

SEACOASTONLINE Archives | Business | Cars | Classifieds | Dining | Jobs | Real Estate | Sports | Spotlight



Click Here
to Receive
Our Daily
Headlines



Seacoastonline

Plaistow, NH Friday, June 13, 2003

Every Year.
Every Make.
Every Model.

THE ROCKINGHAM NEWS

Contractor cuts hole in school roof

By Barbara Polletta
rockinghamnews@seacoastonline.com



Seacoastonline.com
Classified Market Place
www.seacoastclassifiedads.com

RAYMOND - School officials are claiming that accusations made by a roofing contractor during last week's School Board meeting are not only incorrect but were possibly made as a **part of some manipulative sales tactic.**

They also claim that the man went onto the roof of the school unlawfully and bored a hole to obtain a roof sample without their knowledge or permission.

Requesting to speak during public input, a roofing contractor who came in as the low bidder on the Lamprey River Elementary School reroofing project accused school officials of putting "illegal" bid specifications out to contractors for bid.

Contractor Gerard Beloin of New Boston also presented a large "cork-like" sample that he said he had cut out of the roof to prove his accusations. He said he was one of four contractors to bid on the project but was the only one to discover that the building had three roofs already in place, not two as the district claims.

Looking unmistakably bewildered at the accusations from the man, Director of Maintenance Tony Ricci said a third roof was not possible and then asked Beloin how he got the sample.

"I took a core sample on my own," Beloin replied.

School officials were adamant that Beloin's claims were untrue and disturbed that someone could go up on the roof of a school and cut a hole without anyone noticing.

Ricci, who has been in the district more than 20 years, had structural inspection reports on the school on hand. The reports were completed by Miller Engineering in March 2001, after a winter with a heavy snowfall.

[Portsmouth Herald](#)
[Exeter News-Letter](#)
[Hampton Union](#)
[Rockingham News](#)
[Dover Community News](#)
[York Weekly](#)
[York County Coast Star](#)



[Local Lodging Directory](#)



[Search new and used cars.](#)



[The Point and Click dining guide for the Seacoast](#)



[Search, find, and buy your next home.](#)



[Find a job on the Seacoast](#)



[Coupons and deals](#)



[Seacoast Yellow Pages.](#)

Rock News
[Today's News](#)
[Archives](#)
[Cartoons](#)
[Classifieds](#)
[Crossword](#)
[Columnists](#)
[Editorials](#)
[Employment](#)
[Lottery](#)
[Our Times](#)
[Photographers](#)
[Reporters](#)
[Weather](#)

Public Records
[Obituaries](#)
[Police Logs](#)

Port. Herald
[News](#)
[Business](#)
[Maine News](#)
[Sports](#)
[Spotlight](#)
[Xscape](#)

Weeklies
[Dover](#)
[Com. News](#)
[Ex News-Letter](#)
[Hampton Union](#)
[York County](#)
[Coast Star](#)
[York Weekly](#)

Entertainment
[Concerts](#)
[Datemaker](#)
[Dining](#)
[Exhibits](#)
[Features](#)
[Menu Guide](#)
[Movie Times](#)
[Music](#)
[Nightlife](#)
[Recipes](#)
[Theatre](#)
[TV Times](#)

Tourism
[Attractions](#)
[History](#)
[Parks/Beaches](#)
[Photo Gallery](#)
[Summer Events](#)

Local Resources
[Churches](#)
[Event Calendar](#)
[Real Estate](#)
[Local Links](#)
[Mortgage](#)
[Shop for a Car](#)
[Towns](#)
[Yellow Pages](#)

About Us
[Advertising](#)
[Circulation](#)
[Comm. Printing](#)
[Contact Info](#)
[Employment](#)

[Logos/Link](#)
[Media Kit](#)
[Photo Reprints](#)
[Place An Ad](#)
[Site Index](#)
[Site Search](#)
[Subscribe](#)
[Submit Forms](#)

He said the report clearly states that there are only two roofs on the structure, the original roof and a rubber membrane roof installed in 1992. The district also has a letter from **Miller Engineering that states the building is structurally sound.** GB's note. See next to last sentence.

Beloin stuck to his accusations, telling the board that state building code does not allow more than two roofs on any structure, owing to specific weight limitations. He claimed there were definitely three roofs on the school and that he found areas where the roof was caving in, because it exceeds the weight limits.

"The building is unsafe," he told the board as he showed them photographs of the alleged dangerous areas. "The roof has to be completely torn off and replaced and we are talking more in neighborhood of \$300,000 or more to do it."

Superintendent James Turbeville said he heard nothing that convinced him that Beloin's findings were correct and that it was curious that none of the three other, reputable contractors who bid on the project came to the same conclusion.

"I have no way to know if he is trying to scare you and trying to sell you a bigger project," Turbeville told board members. "We have engineering reports that assure us the building is safe and to state otherwise sounds like a scare tactic."

In the days following the meeting, Ricci and Turbeville sought answers.

They say that the core sample Beloin took was from an area of the roof where builders add an extra protective layer of material to direct water away from the wall of the structure.

"The hole was on the edge of the cafeteria wall, and I have spoken to contractors who verified that particular area of a roof is raised with additional material to direct water flow away from the walls and toward proper drainage," Ricci said.

