



Date: October 14<sup>th</sup> 2019

To: Robert Freeman, Howard County Health Dept.

From: Cairn Custom Homes

Subject: B19003074, Future Basement Plan

I, Daniel Ojo, have read and understood the county memo (page two of this document) regarding the finished basement plan at my future home at 5104 Mountain Lane, Clarksville 21029. I understand that Walnut Grove will allow for 5 bedrooms only per the shared septic system. I would like to move forward with the current building permit as is. Thank You.

DocuSigned by:  
Daniel Ojo   
FB47F1DB293F4E2...

Date: 10/14/2019

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## Freemon, Robert

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**From:** Freemon, Robert  
**Sent:** Friday, October 18, 2019 12:09 PM  
**To:** Jasmine Strain  
**Cc:** Steve Appler; Anest, Cathy; Williams, Jeffrey; Mock, Don; Wolf, Kevin  
**Subject:** RE: 5104 Mountain Lane  
**Attachments:** Bedroom Memo.pdf; Health Floor Plans.pdf

Jasmine,

It has been brought to my attention both the BP summaries and the floor plans received by DILP and Health differ in the construction of the basement. Accella's BP summary states, "Full Basement, Basement = Partially Finished" while the paper copy of the BP received by Health states, "Unfinished Basement". The floor plans reviewed by DILP show a finished "Future Den" on a "Finished Basement Plan" while the floor plans submitted to Health make no mention of this. The floor plans Health received show an entirely unfinished basement. This "Future Den" meets Health's definition of a bedroom therefore making it a 6<sup>th</sup> bedroom in a dwelling restricted to 5 bedrooms due to the shared septic system serving it. Can you clarify this discrepancy?

In addition, is Daniel Ojo or Ojo Ayodeji T the property owner who will be living on this property? If not I am requesting the contact information for the future owner who will be living on this property. I would also request you forward the attached memo to the future property owner who will be living on this property so they are aware of the situation.

**Robert "Spencer" Freemon**  
**Howard County Health Department**  
**8930 Stanford Blvd. Columbia, MD 21045**  
**Bureau of Environmental Health**  
**Well and Septic Program**  
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**Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)**  
**Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>**

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**From:** Jasmine Strain <[jasmine@cairncustomhomes.com](mailto:jasmine@cairncustomhomes.com)>  
**Sent:** Thursday, October 17, 2019 1:01 PM  
**To:** Freemon, Robert <[rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)>  
**Cc:** Steve Appler <[steve@cairncustomhomes.com](mailto:steve@cairncustomhomes.com)>  
**Subject:** Re: 5104 Mountain Lane

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello Spencer,

The issue is now resolved and the hold has been taken off of this permit at DILP.

Jasmine



# CAIRN CUSTOM HOMES OJO RESIDENCE

ELLICOTT CITY, MARYLAND 21042

## DRAWING INDEX

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## PROJECT DESIGN DATA

**APPLICABLE STANDARDS**  
THE FOLLOWING DATA & ACCOMPANYING SPECIFICATIONS ARE BASED ON THE GENERAL REQUIREMENTS OF THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS & ALL STATE AND LOCAL JURISDICTION AMENDMENTS. THEY ARE INTENDED TO BE APPLICABLE ONLY TO DETACHED ONE & TWO FAMILY DWELLINGS & MULTIPLE ATTACHED SINGLE-FAMILY DWELLINGS, NOT MORE THAN THREE STORIES IN HEIGHT (EXCLUDING BASEMENTS) IN SEPARATE, INDEPENDENT WINGS OF EGRESS. TWO-FAMILY DWELLINGS SHALL BE COMPLETELY SEPARATED FROM EACH OTHER BY ONE-HOUR FIRE RATED WALL OR FLOOR SEPARATION ASSEMBLY. TOWNHOUSE DWELLINGS SHALL BE SEPARATED BY A MIN. COMMON ONE-HOUR FIRE RATED WALL ASSEMBLY. NFPA-80 FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS.

