



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received:

1/27/16

Permit No.:

B16000566

Building Address: 4887 Wharff Lane
City: Ellicott City, State: MD Zip Code: 21043
Suite/Apt. #: SDP/WP/BA #:
Census Tract: Subdivision:
Section: Area: Lot:
Tax Map: Parcel: Grid:
Zoning: Map Coordinates: Lot Size:

Existing Use: SFD
Proposed Use: SFD
Estimated Construction Cost: \$ 250,000
Description of Work: Adding parking, 2nd story, wrap/pole and elevated for 12' high sun in wheelchair
Occupant or Tenant:
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Property Owner's Name: John Keller
Address: 4887 Wharff Lane
City: Ellicott City, State: MD Zip Code: 21043
Phone: 410 844-0449 Fax:
Email: John@BlueStarHouses.com

Applicant's Name & Mailing Address, (If other than stated herein)

Applicant's Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Contractor Company:
Contact Person:
Address:
City: State: Zip Code:
License No. :
Phone: Fax:
Email:

Engineer/Architect Company:
Responsible Design Prof.:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

| Commercial Building Characteristics | Residential Building Characteristics |
|---|---|
| Height: | <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse |
| No. of stories: | Depth Width |
| Gross area, sq. ft./floor: | 1 st floor: |
| | 2 nd floor: NA |
| Area of construction (sq. ft.): | Basement: |
| | <input checked="" type="checkbox"/> Finished Basement |
| Use group: | <input type="checkbox"/> Unfinished Basement |
| | <input type="checkbox"/> Crawl Space |
| Construction type: | <input type="checkbox"/> Slab on Grade |
| <input type="checkbox"/> Reinforced Concrete | No. of Bedrooms: 3 |
| <input type="checkbox"/> Structural Steel | Multi-family Dwelling |
| <input type="checkbox"/> Masonry | No. of efficiency units: |
| <input type="checkbox"/> Wood Frame | No. of 1 BR units: |
| <input type="checkbox"/> State Certified Modular | No. of 2 BR units: |
| | No. of 3 BR units: |
| | Other Structure: |
| | Dimensions: |
| ➤ Roadside Tree Project Permit | Footings: |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Roof: |
| Roadside Tree Project Permit # | <input type="checkbox"/> State Certified Modular |
| | <input type="checkbox"/> Manufactured Home |

| Utilities |
|---|
| Water Supply |
| <input checked="" type="checkbox"/> Public |
| <input type="checkbox"/> Private |
| Sewage Disposal |
| <input type="checkbox"/> Public |
| <input checked="" type="checkbox"/> Private |
| Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Heating System |
| <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil |
| <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas |
| <input type="checkbox"/> Other: |
| Sprinkler System: |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Grading Permit Number: |
| Building Shell Permit Number: |

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature

Email Address

Title/Company

Print Name

Date

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

-FOR OFFICE USE ONLY-

| AGENCY | DATE | SIGNATURE OF APPROVAL |
|----------------------|---------|-----------------------|
| State Highways | | |
| Building Officials | | |
| PSZA (Zoning) | | |
| PSZA (Engineering) | | |
| Health | 5/16/16 | |

Is Sediment Control approval required for issuance? ☐ Yes ☐ No
☐ CONTINGENCY CONSTRUCTION START

| DPZ SETBACK INFORMATION |
|---|
| Front: |
| Rear: |
| Side: |
| Side St.: |
| All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Lot Coverage for New Town Zone: |
| SDP/Red-line approval date: |

| | |
|----------------|----------|
| Filing Fee | \$ 25.00 |
| Permit Fee | \$ |
| Tech Fee | \$ |
| Excise Tax | \$ |
| PSFS | \$ |
| Guaranty Fund | \$ |
| Add'l per Fee | \$ |
| Total Fees | \$ |
| Sub-Total Paid | \$ |
| Balance Due | \$ |
| Check | # 5702 |

Distribution of Copies: White: Building Officials

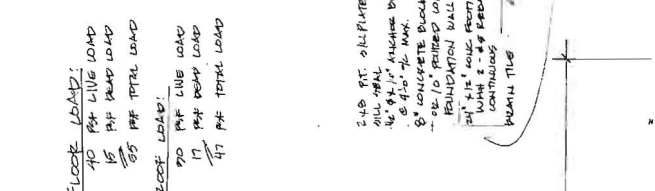
Green: PSZA,Zoning

Yellow: PSZA,Engineering

Pink: Health

Gold: SHA

Operations\Updated Forms\Building applmp 8.2012.docx



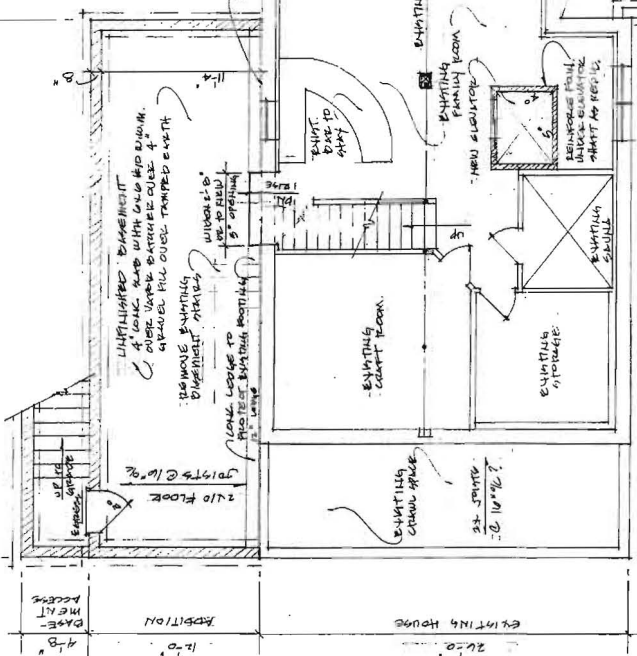
FLOOR LOADS:

| | | | |
|----|-----|-------|------|
| 40 | P#1 | LINE | LOAD |
| 15 | P#2 | DEAD | LOAD |
| 95 | P#3 | TOTAL | LOAD |

ROOF LOADS:

