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: 6/17/14

Permit No.: B14002101

Building Address: 12070 OLD FREDERICK RD,
City: WOODSTOCK State: Md. Zip Code: 21163
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: _____
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: SINGLE FAMILY
Proposed Use: ADDITION W/ SINGLE GAR
Estimated Construction Cost: $ 200,000
Description of Work: BUILD, CRAWL SPACE, FOUNDATION, 2 STORY ADDITION, 1 CAR GARAGE
Occupant or Tenant: _____
Was tenant space previously occupied? ☐Yes ☐No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: PAMELA REAMER
Address: 12070 OLD FREDERICK Rd.
City: WOODSTOCK State: Md Zip Code: 21163
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: L.D. PIERCE CONST. CO. INC,
Contact Person: DALE PIERCE (LLOYD)
Address: 50 GINA CT
City: ELDERSBURG State: Md Zip Code: 21784
License No.: 99836
Phone: 443 375 9924 Fax: _____
Email: dalepierce50@Gmail.com

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

Commercial Building Characteristics	Residential Building Characteristics
Height:	☑ SF Dwelling ☐ SF Townhouse
No. of stories:	Depth / Width
Gross area, sq. ft./floor:	1st floor: 4' / 40'
	2nd floor: 20 / 22'
Area of construction (sq. ft.):	Basement:
	☐ Finished Basement
Use group:	☐ Unfinished Basement
	☑ Crawl Space
Construction type:	☐ Slab on Grade
☐ Reinforced Concrete	No. of Bedrooms: 2
☐ Structural Steel	**Multi-family Dwelling**
☐ Masonry	No. of efficiency units:
☐ Wood Frame	No. of 1 BR units:
☐ State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
Roadside Tree Project Permit	Footings:
☐Yes ☑No	Roof:
Roadside Tree Project Permit #	☐ State Certified Modular
	☐ Manufactured Home

Utilities	
Water Supply	
☑ Public	
☐ Private	
Sewage Disposal	
☐ Public	
☑ [illegible]	
Electric: ☐ Yes ☐ No	
Gas: ☐ Yes ☐ No	
Heating System	
☑ Electric ☐ Oil	
☐ Natural Gas ☑ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☐ 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

LLOYD DALE PIERCE
Print Name

dalepierce50@Gmail.com
Email Address

JUNE 17, 20
Date

L.D. PIERCE CONST. CO. INC
Title/Company

RECEIVED
JUN 17 2014
LICENSES & PERMITS DIVISION

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		

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

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	☐ Yes ☐ No
Is Entrance Permit Required?	☐ Yes ☐ No
Historic District?	☐ Yes ☐ No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	$ 25
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub-Total Paid	$
Balance Due	$
Check	#15723

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

T:\Operations\Updated Forms\Building applmp 8.2012.docx

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, August 05, 2014 11:04 AM
To: 'DALEPIERCE50@GMAIL.COM'
Subject: FW: B14002101
Attachments: Well and Septic Info_12070 Old Frederick.pdf; BP Response Letter_B14002101.pdf; Setback Requirements.pdf

Mr. Pierce:

What's the status of this project? Did you have any additional questions for me?

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
8930 Stanford BLVD
Columbia, MD 21045
410-313-1786
410-313-2648 (Fax)

From: Oswald, Hank
Sent: Thursday, July 17, 2014 4:00 PM
To: 'DALEPIERCE50@GMAIL.COM'
Subject: FW: B14002101

Mr. Pierce:

I received the revised site plan and floor plans for the proposed addition. As it states in the 7/3/14 letter, the site plan needs to include the well and septic components (i.e. septic tank and trenches) drawn in to scale. Additionally, we need to see the floor plans for the existing house floor plans. Please note, the floor plans for the existing house can be sketched layout. Our office needs to see what's currently there. Please see attached letter sent on 7/3/14and the septic permit detailing locations of the well and septic components. This should assist you site plan drawing requirements. Also, I included a copy of the setbacks for your information.

What was decided about the well on the property? As I stated in our telephone conversation on 7.3.14, the well is located too close to the proposed addition.

Again, please contact me with any questions or concerns.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department

Oswald, Hank

From: Oswald, Hank
Sent: Monday, September 22, 2014 9:04 AM
To: 'Michelle Kegel'
Subject: RE: B14002101 12070 old frederick rd
Attachments: 12070 Old Fred Rd_B14002101.pdf

Hi Michelle:

Please see attached letter plus correspondence regarding B14002101.

Thanks,

Hank

-----Original Message-----
From: Michelle Kegel [mailto:michelle@appliedandapproved.com]
Sent: Friday, September 19, 2014 10:19 AM
To: Oswald, Hank
Subject: B14002101 12070 old frederick rd

Hank,

I just left you a message but I figured I would follow up with an email incase that is easier for you.

I would like to see if I can get a copy of the comments for the building permit on 12070 Old Frederick Road. The contractor has asked me to help resolve the issues so the permit can move forward.

Thank you in advance, and I sure hope you are enjoying this beautiful day.

Michelle Kegel
Applied & Approved Permit Service
www.appliedandapproved.com
443-610-7514

Sent from my iPhone
Please excuse any spelling, grammar, wording & any others errors that I have made or this auto correct thing decided to make.

Oswald, Hank

From: Oswald, Hank
Sent: Monday, September 22, 2014 9:04 AM
To: 'Michelle Kegel'
Subject: RE: B14002101 12070 old frederick rd
Attachments: 12070 Old Fred Rd_B14002101.pdf

Hi Michelle:

Please see attached letter plus correspondence regarding B14002101.

Thanks,

Hank

-----Original Message-----
From: Michelle Kegel [mailto:michelle@appliedandapproved.com]
Sent: Friday, September 19, 2014 10:19 AM
To: Oswald, Hank
Subject: B14002101 12070 old frederick rd

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Michelle Kegel
Applied & Approved Permit Service
www.appliedandapproved.com
443-610-7514

Sent from my iPhone
Please excuse any spelling, grammar, wording & any others errors that I have made or this auto correct thing decided to make.

Howard County Health Department

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-2640 | 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

July, 3 2014

PIERCE CONSTRUCTION COMPANY INC
50 GINA COURT
ELDERSBURG, MD 21784
ATTN: DALE PIERCE

Sent via email to: DALEPIERCE50@GMAIL.COM

RE: B14002101
12070 Old Frederick Road
Woodstock, MD 21163

Mr. Pierce:

This letter is in response to building permit B14002101. The application describes the construction of a story addition and one car garage. Upon review of the submittal, it appears that the proposed addition does not meet the required setback (see attached form for required setback distances) to the well. (see attached drawing for details of well and septic components).