NOTE: UNLESS SELECTED OTHERWISE, THE DEFAULT COMPLIANCE PATH WILL BE THE PRESCRIPTIVE METHOD.

PRESCRIPTIVE METHOD (MEET R402-R404)       PERFORMANCE METHOD (% MANDATORY PROVISIONS + RESCHECK)       ENERGY RATING INDEX (ALTERNATIVE COMPLIANCE)

**ENERGY EFFICIENCY-2018 IECC**

CODE SECTION	STANDARD (MINIMUM)
R301 CLIMATE ZONE	4A
R401.2 COMPLIANCE METHOD:	PRESCRIPTIVE PROVISIONS AND (+) MANDATORY PROVISIONS
R402.1 VAPOR RETARDER:	WALL ASSEMBLIES IN THE BLDG THERMAL ENVELOPE SHALL COMPLY W/ VAPOR RETARDER REQUIREMENTS OF SECTION R402.1 OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION.
R402.2 ATTIC INSULATION:	ATTIC INSULATION: R-49, RAISED HEEL TRUSSES: R-30
R402.2.1 WOOD FRAME WALL:	R-20 OR R-15 + R-5 CONTINUOUS INSULATION
R402.2.2 BASEMENT WALL INSULATION:	R-5 OR 10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTIS FULL HEIGHT
R402.2.2.1 CRACK SPACE WALL INSL.:	R-5 OR 10 FOIL FACED CONTINUOUS BATTIS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AND ADDITIONAL 2'-0".
R402.2.2.2 FLOOR INSULATION OVER UNCONDITIONED SPACE:	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY
R402.2.2.3 WINDOW U-VALUE/SHGC:	0.35 (U-VALUE) & 0.40 (SHGC)
R402.2.2.4 SLAB ON GRADE FLS. <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 SHALL BE WEATHERSTRIPPED & INSULATED R-49
R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE):	EXTERIOR WALLS & PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2018 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BIVIN DIEGIMILAR SHALL ALLOW SEALING FOR DIFFERENT EXPANSION & 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 W/ ASTM E 181 OR ASTM 1821 (BLOWER DOOR) AT A PRESSURE OF 0.2" WG(20 PASGALS). TESTING SHALL BE CONDUCTED BY APPROVED 3RD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST & PROVIDING TO THE BUILDING INSPECTOR.
R402.4.2 FIREPLACES:	NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS & OUTDOOR COMBUSTION AIR FIREPLACE DOORS SHALL BE LISTED & LABELED IN ACCORDANCE W/ UL 127 (FACTORY BUILT F.P.) & UL 901 (MASONRY F.P.). WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES & COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BLDG. THERMAL ENVELOPE OF ENCLOSED IN A ROOM ISOLATED FROM THE INSIDE THE THERMAL ENVELOPE. (EXCEPTIONS: 1-DIRECT VENT APPLIANCES W/ BOTH INTAKE & EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE. 2-FIREPLACES & STOVES COMPLYING W/ SECTION R402.4.2 & ROOMS 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 THERMOSTAT:	* ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2018 IECC SECTION 403.1
R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY):	* 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 & RETURN DUCTS IN ATTIC R-8 MIN, R-6 WHEN LESS THAN 3". SUPPLY & RETURN DUCTS OUTSIDE OF THE CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BLDG THERMAL ENVELOPE R-6 MIN. DUCTS LOCATED UNDER CONC. SLABS R-6 MIN.
R403.3.2 DUCT SEALING:	* ALL DUCTS, AIR HANDLERS, FILTER BOXED WILL BE SEALED. JOINTS & SEAMS WILL COMPLY W/ SECTION 910.4.1 OR IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER-DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES & SHALL BE VERIFIED BY EITHER A POST-CONSTRUCTION TEST OR ROUGH-IN TEST. TIGHTNESS TEST IS NOT REQD. IF THE AIR HANDLER & ALL DUCTS ARE LOCATED W/ THE CONDITIONED SPACE.
R403.6 MECHANICAL VENTILATION:	* OUTDOOR MAKE-UP & EXHAUST AIR DUCTS TO BE PROVIDED W/ AUTOMATIC GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R403.6.1 WHOLE HOUSE MECH. VENT. SYSTEM FAN EFFICACY:	* TO COMPLY WITH TABLE R403.6.1
R403.7 EQUIPMENT SIZING:	* SHALL COMPLY WITH R403.7
R404.1 LIGHTING EQUIPMENT:	* A MIN. OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH EFFICACY LAMPS.
MECHANICAL TESTING:	* MIN EFFICIENCY ESTABLISHED BY NAECA.
GENERAL NOTES:	ALL MECHANICAL TESTING TO BE BY: THIS CONTRACTOR IS RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE & AFFIXING TO ELECTRICAL PANEL OR MIN 6" x 6" OF THE ELECTRICAL PANEL & BE READILY VISIBLE. R-30 IS DEEMED SATISFACTORY WHEN FULL UNCOMPRESSED THICKNESS OF R-30 IS MAINTAINED OVER THE TOP OF PLATE & AT EAVES. (REQUIRES MIN. 1/4" HEEL) BUILDER CONTRACTOR SHALL CONFIRM W/ LOCAL JURISDICTION SPECIFIC REQUIREMENTS FOR DOCUMENTATION AND/OR CERTIFICATION OF COMPLIANCE.