| | | | |
|----|-----|-------|------|
| 90 | P#1 | LINE | LOAD |
| 17 | P#2 | DEAD | LOAD |
| 47 | P#3 | TOTAL | LOAD |

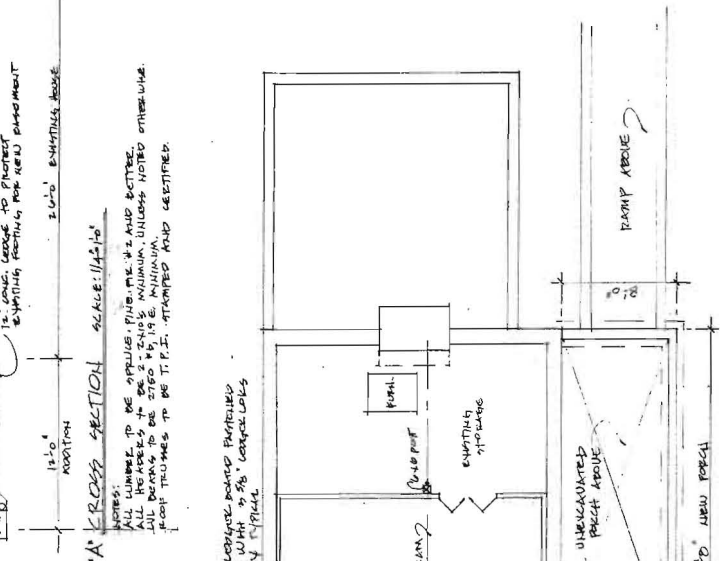
240 PT. 5K PLATE
WILL NEED
42" x 10" AIRAGE DOORS
@ 9:00 - 7K MAX.
8" CONCRETE BLOCK
- OR 10" RIMMED CONC.
FOUNDATION WALL,
24" x 12" CONC. FOOTING
WHEN 2 - 40 REBAR



10' CROSS SECTION
SCALE: 1/4" = 10'
NOTES SAME AS
1" CROSS SECTION

FOUNDATION / EXERCISE PLAY

SCALE: 1/4" = 1'-0"
ALL DIMENSIONS TO FACE OF MEMBERS.
ALL OTHER DETAILS AS REQUIRED PER CODE.
PROVIDE BAYON SYSTEM IN ACCORDANCE WITH 2015 IBC, APPENDIX F.



A' CROSS SECTION SCALE: 1/4"=1'-0"

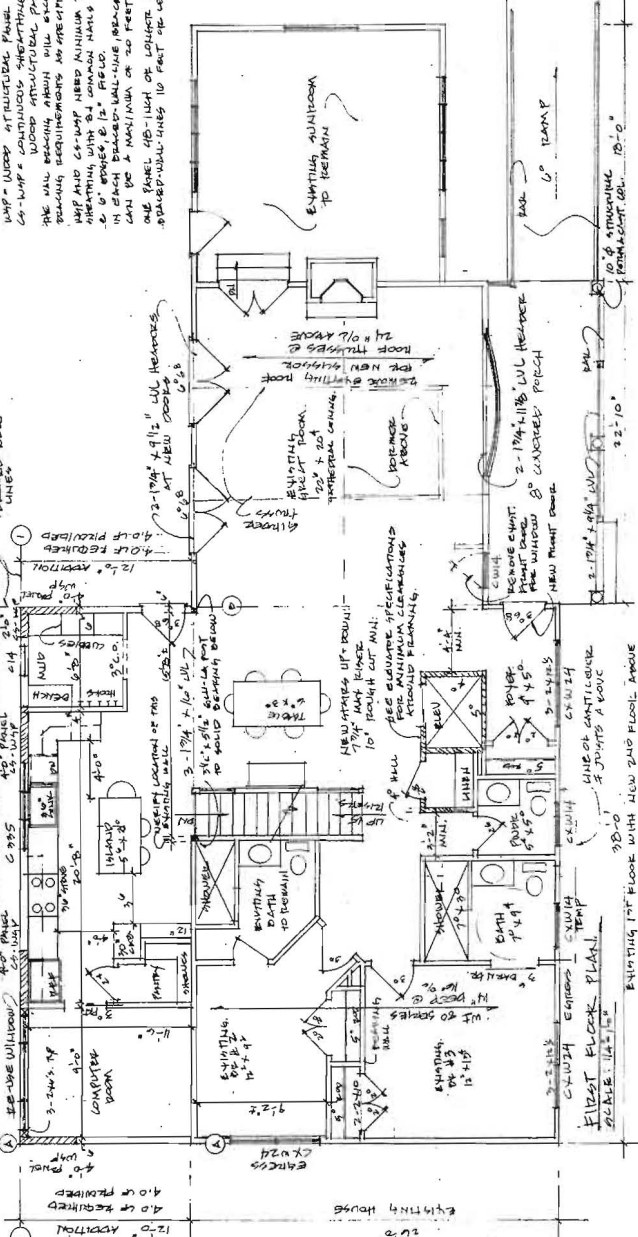
NOTES:
ALL NUMBERS TO BE APPLIED. P.I.N.O. P.R. #2 AND ECTIVE.
ALL HEADERS TO BE 2-2405 MINIMUM, UNLESS NOTED OTHERWISE.
ALL DEXAS TO BE 2760 P.B. 19 E. MINIMUM.
FOOT TRIMMES TO BE T.P.I. ATTEMPTED AND CERTIFIED

2410 P.T. CORALREE BOULEVARD FORT LAUDERDALE
FL 33308 WITH 35% CORALREE LOOKS
2500-2550 5/19/62

TRAMP ABOVE



CO-WAP = WOOD STRUCTURAL PANELS
CO-WAP = CONTINUOUS SHEATHING
WOOD STRUCTURAL PANELS
THE WALL BEARING ABOUT WILL EXCEED
LOADING REQUIREMENTS AND EFFECTIVE
WAP AND CO-WAP NEED MINIMUM
BREATHING WITH 2" COMMON NAILS
EITHERING, E. 12" FIELD.
IN EACH BRICKED-WALL-LINE, BRICKING
CAN BE A MAXIMUM OF 20 FEET
ONE PANEL 45'-INCH OF LIGATE
BRICKED-WALL-LINES 10 FEET OR

