

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B26001054	04/07/2026
Description of Work		
SFD/ SECOND FLOOR ALTERATIONS TO REMOVE AND ADD WALLS TO REVISE LAYOUT AND ADD A PRE-FAB ADDITIONAL SET OF STAIRS FROM SECOND FLOOR TO THIRD FLOOR TO REPLACE EXISTING PULL DOWN STAIRS		

Online BP. 9/8 4/16/26

[check spelling](#)

Address * (This section is required.)

Search	Reset	Clear	Get Parcel & Owner
Street #	Street Name	Street Type	
11719	BRAGDON WOOD	-Select-	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.92243	39.23076
City	State	Zip Code	Primary
CLARKSVILLE	MD	21029	Yes

Parcel * (This section is required.)

Search	Reset	Clear	Get Address & Owner			
GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
884317	35	3.91	303000	937800	634800	RURAL
Legal Description						
IMPS3.913 ACRE[]11719 BRAGDON WOOD[]CLARKSVILLE						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		605101	5				
Plan Area	State Tax Id		Subdivision Name				
	1405385393						
Section	Area		Tax Map				
			29				
Grid	Zoning District		ADC Map				
29-14	RC-DEO		4934-C4				
SDP No.	Final Plan No.		WP File No.				
Record Plat No.	WS Contract No.		FDP No.		Primary		
					Yes		
Owner Occupied	Year Built		Historic District				
<input type="radio"/> Yes <input type="radio"/> No	2008		<input type="radio"/> Yes <input checked="" type="radio"/> No				
Historic District Registry No.	Stat Area		Flood Plain				
	5-03		<input type="radio"/> Yes <input checked="" type="radio"/> No				
Building No							

Owner (This section is not required.)

Search	Reset	Clear
Name *	MCLAI	
Address Line 1	11719 BRAGDON WOOD	
Address Line 2		
Address Line 3		
Mail City	CLARKSVILLE	
Mail State	MD	
Mail Zip Code	21029	
Phone	410-781-7022	
Primary	Yes	
E-mail		

Approved Septic System Plan
Howard County Health Department

D. Demand Signature 4-29-26 Date

* No site of failing conditions

Site Visit
Occurred 4-29-26
Will be Septic
are up to current
standards.

Existing Utilities *
Electric

Existing Heating System *
Electric

Existing Sprinkler System *
None



Type of New Fireplace
--Select--

Expiration Date
10/12/2026

Related Records

Showing 1-3 of 3

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
B26001054	Residential Interior Alteration Single Family Dwelling Permit	Review In Process	11719	BRAGDON WOOD	04/07/2026	SFD/ SECOND FLOOR ALTERATIONS
E26001608	Residential Electrical Addition Alteration Permit	Ready for Issuance	11719	BRAGDON WOOD	04/13/2026	Electrical per nec for second floor reno
P26001411	Residential Plumbing Addition Alteration Permit	Incomplete	11719	BRAGDON WOOD	04/13/2026	SFD/2ND FLOOR - REMOVE AND REI

Page 1 of 1  

Submit Cancel

McLain Permit questions:

Is the existing storage attic a truss roof or rafters with ceiling joists? **Roof trusses**

What is the floor load rating of the existing storage attic? Storage attics only require a 20# live load while a loft would require a 40# live load. **40# Live Load**

Trusses and Rafter framed roofs are typically spaced 24"oc or less. Provide Framing drawings showing how the loft floor will be modified to accommodate a 42" wide stairway. If trusses are modified an Engineers signed and sealed detail is required. **There was an existing framed opening for a future stairway. This was laid out when the house was originally framed. We are installing the stairs only. Ceiling is 8'**

Will the loft be finished space? What is the ceiling height? **Unfinished with door located at top of stairway. 8' ceiling**