In addition, please submit floor plans for the existing house and the proposed addition. The Health Department must establish whether the existing septic system is adequately sized for the total number of bedrooms in the proposed dwelling. If it is not, the system must be upgraded, which would necessitate the installation of a pre-treatment tank using Best Available Technology for nitrogen removal.

Please revise your plan to show the well and all septic components meeting required setbacks to the proposed addition and include a copy of the floor plans for this project with the submittal.

Building permit approval is being withheld until a revised site plan, and floor plan has been forwarded to the Health Department and approved. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,
Hank Oswald
Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

7/3/14 - Site visit. well is still connected to hosebib. Spoke w/ owner about options to disconnect & abandone well to eliminate setback issue for proposed addition.

- Spoke w/ D. Pierce about well status & abandoning it to eliminate setback issue.

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Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
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www.howardcountymd.gov

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Suite/Apt. # SDP/WP/BA #:
Census Tract: Subdivision:
Section: Area: Lot:
Tax Map: Parcel: Grid:
Zoning: Map Coordinates: Lot Size:

Existing Use: SINGLE FAMILY
Proposed Use: ADDITION W/ SINGLE GAR
Estimated Construction Cost: $ 200,000
Description of Work: BUILD CRAWL SPACE FOUNDATION 2 STORY ADDITION, 1 CAR GARAGE
Occupant or Tenant:
Was tenant space previously occupied? ☐Yes ☐No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Property Owner's Name: PAMELA REAMER
Address: 12070 OLD FREDERICK RD.
City: WOODSTOCK State: Md Zip Code: 21163
Phone: Fax:
Email:

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Contractor Company: L.D. PIERCE CONST. CO. INC.
Contact Person: DALE PIERCE (LLOYD)
Address: 50 GINA CT
City: ELDERSBURG State: Md Zip Code: 21784
License No. : 99836
Phone: 443 375 4924 Fax:
Email: dalepierce50@Gmail.com

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

Commercial Building Characteristics	*Residential Building Characteristics*
Height:	☑ SF Dwelling ☐ SF Townhouse
No. of stories:	**Depth** **Width**
Gross area, sq. ft./floor:	1st floor: 40' 40'
	2nd floor: 20 22'
Area of construction (sq. ft.):	Basement:
	☐ Finished Basement
Use group:	☐ Unfinished Basement
	☑ Crawl Space
Construction type:	☐ Slab on Grade
☐ Reinforced Concrete	No. of Bedrooms: 2
☐ Structural Steel	***Multi-family Dwelling***
☐ Masonry	No. of efficiency units:
☐ Wood Frame	No. of 1 BR units:
☐ State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
➢ **Roadside Tree Project Permit**	Footings:
☐Yes ☑No	Roof:
Roadside Tree Project Permit #	☐ State Certified Modular
	☐ Manufactured Home

Utilities	
Water Supply	
☑ Public	
☐ Private	
Sewage Disposal	
☐ Public	
☑ Private	
Electric: ☐ Yes ☐ No	
Gas: ☐ Yes ☐ No	
Heating System	
☑ Electric ☐ Oil	
☐ Natural Gas ☑ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☐ 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

LLOYD DALE PIERCE
Print Name

dalepierce50@Gmail.com
Email Address

JUNE 17, 2014
Date

L.D. PIERCE CONST. CO. INC
Title/Company

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		

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

DPZ SETBACK INFORMATION	
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Rear:	
Side:	
Side St.:	
All minimum setbacks met?	☐ Yes ☐No
Is Entrance Permit Required?	☐ Yes ☐No
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Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	$ 25
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub-Total Paid	$
Balance Due	$
Check	# 5723

Distribution of Copies: **White: Building Officials** **Green: PSZA,Zoning** **Yellow: PSZA,Engineering** **Pink: Health** **Gold: SHA**

Howard County Health Department

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-2640 | 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

July, 3 2014

PIERCE CONSTRUCTION COMPANY INC
50 GINA COURT
ELDERSBURG, MD 21784
ATTN: DALE PIERCE

Sent via email to: DALEPIERCE50@GMAIL.COM

RE: B14002101
12070 Old Frederick Road
Woodstock, MD 21163

Mr. Pierce:

This letter is in response to building permit B14002101. The application describes the construction of a story addition and one car garage. Upon review of the submittal, it appears that the proposed addition does not meet the required setback (see attached form for required setback distances) to the well. (see attached drawing for details of well and septic components).

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Respectfully,
Hank Oswald
Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & 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: 7/14/14

To: Hank Oswald, Health Dept
(Person's Name and Division)

From: L. D. Pierce Const Co Inc (443) 375-9924 Dale Pierce
(Your Name, Company Name and Telephone Number)

Subject: Project name PAMELA REAMER ADDITION

Project site address 12070 OLD FREDERICK Rd. Woodstock, Md 21163

Permit Number B14002101 **SDP #** _____

Other information pertinent to this project _____

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

____ Letter of response to Howard County plan review code letter

____ Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**

____ Structural steel certification

____ Energy conservation calculations

____ Certification for _____ (be specific).

____ Copies of _____ (be specific).

____ Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or #_____

✓ Other plot plan + floor plan

RECEIVED
JUL 14 2014
LICENSES & PERMITS DIVISION

Is there anyone else that should be contacted regarding this project if there are questions?

If so, please list that person's name and telephone number below:

_____ (_____)_____
(Person's name) (Telephone number)

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 Division
yellow: Applicant
pink: Permit Division

t:\Updated forms\transmit.frm - Rev. 5/08

S 73°01'02" E
16.00'

S 54°58'58" W
183.00'

447.74'

B.R.L.

572.22'

LOT 2

4.080 AC

LOT 1

N 25°20'55" E
75+-

ADD

30'

B.R.L.

S 17°12'55" W
410.44'

N 25°20'55" E
440.70'

30'

B.R.L.

50'

S 01°04'00" W
328.70'

ADDITION

40'

54'

EXISTING HOUSE

10'

30'

EXISTING GAR.

GAR.

PORCH

N 01°04'00" E

B.R.L.