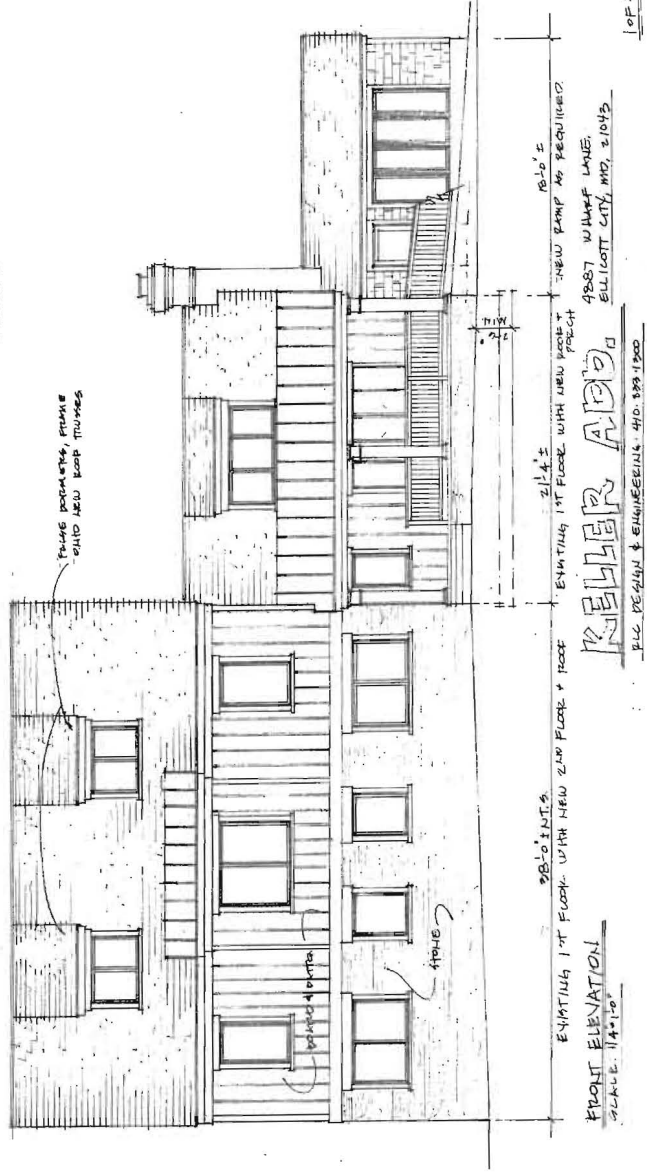
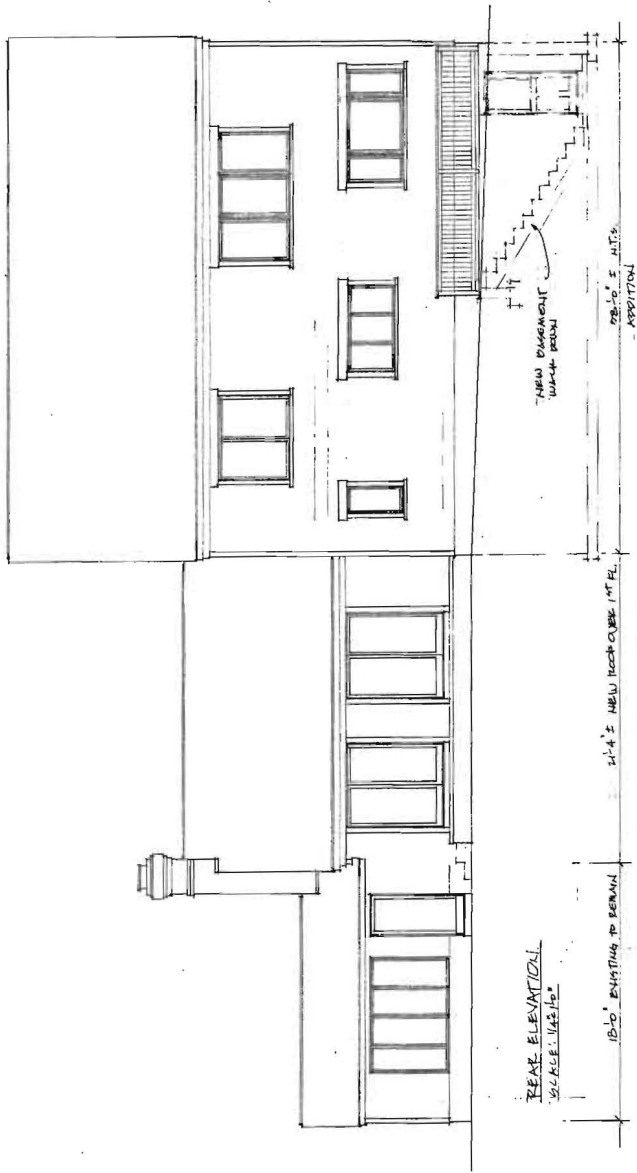
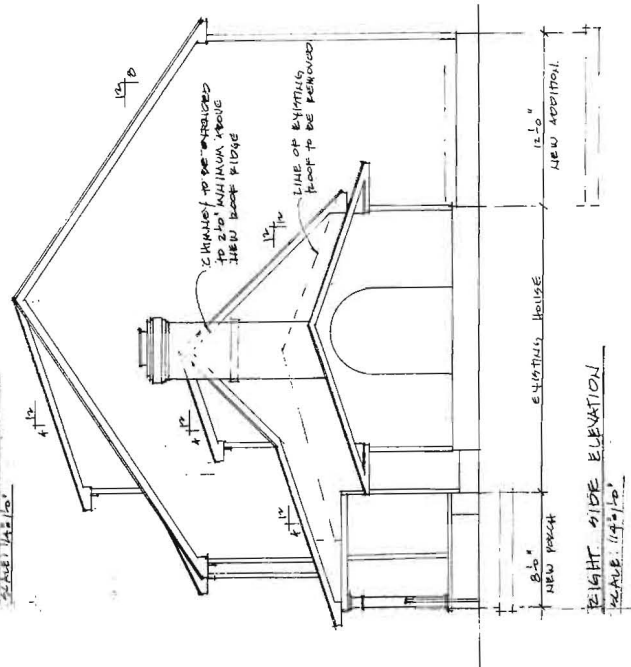
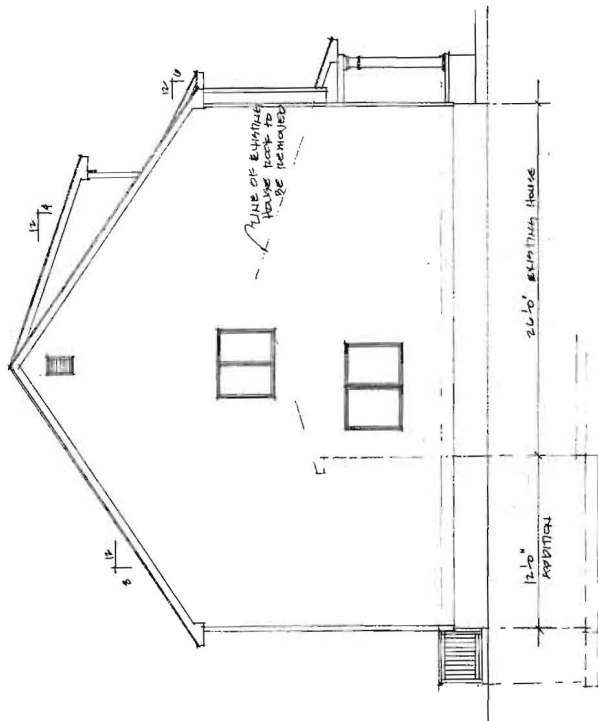


1st Floor:
Addition = 456 sf
Per sq = 182 sf

2nd Floor:
Addition = 1444 sf

1st + 2nd Floor Planks:
Notes:
All dimensions to face
snipe put planks as
required per code
with joints shown as
above.

[illegible]



KELLER ADD

4887 WILKIE LANE,
BELLICOTT CITY, MD, 21043

P.L.C. DESIGN & ENGINEERING, 410.889.1200

Bricker, Robert

Updated
Floor Plan

illustrating
built-in shelving
& cabinets

From: johnnkeller <john@bluestarhouses.com>
Sent: Thursday, April 14, 2016 4:11 PM
To: Bricker, Robert
Subject: RE: B16000366_Health Department comment - Keller 4887 Wharff Lane
Attachments: Keller SDK 041416.pdf

Mr. Bricker,

I spoke with the the guy that did the well abandonment and he will send me a well abandonment certificate that I will forward to you. Also, I have attached an updated House Plan showing the 2nd fl office with clearly marked shelving and cabinets on all walls. Let me know if you need anything else.

