AGENDA

STATE BUILDING CODE TECHNICAL REVIEW BOARD

Friday, September 16, 2016 - 10:00 a.m.

Virginia Housing Center, 4224 Cox Road,
Glen Allen, Virginia 23060

I. Roll Call

II. Approval of May 20, 2016 Minutes - Revised **(Tab 1)**

III. Approval of July 15, 2016 Minutes **(Tab 2)**

IV. Public Comment

V. Approval of Final Order **(Tab 3)**

In Re: Appeal of Bradley Pollack
Appeal No. 15-20

VI. Approval of Final Order **(Tab 4)**

In Re: Appeal of Lien Tran and Anh Nguyen
Appeal Nos. 15-21

VII. Preliminary Hearing (as to jurisdiction) **(Tab 5)**

In Re: Appeal of Perry Smith
Appeal Nos. 16-3

VIII. Appeal Hearing **(Tab 6)**

In Re: Appeal of Christopher and Jillian Kiely
Appeal No. 16-1

IX. Appeal Hearing **(Tab 7)**

In Re: Appeal of Sabrina Anderson
Appeal No. 16-5

X. Interpretation Request **(Tab 8)**

City of Richmond Fire Department

XI. Secretary's Report

STATE BUILDING CODE TECHNICAL REVIEW BOARD
Updated October 6, 2015

J. Robert Allen, CBO
Chairman
(Representing the Virginia Building & Code Officials Association)

James R. Dawson
Vice Chairman
(Representing the Virginia Fire Chiefs Association)

Matthew Arnold
(Representing the American Institute of Architects)

W. Keith Brower, Jr.
(Representing the Commonwealth at large)

Vince Butler
(Representing the Virginia Homebuilders Association)

J. Daniel Crigler
(Representing the Virginia Plumbing-Heating-Cooling Contractors Association)

John H. Epperson, PE
(Representing the Virginia Society of Professional Engineers)

Alan D. Givens
(Representing the Virginia Plumbing-Heating-Cooling Contractors Association)

Joseph A. Kessler, III
(Representing the Associated General Contractors of Virginia)

VACANT
(Electrical Contractor)

Eric Mays, PE
(Representing the Virginia Building & Code Officials Association)

Joanne D. Monday
(Representing the Virginia Building Owners and Managers Association)

Patricia S. O'Bannon
(Representing the Commonwealth at Large)

W. Shaun Pharr, Esq.
(Representing the Apartment and Office Building Association of Metropolitan Washington)

Justin I. Bell, Esq.
Assistant Attorney General
Financial Law and Government Support Section
Office of the Attorney General
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DRAFT MINUTES

STATE BUILDING CODE TECHNICAL REVIEW BOARD
MEETING

May 20, 2016

RICHMOND, VIRGINIA

Members Present	Members Absent
Mr. J. Robert Allen, Chairman	Mr. Matthew Arnold
Mr. Vince Butler	Mr. W. Keith Brower
Mr. J. Daniel Crigler	Mr. James R. Dawson
Mr. Alan D. Givens	Mr. John H. Epperson, PE
Mr. Joseph A. Kessler, III	Mr. Eric Mays
Ms. Joanne D. Monday	Ms. Patricia S. O'Bannon
Mr. W. Shaun Pharr, Esq.	

Call to Order	The meeting of the State Building Code Technical Review Board ("Review Board'') was called to order by the Chairman at approximately 10:00 a.m.
Roll Call	The attendance was established by the Secretary, Alan W. McMahan, Secretary, and constituted a quorum. Mr. Justin I. Bell, Assistant Attorney General in the Office of the Attorney General, was present and serving as the Board's legal counsel.
Election of Officers	The Secretary advised the Board members that the terms of the officers of the Board had expired. The floor was then opened for nominations. After discussion, Mr. Crigler moved to elect the current Chairman, Mr. Allen for another term by acclamation. The motion was seconded by Mr. Pharr and passed unanimously. Subsequently, the floor was opened for nominations for Vice Chairman. Mr. Butler moved to elect Mr. Dawson as Vice Chairman. The motion was seconded by Mr. Crigler and passed unanimously.
Approval of Minutes	Ms. Monday moved to approve the minutes of the February 19, 2016 meeting as presented in the Review Board members' agenda package. The motion was seconded by Mr. Crigler and passed unanimously with Mr. Kessler abstaining.

Ms. Monday moved to approve the minutes of the March 22, 2016 minutes as presented in the Review Board members' agenda package. The motion was seconded by Mr. Kessler and passed unanimously with Mr. Butler abstaining.

Public Comment

The Chairman opened the floor for public comment. The Secretary reported that no one was preregistered. The Chairman closed the public comment period.

Final Orders

Appeal of David & Tara Laux; Appeal Nos. 15-15 and 15-22:

After review and consideration, Mr. Kessler moved to approve the final order as presented in the Review Board members' agenda package. The motion was seconded by Ms. Monday and passed unanimously.

Appeal of Harry & Catherine Rowson; Appeal No. 15-17:

After review and consideration, Ms. Monday moved to approve the final order as presented in the Review Board members' agenda package. The motion was seconded by Mr. Kessler and passed unanimously with Mr. Butler abstaining from the vote.

New Business

Appeal of Karen McLaughlin; Appeal No. 11-3:

An appeal hearing convened with the Chairman serving as the presiding officer. The appeal concerned alleged violations of the 2006 Virginia Uniform Statewide Building Code (USBC) as it relates to the construction of a detached single-family dwelling in Loudoun County.

The following persons were sworn in and given the opportunity to present testimony:

Karen McLaughlin
Karen Skevington, for Ms. McLaughlin
Paul Skevington, for Ms. McLaughlin

Appeal of Karen McLaughlin; Appeal No. 11-3 (cont'd.):

Tom Marable, Van Metre Homes representative
Chris Thompson, for Loudoun County

Also present was:

Juan Estrada, Esq, counsel for Van Metre Homes

After testimony concluded, the Chairman closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties and would contain a statement of further right of appeal.

Decision: Appeal of Karen McLaughlin; Appeal No. 11-3:

After deliberation, Mr. Kessler moved to uphold the decision of the local code official and the local appeals board on both issues. The motion was seconded by Ms. Monday and passed unanimously.

Secretary's Report

Mr. Bell updated the Review Board members on pending circuit court appeals of past decisions. Mr. McMahan informed the Review Board members of a tentative July 15, 2016 Review Board meeting date. Mr. McMahan also introduced Mr. Michael Maenner, the newly hired State Building Code Administrator.

New Business

Appeal of Catherine D. Rowson; Appeal No. 15-16:

An appeal hearing convened with the Chairman serving as the presiding officer. The appeal concerned alleged violations of the 2012 Virginia Maintenance Code (VMC or Part II of the Uniform Statewide Building Code) as it relates to the maintenance of a detached single-family dwelling in the City of Chesapeake.

Appeal of Catherine D. Rowson; Appeal No. 15-16 (cont'd.):

The following persons were sworn in and given the opportunity to present testimony:

Catherine Rowson, homeowner
Harold Rowson, witness for Rowson
Quentin Rowson, witness for Rowson
Armetta Skinner, witness for Rowson
Richard L. Burkard, Jr., for the City of Chesapeake
Deborah Butler, for the City of Chesapeake
John King, code official for the City of Chesapeake

The following exhibit was submitted by Ms. Rowson, without objection, to supplement the Review Board members' agenda package:

Exhibit A – An estimate by Rid-A-Pest Corporation

After testimony concluded, the Chairman closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties and would contain a statement of further right of appeal.

Decision: Appeal of Catherine D. Rowson; Appeal No. 15-17:

After deliberation, Mr. Pharr moved to modify the decision of the local appeals board and grant Ms. Rowson a 30 day extension Rowson to complete the necessary repairs, and that failure to comply within 30 days allows the City of Chesapeake to demolish her dwelling, but not before waiting an additional 60 days. The motion was seconded by Mr. Kessler and passed unanimously.

Appeal of Peppermill Homes, Inc.; Appeal No. 15-19:

An appeal hearing convened with the Chairman serving as the presiding officer. The appeal concerned alleged violations of the 2012 Virginia Construction Code (VCC or Part I of the Uniform Statewide Building Code) as it relates to the site plan and exterior grading of a property located in the City of Hampton.

The following persons were sworn in and given the opportunity to present testimony:

Chip McErlean, for the City of Hampton
Steve Shapiro, building official for the City of Hampton
Kimberly Vaughn, adjacent homeowner
Robert Vaughn, adjacent homeowner
Mike Veraldi, for Peppermill Homes

Also present was:

Brandi Law, Esq., counsel for the City of Hampton

The following exhibit was submitted by Peppermill Homes to supplement the documents in the Review Board members' agenda package:

Exhibit A – Letter from Landtech Resources, Inc.