**ENERGY RATING INDEX (ALTERNATIVE COMPLIANCE)**

R406.2 MANDATORY REQUIREMENTS: <COMPLIANCE IN THIS SECTION REQUIRES THAT THE MANDATORY PROVISIONS IDENTIFIED IN SECTIONS R402.2 AND R403.3.1 BE MET. THE BUILDING THERMAL ENVELOPE SHALL BE GREATER THAN OR EQUAL TO LEVELS OF EFFICIENCY & SOLAR HEAT GAIN COEFFICIENT IN TABLE 402.1.2 OR 402.1.4 OF THE 2018 IECC. THE ERI DESIGN SHALL BE CONFIGURED SUCH THAT IT MEETS THE MINIMUM REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE PRESCRIPTIVE REQUIREMENTS. SEE CHART BELOW.

INTEGRATION U-FACTOR	0.40	FLOOR R-VALUE	R1
CEILING R-VALUE	30	BASEMENT WALL R-VALUE	10/3
WOOD FRAME WALL R-VALUE	13	SLAB R-VALUE & DEPTH	10, 2FT

R406.3 ERI REFERENCE DESIGN: <COMPLIANCE BASED ON AN ERI ANALYSIS REQUIRES THAT THE RATED DESIGN BE SHOWN TO HAVE AN ERI LESS THAN 5.4 (SEE TABLE R406.4) WHEN COMPARED TO THE ERI REFERENCE DESIGN. <VERIFICATION OF COMPLIANCE W/ SECTION R406.3 SHALL BE COMPLETED BY AN APPROVED THIRD PARTY.

R406.4 ERI BASED COMPLIANCE: <COMPLIANCE BASED ON AN ERI ANALYSIS REQUIRES THAT THE RATED DESIGN BE SHOWN TO HAVE AN ERI LESS THAN 5.4 (SEE TABLE R406.4) WHEN COMPARED TO THE ERI REFERENCE DESIGN. <VERIFICATION OF COMPLIANCE W/ SECTION R406.3 SHALL BE COMPLETED BY AN APPROVED THIRD PARTY.

R406.5 VERIFICATION BY APPROVED PARTY: <VERIFICATION OF COMPLIANCE W/ SECTION R406.3 SHALL BE COMPLETED BY AN APPROVED THIRD PARTY.