Regards,

John

From: Bricker, Robert [<mailto:Robert.Bricker@howardcountymd.gov>]
Sent: Thursday, April 14, 2016 3:45 PM
To: john@bluestarhouses.com
Subject: FW: B16000366_Health Department comment - Keller 4887 Wharff Lane

Mr. Keller, I did not originally see all of the attachments that you sent. I will review the remainder this afternoon.
Robert Bricker, REHS/RS, L.E.H.S.

From: John Keller [<mailto:john@bluestarhouses.com>]
Sent: Monday, April 11, 2016 4:44 PM
To: Bricker, Robert
Cc: John Keller
Subject: RE: B16000366_Health Department comment - Keller 4887 Wharff Lane

Mr. Bricker,

I have attached the items you requested: Location of septic system and Invoice for work, Well abandonment work and invoice, revised house plans showing my office on 2nd floor and appeal letter for perc. cert. Please call me if you need anything else.

Regards,

John Keller

(410) 804-0448

From: Bricker, Robert [<mailto:Robert.Bricker@howardcountymd.gov>]
Sent: Thursday, February 25, 2016 1:54 PM
To: john@bluestarhouses.com
Subject: B16000366_Health Department comment

See attached PDF.

ROBERT BRICKER, REHS/R.S., L.E.H.S.
ENVIRONMENTAL SANITARIAN II
BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
8930 STANFORD BLVD., COLUMBIA, MD 21045

Phone: Desk, 410-313-2691; Program, 410-313-1771; Bureau, 410-313-1774

Fax: 410-313-2648

February 25, 2016

John Keller/Elena Keller
4887 Wharff Lane
Ellicott City, MD 21043

Howard County Health Dept.
Bureau of Environmental Health
Attn: Mike Davis

Re: B16000366: proposal for addition – Waiver of Percolation Certification Plan

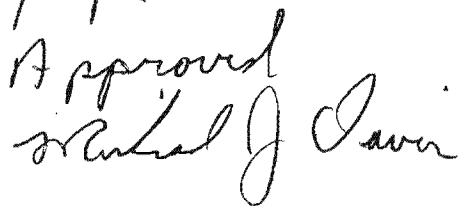
Dear Mr. Davis,

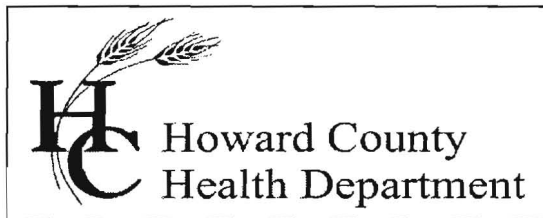
Per the correspondence from Robert Bricker, as the co-owner of the home at 4887 Wharff Lane, I would like to request a waiver of the Percolation Certification Plan. I am adding an addition on to my home to make it handicap accessible for my twelve year old son who is in a power-chair and would like to start the renovations as soon as possible with all the proper permits.

Thank you for your timely consideration.

Best Regards,


John Keller
Elena Keller

3/10/16
Approved




Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-1771 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

Date: April 13, 2016

To: John Keller, Applicant

~~John.Keller@hustarhomes.com~~

RE: B16000366; proposal for construction of addition at 4487 Wharff Lane

Dear Mr. Keller,

I have received the copy of invoice you submitted for having your well 'sealed'. I expect that a Licensed Well Driller will soon be sending me a Well Abandonment Report as required by Code of Maryland Annotated Regulations [COMAR} 26.04.04.34.G..

I can inform you that Mr. Davis has approved a waiver, per your request that a Percolation Certification Plan will not be required for this proposal (B16000366).

There remain two primary issues: a revision of the floor plan and a revision of the plot plan. The revised plot plan and the revised floor plan are to be submitted to the Department of Inspections, Licenses, and Permits (DILP). A formal revision sheet must be submitted with the plans in response to Health Department comment.

1. The Plot Plan must be revised to include the locations of the septic tank and the septic system distribution trenches.

While there is a record for the installation of a 1000-gallon septic tank in 1991, the record does not include a description of the distribution trenches, their location(s), inlet depth, gravel depth, and/or trench bottom depth.

- a. The Health Department requires that the septic tank location be accurately illustrated on the Plot Plan, and the distribution trench location(s), or dry well location, be illustrated as accurately as possible.
- b. The Health Department requires a report, generated by a professional and presented on their official letterhead that describes the values for the aforementioned distribution system parameters.

Location of distribution trenches may be obtained by several methods:

- i. A contractor that conducts surveys with a Ground Penetrating Radar can locate the trenches, and may also be able to confirm trench bottom depths and estimate trench inlet depths. Limited excavation may be required for confirmation.

- ii. A septic contractor may be able to locate the septic system trenches by utilizing a combination of methods that includes probes and articulated electronic sensors. Excavation may be utilized for confirmation. It may be difficult to predict the extent of excavation required to confirm trench location(s), length and depth.
- 2. The floor plan includes a room (labeled as 'Playroom') that is greater than 90 sq.ft., and has a door, a closet, and a window. Construction of the room as proposed creates a space that fits the Code definition for a bedroom [Howard County Code 3.801(B)], and triggers the requirement for a septic system upgrade to include a Best Available Technology (BAT) unit and possibly additional trench absorption area.

The 'Playroom' configuration may be modified. So as not to fit the Code definition of a bedroom, a redesign of the 'Playroom' would eliminate the closet (re: "storage"), most likely by removing the doors, and incorporate one of these three options:

- i. Eliminate the room entrance door and make the entrance to the room 4-feet wide,
- ii. Construct a half-wall between the 'Playroom' and another room,
OR
- iii. Encumber all walls in the 'Playroom' with built-in components such as shelving and cabinets

Should you have any questions concerning this matter, you may contact me by email (rbricker@howardcountymd.gov), or by calling 410-313-2691.

Respectfully,



Robert Bricker, REHS/R.S., L.E.H.S.
Environmental Sanitarian, Well and Septic Program
Howard County Bureau of Environmental Health

Enclosure: (1) definition of Bedroom
Copy: file

+ 887 W. Darby Ln.