An objection to the exhibit was voice by City of Hampton alleging it is irrelevant and hearsay. The Chairman ruled to admit the exhibit.

Then, the following exhibits were submitted by the Vaughns to supplement the documents in the Review Board members' agenda package with no objection from the City:

Exhibit B – Color photographs of their property

After testimony concluded, the Chairman closed the hearing and

Appeal of Peppermill Homes, Inc.; Appeal No. 15-19 (cont'd.):

stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties and would contain a statement of further right of appeal.

Decision: Appeal of Peppermill Homes, Inc.; Appeal No. 15-19:

After deliberation, Mr. Butler moved to overturn the local appeals board on Section 109.2. The motion was seconded by Mr. Kessler and passed unanimously. Mr. Butler than moved to uphold the decision of the local appeals board that a violation of Section 401.2 does exist. The motion was seconded by Mr. Pharr and passed unanimously.

Interpretations

The Chairman notified Review Board members that the Request of Interpretation submitted by the City of Winchester in the members' agenda package had been withdrawn by the city's building official prior to the meeting.

Adjournment

There being no further business, the meeting was adjourned by motion of Mr. Crigler at approximately 3:45 p.m.

Approved: _____

_____
Chairman, State Building Code Technical Review Board

_____
Secretary, State Building Code Technical Review Board

DRAFT MINUTES

STATE BUILDING CODE TECHNICAL REVIEW BOARD
MEETING

July 15, 2016

RICHMOND, VIRGINIA

Members Present	Members Absent
Mr. J. Robert Allen, Chairman	Mr. J. Daniel Crigler
Mr. Matthew Arnold	Mr. Joseph A. Kessler, III
Mr. W. Keith Brower	Ms. Joanne D. Monday
Mr. Vince Butler	Mr. W. Shaun Pharr, Esq.
Mr. James R. Dawson	
Mr. John H. Epperson, PE	
Mr. Alan D. Givens	
Mr. Eric Mays	
Ms. Patricia S. O'Bannon	

Call to Order	The meeting of the State Building Code Technical Review Board ("Review Board'') was called to order by the Chairman at approximately 10:00 a.m.
Roll Call	The attendance was established by the Secretary, Alan W. McMahan, Secretary, and constituted a quorum. Mr. Justin I. Bell, Assistant Attorney General in the Office of the Attorney General, was present and serving as the Board's legal counsel.
Approval of Minutes	Mr. Butler moved to approve the minutes of the May 20, 2016 meeting as presented in the Review Board members' agenda package. The motion was seconded by Mr. Dawson and passed unanimously with Messrs. Arnold, Butler, Dawson, Epperson, Mays and Ms. O'Bannon abstaining.
Public Comment	The Chairman opened the floor for public comment. The Secretary reported that no one was preregistered. The Chairman closed the public comment period.

Final Orders

Appeal of Karen McLaughlin; Appeal No. 11-3:

After review and consideration, Mr. Butler moved to approve the final order as presented in the Review Board members' agenda package. The motion was seconded by Mr. Dawson and passed with Messrs. Arnold, Butler, Dawson, Epperson, Mays and Ms. O'Bannon abstaining

Appeal of Catherine Rowson; Appeal No. 15-16:

After review and consideration, Mr. Butler moved to approve the final order as presented in the Review Board members' agenda package. The motion was seconded by Mr. Dawson and passed with Messrs. Arnold, Butler, Dawson, Epperson, Mays and Ms. O'Bannon abstaining.

Appeal of Peppermill Homes, LLC; Appeal No. 15-19:

After review and consideration, Mr. Butler moved to approve the final order as presented in the Review Board members' agenda package. The motion was seconded by Mr. Dawson and passed with Messrs. Arnold, Butler, Dawson, Epperson, Mays and Ms. O'Bannon abstaining.

New Business

Appeal of Bradley Pollack; Appeal No. 15-20:

An appeal hearing convened with the Chairman serving as the presiding officer. The appeal concerned the issuance of a building permit under the 2012 Virginia Uniform Statewide Building Code (USBC) as it relates to the construction of a detached two-family dwelling in Shenandoah County.

The following person was sworn in and given the opportunity to present testimony:

Michael Dellinger, building official for Shenandoah County

Appeal of Bradley Pollack; Appeal No. 15-20 (cont'd.):

Also present was:

Robert Vaughn; counsel for Main Street Homes

After testimony concluded, the Chairman closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties and would contain a statement of further right of appeal.

Decision: Appeal of Bradley Pollack; Appeal No. 15-20:

After deliberation, Ms. O'Bannon moved to uphold the decision of the local code official and the local appeals board. The motion was seconded by Mr. Arnold and passed unanimously.

Mr. Alan Givens arrived at approximately 10:25 a.m.

Appeal of Lien Tran & Anh Nguyen; Appeal No. 15-21:

An appeal hearing convened with the Chairman serving as the presiding officer. The appeal concerned the issuance of a notice of violation under the 2012 Virginia Maintenance (VMC) as it relates to an existing detached single-family dwelling in Fairfax County.

The following persons were sworn in and given the opportunity to present testimony:

Lien Tran, homeowner
Anh Nguyen, homeowner

The following exhibit was submitted by Ms. Tran to supplement the Review Board members' agenda package:

Appeal of Lien Tran & Anh Nguyen; Appeal No. 15-21 (cont'd.):

Exhibit A – Documentation on the disconnection of different utilities on the property and an estimate by JKSS Construction

After testimony concluded, the Chairman closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties and would contain a statement of further right of appeal.

Decision: Appeal of Lien Tran and Anh Nguyen; Appeal No. 15-21:

After deliberation, Mr. Arnold moved that the appeal is moot due to the rescission of the notice upon which the appeal was initially based. The motion was seconded by Mays and passed unanimously.

Secretary's Report

Mr. Bell updated the Review Board members on pending circuit court appeals of past decisions. Mr. McMahan informed the Review Board members about several upcoming appeals and about tentative future meeting dates.

Adjournment

There being no further business, the meeting was adjourned by motion of Mr. Epperson at approximately 11:29 a.m.

Approved: _____

_____
Chairman, State Building Code Technical Review Board

_____
Secretary, State Building Code Technical Review Board

Virginia:

BEFORE THE

STATE BUILDING CODE TECHNICAL REVIEW BOARD (REVIEW BOARD)

IN RE: Appeal of Bradley Pollack
Appeal No. 15-20

Hearing Date: July 15, 2016

DECISION OF THE REVIEW BOARD

I. PROCEDURAL BACKGROUND

The State Building Code Technical Review Board (Review Board) is a Governor-appointed board established to rule on disputes arising from application of regulations of the Department of Housing & Community Development. See §§ 36-108 and 36-114 of the Code of Virginia. The Review Board's proceedings are governed by the Virginia Administrative Process Act. See § 36-114 of the Code of Virginia.

II. CASE HISTORY

In September of 2015, the Shenandoah County Department of

Building Inspections (County building department), the county agency responsible for the enforcement of Part I of the Virginia Uniform Statewide Building Code (the Virginia Construction Code, or VCC), issued 4 building permits to Main Street Homes, LLC (Main Street Homes), a Class A licensed contractor, for the construction of 2 two-family dwellings in the Town of Edinburg[1]. One building was planned for construction across the lot line between Lots 47 and 48 (200 and 202 Grafton Court, respectively) and the other across the lot line between Lots 49 and 50 (204 and 206 Grafton Court, respectively) of the Edinburg Square subdivision.

In October of 2015, Bradley Pollack (Pollack), an owner of property near the Edinburg Square subdivision, appealed the County building department's decision to issue all four building permits to Main Street Homes.

In November of 2015, the Shenandoah County Board of Building Code Appeals (local appeals board) heard Pollack's appeal and ruled to uphold the decision of the local building department.

Subsequently, Pollack further appealed to the Review Board.

Review Board staff conducted an informal fact-finding conference, by teleconference, in May of 2015, attended by Pollack, legal counsel to Main Street Homes, representatives of

1 Shenandoah County administers and enforces the VCC for the Town of Edinburg

the County building department, and the local appeals board chairman. During the discussion, Pollack opined that the County building department erred in approving the building permits because the zoning approval, which was required prior to issuance of the permits, is illegal. The local building department explained that it had, in fact, temporarily rescinded all four building permits because of the local board of zoning appeal decision to overturn the zoning official's approval. The local building department further explained that once the local zoning board's decision was later overturned in court, it reinstated Main Street Homes' building permits. Staff informed the parties the Board cannot rule on zoning-related issues, but only on the application of the VCC, and brought up the possibility of holding a preliminary hearing for consideration for lack of jurisdiction. Pollack contended the Board has jurisdiction since the issue under appeal concerns the issuance of building permits.