**BUILDING CRITERIA**

RESIDENTIAL SINGLE FAMILY CONSTRUCTION TYPE:	(R-3) V-B (5-B)	LISTED ASSEMBLIES (WHERE APPLICABLE)
CLIMATE & GEOGRAPHIC DESIGN CRITERIA		2-HOUR RATING: ULR305 (WALL) ULR354 (OPEN MB FR TRUSSES) ULR544 (I-JOIST) ULR510 (MIN. 2X6 JOIST)
FLOOR LIVE LOAD:	40 PSF	2-HOUR RATING: ULR334 (SINGLE WALL) ULR360 (DOUBLE WALL) ULR336 (SHAFT WALL)
ROOF LIVE LOAD:	30 PSF	
SNOW LOAD (Pg):	35 PSF	
WIND SPEED ULTIMATE:	15 MPH EXPOSE C	
ATTICS W/ STORAGE:	10 PSF	
ATTICS W/ STORAGE:	20 PSF	
HABITABLE ATTICS:	30 PSF	
STAIRS:	40 PSF	
DECKS & BALCONIES (EXT):	40 PSF	
GUARD & HANDRAILS:	200# (CONT. ANY DIR)	
INFILL GUARDS:	50# PER 1 SF	
SEISMIC CATEGORY:	B	
BLIGHT FRAME STRUCTURAL SYSTEM WITH SHEAR WALLS:		
CONCRETE WEATHERING:	SEVERE	
TERRACED INFESTATION:	MODERATE TO HEAVY	
DECAY PROBABILITY:	MODERATE	
ICE UNDERLATHMENT:	YES	
FROST DEPTH:	32"	
NOTE: VALUES SHOWN ARE MINIMUM - CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION		

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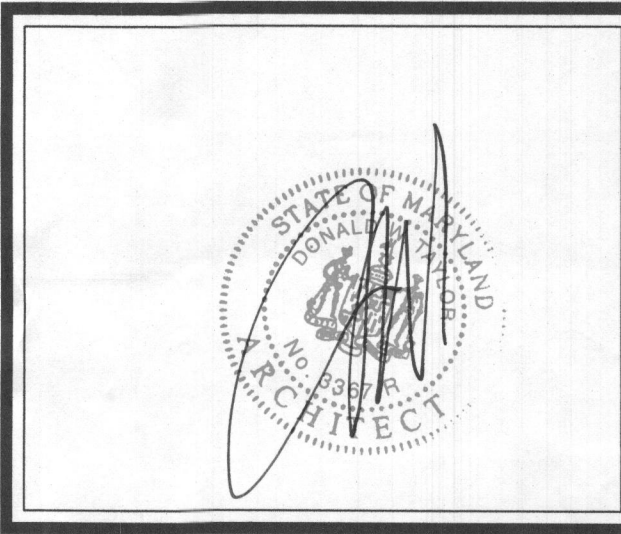
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project # 2625



NOTE: FOR ALL OPERABLE WINDOWS WITH OPENINGS MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW MUST BE 24" MINIMUM ABOVE THE ADJACENT FINISHED SURFACE OR BE PROVIDED WITH A WINDOW FALL PREVENTION DEVICE OR WINDOW OPENING CONTROL DEVICE TO LIMIT THE WINDOW OPENING, SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.

DRAWINGS PRINTED ON 11X17 ARE SHOWN AT HALF OF THE NOTED SCALE.