Davis, Michael J

From: Bricker, Robert
Sent: Friday, April 22, 2016 8:49 AM
To: Davis, Michael J
Subject: FW: B16000366_Health Dept follow-up

Mike,
See below, Mr. Keller's request for waiver.
Robert Bricker

From: johnnkeller [mailto:~~johnnkeller@hawaii.gov~~]
Sent: Thursday, April 21, 2016 5:06 PM
To: Bricker, Robert
Cc: ~~johnnkeller@hawaii.gov~~
Subject: RE: B16000366_Health Dept follow-up

Mr. Bricker,
Per our conversation, I am requesting a hardship on the additional charge of \$506 for overseeing the septic co. when they dig an observation pit to analyze soil composition.
The reason I am seeking a permit is to renovate my house to make it handicap accessible for my 13 year old son who has Cerebral Palsy and is in a powerchair. We must build a ramp, enlarge all openings, install a walk-in shower, install an elevator etc. We have maxed out our home equity line of credit to renovate and have no room in our budget for any and all additional expenses.
Every day that goes by without a permit to start renovation is costing me money and putting my son at a further disadvantage for quality of life. We supplied all the necessary things that were required in your initial letter, at considerable cost, but we knew we had to in order to obtain a permit. There was no request for dry well depth in the initial letter, just location of the septic system.
Now you are requesting additional work to be done because of the location of the dry well to perc test B. I was told by Fogles that there was no issue with the location of the dry well because it was far enough away, per code and health dep. parameters. Just to check it out, could cost me \$1,000 or more. I can understand needing the depth of the dry well and I can have Fogle come back out and give me that considering that should have been included in their initial survey, but I do not understand why we need to go to the additional time and expense of digging an observation hole when our septic system is fully operational and will prolong the permit process even further.
I am asking you and your supervisor to take all this into consideration and help me do what is best for my son.
Best regards,
John Keller

From: Bricker, Robert [mailto:~~Robert.Bricker@hawaii.gov~~]
Sent: Thursday, April 21, 2016 11:48 AM
To: ~~johnnkeller@hawaii.gov~~
Subject: B16000366_Health Dept follow-up

Mr. Keller,
I apologize that my review has taken longer than expected. Please see attached PDF for a summary of the review of all submittals and the Health Department requirements for approval.

ROBERT BRICKER, REHS/R.S., L.E.H.S.
ENVIRONMENTAL SANITARIAN II
BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 5-21-16

To: Mike Davis
(Person's Name and Division)

From: John Keller (410) 804-0448
(Your Name, Company Name and Telephone Number)

Subject: Project name Keller

Project site address 4887 Wharff Lane

Permit # B16000366 SDP # _____

Other information pertinent to this project _____

RECEIVED
MAY 02 2016
PLAN REVIEW DIVISION

✓ Please check the attachments below that you are submitting with this transmittal:

- ☐ Letter of response to address plan review comment letter
- ☒ Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- ☐ Letter Summarizing Changes
- ☐ Energy conservation calculations
- ☐ Copies of _____ (be specific).
- ☒ Health Department Request ☐ DPZ/ DED Request ☐ Applicant's Request
- ☐ Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- ☒ Other Removed closet from playroom - now office with back
storage

Contact Person Information: (Required)

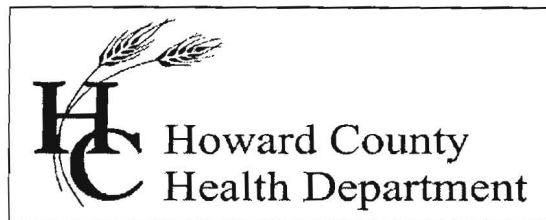
John Keller
Please Print Name

Telephone No: 410 804-0448

E-Mail Address: John@bluestar
houses.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by [Signature]



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-1771 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

Date: April 21, 2016

To: John Keller, Applicant
~~John@hls-tadames.com~~

RE: B16000366; proposal for construction of addition at 4487 Wharff Lane

Dear Mr. Keller,

Myself and others in the Bureau of Environmental Health (the Bureau) have reviewed the documents that you sent in response to my comments concerning the proposed addition for your residence (B16000366). Summarizing the documents received and reviewed:

1. A request for waiver from the Percolation Certification Plan requirement was received, then reviewed and approved by Michael Davis, Assistant Director of the Bureau.
2. A copy of the invoice from R & G Water Systems, Inc. was received and reviewed. I understand that you will be forwarding a copy of the Well Abandonment Report from Licensed Well Driller as soon as you receive it.
3. A revision of the 2nd Floor (Upper Level) floor plan illustrating that the "Office" has no closet and the walls of the described space will be encumbered by built-in shelving and cabinets. This revision, received by email on April 14, illustrates a design for a three-bedroom residence, and is approvable when submitted to DILP as a formal revision.
4. An edited version of the sketch on the back of the Septic System Installation Permit (A49839) apparently modified by the information gathered by Fogle's Septic Clean, Inc. on or about March 2, 2106.
 - a. The relative locations of the septic tank and dry well are illustrated as amendment of the original sketch.
 - i. The modified sketch is not acceptable as a substitute for a Plot Plan revision.
 - ii. The location data gathered by Fogle's may be accurately represented on a drawing for your property, i.e., the drawing originally submitted as your Plot Plan, then formally re-submitted to DILP as a revision.

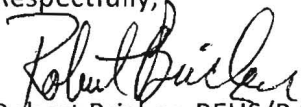
- iii. The depth of the dry well was not determined.
- iv. The proximity of the dry well to perc test location 'B' presents a condition for further investigation.
 - 1. The observation hole was dug to a depth of 9 feet where ">50" rock is described.
 - 2. The results of percolation tests conducted at 5 feet depth indicate that coarse materials such as sand or fragmented rock occurs at that level in the profile as the tests were all less than 2 minutes per inch.

Code of Maryland Regulations 26.04.02.03F(4) requires the Health Department to certify the existing on-site sewage disposal and water supply systems as capable of treating and disposing the existing sewage flows and meeting the water demand and any reasonable foreseeable increase in sewage flows or water demand before approving the building permit. The Health Department shall consider the number of bedrooms, total enclosed living space and changes that affect the volume or character of the wastewater in making this determination. Therefore, it is necessary to observe the soil profile in the immediate vicinity of the dry well. The observation pit must be dug, and the soil profile described, to a depth of at least 4 feet greater than the depth to the bottom of the dry well. The result of the observation will determine whether the Building Permit (B16000366) can be approved without additional requirements or if there will be additional requirements for septic system upgrade in order to gain approval.

- a. Permit B16000336 may be approved if the dry well is located in soil where the soil profile is observed to a depth at least 4 feet greater than the depth of the dry well and that profile does not have rock content greater 50 percent in the infiltration zone or the 4-foot buffer zone.
- b. If the soil profile in the vicinity of the dry well fails, a septic system upgrade will be required that includes a BAT unit and trench absorption system designed for the existing residence and the proposed addition.

Should you have any questions concerning this matter, you may contact me by email (rbricker@howardcountymd.gov), or by calling 410-313-2691.