Subsequently, a hearing on the appeal was heard before the Review Board with County representatives, and counsel for Main Street Homes, present. Mr. Pollack was not present for the hearing.

III. FINDINGS OF THE REVIEW BOARD

Through the documents he submitted, Pollack argued that the County building department should not have issued the building permits for the subject two-family dwellings because the local zoning department's approval of its portion of the building permit applications was illegal.

The relevant USBC provision on this matter is Section 110 (Permits) which states, in pertinent part:

> "If the applications or amendments do not comply with the provisions of this code or all pertinent laws and ordinances, the permit shall not be issued and the permit applicant shall be notified in writing of the reasons for not issuing the permit. [...]".

Conversely, the Review Board finds that an application or amendments does, in fact, comply with the provisions of the code and all pertinent laws and ordinances, then the County building department (i.e. the local building official) is under an obligation to issue a building permit.

The County building department testified that although it had rescinded all four of Main Street Homes' building permits, when local zoning board overturned the zoning department's approval of the permits, the department ultimately reinstated the building permits once the local zoning board's decision was overturned by the Circuit Court.

No testimony or documentation was provided by the parties during the hearing showing that the local zoning department has since reversed its approval of the permits issued to Main Street Homes.

Ultimately, the Review Board finds that the County building department was correct in issuing the building permits to Main Street Homes for the construction of the two-family dwellings once it had received approval from the other relevant county departments (e.g. Zoning) and upon its own determination that the submitted permits application and related plans met the provisions of the USBC.

IV. FINAL ORDER

The appeal hearing has been given due regard, and for the reasons set out herein, the Review Board orders the decision of the Shenandoah County official and the City appeals board to be, and hereby is, upheld.

_____
Chairman, State Technical Review Board

_____
Date Entered

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date of service (the date you actually received this decision or the date it was mailed to you, whichever occurred first) within which to appeal this decision by filing a Notice of Appeal with Alan W. McMahan, Secretary of the Review Board. In the event that this decision is served on you by mail, three (3) days are added to that period.

Virginia:

BEFORE THE

STATE BUILDING CODE TECHNICAL REVIEW BOARD (REVIEW BOARD)

IN RE: Appeal of Lien Tran and Anh Nguyen
Appeal No. 15-21

Hearing Date: July 15, 2016

DECISION OF THE REVIEW BOARD

I. PROCEDURAL BACKGROUND

The State Building Code Technical Review Board (Review Board) is a Governor-appointed board established to rule on disputes arising from application of regulations of the Department of Housing & Community Development. See §§ 36-108 and 36-114 of the Code of Virginia. The Review Board's proceedings are governed by the Virginia Administrative Process Act. See § 36-114 of the Code of Virginia.

II. CASE HISTORY

In May of 2015, in response to a complaint, the Fairfax County Department of Code Compliance (FCDCC), the County agency

responsible for the enforcement of Part III of the Virginia Uniform Statewide Building Code (the 2012 Virginia Maintenance Code, or VMC), conducted an inspection of a detached single-family dwelling at 7101 Carol Lane, in Falls Church, owned by Lien Tran and Anh Nguyen (hereafter referred to as "Tran").

As a result of the inspection, the FCDCC issued a Notice of Violation to Tran, in May of 2015, for the lack of maintenance of the dwelling, citing VMC Sections 304.13 (Window, skylight and door frames), 304.2 (Protective treatment), and 304.7 (Roofs and drainage).

Consequently, Tran filed an appeal of the notice to the Fairfax County Board of Building Code Appeals (County appeals board) which heard the appeal in December of 2015 and ruled to deny the appeal, thus upholding the decision of the FCDCC.

Tran further appealed to the Review Board.

Following the distribution of a Review Board staff document to the parties, the FCDCC issued a new Notice of Violation to Tran rescinding its May 29, 2015 notice, the document upon which the appeal is based. The FCDCC provided a copy of the new notice to the Office of the Review Board for inclusion in the July 15, 2016 agenda package. Staff advised the parties of the Review Board's policy of ruling an appeal moot when the application of the code, upon which the appeal is based, has been vacated or removed.

Subsequently, a hearing on the appeal was heard before the Review Board with Tran (both Lien Tran and Anh Nguyen) present; representatives of the FCDCC were not present.

III. FINDINGS OF THE REVIEW BOARD

The Review board has consistently ruled that where differing or multiple applications of the code concerning the same subject matter have been made by a code official, the latest or most current application of the USBC relative to or involving the same situation may be appealed under the USBC[1]. Similarly in this appeal, the Review Board finds that the May 27, 2016 Notice of Violation is the most current application of the code because it supersedes the rescinded May 29, 2015 notice of violation issued against Tran.

Moreover, the Review Board finds that because the May 29, 2015 Notice of Violation was rescinded, there is no application of the code upon which to base a decision, therefore rendering the appeal moot. For these reasons, the Review Board finds the appeal moot.

IV. FINAL ORDER

The appeal hearing havin been given due regard, and for the

1 See Review Board Appeal Nos. 98-8, 99-1 and 00-2

reasons set out herein, the Review Board order Tran's appeal to be, and hereby is, dismissed as moot.

_____
Chairman, State Technical Review Board

_____
Date Entered

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date of service (the date you actually received this decision or the date it was mailed to you, whichever occurred first) within which to appeal this decision by filing a Notice of Appeal with Alan W. McMahan, Secretary of the Review Board. In the event that this decision is served on you by mail, three (3) days are added to that period.

VIRGINIA:

BEFORE THE
VIRGINIA STATE BUILDING CODE
TECHNICAL REVIEW BOARD

IN RE: Appeal of Perry Smith
Appeal No. 16-3

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD
(For Preliminary Hearing as to Jurisdiction)

IN RE: Appeal of Perry Smith
Appeal No. 16-3

REVIEW BOARD STAFF DOCUMENT

Suggested Statement of Case History and Pertinent Facts

1. In July of 2015, the City of Salem Department of Engineering and Inspections (City building department), the agency responsible for the enforcement of the Virginia Uniform Statewide Building Code (the Virginia Construction Code or VCC), issued a building permit to Perry Smith (Smith), under the 2012 VCC, to complete an unfinished two-story addition on his home, located 353 Red Lane in Salem. The building permit required the completion of the addition within six months of the issuance date.

2. After issuing the building permit, the City building department notified Smith several times to remind him of the need to obtain the required inspections of the work, as well as, provide an engineering evaluation by a registered design professional on the structural soundness of the addition's existing concrete masonry walls.

3. In January of 2016, the City building department notified Smith, by letter, that his building permit had expired and required that all work on the project cease. In the same letter, the City informed Smith that because the project was not completed in the 6-month timeframe required the permit, it would proceed in taking his project to the City of Salem Board of Building Appeals (local appeals board).

4. In February of 2016, the City building department notified Smith by mail that a hearing was scheduled before the local appeals board regarding the condition of the addition on his property[1]. A notice of the hearing was posted on the exterior of Smith's home and a legal notice of the hearing was published in the local newspaper. The City of Salem mailed copies of the letter via regular mail and certified mail to Mr. Smith in addition to posting the letter on the property and the ad in the paper.

5. In March of 2016, the local appeals board held a hearing on Smith's property concerning violations of §18-38 of the City Code of Salem[2] (City code) and ruled that Smith had 30 days to secure a demolition permit, then an extra 90 days from that date to complete the demolition of the addition.

6. Later in March of 2016, and subsequent to receiving the local board's decision, Smith appealed to the Review Board requesting additional time to complete the project.

7. Review Board staff conducted an informal fact-finding conference in July of 2016, attended by Smith and the City building official. During the conference, the parties discussed the status of the project and related engineering evaluations. At the conference, Review Board staff identified the issue of whether the action taken by the code official was an application of a local city ordinance as opposed to enforcement of the VCC. The city building official explained that the matter was brought before the local appeals board as a violation of a city ordinance, and not the VCC or the Virginia Property Maintenance Code. Staff explained to the parties that the Review Board has previously dismissed several similar appeals without a

1 Smith did not file an appeal to the local appeals board
2 §18-38 of the City code references the unsafe building provisions of the BOCA National Property Maintenance Code as adopted in the Virginia Uniform Statewide Building Code.

hearing, due to its lack of jurisdiction. Staff then provided a copy of one such appeal to each party[3]. Also discussed was the City's February 22, 2016 notice to Smith about the scheduled local board of appeals hearing which cited §18-38(1) (b) (1), (4), and (5) of the City code on unsafe buildings. Smith agreed that the city provided sufficient legal notice about the local board of appeals' hearing, conceding that he did not pick up his mail until after the hearing date. Staff suggested language to frame the issues for resolution, and then noted that this staff document would be drafted and distributed to the parties for comment, and that time would be provided for the submittal of additional written arguments, objections, additions or corrections to the staff document or additional documents for the record.