S 88°01'01" W
195.36'

N 01°04'00" E
246.85'

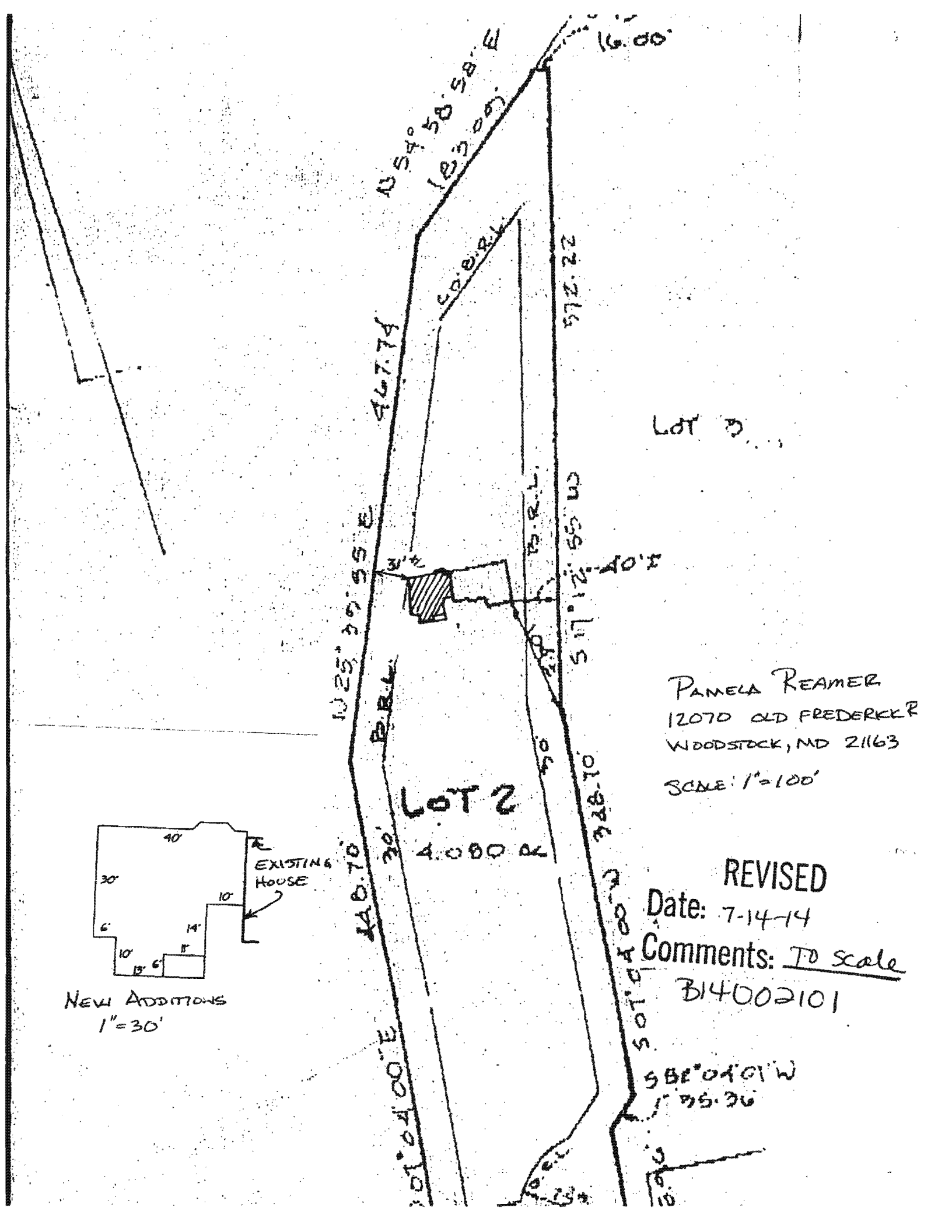
152.00'