Respectfully,



Robert Bricker, REHS/R.S., L.E.H.S.
Environmental Sanitarian, Well and Septic Program
Howard County Bureau of Environmental Health

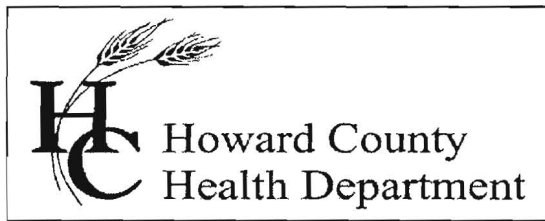
Enclosure:
Copy: file

8930 STANFORD BLVD., COLUMBIA, MD 21045

Phone: Desk, 410-313-2691; Program, 410-313-1771; Bureau, 410-313-1774

Fax: 410-313-2648

E-mail: rbricker@howardcountymd.gov



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-1771 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

Date: February 24, 2016

To: John Keller, Applicant
John@bluestarhomes.com

RE: B16000366; proposal for construction of addition at 4487 Wharff Lane

Dear Mr. Keller,

I have conducted a review of the referenced Building Permit Application (B16000366) and associated Plot Plan, and Health Department records for "4487 Wharff Lane". I have placed the proposal 'On Hold'.

Several issues must be resolved.

1. There is a pit well on the property that has been abandoned since the property was connected to the public water supply. That pit well must be sealed for the Health Department to be able to exercise its authority to approve a building permit for the proposed improvements. The well must be sealed by a Licensed Well Driller. This is an ongoing issue, and the Health Department will consider this issue resolved when a Well Abandonment Report has been received and approved by an Environmental Health Specialist.
2. The Plot Plan must be revised to include the locations of the septic tank and the septic system distribution trenches. The revised Plot Plan is to be submitted to the Department of Inspections, Licenses, and Permits (DILP) in response to this Health Department comment. While there is a record for the installation of a 1000-gallon septic tank in 1991, the record does not include a description of the distribution trenches, their location(s), inlet depth, gravel depth, and/or trench bottom depth.
 - a. The Health Department requires that the septic tank location be accurately illustrated on the Plot Plan, and the distribution trench location(s) be illustrated as accurately as possible.
 - b. The Health Department requires a report, generated by a professional and presented on their official letterhead that describes the values for the aforementioned distribution system parameters.

Location of distribution trenches may be obtained by several methods:

- i. A contractor that conducts surveys with a Ground Penetrating Radar can locate the trenches, and may also be able to confirm

trench bottom depths and estimate trench inlet depths. Limited excavation may be required for confirmation.

- ii. A septic contractor may be able to locate the septic system trenches by utilizing a combination of methods that includes probes and articulated electronic sensors. Excavation may be utilized for confirmation. It may be difficult to predict the extent of excavation required to confirm trench location(s), length and depth.
3. There is not a Percolation Certification Plan among the Health Department's record for your property. The signed Percolation Certification Plan is the basis for the Health Department's authority to approve building permits and well and septic system permits.
- a. There is a copy of a plat of re-subdivision (F-94-109, Smith Property Lots 1 and 2) in Health Department records on which is illustrated two sewage disposal areas (SDA) on your property (Lot 1).
 - b. A waiver from the Percolation Certification Plan requirement may be available.
 - i. The property owner must request the waiver from Percolation Certification Plan requirement.
 - ii. The request to waive the Percolation Certification Plan requirement must be in writing, signed by the owner is addressed to Mike Davis, Associate Director, Bureau of Environmental Health.
4. The floor plan includes a room (labeled as 'Playroom') that is greater than 90 sq.ft., and has a door, a closet, and a window. This room fits the Howard County Code definition of a bedroom [3.801(B)]. Construction of the room as proposed will cause an increase in the estimated daily peak wastewater flow for the residence, a condition which triggers the requirement for a septic system upgrade to include a Best Available Technology (BAT) unit and possibly additional trench absorption area.
- a. The 'Playroom' configuration may be modified. The revised floor plan must be submitted to DILP as a formal revision required by the Health Department.
 - b. So as not to fit the Code definition of a bedroom, a redesign of the 'Playroom' would eliminate the 'closet (re: storage) and incorporate one of these three options:
 - i. Eliminate the door and make the entrance to the room 4-feet wide,

- ii. Construct a half-wall between the 'Playroom' and another room,
OR
- iii. Encumber all walls in the 'Playroom' with built-in components
such as shelving and cabinets

Should you have any questions concerning this matter, you may contact me by email (rbricker@howardcountymd.gov), or by calling 410-313-2691.

Respectfully,



Robert Bricker, REHS/R.S., L.E.H.S.
Environmental Sanitarian, Well and Septic Program
Howard County Bureau of Environmental Health

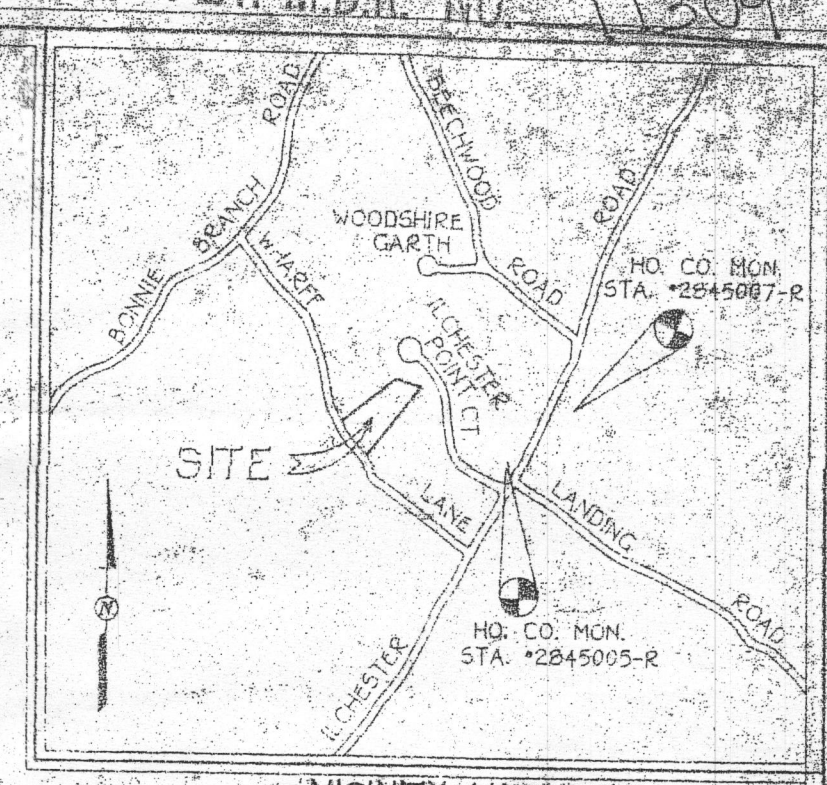
Enclosure: (1) definition of Bedroom

Copy: file

| COORDINATE TABLE | | |
|------------------|------------|------------|
| No. | NORTH | EAST |
| 88 | 511576.518 | 864149.184 |
| 132 | 511149.876 | 863821.931 |
| 270 | 511624.193 | 863990.673 |
| 272 | 511338.029 | 863642.180 |
| 273 | 511128.015 | 863805.776 |
| 274 | 511225.471 | 863740.571 |
| 281 | 511353.496 | 863661.016 |
| 282 | 511253.772 | 863748.514 |
| 292 | 511234.243 | 863765.600 |

