

Bureau of Environmental Health 8930 Stanford Blvd | Columbia, MD 21045 410.313.2640 - Voice/Relay 410.313.2648 - Fax 1.866.313.6300 - Toll Free

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

## **MEMORANDUM**

TO:

Jimmy Anastasia, NVR, Inc.

FROM:

Robert Bricker, REHS/RS, L.E.H.S.

Well & Septic Program

RE:

1048 Stepping Place, Potential Basement Bedroom

DATE:

September 3, 2020

I have reviewed the floor plans in support of Building Permit **B20002612** for a new home at **1048 Stepping Place** and noted that there is a full bathroom rough-in planned in the partly-finished basement. Please note that this makes it very likely for at least one more room to be considered a bedroom should the basement layout be modified and/or an egress window installed.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned area of a dwelling unit or accessory structure that:
  - (i) Is 90 square feet or greater in size;
  - (ii) May be used as a private sleeping area; and
  - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
  - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
  - (ii) A minimum 4 foot-wide opening, without doors, into another room;
  - (iii) A half wall (4 foot maximum height) between the room and another room; or
  - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **five (5)**- bedroom design to accommodate a future modification of the finished basement. If you choose to only size for the existing design, any future building permit for modification of the finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

Website: www.hchealth.org Facebook: www.facebook.com/hocohealth Twitter: @HoCoHealth

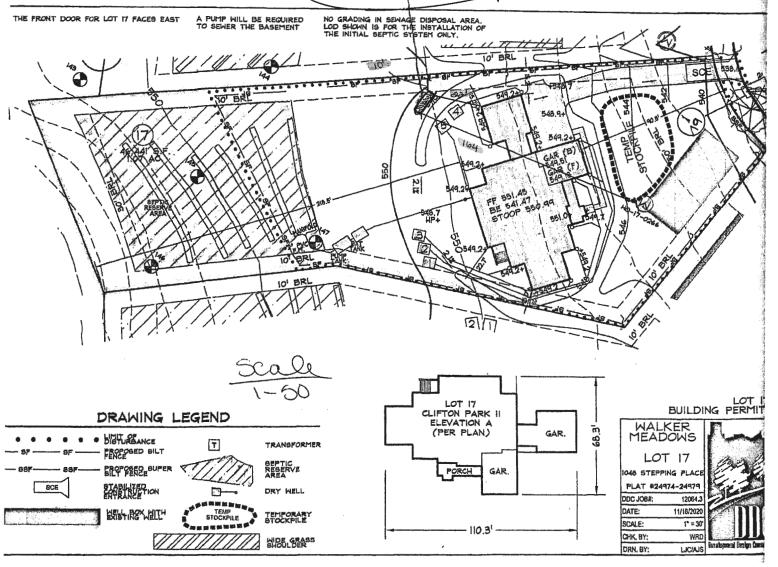
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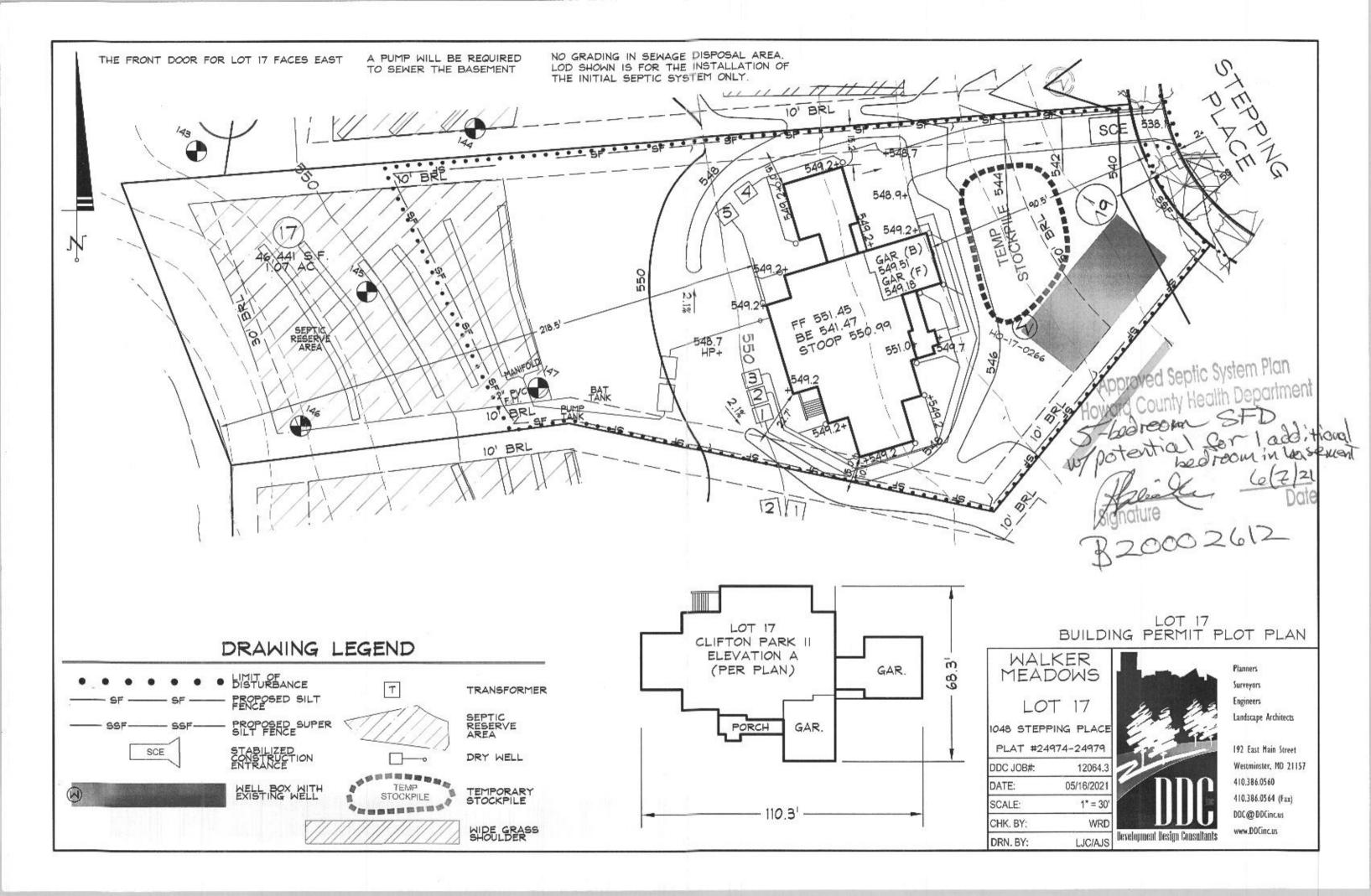
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Approved for IP tan K B21000815 Roy 3/17/21