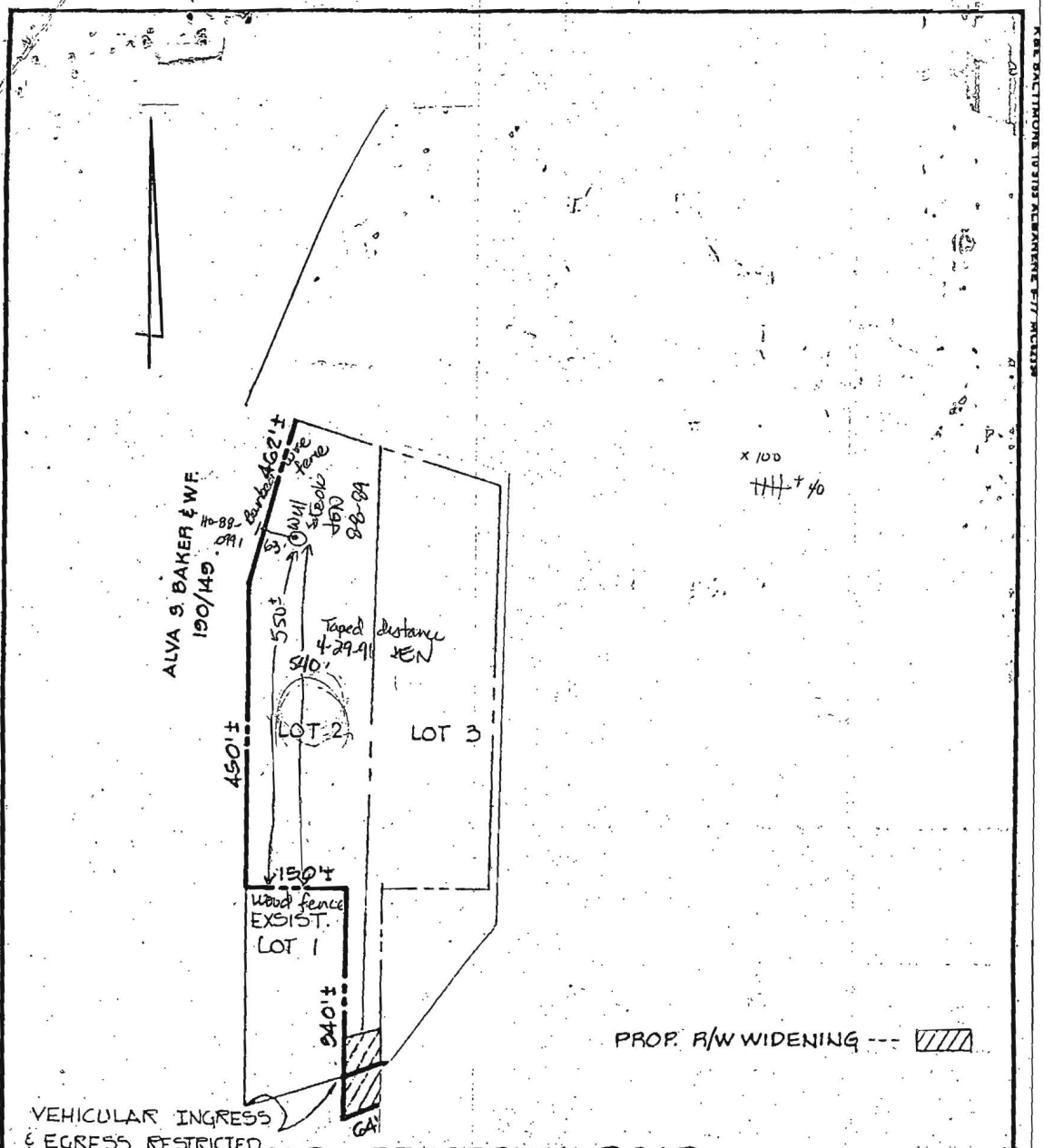
S 88°56'00" W

S 01°04'00" W
216.00'

S 89°31'09" W
51.43'

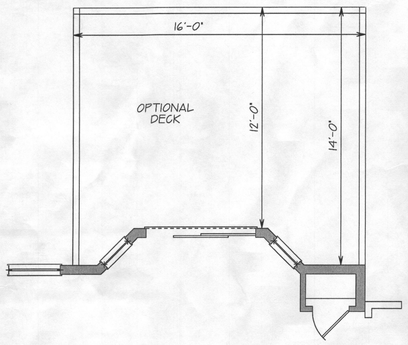
1 inch = 100 ft


16.00'
N 54° 58' E
(E) 300'
467.74'
572.22'
LOT 5
S 17° 12' 55" W
40.1'
N 25° 39' 55" E
B.R.L.
B.R.L.
31'±
LOT 2
4.080 AC
406.70'
328.70'
S 01° 04' 00" E
S 01° 04' 01" W
S 88° 04' 01" W
195.36'
EXISTING HOUSE
40'
30'
10'
6'
14'
10'
18'
6'
NEW ADDITIONS
1"=30'
PAMELA REAMER
12070 OLD FREDERICK R
WOODSTOCK, MD 21163
SCALE: 1"=100'
REVISED
Date: 7-14-14
Comments: To scale
B14002101



TITLE	VARIANCE PLAT		
PROJECT	FORREST F. PEDDICORD PROPERTY - LOTS 1 AND 2		
LOCATION	3RD ELECTION DISTRICT	HOWARD CO, MD.	
DATE: 5-2-77	DESIGN BY: JAB	DRAWN BY: J.J.B.	CHECKED BY: D.M.R.
SCALE: 1"=200'	JOB NO.: 77120	DRAWING NO.: 1 OF 1	

boender associates
engineers
surveyors
planners
BALTIMORE 301-465-7777 • SALISBURY 301-749-1286



OPT. DECK

GENERAL NOTES

BUILDING DESIGN
1. FROST LINE DEPTH 30"
2. FLOOR LIVE LOADS:
   A. LIVING AREA: 40 psf ADD 10 psf DEAD LOAD
   B. SLEEPING AREAS & ATTIC STORAGE w/STAIRS 30 psf ADD 10 psf DEAD LOAD
   C. ATTIC STORAGE AREA: 20 psf ADD 10 psf DEAD LOAD
   D. DECKS: 40 psf
3. ROOF LOADS:
   A. 10 psf BOTTOM CHORD DEAD LOAD
   B. 30 psf WITH NO REDUCTIONS ALLOWS
4. WIND SPEED DESIGN 90 MPH 3 SECOND GUST
5. IRC 2012

FOOTING
1. MINIMUM DEPTH FINISHED GRADE TO BOTTOM OF ALL FOOTINGS - 30" OR EXTENDED TO SOLID BEARING, WHICHEVER IS GREATER
2. FOOTER SIZE: MUST BE 8" THICK AND EXTEND A MIN. 4" BEYOND WALL ON EACH SIDE.

FOUNDATION
1. TOP OF WALL AT LEAST 6" ABOVE GRADE
2. AREAWAY DRAIN TIED TO SEALED SUMP PIT OF POSITIVE GRAVITY FLOW WITH 2" PIPE WITH MINIMUM 1/4" -1'-0" SLOPE OR 3" PIPE WITH 1/8"-1'-0".
3. POURED CONCRETE WALLS ENCLOSING AREAS BELOW GRADE MUST HAVE WALL TIES BROKEN OFF FLUSH WITH FACE AND COVERED WITH AN APPROVED WATERPROOFING.

COLUMNS
1. ALL SUPPORTING COLUMNS SHALL BE ANCHORED TOP & BOTTOM.
2. ADJUSTABLE COLUMNS-SCREW DOWN ANCHORED IN CONCRETE TO PREVENT LATERAL DISPLACEMENT
3. ALL SURFACES OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST INHIBITIVE PAINT.

PROTECTION AGAINST DECAY
1. ALL WOOD IN CONTACT WITH EARTH OR IN CONTACT WITH CONCRETE MUST BE PRESSURED TREATED.
2. ALL FASTENERS FOR PRESSURED TREATED WOOD SHALL BE HOT-DIPPED, ZINC-COATED, GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

WALL CONSTRUCTION
1. INTERIOR LOAD-BEARING PARTITIONS SHALL BE CONSTRUCTED AND FIRE STOPPED AS EXTERIOR WALLS
2. FIRESTOP ALL CONCEALED SPACES OF STUD WALL PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENING AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND ROOF.

WALL COVERING
1. SIDING-TYVEK OR WATER RESISTIVE BARRIER REQUIRED UNDER VINYL SIDING
2. BRICK-1" AIR SPACE & 15# FELT PAPER OR OTHER APPROVED WEATHER-RESISTANT MATERIAL SHALL BE APPLIED OVER ALL EXTERIOR WALLS.
3. FLASHING FOR MASONRY VENEER SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB.
4. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAX. SPACING OF 33" ON CENTER. NO LESS THAN 3/16" IN DIAMETER.
5. FLASHING SHALL BE USED AROUND WINDOWS AND DOORS, UNDER AND AT THE ENDS OF MASONRY, ABOVE ALL PROJECTING, WOOD TRIM, WHERE PORCHES, DECK OR STAIRS ATTACHED TO A WALL OR FLOOR ASSEMBLY, ALL WALL AND ROOF INTERSECTIONS.