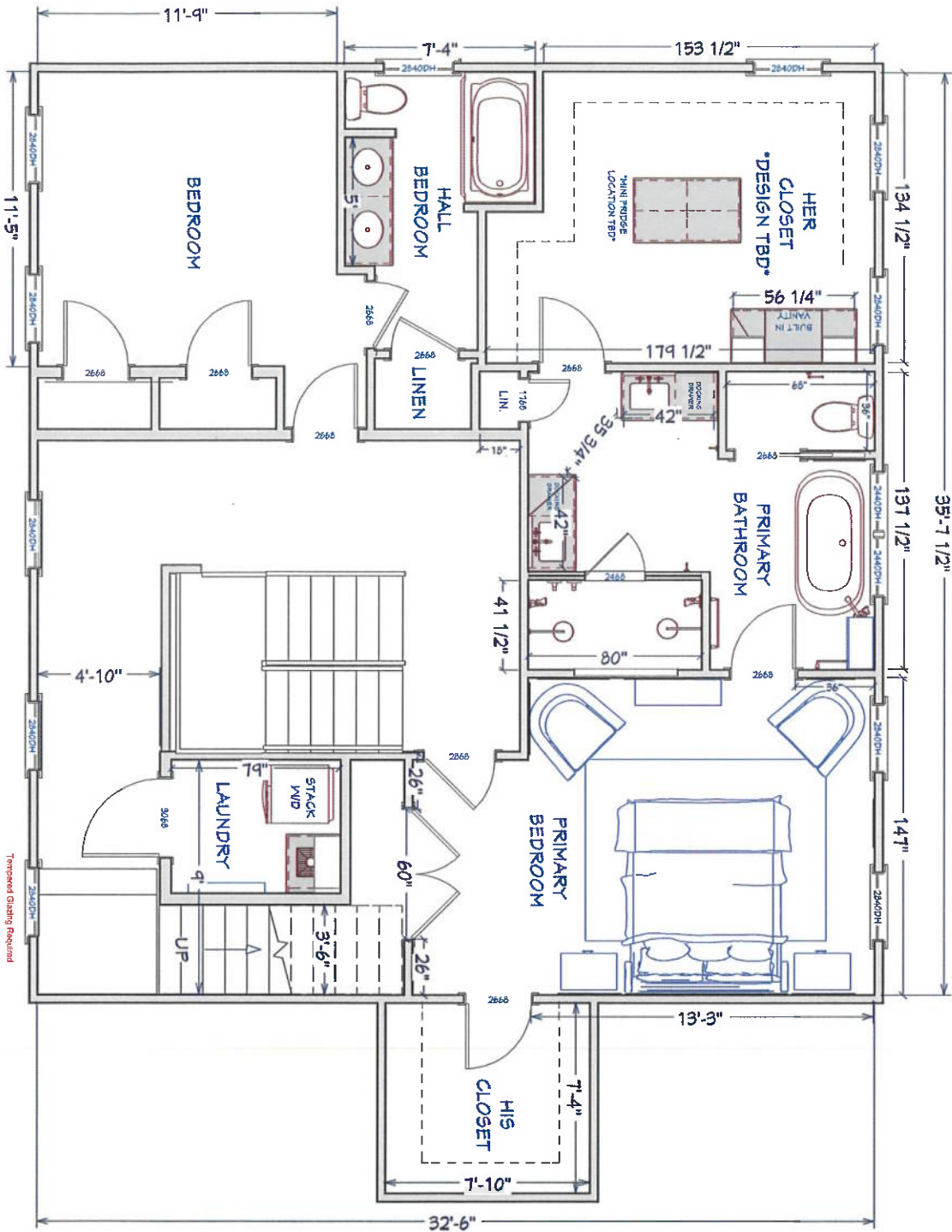
Windows adjacent to stairways and landings are required to have tempered glazing. **Existing window will be laminated and certificate on site.**

Now that the loft is open to the 2nd floor by the stair way it is required to meet energy code. Current Energy Code is the 2024 IECC. The link below shows the Required Prescriptive R values in the orange table. Energy Credit are not required for this. **This will not apply as we are isolating the third floor as an unfinished space. Anything in stairway will be brought up to energy code.**

**2024 IRC
2024 IECC Energy Code
All Smoke Alarms Req. to meet current code**

**REVIEWED FOR CODE COMPLIANCE
DEPARTMENT OF INSPECTIONS LICENCES
AND PERMITS HOWARD COUNTY
BY: Michael Blevins
SUBJECT TO FIELD INSPECTION**

2nd Floor Alterations: Non Bearing Walls, Existing Trusses above



Tempered Glass Required

PROJECT DESCRIPTION:
MCLAIN 2ND FLOOR PROPOSED PLAN V8.1

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DRAWINGS ARE FOR CONCEPT ONLY. VARIATIONS TO BE EXPECTED. CHECK MEASURE AND CLIENT APPROVAL REQUIRED.

