

Reversing Falls Sanctuary Roof Notes. August 21, 2013.

After the super-committee meeting, I met with the building committee to briefly talk about priorities and next steps. After this, I had a chance, with Ralph and Jackie observing, to go up on the back roof to inspect and take pictures. I also got to go up into the belfry to look at conditions up there.

We know that we need to proceed with repairs to the kitchen and back room roof, as was suggested by the insurance inspector several years ago. David has commented that the roof, while not great, will last a couple more years, and the needed repair is at the point where the kitchen and dining room roofs intersect. Doing the whole roof might simplify making the repair into the rest of the roof, but it looks like shingles are flexible and not so sealed down as to make a spot repair too difficult.

If we were to do the whole roof, we would be doing the dining room, which is 18' up and down the slope and 28' wide, plus the kitchen, which is 8' up and down and 13.5' wide, times two faces. This comes to about 7 ¼ squares of roofing.



The way the roof is set up now, there's a gap as the two surfaces go down to meet, three courses up from the bottom. I would propose to remove the shingles immediately next to and under this overhanging gable, attach solid wood to bring the gable face out flush with the upper roof edge, re-shingle the lower surface with proper step flashing, and face the new vertical boarding with solid flashing tucked under the drip edge above. Trying to get everything watertight when it's recessed

like the current set-up would be difficult, and I think this is a spot where aesthetics of that gable overhang are a lower priority.

The alternative, to maintain the current aesthetic, would be to remove enough upper roof that a new membrane could be laid down flush with the existing gable end wall, and then the new roof edge re-built, but that seems like more work than we need to do.

I have been instructed to wait until David is available, so as to have a spotter when on the roof, but I'd like to schedule this to get done quite soon.

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Moving on, the outhouse is in very poor condition. I'm hesitant to step inside without an organic vapor mask due to the mold. Ralph has pointed out that this outhouse is grandfathered, but if we tear it down and re-build, the new one wouldn't be, so it is in our interest to repair this one, one wall at a time until brand new if necessary.



The current structure is 6'3" by 8'3", with 6' to the eave, more or less, on the low side. The roof had no overhang, and daylight is visible through the corner to the left (looking from outside) of the door. The other corners aren't far behind. The walls are moldy, and the area around the window is worst. The floor structure seems comparatively solid.

I would propose to sister wall framing where necessary, replace the window and wall sheathing around it, replace the roof framing and sheathing, and re-roof with some used metal roofing I have on hand. I would cover the inside surface with some paper faced foam board I have on hand and then paint it, which would cover up the existing mold. I have a suitable replacement window on hand, and can probably come up with the framing from scrap supplies. I would estimate the out-of-pocket costs at under \$100.

This work would extend the life of the outhouse by a number of years. It's not a perfect solution, but it will make the structure last long enough to find a long term alternative.

I did see this add for a composting toilet on the Belfast Co-op Bulletin Board. I called this morning (Thursday) and it is still available. It was used for about 2 weeks. If we got this, or something like it, we could build a new building for it in the location of our choosing.

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I had the opportunity to go up in the belfry. My primary reasons for going up were to try to figure out the source of the water on the sanctuary ceiling near the entry door, and to see if there were open wall tops. Plus I just like looking around.



I saw no evidence of dripping on the top of the new cellulose insulation. This makes me think the water marks may be old, but I'm not certain. The way to know is to paint the area of the ceiling and see if the water marks re-appear.

Talking with Ralph, I learned that the tops of the walls were blocked with thin material before the insulation was blown in. There is some diagonal framing in the wall, and sometime when the sun is shining on the south wall I'll have a look with the thermal camera to see what it looks like. Meanwhile, blocking up the bottoms of the stud bays in

the basement will reduce thermal looping and be fairly cheap to do with canned spray foam and scrap material. With that done, at some point in the future we could poke through the top blocking and blow loose cellulose in the walls. This would be an incomplete job, but better than nothing. Eventually it would settle and need to be topped off.

I went out on the bell level and had a look. The deck there is done with roll roofing, and it looks like there are at least two layers, and these are shot. On the edges, I can see cedar shingles as the bottom layer. If water is coming down to the sanctuary roof, it's likely coming through a failed spot in this surface.



I noticed the whole belfry wiggled slightly when I shifted my weight back and forth quickly. The structure seems pretty solid, but would benefit from some diagonal

bracing in the middle level, below bell level. It would also help to have a proper ladder, permanently installed, from sanctuary attic level up to the bell level hatch.



There is a hatch to the upper steeple interior, and looking up through this I saw several holes in the roof, one quite large. There is also a lot of mold and water staining. I hope that if we can get to it promptly, we could sister the framing where necessary, put on new sheathing, and shingle it. If we wait too long, the simple answer will become to take down the bell and remove everything above it, replacing the belfry floor with a short pyramid roof.

I'd hate for it to come to that though. I recognize that the belfry and steeple are a flourish on a building that has many other pragmatic needs, but I think it's an important flourish. I'll discuss with David what's within our capabilities.



On my way down I looked at the shot out window. The round sash is held in with nails around the edge. The easy way would be to bring up glass, points, putty, and glass cutter. That's not a hard job.

I'm looking forward to working on these things. I hope the committee can help prioritize them.