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PROJECT TITLE  
 CAIRN CUSTOM HOMES  
 OJO RESIDENCE

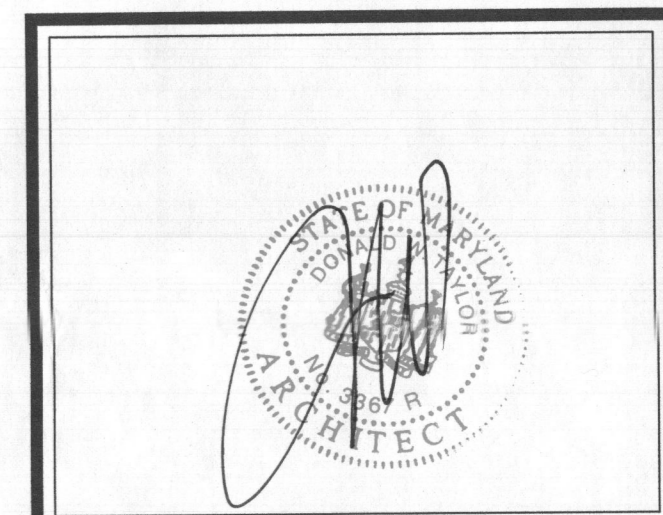
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PROJECT NUMBER 2625	DRAWING NUMBER A.1.1
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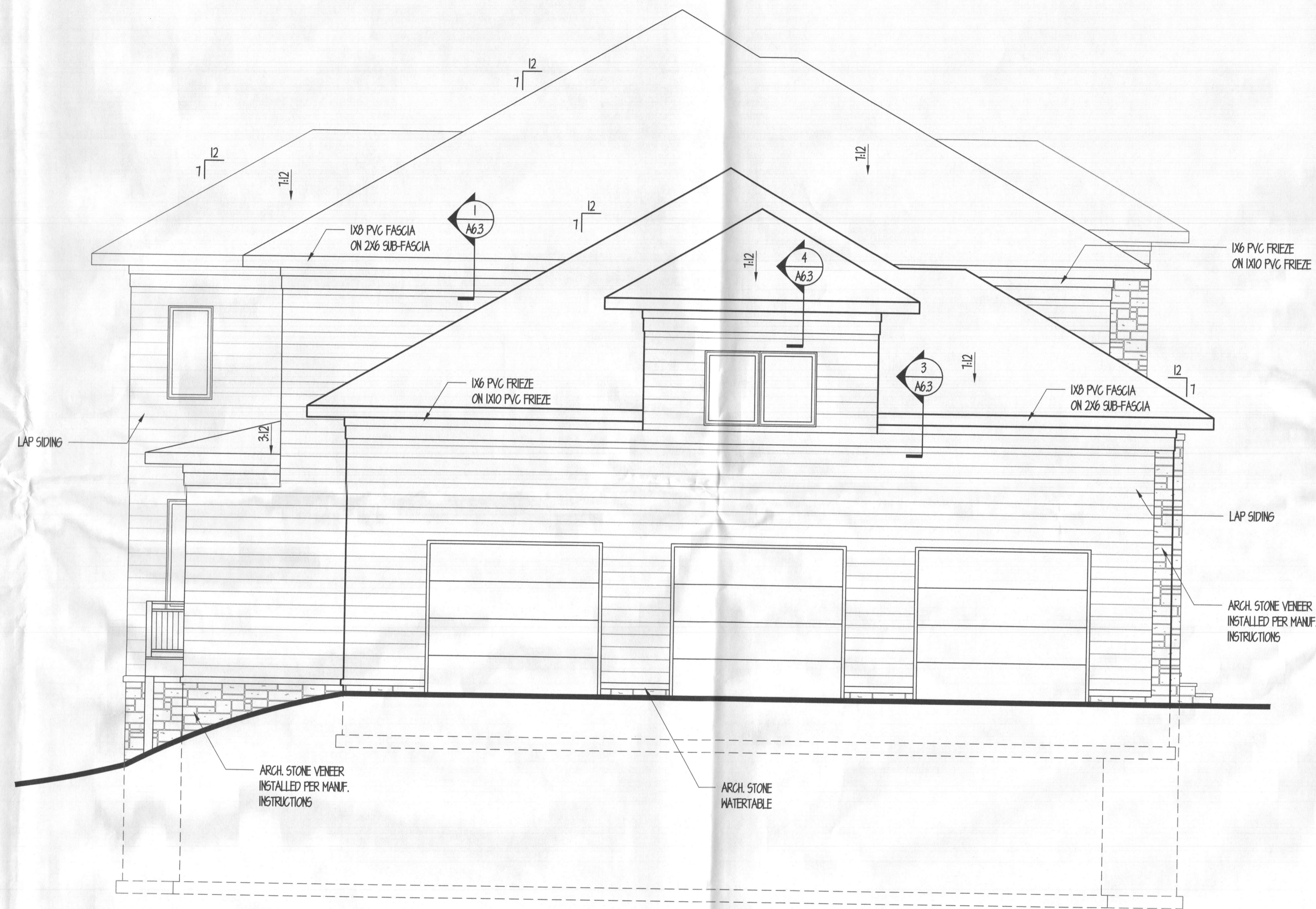
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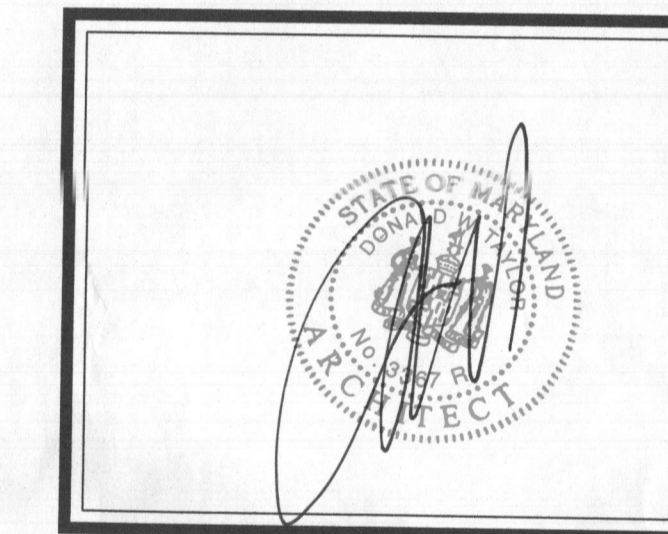
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2625	A1.2