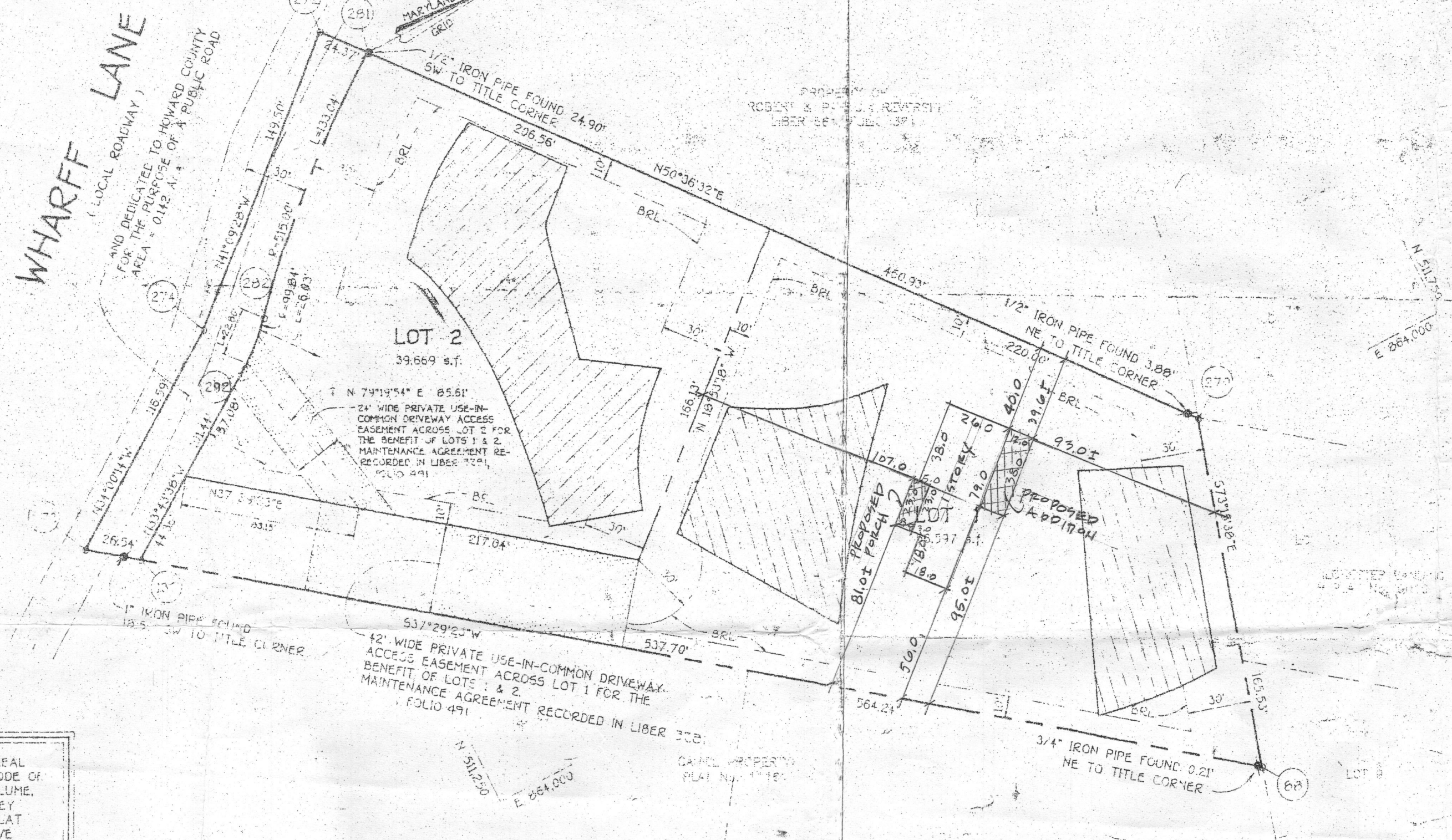
| CURVE DATA | | | | | | |
|------------|---------|---------|-----------|---------|---------------|---------|
| CURVE | RADIUS | ARC | DELTA | TANGENT | CHORD BEARING | CHORD |
| 292-282 | 99.84' | 26.03' | 14°56'12" | 13.09' | N 41°11'45" W | 25.95' |
| 282-281 | 515.00' | 133.04' | 14°48'03" | 66.89' | N 41°13'39" W | 132.67' |

| MINIMUM LOT SIZE CHART | | | | | | |
|------------------------|-------------|---------------|----------------|---------------------|------------|------------------|
| LOT No. | GROSS AREA | PIPESTEM AREA | REMAINING AREA | 100 YEAR FLOODPLAIN | 25% SEDGES | MINIMUM LOT SIZE |
| 1 | 56,597 s.f. | 9,416 s.f. | 47,181 s.f. | — | — | 47,181 s.f. |
| 2 | 39,669 s.f. | — | 39,669 s.f. | — | 8,405 s.f. | 31,264 s.f. |



PLANS FOR PUBLIC WATER SYSTEMS FOR LOT 2 HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

PAULINE M. SMITH
DATE



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

TERRELL A. FISHER, (SURVYOR)
PAULINE M. SMITH, (OWNER)

| AREA TABULATION | |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 2 |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 2210 Ac.+ |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 0.000 Ac.+ |
| TOTAL AREA OF LOTS TO BE RECORDED | 2210 Ac.+ |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 0.142 Ac.+ |
| TOTAL AREA TO BE RECORDED | 2352 Ac.+ |

OWNER AND DEVELOPER
PAULINE M. SMITH
4887 WHARFF LANE
ELLICOTT CITY, MARYLAND 21043

NOTE: UPON TRANSFER OF OWNERSHIP OF LOT 1 THE EXISTING WELL ON LOT 1 SHALL BE ABANDONED AND THE OWNER WILL CONNECT LOT 1 TO PUBLIC WATER SUPPLY

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1871 BALTIMORE NATIONAL FREE SUITE 100
ELLICOTT CITY, MARYLAND 21043
(410) 461-2855

LOT 1 APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
LOT 2 APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

OWNER'S CERTIFICATE

PAULINE M. SMITH, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 13th DAY OF JULY, 1994.

