



August 15, 2023

City of Clinton
Attn: Jason Craft, City Engineer
611 South 3rd Street
P.O. Box 2958
Clinton, IA 52733-2958
jasoncraft@cityofclintoniowa.us

Re: 1006-1008 South 4th Street and 1004, 1002, and 1000 South 4th Street

Dear Mr. Craft:

This letter is a follow up my visual assessment of the of the properties at the above referenced locations on August 14, 2023. It is my understanding the building at 1006-1008 South 4th Street collapsed on August 11, 2023. The building that collapsed is boxed in red in Figure 1. The assessment is in response to your request to have a licensed engineer with a structural specialty to provide a recommendation to whether the adjacent buildings pose a hazard if South 4th Street is reopened to traffic.

As noted in my letter dated September 23, 2022, the building at 1006-1008 South 4th Street was in severe disrepair and had many failed structural elements upon visual inspection on September 21, 2022. These failures included missing portions of the roofing materials, including visible holes. The failed structural elements noted in my prior report likely caused the collapse of the building, resulting in South 4th Street being covered in debris. Notwithstanding the collapse, the shared wall between 1006-1008 South 4th Street and 1004 South 4th Street remains. Like the collapsed building, large portions of roofing materials on 1004 & 1002 South 4th Street are also missing, albeit without any holes seen in previous aerial photography. The deteriorated roofing leaves little to no protection from the elements and could cause a more rapid decline in the structure of 1004 South 4th Street. The collapsed building no longer provides any lateral support for the remaining exposed wall and the potential for water load on the building floors could lead to this rapid decline. The now exposed shared wall and deteriorated roofing materials pose a significant threat to the structural integrity of the of these buildings, beyond those noted in my original letter.

The wall between 1002 and 1000 South 4th Street is also shared. There is no way to determine if this shared wall can act as an exposed exterior wall, should 1004 and 1002 South 4th Street be taken down, without going inside the buildings and performing a more detailed inspection. However, the deteriorated condition of the building, compromised structural integrity, and risk of collapse prohibit safe entry into the building and thereby precludes my ability to complete a more detailed inspection. My professional opinion of the shared wall is it was constructed as an interior wall with no consideration of being an exterior wall.

Reopening South 4th Street to traffic should only take place if the remaining buildings are knocked down to a level where a collapse will not allow debris to land on the roadway in my opinion. Removal of the

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buildings can take place later, but they currently pose a threat to vehicular traffic since there is no way to ascertain how long they will be able to stand in place given the years of deterioration and water intrusion they have sustained. This is especially true now that another wall is exposed directly to the elements.

It should be noted that my assessment was limited to the elements of the structure that were accessible and visible. I did not enter any of the buildings as I feel they are unsafe to enter and are prone to collapse. The investigation was of a visual nature only and any conclusions and recommendations are in accordance with generally accepted structural engineering practices and standard of care. No warranty or guarantee is implied or made.

Please call me at (309) 378-1401 if you have any questions or need any additional information.

Sincerely,

WILLETT, HOFMANN & ASSOCIATES, INC.

BY: 
Jordan K. Primus, P.E.
General Manager, Cedar Rapids Office
Iowa Licensed Professional Engineer
License No. 26587 (Expires December 31, 2024)

Encl.

cc: File



Figure 1: 1006-1008 South 4th Street Pre-Collapse.



Figure 2: 1004, 1002, & 1000 South 4th Street Pre-Collapse.



Figure 3: 1006-1008 South 4th Street Debris and 1004, 1002, 1000 South 4th Street Remaining Beyond.