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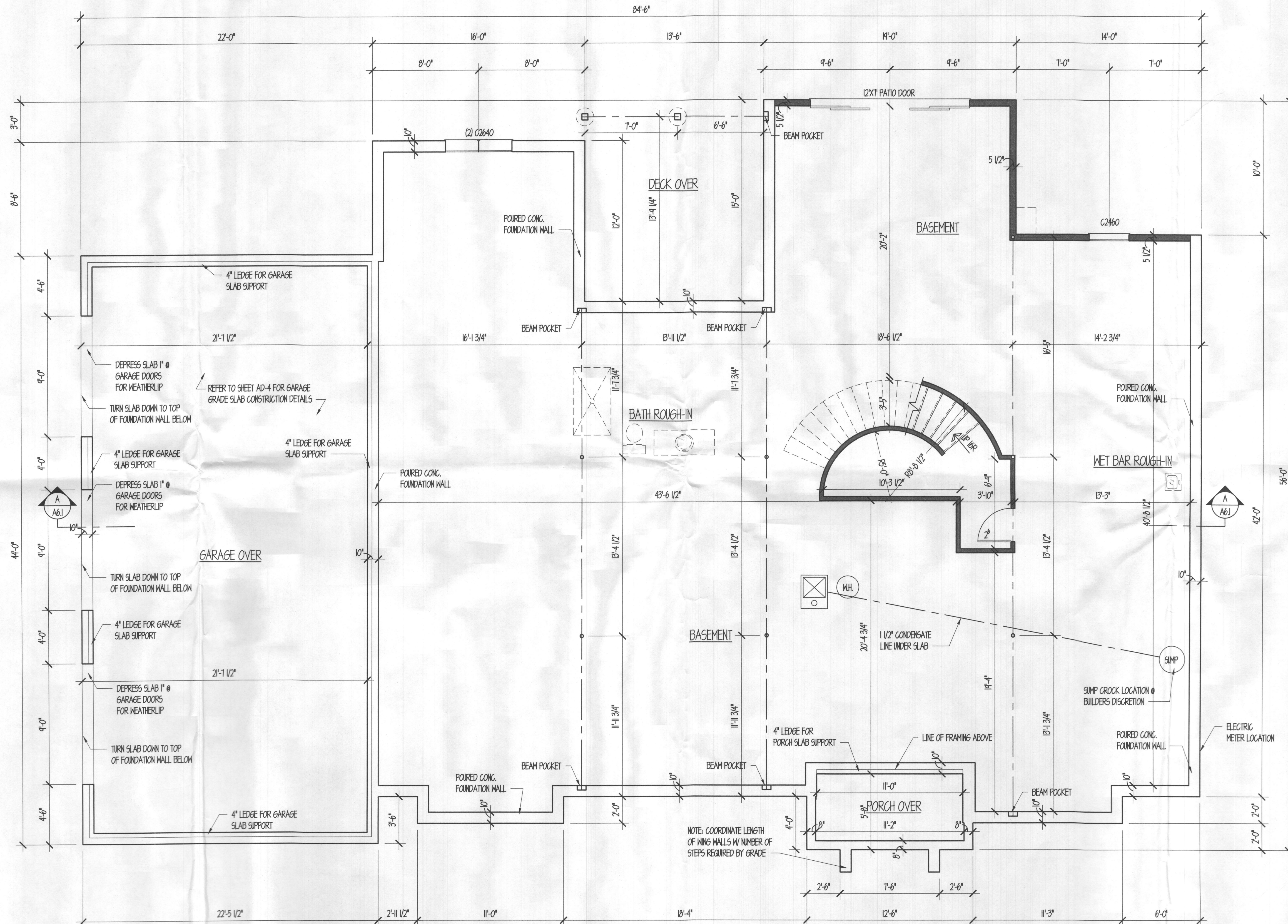
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date	remark

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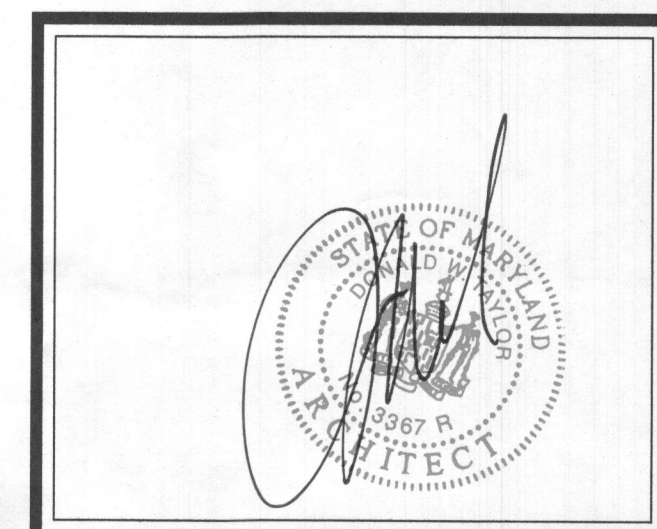
PROJECT TITLE  
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CONTENT  
 LEFT SIDE ELEVATION

PROJECT NUMBER 2625	DRAWING NUMBER A1.3
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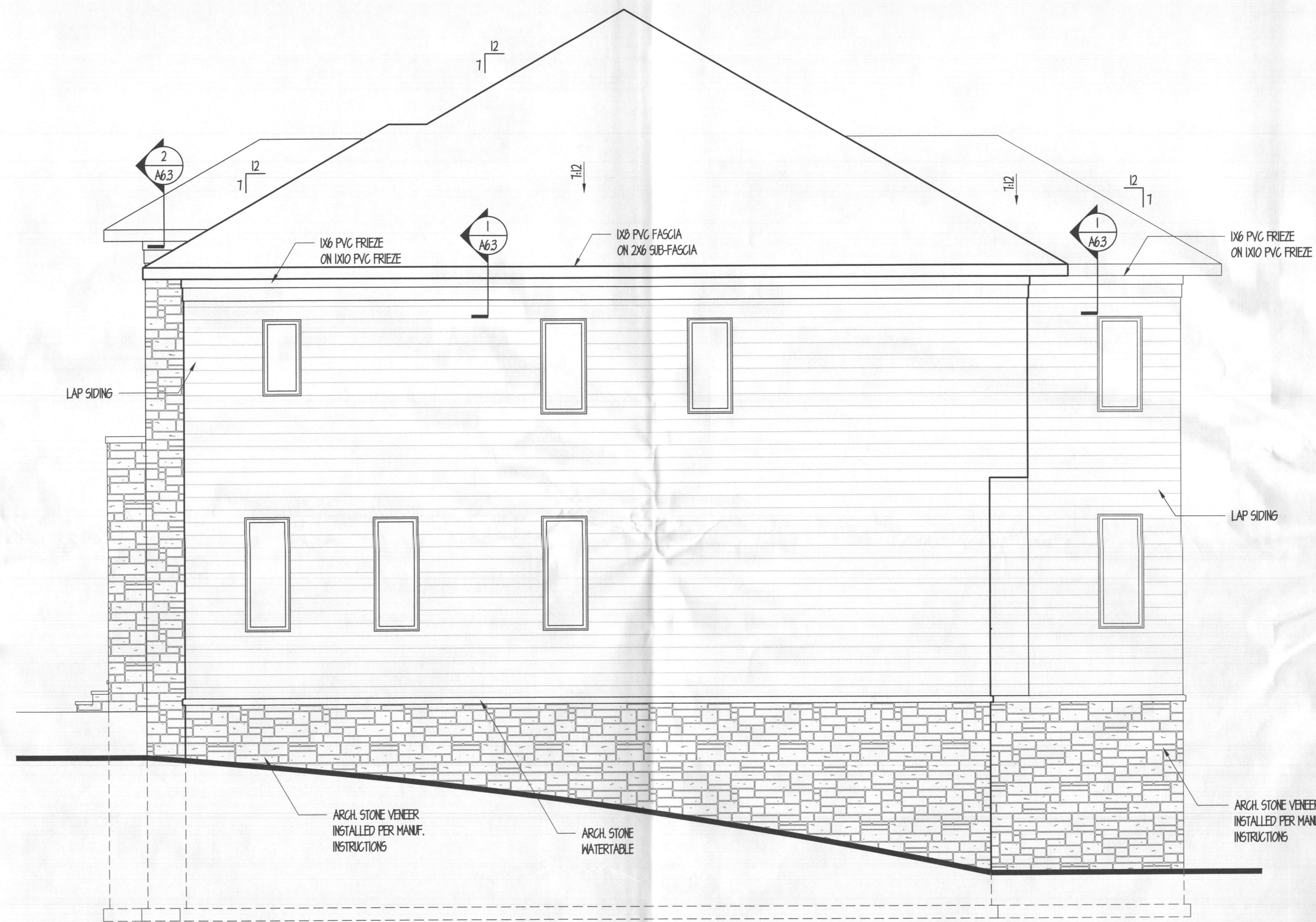
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PROJECT TITLE  
