greatly to the easy penetration of rain water into the parapet walls.

Iron Work and Roof

16. The unexposed surfaces of the galvanized iron work are not painted as is required by the specifications. This omission is not vital but if done would materially extend the life of the cornice and gutter works. A part of the gutter at the rear of the center building is leaking and all gutters at the edge of the gravel roofs are more or less filled with pitch and gravel.

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The gravel roofing work is excellent and I have never seen its equal. It carries a ten year guarantee clause and it should last for at least thirty years.

17. In conclusion, I believe it is right that I should mention that your building has been well planned and its facades are harmonious. The construction is fairly well throughout and is generally satisfactory except as follows:

Unstable Wall

The wall on the second floor between the Auditorium and corridor is not stable and should have additional supports by way of piers to ensure the necessary stiffness to make this a load bearing wall as it now is and was designed as such; there are not enough supports under the floor of the manual training room to prevent vibration when the various machines are operating.

17. The "Rubble Wall" of the ground storey is not the old time rubble wall which was in general use before rock concrete came into universal use as it is today. I believe however, that you have a first class wall in every respect and one that is equal in strength to any type of wall construction other than first class concrete work. It is a local conception and deserves favorable consideration from your citizens in their building projects whenever it is practical to make use of it.

Poor Workmanship

The workmanship displayed by the brick laying results is not generally a credit to the masons engaged on the works but more particularly the upper half. Some of the unsightly work should be cut out and be rebuilt wherever it is practical or absolutely necessary to do away with unsightly or faulty workmanship.

All door frames in the corridor walls should be taken out and be replaced so as to permit of the doors opening full and swinging clear back and lying flat against the corridor sides of their respective walls.

Whittaker's Report

The report of H. Whittaker, the

provincial government architect, presented at the joint meeting last night agreed in all vital respects with that of Mr. Jeffers although it is a longer document and goes into more detail, especially in regard to the floors. He agreed with Mr. Jeffers that the mortar, especially in the fire walls, was of poor quality and there were signs of careless workmanship in the brick-laying. Had the walls been erected according to the specifications and good mortar used and work discontinued during inclement and frosty weather they would not have been in their present condition. The question of laying the tiles vertically or horizontally was merely a matter of opinion and either plan had proved successful.

Walls Well Built

The masonry walls of the basement had been efficiently built and were capable of carrying the loads intended. There should be repointing of mortar joints. The quality of the bricks and tile were good, but waterproofing would increase their efficiency. No dancing, marching or gymnasium exercises should be allowed on the present spruce floors of the classrooms or auditorium. These floors could be supported at no great cost. The method of putting in cornices had not been in accordance with the best practices. When new fire walls were erected these should be flashed and counter-flashed and painted. The cloak-room floors should be taken up and replaced by wood. The muskies and rubbish in the basement should be cleared out and the ground drained, if necessary.

Considerable Discussion

The Jeffers' report was read over clause by clause and considerable discussion took place. It was brought out that there had been many changes in construction throughout the building from the original specifications. Mayor Rochester led in the criticism of this course and J. W. Potter, architect, defended it. The latter said that some of the most important changes had been decided upon after consultation with the School Board. High prices and necessity for economy and inability to obtain some of the specified materials had been the cause in most cases. Mr. Jeffers said that while some of the changes might have been economical, it was doubtful if all were.

Mr. Jeffers said that ninety per cent of the mortar, so far as he could judge, was satisfactory although there were signs of uneven mixing and in some places where it should have been hard it was soft like sand and could be scraped out with a knife. The building superintendent should have had organization to see that the work was carried out properly.

Mr. Potter said that the mortar had always been mixed right when he was around.

Appearance Affected

Mr. Jeffers said that there were some bulges in the brick-work where evidently rows had been taken down leaving uneven rows below. This affected the appearance of the building but not the strength to any degree. He was not satisfied with the mortar especially in the fire walls. It was not good mortar.

The theory that gasses in the building might have the effect of exploding if there was a fire was ridiculed by Mr. Jeffers. "It is a foolish statement. An airship might hit the building and knock it down. Anything might happen if you let your imagination go far enough."

Only Difference

In the course of the entire discussion, the only point where there was any difference of opinion between Mr. Jeffers and Mr. Whittaker was in regard to



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