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May 10, 2024

City of San Antonio
C/O Development Services
1901 South Alamo Street
San Antonio, Texas 78204

Ref: Structural Visual Review of Existing Accessory Building for Remodel

Sub: 264 E Lullwood Ave., San Antonio, TX 78212

Project #: USE24-145

Whomever It May Concern:

1. General

As requested by Sajneet Khangura, the current homeowner, a non-invasive on-site structural review of the above referenced structure was performed by an authorized representative of our company, on April 26th, 2024. The purpose of the review was to verify the construction conformance of the concrete slab foundation and wood framing with the applicable building codes (2021 International Residential Code), as approved/amended by the City of San Antonio.

2. Observations

The existing accessory building is a two-story wood framed structure with an open space on the lower level and enclosed room on the upper level. The foundation is a 4" thick concrete slab. The rear wall of the structure appears to bear directly on the soil and not the concrete foundation. The floor joists are 2x8 joists spaced at 24 inches on center that span approximately 15'-6" (fifteen feet, six inches). One post for the exterior wood stairs is supported by a temporary concrete block footing, directly on the ground.

3. Conclusions

After careful review of the existing wood framing and concrete foundation, it is our opinion that there are numerous issues with the foundation and framing for the accessory dwelling. The areas of concern include:

1. The 4” thick slab is not a structural slab and cannot provide adequate support for the accessory building.
2. The rear all appears to bear directly on the ground, not on a slab foundation. Therefore, the rear wall is not adequately supported.
3. The existing floor joists are insufficient to support the design loads due to the current span.
4. Concrete footings which bear into the existing ground are required to support the existing posts for the exterior stairs.

After the completion of the on-site review of the foundation and framing of the accessory building, based on the information and to the best of our knowledge and belief, it is our opinion that the foundation and framing were inadequately constructed to support the proposed loads. The 4” thick concrete slab is not a structural slab foundation and does not adequately support the superstructure. Significant improvements to the foundation (constructing a new foundation to provide grade beams to adequately support the structure) are required. Note, the scope of this report was to review the adequacy of the existing accessory building. It is beyond the scope of this report to provide the design and/or recommendations for the building.

4. Limitations

The overall analysis was very limited due to the non-availability of as-built structural plans, at the time of this review. Our analysis did not include uncovering of any structural members that were not readily available at the time of this review. Evaluation and analysis of the existing structural wood framing, other than previously listed, is outside the scope of this report. Only items explicitly mentioned in this report have been reviewed.

Please do not hesitate to call us with any additional questions/comments, you may have (or) requiring additional information.

Respectfully,
Universal Structural Engineers, LLC



H. Wayne Leake III, P.E.
Structural Engineer



05/10/2024

Appendix A - Photographs



4" thick slab
foundation

Photograph 1 – Right Side of Accessory Building



Rear wall appears
to bear on soil

Photograph 2 – Rear Wall of Accessory Building



Rear wall appears
to bear on soil

Photograph 3 – Rear Wall of Accessory Building