8. Review Board staff drafted this staff document in preparation for a preliminary hearing for the Review Board to determine whether it has jurisdiction to hear Smith's appeal.

9. The City of Salem has a local board of building code appeals duly established in § 18-38 of the City code to hear building code-related appeals by way of reference to the appeal provisions in Volume 1 (now Part 1) of the VCC. Also, § 36-114 of the Code of Virginia establishes that the Review Board has authority to hear appeals from the application of the VCC (after being heard by a local board appeals), but does not extend that authority for appeals of municipal ordinances.

Suggested Preliminary Issue for Resolution by the Review Board

1. Whether to dismiss Smith's appeal to the Review Board for lack of jurisdiction due to the appeal being filed against a municipal (i.e. city) ordinance and not the VCC.

3 Runnymeade v. Fairfax Co. (Appeal No. 06-5)

Basic Documents

Department of Engineering & Inspections
25 East Main Street
P.O. Box 869
Salem, VA 24153
Phone: 540-375-3036 Fax: 540-375-4042

Called 7/22/15 @ 2:00 pm + w/ msg.

Permit Number: Z-15-000792 ($20-) B-15-000791 ($178.50)

RESIDENTIAL PERMIT APPLICATION

Date of Application July 1, 2015

NEW CONSTRUCTION/ADDITIONS
Bedrooms
Full Baths
Half Baths
Stories
Fireplaces
Units

If water or sewer laterals are needed, contact Utility Collections at (540) 375-3021

Heat Type: (circle one) Heat Pump Gas Electric Wood Stove Solar Oil Hot Water Other:

TYPE OF WORK (circle one)

New Construction Alteration
Addition Demolition

CATEGORY OF CONSTRUCTION (circle one)

Single Family Dwelling Modular Home
Multi-Family (Duplex, Townhouse) Medcottage
Accessory Structure (describe)
Other (describe)

FLOODZONE (circle one)

Floodway Zone (500 yr)
AE (100 yr) None

SCOPE OF WORK (describe briefly, but thoroughly)

Complete unfinished 15-yr addition - has ~~until Nov 30, 2015~~ 6 months, to complete

ZONING

Zoning District: RSF Attached in some fashi
Site Plan/Survey Compliant: YES NO
Zoning Setbacks: Front ✓ Rear ✓
Right Side ✓ Left Side ✓ Height ✓
Zoning Approval: [signature]

JOB SITE INFORMATION

Job Address: 353 Red Lane
City/State/Zip: Salem, VA. 24153
Subdivision Name:
Tax Map/Parcel #: 87-6-5
Lot #: Block#: Section #:

OWNER INFORMATION

Name: Perry L Smith
Mailing Address: 353 Red Lane
City/State/Zip: Salem, VA. 24153
Phone #: ( ) Cell: (540) 580 7530 E-mail: illpls52@yahoo.com

CONTRACTOR INFORMATION

Contractor Name: Same Applicant Name:
Address:
City/State/Zip:
Phone #: ( ) Cell: ( )
State License #: E-mail:
Expiration Date: City License #

APPLICANT INFORMATION (if other than the owner or contractor)

Applicant Name:
Letter From Owner Giving Permission To Pull Permit: YES NO
Address:
City/State/Zip:
Phone #: ( ) Fax: ( )
Cell: ( ) E-mail:

ALTERATIONS/DEMOLITIONS	FOUNDATION TYPE (circle)
Permit fees are based on the value of work performed including equipment, labor overhead and profit.	Slab Crawl Basement Other
Total Estimated Cost: $ 30,000.00	SITE PLAN/SURVEY (circle one) Yes No

TRADE PERMITS INVOLVED (circle)	BUILDING AREAS		(Office Use Only)
Each Trade Will Need Individual Permits	Bldg/Living Area: (finished)	Sq. feet	
Electrical	Basement Area		
Mechanical	Concrete Walls 8 ft:	Sq. feet	
Plumbing	Concrete Block Walls 8 ft:	Sq. feet	
Cross Connection (Irrigation)	Add for Fin., Minimal:	Sq. feet	
	Porch/Breezeway		
Permit fees are based on the value of work performed including equipment, labor overhead and profit.	Floor Structure: Open Slab	Sq. feet	
	Open w/Steps	Sq. feet	
Estimate Cost Breakdown	Wood Deck	Sq. feet	
Building $	Wall Enclosure		
Electrical $	Screen Only:	Sq. feet	
Plumbing $	3 Walls/Roof/Ceiling:	Sq. feet	
Mechanical $	Roof Only:	Sq. feet	
Cross Connection $	Enclose Attached Deck or Patio		
TOTAL: $	3 Walls/Roof/Ceiling	Sq. feet	
	Roof Only	Sq. feet	
Remarks:	Garage		
	Detached	Sq. feet	
	Attached	Sq. feet	
	Built-in	Sq. feet	

CERTIFICATION

I understand that this permit will become null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced. I understand that by obtaining this permit, it may be necessary for certain City of Salem Officials to visit my property in conjunction with required inspections, tax assessments, etc.

I understand that all work is to conform to the current edition of the Virginia Uniform Statewide Building Code.

I further understand that all permit holders shall call for all required inspections as required by code. I must provide the *job address*, *inspection type*, as well as the *permit number* or the inspection may be rejected.

I hereby certify that I am the owner of record of the herein described property, or that the proposed work has been authorized by the owner of record and that I have been authorized to make this application as a designated agent. I agree to conform to all applicable state and local regulations, rules and policies and such shall be deemed a condition entering into the exercise of the permit. In addition, if a permit is issued, I certify that the code official or his authorized representative shall have the authority to enter the area(s) described herein at any reasonable hour for the purpose of enforcing the provisions of the applicable code(s).

APPLICANT: Perry L Smith DATE: July 1, 2015

OWNERS AFFIDAVIT: (Complete if Owner is Not a Licensed Contractor)

I affirm that I am the owner of the property described in this application and that I am familiar with the prerequisites of Section 54.1-111 of the Code of Virginia, as amended, and I am not subject to licensure as a contractor or subcontractor. I am also aware that it is a violation of State Law to hire or award a contract to an unlicensed contractor.

SIGNED: (Must be Notarized if Owner is Not Present in Person) _____

Subscribed and sworn before me in the _____ of _____,
this _____ day of _____, 20_____.

My commission expires _____ Notary Public _____

City of Salem
25 E Main St
Salem VA 24153
540-375-3036

BUILDING PERMIT

B-15-000791

City of Salem
Building Permit
Inspection Requests: 540-375-3037
PERMIT NUMBER AND ADDRESS ARE REQUIRED FOR INSPECTION REQUEST

Date Issued: 7/27/2015

Location: 353 RED LANE 24153

Subdivision:

Zoned As: R2

Parcel ID: 87 -6 - 5 -

Legal: NEW LT 5 0.226

Owner: SMITH PERRY L III

Address: 353 RED LANE

City ST ZIP: SALEM, VA 24153 **PH:**

Contractor:

Address:

City ST ZIP: **PH:**

Improvement Desc: COMPLETE UNFINISHED 15-YEAR ADDITION; MUST COMPLETED WITHIN 6 MONTHS

EXPIRES ~~DEC.~~ JAN 27, 2015

Remarks:

SUBMIT LETTER FROM ARCHITECT THAT EXISTING CMU BLOCK IS STRUCTURALLY SOUND AND CAN BE BUILT UPON; PERMIT GOOD FOR ONLY 6 MONTHS; SHALL "WEATHER-IN" STRUCTURE ASAP (WINDOWS, DOORS, ROOF & BLOCK PAINTED); ADDITION CONNECTED TO EXISTING HOUSE IN SOME FASHION PRIOR TO FINAL INSPECTION; REMOVE & CLEANUP ALL TRASH AND JUNK FROM SITE

Value of Improvement: 30000

Fee Due

178.50

Applicant: Perry L Smith **BUILDING** KJ

CODE OFFICIAL: TODD W. SUTPHIN
ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE

PERMIT HOLDER ONLY SHALL CALL FOR ALL REQUIRED INSPECTIONS AS REQUIRED BY LAW.

35

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

August 27, 2015

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mr. Perry Smith, III
353 Red Lane
Salem, VA 24153

Re: Permit for incomplete addition at 353 Red Lane
Tax Map# 87-6-5

Dear Mr. Smith:

Today marks one (1) month since I issued you a building permit to complete the unfinished addition at your property. I have still yet to receive a signed and stamped letter from your architect stating that the existing CMU block structure is structurally sound and safe to continue building upon. It looks to me that little to no work has taken place. Please be mindful that the permit is only valid for six (6) months.