FLOOR SYSTEM
1. MINIMUM JOIST BEARING ON: WOOD-1 1/2", MASONRY-3"
2. JOIST HANGERS OR LAPPED MINIMUM 3" OVER BEAM.
3. ENGINEERED FLOOR SYSTEM SHALL BE INSTALLED, BRACED AND BLOCKED PER MANUFACTURERS INSTRUCTIONS.

ROOF SYSTEM
1. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS OF DCSI 1-03 REQUIREMENTS. ALL CONSTRUCTION DOCUMENTS SHALL BE ON SITE.

VENT, ATTIC ACCESS
1. SOFFIT AND RIDGE VENT, OR GABLE VENT, NET FREE VENTILATION 1 sq' FOR EVERY 150 sq' OF THE AREA OF SPACE VENTILATED
2. PROVIDE READILY ACCESSIBLE 22"x30" ACCESS PANEL.
3. PROVIDE A PULL DOWN STAIR WITH A 2' WIDE WALKWAY TO THE 30"X30" HVAC SERVICE PLATFORM WHEN A UNIT IS INSTALLED IN THE ATTIC.

ROOF
1. ROOF SLOPE 4" IN 12" BUT NOT LESS THAN 2" IN 12" ASPHALT SHINGLES AND 2 PLY #15 FELT. SLOPE LESS THAN 2" IN 12" SHALL ICE AND WATER SHIELD.
2. VALLEY, WALL AND OTHER FLASHING INSTALLED ACCORDING TO ASPHALT SHINGLES MANUFACTURER'S PRINTED INSTRUCTIONS.
3. KICK-OUT FLASHING SHALL BE USED WHERE WALL INTERSECT ROOF AREA.

CONCRETE FLOOR
1. 6 mil VAPOR BARRIER WITH JOINT LAPPED NOT LESS THAN 12" BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE. VAPOR BARRIER MAY BE OMITTED FROM DETACHED GARAGES, UTILITY BUILDINGS, AND OTHER UNHEATED STRUCTURES
2. SLAB WITH FLOOR LEVELS LESS THAN 12" BELOW GRADE SHALL HAVE R-10 INSULATION IN ACCORDANCE WITH IECC.
3. RADON SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH IRC 2012 AND LABELED WITH A CONTINUOUS ORANGE PAINT LINE THROUGHOUT THE STRUCTURE.

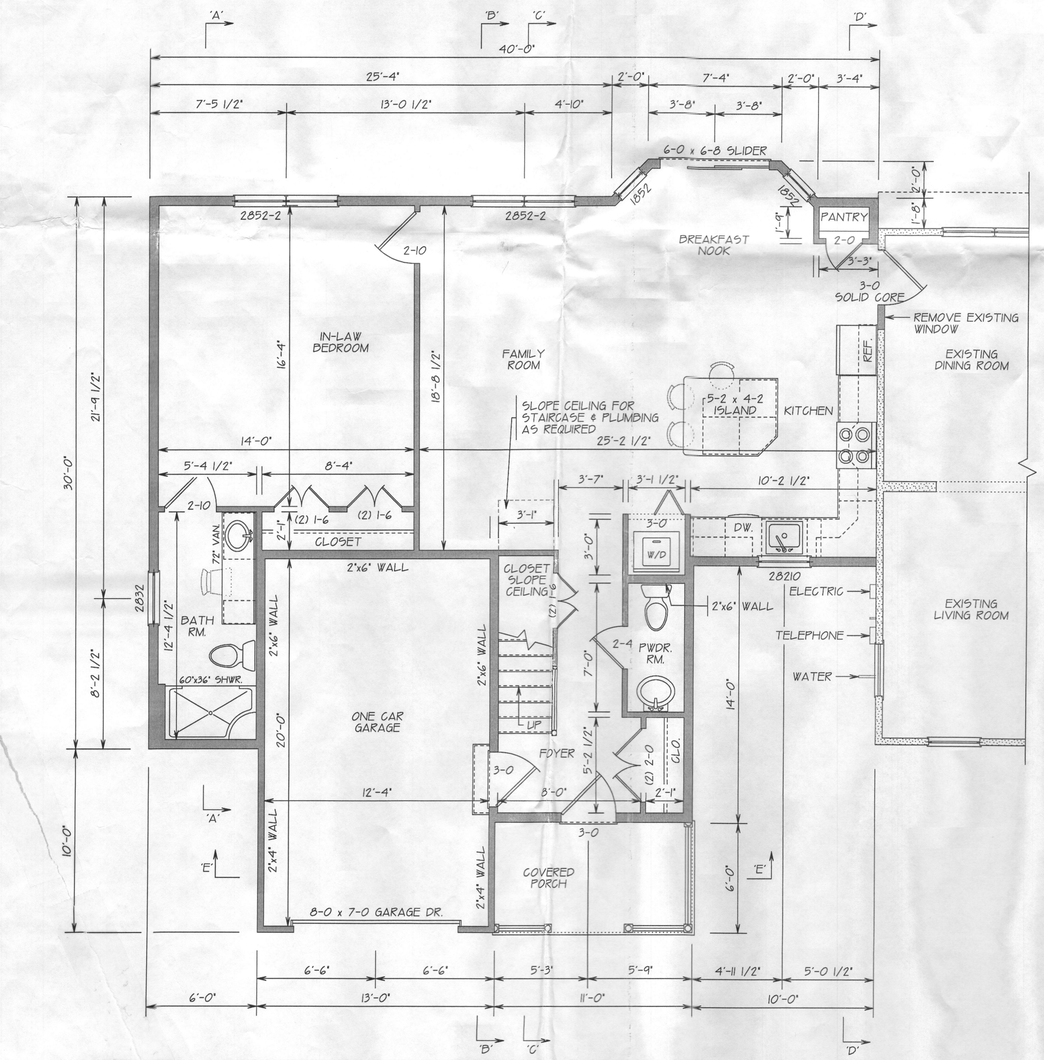
SAFETY GLASS
1. DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOLS, SPAS, BATHTUBS AND SHOWER. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN INLET AND WITHIN 60" IF WATER'S EDGE.

