
Date:	July 9, 2026	No. of Pages:	2 + Encl.
Project:	TCCC Restoration	Project No.:	TE-45355-25
Address:	191 Main Street West, Powassan	Permit No.:	-
Client:	Municipality of Powassan		
Distribution:	Trevor Keefe	Municipality of Powassan	tkeefe@powassan.net

Background

Tacoma Engineers has been retained by Municipality of Powassan to provide structural engineering for the arena at 191 Main Street West, Powassan. Tacoma Engineers has been working with the municipality to identify and detail repair and restoration work related to deteriorating building columns. While the municipality analyzes the long-term plan for the region, it has been requested that the building be cleared for use for an additional winter season.

The intent of this memorandum is to describe the conditions under which the facility may remain open for the upcoming winter season.

Comments

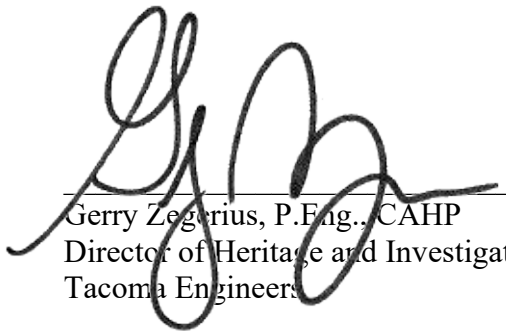
Many of the following conditions were listed in previous reports, and they continue to apply to the upcoming winter season (2026-2027). Additional comments have been added for clarity.

1. All short term bracing currently installed in the building is to be retained and kept in good repair.
2. The current design snow load for a community centre (high importance factor) in Trout Creek is 2.94 kPa. Since this design load is significantly greater than the capacity of the roof structure based on its actual design, Tacoma Engineers recommends that this building be excluded from the Municipalities Emergency Plan that would call for a community centre to be utilized as a shelter location in an emergency situation.
3. Using the information presented in the National Research Council Canada Structural Commentaries, referenced in the Ontario Building Code, the density of snow in an accumulated state can be capped at 4.0 kN/m³ (Commentary G, Clause 8). In reference to the design snow load of 2.4 kPa, this would equate to a 0.6m (24") allowable depth of snow accumulation to reach the design load. Tacoma recommends that indicators be added to the roof set at 18" in height. If snow accumulation exceeds that amount (covers the indicators), the roof snow must be removed in a careful, balanced approach. It should be noted that the Owner's representative has reported that this was a successful approach during the winter of 2025-2026, and that the roof did not retain significant snow accumulation that required removal.
4. If at any time, cracks, settlement or any other distress be noticed in the building structure, Tacoma Engineers or another professional engineer must be retained to immediately review the structure. **All operations within the building, without exception, must be stopped until cleared to resume.**

The above conditions apply to the TCCC until April 30th, 2027. Additional and ongoing condition reviews are required should the municipality elect to use the building past the end of April 2027.

If there are any questions about the recommendations outlined above, please contact the undersigned at your convenience.

Per



Gerry Zegerius, P.Eng., CAHP
Director of Heritage and Investigation, Management Associate
Tacoma Engineers



Encl. none