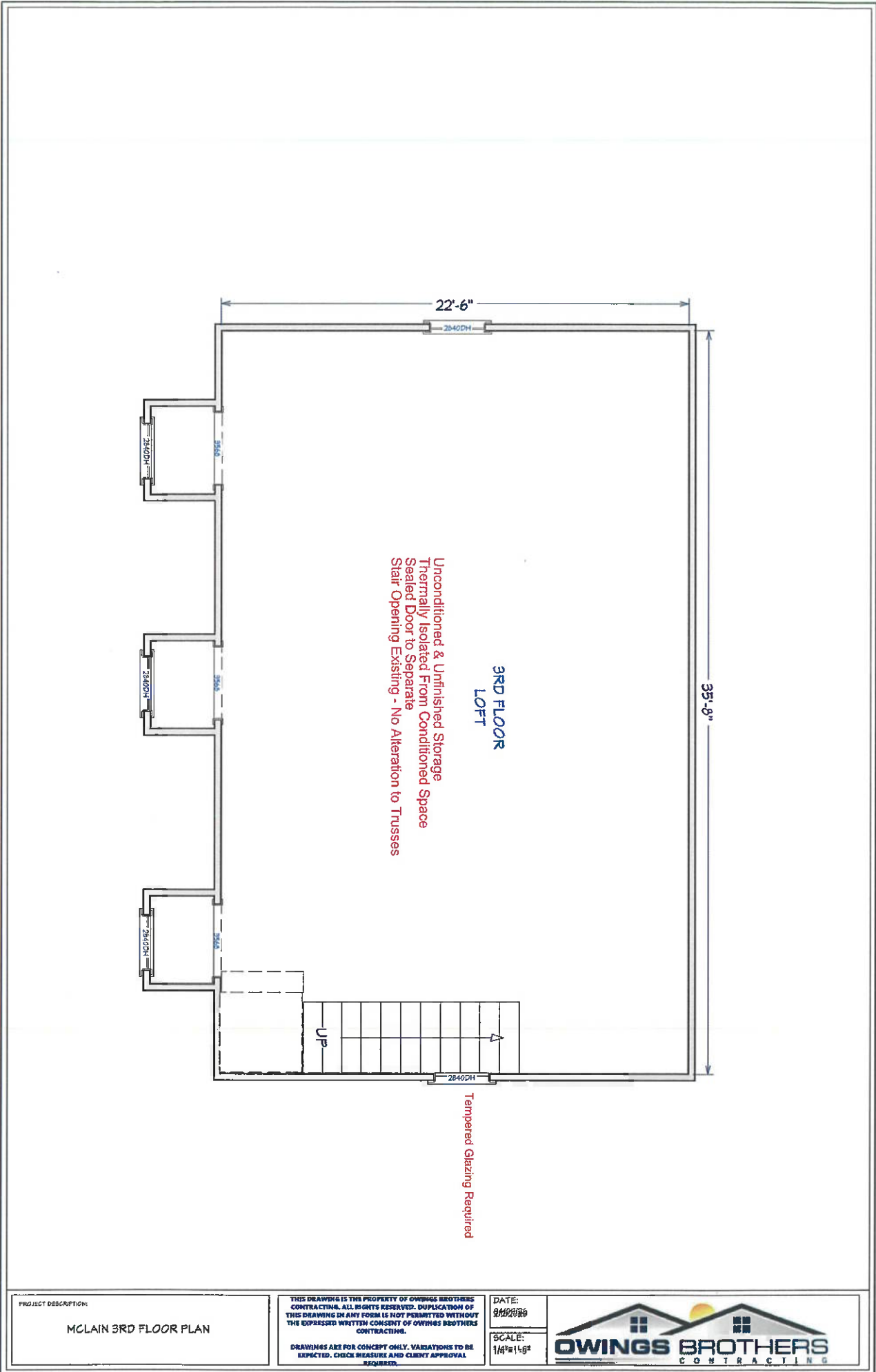
DATE:

04/01/26

SCALE:

1/4"=1'-0"





Unconditioned & Unfinished Storage
 Thermally Isolated From Conditioned Space
 Sealed Door to Separate
 Stair Opening Existing - No Alteration to Trusses