Mr. Charles VanAllman, City Engineer also has a few comments from a site visit we made last week:

1. Install/add more stone (filling it to grade) on the north side of the property; and
2. Pallets of pavers stored out front shall be removed if they are not part of this project.

Please address Mr. VanAllman's comments as well as mine within the next seven (7) days.

Thank you in advance for your consideration regarding this manner.

Sincerely,

Todd W. Sutphin
Building Official

TWS/llp

C: Mr. Kevin S. Boggess, City Manager
Mr. James E. Taliaferro, II, Assistant City Manager
Mr. Charles E. VanAllman, Jr., City Engineer

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

September 30, 2015

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mr. Perry Smith, III
353 Red Lane
Salem, VA 24153

Re: Permit for incomplete addition at 353 Red Lane
Tax Map# 87-6-5

Dear Mr. Smith:

It has been two (2) months since I issued you a building permit to complete the unfinished addition at your property. I see that you have made good construction progress on the addition over the last month. I still need a signed and stamped letter from your architect stating that the existing CMU block structure is structurally sound and safe to continue building upon. Please submit this letter as soon as possible.

So you will know, I am going to be checking on this project several times throughout each month monitoring your progress.

Please continue the good and steady work you have started on this project.

Sincerely,

Todd W. Sutphin
Building Official

TWS/llp

C: Mr. Kevin S. Boggess, City Manager
Mr. James E. Taliaferro, II, Assistant City Manager
Mr. Charles E. VanAllman, Jr., City Engineer

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

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CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

December 7, 2015

Mr. Perry Smith
353 Red Lane
Salem, VA 24153

RE: PERMIT FOR INCOMPLETE ADDITION

Dear Mr. Smith:

I have been monitoring your building progress over the last two (2) months and have noticed that the construction on your unfinished addition has come to a complete standstill. You are now in the fifth month of a six-month valid permit.

Please be aware that the unfinished addition must be fully completed by January 27, 2016 (six months after the permit was issued). If the project is not completed by the above date, the City will proceed to take this project to the Board of Building Appeals.

Please be advised that it is in your best interest to have the project completed by Wednesday, January 27, 2016!

Thank you for your consideration regarding this matter.

Sincerely,

Todd W. Sutphin, CBO
Building Official

c: Kevin S. Boggess, City Manager
James E. Tallaferro, II, Assistant City Manager
Charles E. Van Allman, Director of Engineering & Inspections, City Engineer
Stephen M. Yost, City Attorney

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

December 30, 2015

Mr. Perry Smith
353 Red Lane
Salem, VA 24153

RE: **PERMIT FOR INCOMPLETE ADDITION**

Dear Mr. Smith:

This letter is written to notify you that you have reached the final month for this building permit (B-15-000791) to be valid. **Come Wednesday, January 27, 2016 this permit will expire. Please understand <u>any</u> and <u>all</u> work on this project MUST be completed by the above date. As stated in my previous letters to you, failure to complete this project will result in the City taking this project to the Board of Building Appeals.**

Thank you for your consideration regarding this matter.

Sincerely,

Todd W. Sutphin, CBO
Building Official

TWS/llp

c: Kevin S. Boggess, City Manager
James E. Taliaferro, II, Assistant City Manager
Charles E. Van Allman, Director of Engineering & Inspections, City Engineer
Stephen M. Yost, City Attorney

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

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CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

January 28, 2016

Mr. Perry Smith
353 Red Lane
Salem, VA 24153

RE: **PERMIT FOR INCOMPLETE ADDITION**

Dear Mr. Smith:

This letter is written to notify you that your building permit (B-15-000791) expired yesterday, January 27, 2016. **All work must stop on this project NOW.** Given that this project has not been completed within the allotted time frame of 6 months as stated when the permit was issued, the City will now proceed to take this project to the Board of Building Appeals. You will be notified once a meeting date for the board has been established.

Please contact my office if you have any questions.

Sincerely,

Todd W. Sutphin, CBO
Building Official

TWS/llp

c: Kevin S. Boggess, City Manager
James E. Taliaferro, II, Assistant City Manager
Charles E. Van Allman, Director of Engineering & Inspections, City Engineer
Stephen M. Yost, City Attorney

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

February 17, 2016

TO: Board of Building Appeals Members

RE: Meeting – March 3, 2016

Dear Board Member:

A Board of Building Appeals meeting will be held at 4:00 p.m. on Thursday, March 3, 2016, in Council Chambers at City Hall, 114 North Broad Street, Salem, Virginia. This meeting has been scheduled to further discuss the structure located at 353 Red Lane (Tax Map #87-6-5). It has been deemed by the City of Salem Engineering & Inspections Department that the unfinished addition on the property has become unsafe, unsightly, and poses a danger to the safety of the inhabitants of the City of Salem.

Please contact the Building Inspections Office at 375-3036 to confirm your attendance at this meeting.

Sincerely,

Todd W. Sutphin, CBO
Building Official

TWS:kf

c: Stephen M. Yost, City Attorney
Kevin S. Boggess, City Manager
Charles E. Van Allman, Jr., City Engineer

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

February 22, 2016

Dear Property Owner(s):

Notice is hereby given that the City of Salem Board of Building Appeals will hold a PUBLIC HEARING at **4:00 p.m.** on **March 3, 2016,** in the

Council Chambers of the City of Salem,
114 North Broad Street

to discuss the following violation in regards to Section 18-38 of The Code of the City of Salem, Virginia:

- **This hearing is to further discuss the structure located at 353 Red Lane (Tax Map #87-6-5). It has been deemed by the City of Salem Engineering & Inspections Department to have become unsafe, unsightly, and poses a danger to the safety of the inhabitants of the City of Salem.**

A map of this area, as well as other information, may be examined in the Engineering & Inspections Department, 21 S. Bruffey Street, Salem, Virginia, 24153.

At the above mentioned public hearing, parties in interest and citizens shall have an opportunity to be heard.

Sincerely,

Todd W. Sutphin, CBO
Building Official

TWS:kf

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

Letters were mailed to the following property owners notifying them of the Board of Building Appeals hearing to be held March 3, 2016, regarding 353 Red Lane:

357 Red Lane:
Donald E. Hale
1301 Hubbard Road
Bedford, VA 24523

349 Red Lane:
Jeffrey C. Thacker
349 Red Lane
Salem, VA 24153

357 Mt. Vernon Avenue:
Aubrey A. Lester III
7231 La Marre Drive
Roanoke, VA 24019

357 N. Market Street:
Connie G. Poindexter
83 Niblick Court
Martinsburg, WV 25405-6300

353 N. Market Street:
Johnny L. Ginn
P. O. Box 356
Salem, VA 24153

336 N. Broad Street:
John A. Garden
1920 Fallon Avenue, SE
Roanoke, VA 24013-2139

Name PERRY SMITH

PERSONAL SERVICE

Being unable to make personal service, a copy was delivered in the following manner:

☐ Delivered to person found in charge of usual place of business or employment during business hours giving information of its purport.

☐ Delivered to family member or summary schooner of such age 18 or CONDITIONS of abode of party named above after giving information of its purport. List name, age of recipient, and relation of recipient to party named above.

1:30 pm

☒ Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above. (Other authorized recipient not found)

☐ Date 2/25/16

By B.T. ALLISON P.E.E.6 Deputy Sheriff

Eric A. Atkins

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING AND INSPECTIONS

February 22, 2016

Mr. Perry Smith
353 Red Lane
Salem, VA 24153

RE: 353 Red Lane, Salem, VA
Tax Map #87-6-5

Dear Mr. Smith:

PLEASE TAKE NOTICE THAT A HEARING of the Board of Building Appeals will be held in Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia at **4:00 pm on Thursday, March 3, 2016.** This hearing is to determine whether or not further legal action should be taken against you for violations of Section 18-38 (1)(b)(1), (4), and (5) of THE CODE OF THE CITY OF SALEM, VIRGINIA.

The City of Salem has tried extremely hard over the past year to get you to complete this 15-year on-going project. You have been sent numerous letters regarding this matter, and numerous site visits have been made to this property over the past year to note the construction progress. After a site visit on January 28, 2016, it was noted that you have not met the requirements set forth on the building permit (B-15-000791) that was issued to you on July 27, 2015, and set forth the repair work to be under taken (a copy of said permit being enclosed herewith). It has been deemed by the City of Salem Engineering & Inspections Department that the unfinished addition has become unsafe, unsightly, and poses a danger to the safety of the inhabitants of the City. Please see the enclosed report from Charles E. Van Allman, Jr., City Engineer.