PAULINE M. SMITH
WITNESS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF ALL OF THE LAND CONVEYED BY RUSSELL F. SMITH AND PAULINE M. SMITH, HIS WIFE, TO PAULINE M. SMITH BY DEED DATED JANUARY 11, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 866 AT FOLIO No. 64, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

TERRELL A. FISHER, L.S. No. 10592
DATE

RECORDED AS PLAT No. 11309 ON August 10, 1994
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SMITH PROPERTY
LOTS 1 AND 2
ZONING: 'R-20'
TAX MAP No. 31 PARCEL NO. 256
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 22, 1994

SCALE IN FEET
SHEET 1 OF 1
F-94-109



WATER SYSTEMS, INC.™

FAMILY OWNED & OPERATED

3102 Main Street Manchester, MD 21102

Md. Lic.# WCI133, PI0141

PHONE - 410-239-0700 Toll Free - 800-352-9836

Fax 443-508-2903

SERVICE INVOICE

Time In:

Time Out:

Total Hours:

pH TDS

HA Iron

NAME: MR. JOHN KELLEY

DATE: 4/14/16 TIME:

ADDRESS: 4887 WHARF LANE

HOME #: 410-804 0448

ELLIOTT CITY MD 21043

WORK #:

JOB ADDRESS:

CELL #:

TYPE OF SERVICE: PROPOSAL INSTALL SERVICE PUMP H WH WC MISC.

WORK PERFORMED:

REMOVED JET PUMP SYSTEM FROM WELL, GROUTED
5 5/8" STEEL CASED WELL SHUT.

QTY

MATERIAL/EQUIPMENT

180

LBS. OF WASHED PEA GRAVEL.

1

CHLORINE.

1,200

LBS. OF PORTLAND GROUT.

WELL TAG # NONE

PERMIT #

Job Total:

Warranty:

Pay This Amount: \$850.00

Payment is due upon completion of work. Should it be necessary to obtain legal action or the service of a collection agency, all reasonable fees and court cost will be the customer's responsibility. The cost of these services will be added to your balance due.

Finance charges of 2% per month will be added to balances over 30 days.

All work specified will be completed in a workmanlike manner according to industry standard practices, unless requested differently by Homeowner and as described above. Any alteration or deviation from the above specifications involving extra costs will be executed only upon Homeowner approval, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made upon completion or as specified above.

Work Order Completed:

[Signature]
Serviceman's Signature

Credit Card #

Expiration Date

Security Code

Service and Job Completion: X

Payment Amount Received: \$850.00

IN FULL PARTIAL

Payment Method: CASH

Balance Due 0

Due On 0

How did you hear about us?

Fogle's Septic Clean, Inc.

580 Obrect Road
Sykesville, MD 21784
410-795-5670

WORK ORDER

Date

3/2/2016

JOB LOCATION

JOHN KELLER
4887 WHARFF LN
ELLCOTT CITY, MD 21043

Name / Address

JOHN KELLER
4887 WHARFF LN
ELLCOTT CITY, MD 21043

Customer Phone

410-804-0448

A finance charge of 1.5% will be charged monthly on unpaid balances. And any actual and reasonable collection fees may be added if delinquent. There is a \$25 fee for a returned check.

We are not responsible for your cleanout cap if we break it when we remove it. We are not responsible for any damages to your driveway.

| Description | | | Qty | Cost | Total |
|--|---|---|-----|------------------|--------|
| ***** CALL AHEAD ***** SERVICE CALL - LOCATE AND MARK TRENCHES <i>Locate & painted out tank + Dry well</i> | | | | 250.00 | 250.00 |
| | | | | <i>5715 CH #</i> | |
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| TANK ACCESS Manhole: Y ___ N ___ Cleanout: Y ___ N ___ Tank Depth _____ | TANK LEVEL ___ Normal ___ Overfull ___ Low | TANK CONDITION ___ Good ___ Heavy Solids ___ Roots ___ Wipes ___ Other: | | | |
| TO ENSURE PROPER CLEANING. FOGLE'S SEPTIC RECOMMENDS PUMPING FROM THE MANHOLE AND NOT THE 6" CLEANOUT | | | | | |
| CALL OFFICE TO SCHEDULE: ___ Snake inlet line ___ Other: ___ Snake outlet line | | | | | |
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Customer Signature _____



Rickey L. Roos, Sr.
President

**24-Hour
Emergency
Hotline--Service
within Hours of
Your Call.**

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Fax 443-508-2903 • www.rgwater.com

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 - Ultra-Violet Sterilizer Lights • Constant Pressure/Booster Systems
- Family Owned & Operated • Over 40 Years of Experience*

● Solving your water problems one drop at a time!! ●



2015 IECC CODE COMPLIANCE

- R301.1 Climate zone 4A
- R401.2 Compliance Method:
Mandatory and Prescriptive Provisions
- R402.1.1 Vapor Retarder:
Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2015 Edition.
- R402.1.2 Attic Insulation: Raised Heel Trusses
R-49 R-38
- R402.1.2 Wood Frame Wall:
R-20 or R13 + R5 continuous insulation.
- R402.1.2 Basement Wall Insulation:
R-13/R-10 Foil Faced Continuous, uninterrupted Batts Full Height
- R402.1.2 Crawl Space Wall Insulation:
R-13/R-10 Foil faced Continuous Batts Full Height extending from floor above to finish grade level and then vertically or horizontally an additional 2'-0".
- R402.1.2 Floor Insulation over Unconditioned Space: R-19 batt insulation.
- R402.1.2 Window U-Value/SHGC
.35 (U-Value)
.40 (SHGC)
- R402.2.10 Slab on Grade Floors Less Than 12" Below Grade:
R-10 Rigid Foam Board Under Slab Extending Either 2'-0" Horizontally or 2'-0" Vertically
- R402.2.4 Attic Access:
Attic access scuttle will be weatherstripped and insulated R-49
- R402.4 Building Thermal Envelope (air leakage):
Exterior walls and penetrations will be sealed per this section of the 2015 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.
- R402.4.1.2 Building Thermal Envelope Tightness Test:
Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals).
Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.
- R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplace) and UL 907 (masonry fireplace).
- R402.4.4 Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope.
Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.
- R402.4.5 Recessed Lighting
Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage.
- R403.1.1 Thermostat
All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2015 IECC Section 403.1.1.
- R403.1.2 Where a Heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from coming on when heat pump can meet heating load.
- R403.3.1 Mechanical Duct Insulation
Supply and Return Ducts in Attic R-8 minimum, R-6 when less than 3 inches. Supply and Return Ducts outside of conditioned spaces R-8 minimum.
All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.
- R403.3.2 Duct Sealing
All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC.
A duct tightness test ("Duct Blaster" duct total leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.
- R403.6 Mechanical Ventilation
Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity damper that close when the ventilation system is not operating.
- R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.
- R403.7 Equipment Sizing shall comply with R403.7. R404.1 Lighting Equipment
A minimum of 75% of all lamps (lights) must be high-efficiency lamps.
- This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

1ST FLOOR:
ADDITION = 456 SF
PORCH = 182 SF

2ND FLOOR:
ADDITION = 1444 SF

1ST & 2ND FLOOR PLANS:
NOTES:
ALL DIMENSIONS TO FACE OF FRAMING
SMOKE DETECTORS AS REQUIRED PER CODE
WINDOWS SHOWN AS ALUMINUM UNITS.