SAFETY GLASS
2. GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
3. WINDOWS GREATER THAN 9 sq' AND BOTTOM EDGE LESS THAN 18" ABOVE FLOOR; TOP EDGE GREATER THAN 36" ABOVE FLOOR. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING. STAIRS

EXITS
1. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE A LEAST ONE DOOR EXIT OR WINDOW WITH A NET CLEAR OPENING OF 5.7 sq' WITH A MINIMUM OPEN WIDTH OF 20", A MINIMUM OPEN HEIGHT OF 24", AND A MAX. SILL HEIGHT FROM FLOOR OF 44" EXCEPTION, GROUND FLOOR WINDOWS NET CLEAR OPENING REDUCED TO 5.0 sq'

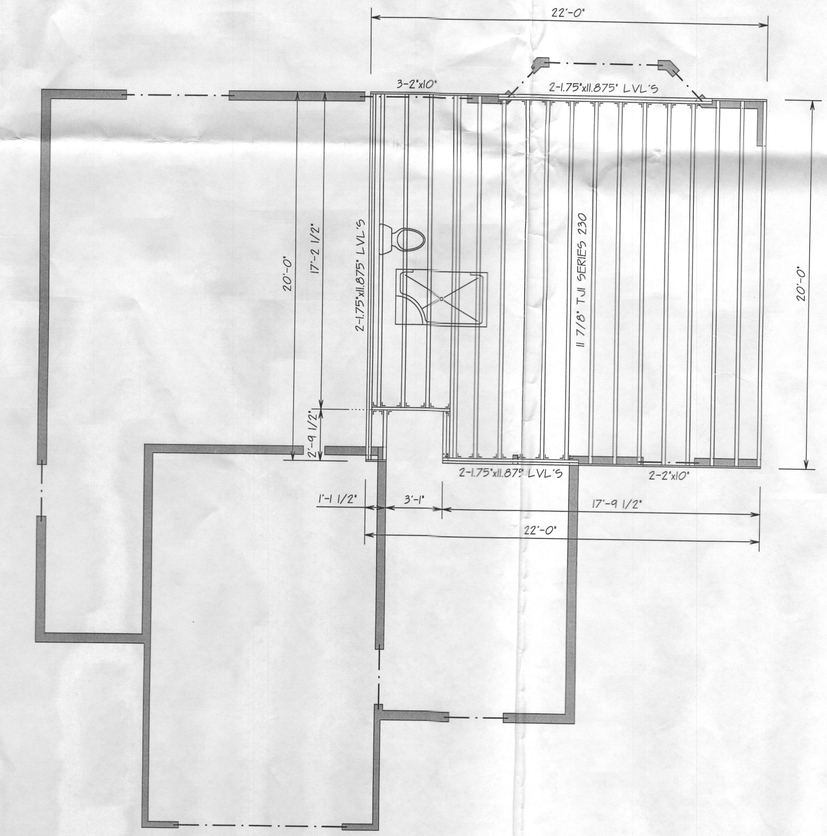
SMOKE ALARMS
1. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING, INCLUDING BASEMENT AND CELLARS.
2. ALL ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE UNIT AND PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREA
3. WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN AN EXISTING DWELLING OR ADDITION, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED FOR NEW BUILDING.
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL RECEIVE BACKUP POWER FROM A BATTERY
5. CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM IN UNITS WITH FUEL-FIRED APPLIANCES/ ATTACHED GARAGES

INSULATION
AS NOTED ON SHEET 4 OF 7, 2012 IECC CODE COMPLIANCE



FIRST LEVEL FLOOR PLAN LIVING AREA: 1033 sq' & GARAGE AREA: 240 sq'

SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING LAYOUT

SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN & SECOND FLOOR FRAMING

PROJECT FOR:

PAMELA REAMER
12070 OLD FREDERICK RD.
WOODSTOCK, MARYLAND 21163

DATE: MAY 25, 2014 | SCALE: 1/4" = 1'-0" | FILE NAME: PAM-FP | DRAWN BY: P. GUGLIUZZA

CREATIVE OUTLOOKS, LLC
PHILIP F. GUGLIUZZA
CUSTOM HOME PLANNING & DESIGN
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DATE:	REVISION:
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R301.1 CLIMATE ZONE 4

R401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRIPTIVE PROVISIONS

R402.1.1 ATTIC INSULATION: R-49
R-49 OR R-38 WITH RAISED HEEL

R402.1.1 WOOD FRAME WALL:
R-20 OR R-13 + R5 CONTINUOUS INSULATION

R402.1.1 BASEMENT WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT

R402.1.1 CRAWL SPACE WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISHED GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".

R402.1.1 FLOOR INSULATION OVER UNCONDITIONED SPACE
R-19 BATT INSULATION

R402.1.1 WINDOW U-VALUE/SHGC
.35 (U-VALUE)
.40 (SHGC)

R402.2.9 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 2012 IECC WITH CAULK, GASKETS WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL

R402.4.1 BUILDING ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION MUST MEET THE INSPECTION CRITERIA LISTED IN TABLE 402.4.1.2. A "BLOWER DOOR AIR INFILTRATION TEST" SHALL BE PERFORMED IN ALL UNITS. SEE ALSO SECTION R303.4 OF THE 2012 IRC.

R402.4.2 FIREPLACES
ALL WOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR. FIREPLACES SHALL HAVE GASKETED DOORS.

R402.4.4 RECESSED LIGHTING
RECESSED LUMINARIES 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 2012 IECC SECTION 403.1.

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.

R403.2.1 MECHANICAL DUCT INSULATION
SUPPLY DUCTS IN ATTIC R-8 MINIMUM
SUPPLY 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.

R403.3.2 DUCT SEALING:
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.

R403.5 MECHANICAL VENTILATION
OUTDOOR (MAKE-UP) AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER

R403.6 EQUIPMENT SIZING SHALL COMPLY WITH R403.6.

R404.1 LIGHTING EQUIPMENT
A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH EFFICACY LAMPS.