You or your agent may appear to show cause why this structure should not be demolished and why further legal action should not be taken against you.

If you have questions in this regard, please contact this office at (540) 375-3036.

Sincerely,

Todd W. Sutphin, CBO
Building Official

Enclosures
C: Kevin Boggess, City Manager; Stephen Yost, City Attorney; Charles E. Van Allman, Jr., City Engineer; Board of Appeals Members.

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

March 7, 2016

Mr. Perry Smith
353 Red Lane
Salem, VA 24153

RE: 353 Red Lane, Salem, VA
Tax Map #87-6-5

Dear Mr. Smith:

The City of Salem Board of Building Appeals held a public hearing on Thursday, March 3, 2016, at 4 pm regarding the unfinished addition on your property located at 353 Red Lane, Salem, Virginia. The Board unanimously voted that the structure is unsafe, poses a danger to the safety of the inhabitants of the City of Salem, and is not repairable.

The Board also unanimously voted that you have 30 days from the date of this letter to obtain a demolition permit; and 90 days from the date the demolition permit is issued to completely demolish and remove all construction materials/debris from the property, and restore the property to its original state. The Board gave the City of Salem the authority to proceed with the demolition of the unfinished addition project itself if you fail to acquire a demolition permit within the 30 days, or have not completed the demolition within 90-days of acquiring a demolition permit. You will be responsible for all costs incurred by the City for the demolition and clean-up of the project.

You have 21 days from the date of the meeting to appeal the Board's decision.

If you have questions in this regard, please contact this office at (540) 375-3036.

Sincerely,

Todd W. Sutphin, CBO
Building Official

c: Kevin Boggess, City Manager
Stephen Yost, City Attorney
Charles E. Van Allman, Jr., City Engineer
Board of Appeals Members

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board
Main Street Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219
Tel: (804) 371-7150, Fax: (804) 371-7092, Email: alan.mcmahan@dhcd.virginia.gov

APPLICATION FOR ADMINISTRATATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

☒ Uniform Statewide Building Code

☐ Statewide Fire Prevention Code

☐ Industrialized Building Safety Regulations

☐ Amusement Device Regulations

Appealing Party Information (name, address, telephone number and email address):

Perry Smith-353 Red Lane Salem,Va.24153-540-580-7530---iiipls52@yahoo.com

Opposing Party Information (name, address, telephone number and email address of all other parties):

City of Salem,Va. 24153 ,Todd Sutphin,CBO.P.O.Box 869 Salem Va. 24153-540-375-3038---
tsutphin@salemva.gov -

Additional Information (to be submitted with this application)

- ✓ Copy of enforcement decision being appealed
- ✓ Copy of record and decision of local government appeals board (if applicable and available)
- ✓ Statement of specific relief sought

CERTIFICATE OF SERVICE

I hereby certify that on the24 day of March , 2016, a completed copy of this application, including the additional information required above, was either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Applicant: Perry L. Smith

Name of Applicant: Perry L. Smith
(please print or type)

61

March 23, 2016

Perry L. Smith
353 Red Lane
Salem, Va. 24153

Commonwealth of Virginia
Dept. of Housing and Community Development
State Building Codes Office & State Technical Review Board
Main Street, Suite 300, Richmond, Va. 23219

RE: Appeal of City of Salem Appeals ruling

Mr. Allen McMahan:

The specific relief that I am asking for is another 6 months to complete this project. I am a mason, and since October 2009 my pay was reduced 20 %. I was laid off for three months, and for the last three winters I have missed between 6 to 9 weeks work between November and February. Family members will help me with the cost of completion of the structure but not with the cost of demolition.

In 2015 a new set of plans was submitted to the City of Salem and I received a new building permit. That permit indicated that the building was safe and can be completed. I hope you will grant me another 6 months to complete this project.

Thank you,

Perry Lee Smith, III

Combined Documents Submitted by Both Parties

SPECTION REPORT FOR PERMIT #: B-01-006564
AND ALL RELATED PERMITS

Run: 05/23/2011
Page: 1

BUILDING PERMIT#: B-01-006564 STATUS: 2 Issued: 03/02/2001

#	Inspection Decription	Date Insp	Result	Rslv By	Insp By
001	FOOTING INSPECTION	04/24/2001	A	N/A	DWS

NO INSPECTIONS ON FILE FOR THIS PERMIT...

NO INSPECTIONS ON FILE FOR THIS PERMIT...

END OF INSPECTION REPORT

May 30, 2006

Perry L Smith III
353 Red Lane
Salem, Virginia 24153

Re: **353 Red Lane**
Tax Map # 87-6-5

Dear Property Owner:

It has come to our attention that the Building Permits for this address have expired. Permits are good for 6 months unless you continue to have inspections. In order to continue working you will need to come into our office and re-pay for these permits.

If you have any questions in this regard, please contact our office at (540) 375-3036.

Sincerely,

Murphy Wood
Codes Enforcement Officer
HMW:lmt

04/20/2005

BUILDING INSPECTIONS
ELECTRICAL INSPECTIONS
ZONING INSPECTIONS

PLUMBING INSPECTIONS
MECHANICAL INSPECTIONS
CROSS CONNECTION INSPECTIONS

CITY OF SALEM, VIRGINIA
BUILDING AND ZONING DEPARTMENT

(540) 375-3036
P.O. DRAWER 869
SALEM, VA 24153

20
6/16/08

June 9, 2008

Called Thur. 6-19-08
& said he was starting
back on this project
This weekend
Lets check in 15-days

Fished up letter on 6/13/08
MK

Perry L. Smith, III
353 Red Lane
Salem, Virginia 24153

RE: 353 Red Lane
Tax Map #87 - 6 - 5

Dear Mr. Smith:

In 2005, you were issued a building permit for a garage addition at the above referenced property. At this time, this permit is still open and the construction remains unfinished.

Permits issued by this office are valid for **six months** unless continual progress and inspections are made. The date, your last inspection was also in 2005. Therefore, your permit has technically expired. Please keep in mind this is not the first time we have had to address this matter.

You have been given more than ample time to finish this project. We have received numerous complaints; therefore, we are requesting that you contact this office upon receipt of this letter at (540) 375-3036 to set up an appointment to discuss your intentions and to also set a completion date. **This will serve as your final notice** before we will have no other choice than to contact the Commonwealth Attorney regarding this issue.

I look forward to speaking with you soon.

Sincerely,

Charles B. Aldridge

Charles B. Aldridge
Building Official/Zoning Administrator

CBA:mcl

CHARLES B. ALDRIDGE, SR.
BUILDING OFFICIAL/ZONING ADMINISTRATOR

PermitITI System

:P-05-004324 Status: 5 Map#: 87 - 6 -5 - Acct#: 747250 Updt: 1/23/10

B ADDRESS: Number: 353 - Street: RED LN Zip: 24153 By: LTUCKER

me: RSF Nbor: 106 PrpDesc: 1 STORY Legal: MAJOR PT LT 5 0.226 AC

NER: SMITH PERRY L III Subdv:

353 RED LN SALEM VA 24153

SSE:

RT: WrkQ: Contact:

State Lic#: Cla: M'cpl Name: Lic#:

END: Contact:

IEN: Contact:

roj(N/E): N Impv: sewer line replacement Code: SEWR Value: 500

App'l Date: 7/19/2005 Person: perry Is The O Phone: 375-9377

Project Description

Use Group

Permit Status | FINISHED | Other Pages: Related Fees | Approval | Permit

Finished

PermitIT! System

No:B-01-006564 Status:8 Map#: 87 - 6 -5 - Acct#: 747250 Updt: 1/28/10

JOB ADDRESS: Number: 353 - Street: RED LN Zip: 24153 By: LTUCKER

Zone: R2 ☐ CZ? Nbor: 106 PrpDesc: 1 STORY Legal: MAJOR PT LT 5 0.226 AC

OWNER: SMITH PERRY L III Subdv:

353 RED LN SALEM VA 24153

LESSE:

CNTRT: WrkQ: Contact:

State Lic#: Cla: M'cpl Name: Lic#:

AREND: Contact:

MLIEN: Contact:

Proj(N/E): N Impv: BATHROOM ADDITION **NO FINAL** Code: ADD Value: 8850

B App'l Date: 3/02/2001 Person: MR SMITH Is The: B Phone: 375-9377

Census Cd: C434 Desc: ADD/ALT/CNV, RESIDENTIAL ZONING: R2 FLOOD PLAIN: ZONE X

TOC Cd: Use Grp: R3 Ht: St: 1.00 SS: Rms: 4 Bedrs: 2 Baths: 1.0 FP: Chm:

Code Used: ○ IBC ◉ IRC Number of Buildings Number of Units

SqFt Per Floor:

B: 1: 2: 3: 4: 5: 6: 7: 8: G: Total:

Permit Status | Save Data | FINISHED | Other Pages: Related Fees | Approvals | Permit C/O

Permit Revoked for no activity

PermitIT! System

:B-05-000549 Status:2 Map#: 87 - 6 -5 - Acct#: 747250 Updt: 2/09/10

IB ADDRESS: Number: 353 - Street: RED LN Zip: 24153 By: LTUCKER

me: RSF ☐ CZ? Nbor: 106 PrpDesc: 1 STORY Legal: MAJOR PT LT 5 0.226 AC

/NER: SMITH PERRY L III Subdv:

353 RED LN | SALEM VA | 24153

:SSE:

ITRT: WrkQ: Contact:

State Lic#: Cla: M'cpl Name: Lic#:

IEND: Contact:

.IEN: Contact:

roj(N/E): N Impv: 18 x 19 73 x 22 43 x 26.8 garage addition to Code: ADD Value: 20000

3 App'l Date: 7/19/2005 Person: perry updated 06/18/2008 Is The: O Phone: 375-9377

ensus Cd: C434 Desc: ADD/ALT/CNV, RESIDENTIAL ZONING: rsf FLOOD PLAIN: zone x

OC Cd: Use Grp: R3 Ht: St: 1.00 SS: Rms: 4 Bedrs: 2 Baths: 1.0 FP: 1 Chm:

ode Used: ○ IBC ○ IRC Number of Buildings Number of Units

gFt Per Floor:

: 1: 2: 3: 4: 5: 6: 7: 8: G: Total:

Permit Status | FINISHED | Other Pages: Related Fees | Permit C/O

No activity

ON REPORT FOR PERMIT #: B-05-008549
L RELATED PERMITS

Run: 05/23/2011
Page: 1

BUILDING PERMIT#: B-05-008549 STATUS: 5 Issued: 07/19/2005

#	Inspection Decription	Date Insp	Result	Rslv By	Insp By
001	FOOTING INSPECTION	07/29/2005	A	N/A	HMW
001	PLUMBING GROUND WORK lms	07/26/2005	A	N/A	DWS

END OF INSPECTION REPORT

y of Salem

Inspection Report with Option: ALL

Run: 5/23/11
Page 1

Permit: P-05-004324 Status: 5

Insp. Number: 001

Taken By: LSTUMP Date: 7/26/05 Time: 11:09 am Posted: 7/26/05 By: L STUMP

Job Location: 353 RED LN 24153 Zone: RSF SbDv: 106

Legal: MAJOR PT LT 5 0.226 AC MONTEIRO HEIGHTS

OwnerName: SMITH PERRY L III

Contractor: Phone:

SubCntrtor: Phone:

Inspection Detail:

Ready Date: 7/26/2005 Done Date: 7/26/2005 Result Code: A Type Code: PLGW

Inspector: DWS

Resolved By Number: Resolves Number:

Notes/Remarks:
PLUMBING GROUND WORK
lms

PermitITI System

No:P-01-003101 Status: 8 Map#: 87 - 6 -5 - Acct#: 747250 Updt: 5/23/11

JOB ADDRESS: Number: 353 - Street: RED LN Zip: 24153 By: LTUCKER

Zone: R2 Nbor: 106 PrpDesc: 1 STORY Legal: MAJOR PT LT 5 0.226 AC

OWNER: SMITH PERRY L III Subdv:

353 RED LN | SALEM VA | 24153

LESSE:

CNTRT: WrkQ: Contact:

State Lic#: Cla: M'cpl Name: Lic#:

AREND: Contact:

MLIEN: Contact:

Proj(N/E): N Impv: BATHROOM ADD **NO FINAL** Code: ADD Value: 3750

P App'l Date: 3/02/2001 Person: MR SMITH Is The O Phone: 375-9377

Project Description

Use Group

Permit Status | FINISHED | Other Pages: Related Fees | Approval | Permit

- No Inspections
- Revoked for no activity

PermitIT! System

:E-01-003785 Status:8 Map#: 87 - 6 -5 - Acct#: 747250 Updt: 5/23/11

3 ADDRESS: Number: 353 - Street: RED LN Zip: 24153 By: LTUCKER

ne: R2 Nbor: 106 PrpDesc: 1 STORY Legal: MAJOR PT LT 5 0.226 AC

NER: SMITH PERRY L III Subdv:

353 RED LN | SALEM VA | 24153

SSE:

TRT: WrkQ: Contact:

State Lic#: Cla: M'cpl Name: Lic#:

END: Contact:

IEN: Contact:

oj(N/E): N Impv: BATHROOM ADD - **NO FINAL** Code: ADD Value: 900

App'l Date: 3/02/2001 Person: MR SMITH Is The: O Phone: 375-9377

Project Description

Use Group

Permit Status | FINISHED | Other Pages: Approval | Permit

- No Inspections
- Revoked for No Activity

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

August 16, 2011

Perry L. Smith, III
353 Red Lane
Salem, Virginia 24153

RE: 353 Red Lane
Tax Map # 87 – 6 – 5

Dear Mr. Smith:

In 2005, you were issued a building permit for a garage addition at the above referenced property. At this time, the newest permit, dated July 19, 2005 and was updated February 9, 2010 has expired due to no construction activity.

Permits issued by this office are valid for **six months** unless continual progress and inspections are made. The date, your last inspection was also in 2005. Therefore, your permit has technically expired. Please keep in mind this is not the first time we have had to address this matter.

You have 30 days from the date of this letter to come to our office and purchase another permit. Your existing permit is no longer valid. Once the permit has been issued, please address the following issues:

1. The way the structure is currently, it poses a safety hazard due to having open window and door openings. Please either install all the windows and doors or board up the window and door openings.

2. Re-route the electric service. (Currently it is attached to a board and strings over the addition) This will require an electrical permit.

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

Also, please be aware that this addition must be completed in a reasonable time frame. From our records you have been working on this addition for ten years. I am willing to work with you to complete this project. In doing so, please submit a timeline of when this construction will be completed.

If you have any questions or concerns please contact me at 540-375-3036.

I look forward to speaking with you soon.

Sincerely,

Todd W. Supthin
Building Official

TWS:lmt

CC: Kevin Boggess, City Manager
Jay Taliaferro, Assistant City Manager

City of Salem
25 E Main St
Salem VA 24153
540-375-3036

BUILDING PERMIT

B-11-010773

City of Salem
Building Permit
Inspection Requests: 540-375-3037
PERMIT NUMBER AND ADDRESS ARE REQUIRED FOR INSPECTION REQUEST

Date Issued: 9/16/2011

Location: 353 RED LN 24153

Subdivision:

Zoned As: RSF

Parcel ID: 87 - 6 -5 -

Legal: MAJOR PT LT 5

Owner: SMITH PERRY L III

Address:

City ST ZIP: SALEM VA 24153 **PH:**

Contractor:

Address:

City ST ZIP: **PH:**

Improvement Desc: updating permit for addition

Remarks:

EXPIRED - NO ACTIVITY

Value of Improvement: 4999

Fee Due

35.70

Applicant:_____ **BUILDING**

CODE OFFICIAL: TODD W. SUTPHIN
ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE

PERMIT HOLDER ONLY SHALL CALL FOR ALL REQUIRED INSPECTIONS AS REQUIRED BY LAW.

City of Salem
25 E Main St
Salem VA 24153
540-375-3036

BUILDING PERMIT

B-12-011109

City of Salem
Building Permit
Inspection Requests: 540-375-3037
PERMIT NUMBER AND ADDRESS ARE REQUIRED FOR INSPECTION REQUEST

Date Issued: 11/26/2012

Location: 353 RED LN 24153

Subdivision:

Zoned As: RSF

Parcel ID: 87 - 6 -5 -

Legal: MAJOR PT LT 5

Owner: SMITH PERRY L III

Address:

City ST ZIP: SALEM VA 24153 **PH:**

Contractor:

Address:

City ST ZIP: **PH:**

Improvement Desc: UPDATING GARAGE ADDITION PERMIT

Remarks:

EXPIRED - NO ACTIVITY

Value of Improvement: 500

Fee Due

35.70

Applicant:_____ **BUILDING**

CODE OFFICIAL: TODD W. SUTPHIN
ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE

PERMIT HOLDER ONLY SHALL CALL FOR ALL REQUIRED INSPECTIONS AS REQUIRED BY LAW.

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

November 4, 2014

Mr. Perry L. Smith, III
353 Red Lane
Salem, VA 24153

Re: Large unfinished addition on house located at 353 Red Lane
Map# 87-6-5

Dear Mr. Smith:

I am writing you this letter to check the status of the large addition you started constructing on your house at 353 Red Lane, fourteen (14) years ago. The construction of this project has extended way beyond normal timeframes to construct an addition of this size. It would behoove you to finish this addition as soon as possible.