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 OJO RESIDENCE**

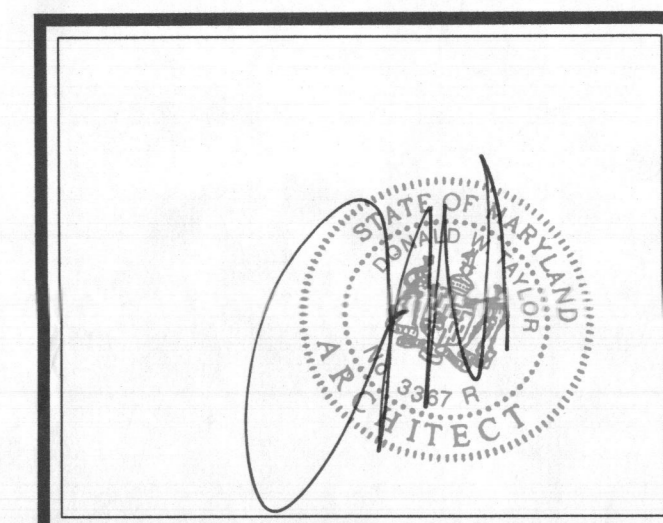
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**FOUNDATION PLAN**

PROJECT NUMBER	DRAWING NUMBER
<b>2625</b>	<b>A2.1</b>



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CONTENT  
 RIGHT SIDE ELEVATION

PROJECT NUMBER 2625	DRAWING NUMBER A1.4
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