WATER HEATER:
MINIMUM EFFICIENCY ESTABLISHED BY NAECA

MECHANICAL TESTING
ALL MECHANICAL TESTING TO BE PERFORMED BY

PRESCRIPTIVE R-VALUE PATH

INSULATION
1. CEILING R-38 OVER EXTERIOR WALL PLATE
2. WALLS R-20
3. BASEMENT WALLS R-10 CONTINUES OR R-13 CAVITY
4. SLAB PERIMETER R-10
5. CRAWL SPACE WALLS R-10
6. FLOORS R-19
7. WINDOWS MUST HAVE A U-VALUE OF .40.
8. WINDOW, SKYLIGHT & DOOR PERFORMANCE CRITERIA

WINDOW CRITERIA:

NORTH-CENTRAL	U-FACTOR	SHGC
	≤ 0.32	≤ 0.40

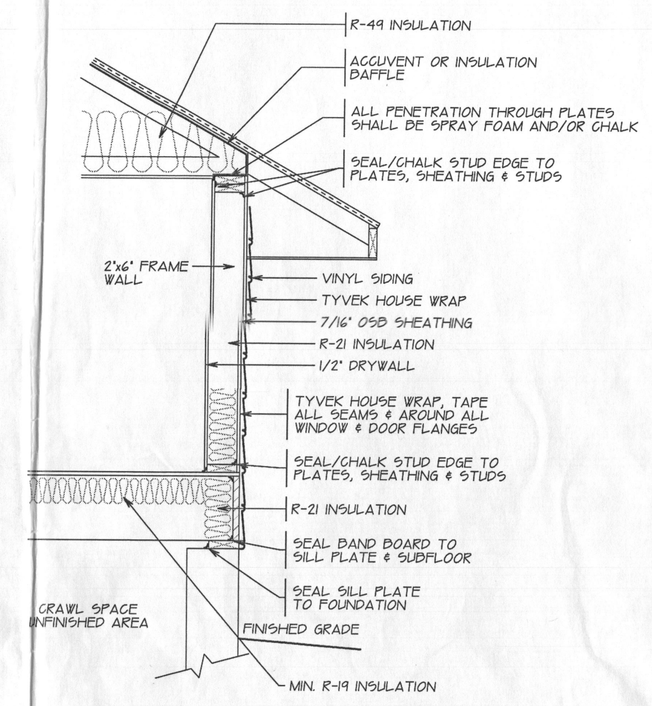
SKYLIGHT CRITERIA:

NORTH-CENTRAL	U-FACTOR	SHGC
	≤ 0.55	≤ 0.40

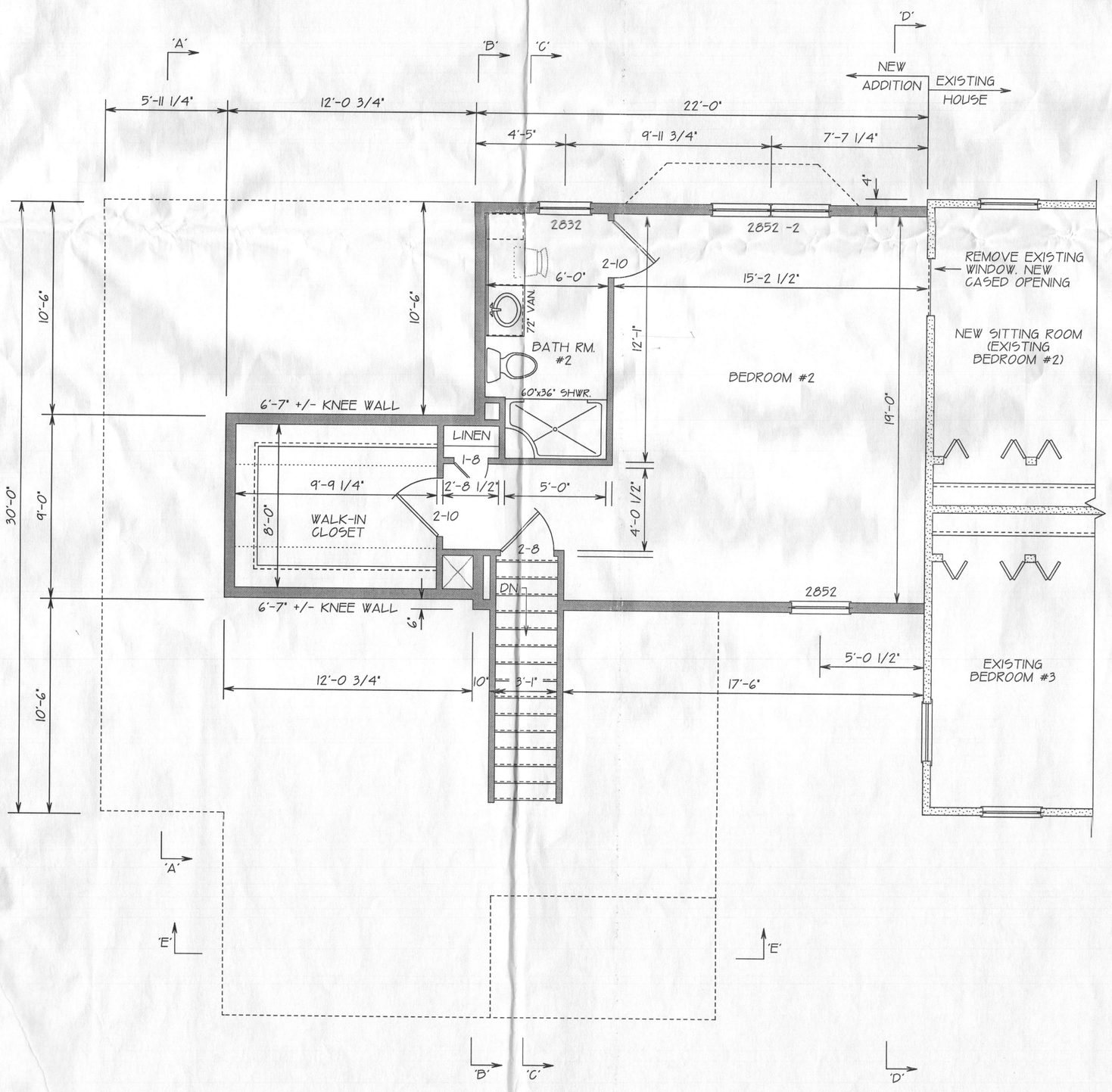
DOOR CRITERIA:

GLAZING LEVEL	U-FACTOR	SHGC
OPAQUE	≤ 0.21	NO RATING
≤ 1/2-LITE	≤ 0.27	≤ 0.30
> 1/2-LITE	> 0.32	> 0.30

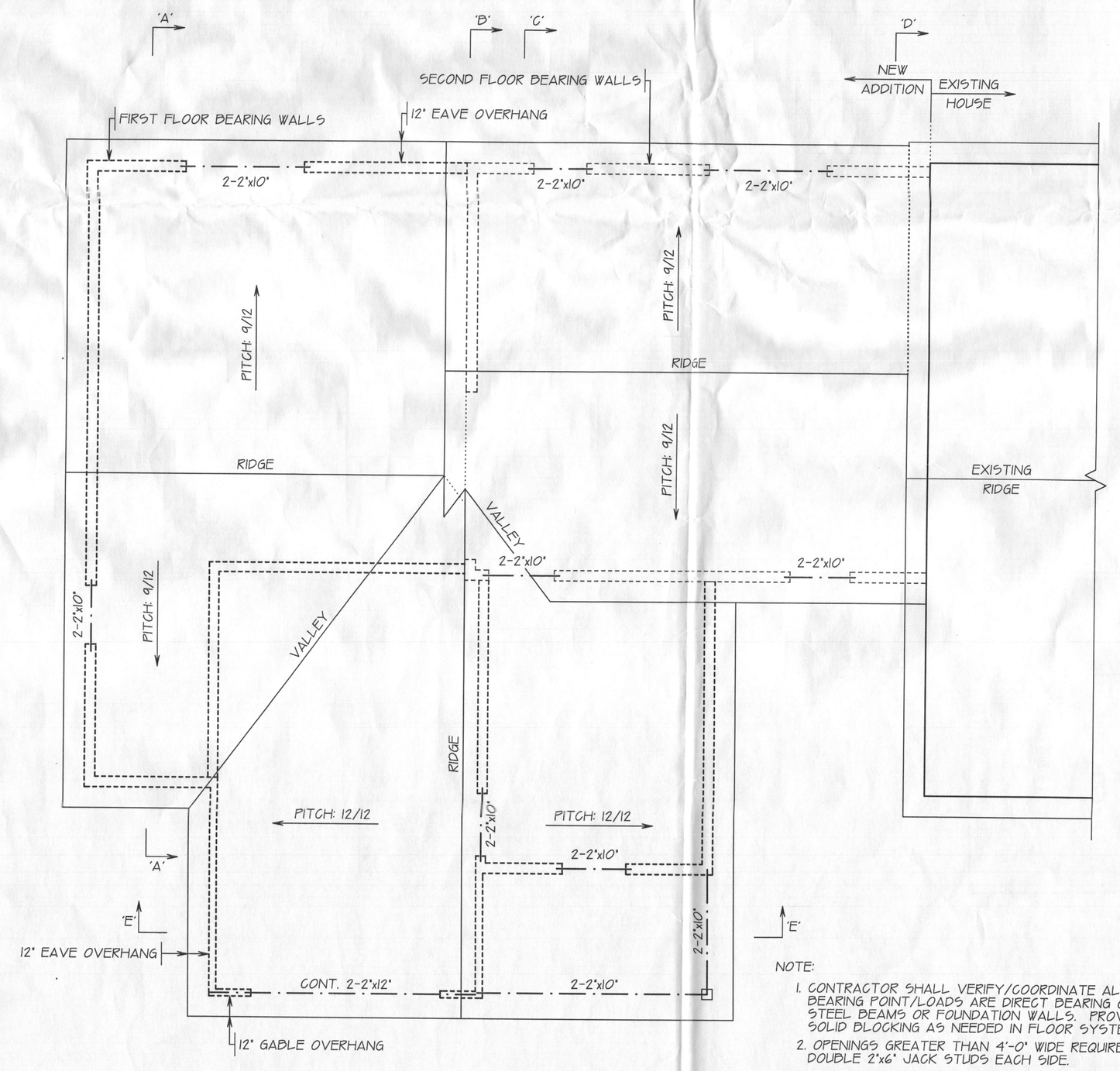
THERMAL WALL SECTION



2012 IECC CODE COMPLIANCE



SECOND LEVEL FLOOR PLAN LIVING AREA: 549 sq' SCALE: 1/8" = 1'-0"



NOTE:
1. CONTRACTOR SHALL VERIFY/COORDINATE ALL BEARING POINT/LOADS ARE DIRECT BEARING ON STEEL BEAMS OR FOUNDATION WALLS. PROVIDE SOLID BLOCKING AS NEEDED IN FLOOR SYSTEM.
2. OPENINGS GREATER THAN 4'-0" WIDE REQUIRED DOUBLE 2'x6" JACK STUDS EACH SIDE.
3. TRUSS CONFIGURATION SHOWN DIAGRAMATICALLY ONLY CONSULT TRUSS MANUFACTURER FOR SPECIFICATIONS & ACTUAL CONFIGURATION. T.P.I. APPROVED

ROOF PLAN SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN & ROOF PLAN

PROJECT FOR:
PAMELA REAMER
12070 OLD FREDERICK RD.
WOODSTOCK, MARYLAND 21163

DRAWN BY: P. GUGLIUZZA
FILE NAME: PAM-FFP
SCALE: 1/4" = 1'-0"
DATE: MAY 25, 2014

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DATE:	REVISION:
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SHEET No.
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HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
3430 Courthouse Drive ▪ Ellicott City, Maryland 21043 ▪ 410-313-2433

Robert J. Frances, P.E., Director
bfrances@howardcountymd.gov

FAX 410-313-3298
TDD 410-313-2323

CANCELLATION NOTICE

DATE: March 21, 2017

TO: (X) Department of Planning Zoning
(X) Development Engineering Division
(X) Health Department
(X) State Highways
( ) Sediment Control Division, DPW
( ) Inspectors
(X) Licenses and Permits Division
(X) Plan Review Division
( ) Tax Assessment Office
(X) Owner
(X) L.D. Pierce Construction Co. Inc.

RE: Cancellation and/or Expired Permit Application

Permit Number: **B14002101**
Application Date: **June 17, 2014**
Owner: **Pamela Reamer**
Location: **12070 Old Frederick Road, Marriottsville, MD 21104**
Description of Work: **Addition**

Reason for Permit Cancellation: **Time limitation (2015 IBC, Section 105.3.2)**

FROM: Sincerely,

Shari Logan

Shari Logan, Chief – Licenses Permits Division
slogan@howardcountymd.gov
Department of Inspections, Licenses, & Permits
3430 Court House Dr, Ellicott City, MD 21043
Phone Number (410) 313-2455

* PLANS WILL BE DISCARDED IF NOT PICKED UP BY **WEDNESDAY, APRIL 12, 2017** *