3RD FLOOR
 LOFT

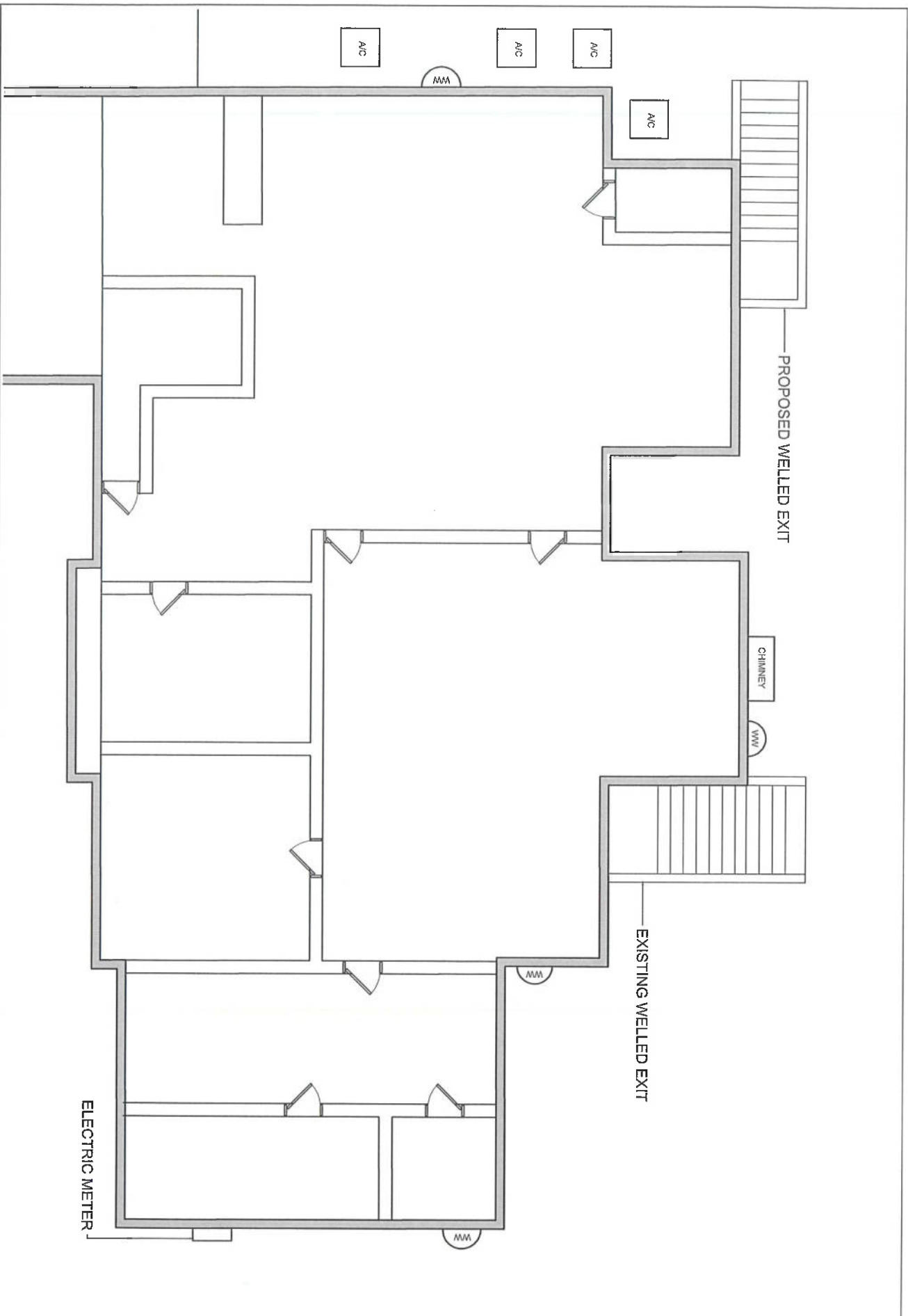
Tempered Glazing Required

PROJECT DESCRIPTION:
 MCLAIN 3RD FLOOR PLAN

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DATE:
 8/12/2020
 SCALE:
 1/4"=1'-0"





GEORGETTE BIBUM - EXISTING BASEMENT WALL LAYOUT
 14320 Triadelphia Road
 Glenelg, MD 21737

SCALE: 1"=10'-0"