Also, there is not a valid building permit for this project currently. All of the previous building permits you have pulled have expired.

In order for the City of Salem to issue you a new building permit, we will need the following documentation:

1. Full set of plans showing the floor plan and elevations of the addition.

2. Construction timeline to show when the addition project will be finished.

Please contact me at the office (540) 375-3036 to give me the status of the project.

Thank you in advance for your consideration regarding this matter.

Sincerely,

Todd W. Sutphin, CBO
Building Official

C: Mr. Kevin S. Boggess, City Manager
Mr. James E. Taliaferro, II, Assistant City Manager
Mr. Charles E. Vanallman, Jr., City Engineer

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING

WILLIAM L. SIMPSON, JR, PE
ASSISTANT CITY ENGINEER

February 18, 2015

Todd Sutphin, Building Official
City of Salem Engineering & Inspections Dept
25 East Main Street
Salem, VA 24153

Re: 353 Red Lane – site assessment

Dear Todd:

After receiving a complaint regarding the incomplete structure located at 353 Red Lane, and my inspection and investigation of the situation, these are my thoughts. I relied on my experience with site construction methods I see employed by contractors and developers who utilize best management practices. I also evaluated the site for zoning, stormwater and erosion issues. My opinions were derived from site visits and visual inspection. I did not conduct any type of testing (destructive or otherwise.)

Item 1: Plans

Before I inspected this site, I gathered all the documents, plans and specifications for the project site that are on file with the City. I received 3 - 8 ½ x 11 sheets showing 2 plan view layouts of an attached building outline and a foundation wall profile with a professional engineers seal. I did note 1 footer inspection approval. I could not find any inspection approval or plans regarding the rest of the structure. There were many notice to comply letters but no rebuttal or correspondence from the owner. Judging the conditions and the intent of the owner/designer is difficult because I cannot determine whether this is part of a phased construction or a designed stop point. The original building permit expired long ago and the owner has refused to comply with a registered letter from your office to come into compliance, provide a timeline or finish the project.

Item 2: Site safety

There was no indication of any current construction activity taking place. All materials, tools and equipment look to be abandoned on site and not maintained or weatherproofed in any way. Vegetation, grass and spider webs cover much of the construction site. Vines and ivy are climbing some of masonry walls. There is a large amount of debris and trash distributed throughout the construction site that would not normally be seen on an active site due to the

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

1238 WEST MAIN STREET

TELEPHONE: (540) 375-303
FAX: (540) 375-404

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

February 26, 2015

Mr. Perry L. Smith, III
353 Red Lane
Salem, VA 24153

Re: Unfinished/incomplete addition at 353 Red Lane
Tax Map#: 87-6-5

Dear Mr. Smith:

I am writing this letter to request that you schedule a meeting within the next thirty (30) days with myself and other city staff to discuss the issues and concerns (site safety, erosion and sediment control, stormwater management and zoning compliance) of the unfinished and incomplete addition structure located on your property at 353 Red Lane, Salem, VA.

Enclosed is a copy of a site assessment report I received from Charles E. Vanallman, Jr., PE, Salem City Engineer, in regards to the addition you have at the aforementioned property. This report was written due to a complaint the City Engineer received.

Again, please call my office to schedule a meeting within the next thirty (30) days. Failure to schedule this meeting within the requested time period will result in the City of Salem pursuing further action to resolve the issues and concerns with the unfinished/incomplete addition at your property.

Thank you in advance for your consideration regarding this matter.

Sincerely,

Todd W. Sutphin, CBO
Building Official

TWS/llp

Enclosure

C: Mr. Kevin S. Boggess, City Manager
Mr. James E. Taliaferro, II, Assistant City Manager
Mr. Charles E. VanAllman, Jr., City Engineer
Mr. Steve Yost, City Attorney
Mr. Tom Bowers, Commonwealth's Attorney

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

[illegible] CALLED & LEFT
PERRY SMITH A MESSAGE
ABOUT PLANS & ENGINEERS
REPORT READY TO SUBMIT.
TWS @ 2:15pm 1 MONTH DEADLINE
TODAY April 21, 2015 - May 19, 2015

MESSAGE AGAIN FOR PERRY
TO CALL ME SO WE CAN CONTINUE
TO WORK W/ HIM. FAILURE TO DO SO
WILL RESULT IN TAKING HIM TO
THE BBA WHICH WOULD RESULT IN
DEMO THE ADDITION. TWS
5/27/15 @ 8:50AM

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

April 30, 2015

Mr. Perry L. Smith, III
353 Red Lane
Salem, VA 24153

Re: Synopsis of Meeting on April 21, 2015
Unfinished/incomplete addition at 353 Red Lane
Tax Map# 87-6-5

Dear Mr. Smith:

On April 21, 2015, you met with Charles VanAllman, Jr., City Engineer, Will Simpson, Jr., Assistant City Engineer, and myself to discuss the unfinished work on the addition located at 353 Red Lane, Salem, VA.

In that meeting, you stated your intention to finish the addition by the end of Fall 2015. We notified you of the following requirements the City has for completion:

1. A set of plans with the full addition will be required and a structural engineer will need to analyze the current structure to determine structural stability to complete the building;
2. The site needs to be fenced in immediately with at least a six (6) foot tall fence and a locked gate to prevent unauthorized access;
3. The slope on the north side at the fence line needs to be stabilized immediately to prevent any further erosion;
4. The site immediately needs to be cleaned up (debris, trash, etc.);
5. You have two weeks to notify me of your progress; NOTIFIED CEV WEEK OF MAY 4-8, 2015
6. You have one month to obtain the building permit; and
7. Once the building permit is issued, all specifications and timelines will be strictly adhered to.

You also stated that you have the financial backing to finish the building construction but are concerned about additional fees for an engineer/architect.

Should you have any additional questions about the requirements or content of this letter, please feel free to contact me.

Sincerely,

Todd W. Sutphin
Building Official

TWS/llp

C: Mr. Charles E. VanAllman, Jr., City Engineer
Mr. William L. Simpson, Jr., Assistant City Engineer
Mr. Kevin S. Boggess, City Manager
Mr. James E. Taliaferro, II, Assistant City Manager

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

June 1, 2015

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mr. Perry Smith, III
353 Red Lane
Salem, VA 24153

Re: Unfinished/incomplete addition at 353 Red Lane
Tax Map# 87-6-5

Dear Mr. Smith:

This letter is written to follow up on the status of the addition project on your property located at 353 Red Lane.

The thirty (30) day deadline (which was May 21, 2015) to submit plans and a structural engineer's report for a permit has passed.

I appreciate the work you have completed at the property since our meeting on April 21, 2015 – fencing and securing the worksite, and stabilizing the slope on the north side.

I have tried to contact you by phone twice – once on May 19, 2015 at 2:15PM and again on May 27, 2015 at 8:50AM, but both times I got your voice mail and left you messages to call me. To this date, I have not heard from you.

It has been stressed numerous times for you to keep an open line of communication with me and this has been very limited.

You hereby have until Monday, June 8, 2015, to submit plans and a structural engineer's report for a building permit.

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

Failure to do so will result in the City proceeding to take this unfinished addition project to the Board of Building Appeals.

Thank you for your cooperation in this matter.

Sincerely,

Todd W. Sutphin
Building Official

TWS/llp

C: Mr. Kevin S. Boggess, City Manager
Mr. James E. Taliaferro, II, Assistant City Manager
Mr. Charles E. VanAllman, Jr., City Engineer
Mr. William L. Simpson, Jr., Assistant City Engineer
Mr. Steve Yost, City Attorney
Mr. Tom Bowers, Commonwealth's Attorney

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

July 1, 2015

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

FINAL NOTICE

Mr. Perry Smith, III
353 Red Lane
Salem, VA 24153

Re: Unfinished/incomplete addition at 353 Red Lane
Tax Map# 87-6-5

Dear Mr. Smith:

This letter will serve as your FINAL NOTICE to submit plans, structural engineer's report and application for the unfinished addition.

You called and left me a message on Friday, June 19, 2015 stating you would have plans at my office on Monday, June 22, 2015. As to date, I have not seen nor received any plans from you.

I have tried to contact you twice by phone; once on Friday, June 26, 2015 at 9:16AM and left you a message and again this morning at 10:23AM and left you another message.

Please be advised that you have until 5:00PM on Monday, July 6, 2015 to submit plans, structural engineer's report and an application to my office. Failure to do so will result in the City proceeding to take this unfinished addition to the Board of Building Appeals.

Thank you for your consideration regarding this matter.

Sincerely,

Todd W. Sutphin
Building Official

TWS/llp

C: Mr. