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# FY03 BIENNIAL FACILITY ASSESSMENT POINT PINOS LIGHTHOUSE



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## **SECTION I: EXECUTIVE SUMMARY**

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### **1. INTRODUCTION**

The Facility Assessment Team, consisting of CWO2 Haun and BMC Slusarz, conducted a biennial assessment of Point Pinos lighthouse on January 11, 2003.

#### **1.1. Assumptions**

All of the recommendations below are the very basic maintenance items that the inspectors viewed as necessary so the lighthouse can carry out its mission as a lighted aid to navigation. Most lighthouse optics have been modernized, and the lighthouse structure is only acting as a platform for the new electronic optics. The maintenance recommendations should be adhered to, therefore preventing further deterioration of the structure.

### **2. POINT PINOS LIGHT SUMMARY**

#### **2.1. LIGHTHOUSE BUILDING**

##### **2.1.1. Structural**

- Photo #1 shows the exterior of the structure to be in very good condition. The facility is in constant use by the Pacific Grove Museum of Natural History. The museum performs general maintenance and upkeep on the grounds and the light is open to the public for tours (300 people per weekend).

##### **2.1.2. Building Envelope (Windows, Roof, Ventilation)**

- Photo #2 shows the roof and windows to be in good condition.
- Photo #3 shows some moisture under the upstairs window. This may be due to minor cracks to the exterior finish of the light.
- This building has a ventilation problem which causing vapor flow through the walls. Vapor condensation within walls can cause extensive damage to many types of building materials. Wood framing members can warp or decay in the presence of moisture; metal can corrode; insulation

can lose its effectiveness; concrete and concrete masonry products can undergo volumetric changes; and freeze-thaw cycle under moist conditions can deteriorate both clay and concrete masonry as well as stone.

There are three methods to help eliminate wall surface condensation:

- 1: Reducing the humidity of the inside air by ventilation;
- 2: Increase the surface temperature of the interior wall by air movement by mechanical means (fan).
- 3: Increase the heat resistance of the wall by adding an air space or insulation.

#### 2.1.3. Interior and Exterior Finishes

- Photo #4 shows the exterior of the front porch with a settlement crack, approximately 2' long, and 1/8" in width.
- Photo #5 shows the entry room in good condition and in active use.
- Photo #6 shows the exterior of the oil building with some rust on the doorframe and dry rot in the eaves.

#### 2.2. RECURRING MAINTENANCE COSTS

Roof replacement every 15 years \$15,000  
Painting maintenance every 5 years \$2,000  
Interior and exterior general maintenance every 5 years \$2,000

#### 2.3. CONCLUSIONS AND RECOMMENDATIONS

Based on the field evaluation and no visual evidence of any major structural problems, we conclude that this structure is in sound condition and will require the recommended recurring maintenance. There are no current major funding issues on this facility.



**SECTION II: TABLE OF DEFICIENCIES (FACILITY ASSESSMENT SUMMARY)**

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No deficiencies identified for this unit.



**SECTION III: NEW SHORE STATION MAINTENANCE RECORDS  
(SSMR'S)-AFC43**

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No SSMR's identified for this unit.



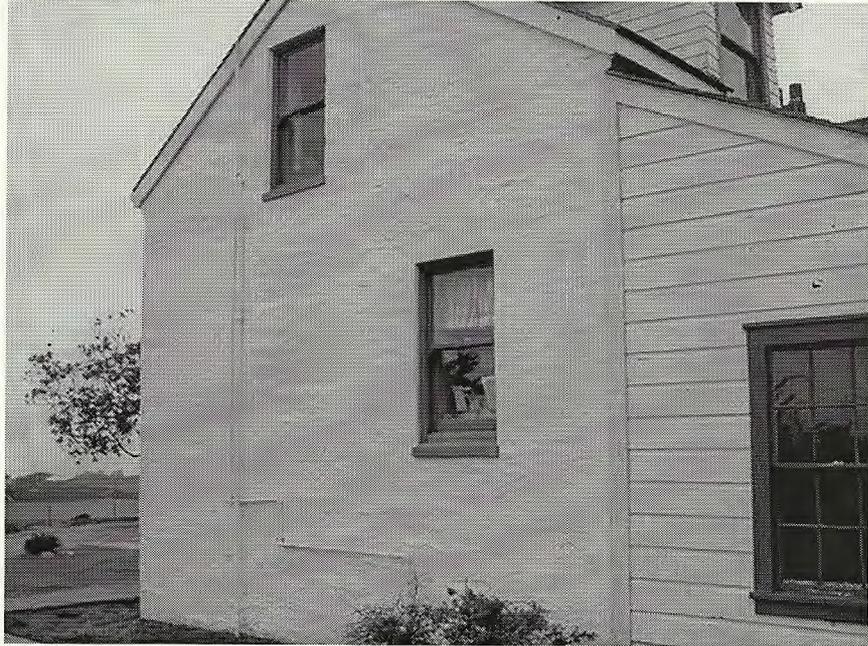


## SECTION IV: PHOTO LOG

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### LIGHTHOUSE PHOTOGRAPHS

#### 1 POINT PINOS LIGHTHOUSE PHOTOGRAPHS.



Photo#1 Shows the exterior of the light to be in good condition.

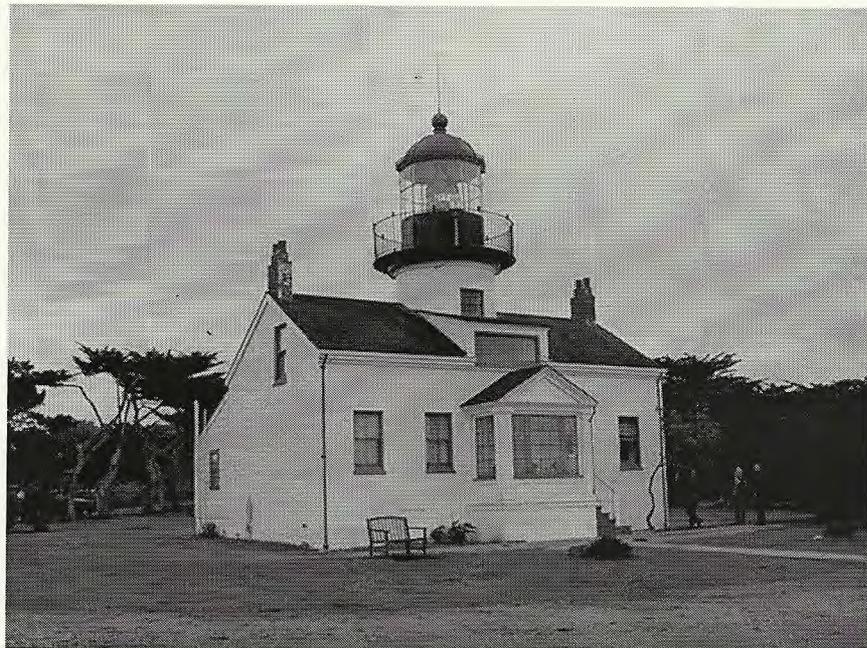


Photo #2 shows the roof and windows to be in good condition.



Photo #3 shows some moisture under the upstairs window..



Photo #4 shows the exterior of the front porch with a settlement crack.



Photo #5 shows the main entry room in good active condition.



Photo #6 shows the exterior of the oil building with some rust on the doorframe and dry rot in the eaves.