"They told me that some contractors may claim what was said to us at that meeting (is) a trick of the trade to expand a proposed project when in truth they know it is how the roof is constructed," he continued.

Turbeville said he was not only concerned by the accusations made by Beloin, but offended and angry.

"It reminds me of an insurance salesman who tries to scare people into purchasing more," he said.

"Frankly, I am angry it occurred, angry it was done in public, and the district may be seeking damages for repair of that core sample hole he made when he trespassed on our property," Turbeville said.

Ricci said that the repair Beloin made to cover the core sample he took was "horrendous," with silicone applied to ragged edges.

"Normally, a repair would be neat and square, but this is just unbelievable," he said. "We contacted the police on the matter and were told it is a civil case, so we have called him (Beloin) and requested he fix the damage from the sample. We will see what happens."

Beloin could not be reached for comment. GB's note. No one called.

Turbeville said Police Chief David Salois is currently reviewing the specifics of the case and may file charges of **criminal trespassing and destruction of public property.**



"If possible, we need to prosecute him," Turbeville said.

Turbeville said he has contacted Richard Mailhot, the town building inspector and code enforcement officer, who verified that in 2002 there was a new code adopted by the Legislature that states there can only be two roofs on a structure.

"We have two roofs now, the original and the rubber membrane. This means we will be seeking a special waiver from the fire marshal not to remove the current membrane before we add a new one," Turbeville told Rockingham News.

"The local fire chief, Kevin Pratt, will be doing the inspection. If we don't get the waiver, we may go in another direction with our roofing choices," he said.

Meanwhile, the project is heading back out to bid, with offers expected back in about two weeks. School officials had announced before Monday's meeting that the project was going to be put back out to bid because none of the four bidders had come in with a figure close to the \$55,418 approved by voters last March.

"Even if we accept the best offer, we still need to raise \$8,000," Turbeville said.

Four companies bid on the project, including Beloin Roofing, Therrien AW Co. Inc. of Manchester, Skyline Roofing Inc. also in Manchester and Melanson Roofing of Keene.

Approximately three winters ago, the membrane roof was damaged by snowblowers and shovels used to remove a record heavy snowfall from the structure, because community members feared it would collapse.

Since then, the school has been plagued by increasing leaks and, when it rains, water pours into a few classrooms.

u

| [Back to the Rockingham News](#) | [Print this Story](#) | [Email this Article](#) |



Seacoast Online is owned and operated by Seacoast Newspapers.
Copyright © 2003 Seacoast Online. All rights reserved. [Please read our Copyright Notice and Terms of Use](#). Seacoast Newspapers is a subsidiary of [Ottaway Newspapers, Inc.](#), a [Dow Jones](#) Company.



Raymond Fire Department

1 Scribner Road
Raymond, New Hampshire 03077
Business: (603) 895-3321 Fax: (603) 895-0901

Kevin Pratt
Fire Chief

Micol Greenwood
Deputy Chief

Charles Perkins
Deputy Chief

Paul L. Hammond
Deputy Chief

MEMORANDUM:

DATE: 6/11/2003

TO: Toni Ricci, Building Maintenance Supervisor

FROM: Kevin Pratt, Fire Chief Raymond

SUBJECT: Elementary School roof Renovation

The Raymond fire Department is familiar with the roof at the Elementary School. The winter of 2002 a dozen of our Firefighters assisted in the removal of all of the snow from the roof. Our assistance starting Election Day and snow removal continued for four more days. We were summoned to the building after a snapping noise was heard from the roof area of the building. Engineers were brought in before and after our work. At it is my understanding all welds were looked at and found ok. When we first got on the roof we found several screw heads that were a few inches higher then the rubber roof. We also saw a couple of places that the roof had big dips in it. Both of these indicate something is going on under the roof.

It is my opinion that after the top roof is removed a certified engineer before covering should inspect the next roof. Inspection should include but not limited to, Structural damage, water damage or deterioration, and asbestos. Other considerations shall be given to rafters and structural components. My concern is the length of time the roof has leaked and the large area of leaks. If the Engineers find the second roof is soaked it is probable replacement will be needed. If the Structural Engineer Approves the sub roof then I would recommend approval of its covering. As you are a where the code that regulates this is International Building Code 2000, Section 1510.1-1510.6.

1510.3 Recovering vs. replacement. New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

- 1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.***
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
- 3. Where the existing roof has two or more applications of any type of roof covering.***



TOWN OF RAYMOND
Office of Code Enforcement
TOWN OFFICES
4 EPPING STREET
RAYMOND, NEW HAMPSHIRE 03077
Tel 603 / 895-4735 9 Fax 603 / 895-0903

May 21, 2003

Bluestone Inc.
45 Tucker Mill road
P.O. Box 304
New Boston, N.H.
03070

To whom it may concern;

In regards to your request as to the building code followed within the Town of Raymond, New Hampshire.

The answer is the Town enforces the State Building Code which currently is the International Building Code 2000.

In regards to snow load requirements, our local code requirements are 62# per square foot, ground snow load.

No more than 2 roofs are allowed. Before a 3rd roof is to be installed, the previous 2 roofs must be completely removed.

Sincerely,

Richard J. Mailhot, Sr.
Code Enforcement Officer