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

Date:	6/3/2021	RECEIVED
То:	DILP (Person's Name and Division)	
From:	Tim Kerwin NV Homes (443) (Your Name, Company Name and Telephone Number)	309-7792 LICENSES & PERMITS DIVISION
Subject	Project name Walker Meadows	
	Project site address 1048 Stepping Place	e
	Project site address 1048 Stepping Place  Permit # B2000 2613 SDP#	
	Other information pertinent to this project	
✓ Pleas	e check the attachments below that you are submitting with this tran	smittal:
	Letter of response to address plan review comment letter	
	Revised plans and/or revised details: When submitting for a comple	te re-review, duplicate sets shall be submitted.
	Letter Summarizing Changes	-
	Energy conservation calculations  Copies of revised plot plan (be specific).  DP7/DE	ds. relocated Septic tank and Drywells 1,2 and 3
	Health Department Request DPZ/ DE	D Request Applicant's Request
	Two sets of single family dwelling model plans to be placed on per	manent file: Model name and/or #
	Other	
	Contact Person Information: (Required)	
	Tim Kerwin Please Print Name	elephone No: 443-309-7792 Im @ Decatur bu'lding services. com Mail Address:
	E	Mail Address:

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

White-Plan Review / Yellow-Applicant / Pink-Permit Division t:\Operations\Updated forms\transmit.frm - Rev. 04/2014

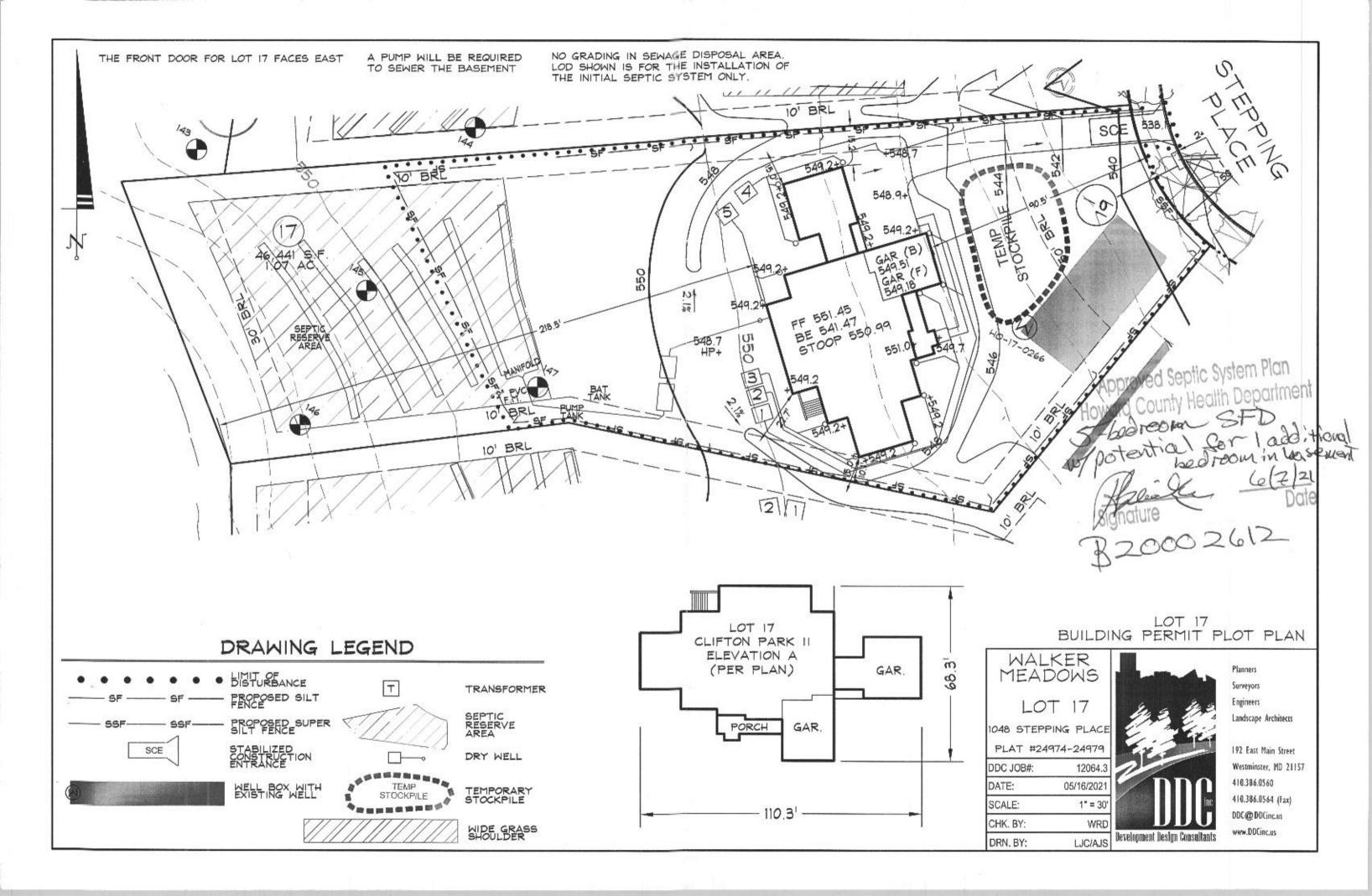
PERMIT NUMBER: 820002019

DATE ACCEPTED:

## RESIDENTIAL BUILDING PERMIT APPLICATION

PHONE: (410) 313-2455 OPTION #4 HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS www.howardcountymd.gov 3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043

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

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To:	(Person's Name and Division)	LICEA	NSES & PERMITS - <del>DIVI</del> SION
From:	Your Name, Company Name and Telephone Nu	(443) 309-77	92
Subject:			·
	Project site address 1048 Step Permit # B 20002612	ing Place	
	Permit # B 20002612	SDP #	
	Other information pertinent to this project _		
✓ Pleas	e check the attachments below that you are submitting	g with this transmittal:	
	Letter of response to address plan review comment l	etter	
	Revised plans and/or revised details: When submitting	ng for a complete re-review, dupl	icate sets shall be submitted.
	Letter Summarizing Changes		
	Energy conservation calculations		
	Copies of revised & plot Plan (be specified)	ecific).	
	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		
	Contact Person Information: (Required)		
	Jim Kerwin	Telephone No: 44	3 309 7792
	Please Print Name	Jim@ Decaty/ E-Mail Address:	3 309 7792 Suldy somes con
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ONCE ?	THE BUILDING PERMIT IS APPROVED BY TH	E PLAN REVIEW DIVISION A	ND ALL OTHER REQUIRED
	TORY AGENCIES, AND THE BUILDING PERM NOTIFY THE APPROPRIATE CONTACT PER	<del></del>	
	RIES SHALL BE DIRECTED TO THE PERMIT L		
AND P	LAN REVIEW INQUIRIES SHALL BE DIRECT	TED TO THE PLAN REVIEW	<b>DIVISION AT 410-313-2436.</b>
PLEAS! THANK	E ALLOW A <u>MINIMUM OF FIVE (5) WORKING</u> K YOU.	<u> DAYS</u> FOR ANY PLAN SUBM	ITTALS TO BE REVIEWED.
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Received	d by		

White-Plan Review / Yellow-Applicant / Pink-Permit Division t:\Operations\Updated forms\transmit.frm - Rev. 04/2014

Amendment Letter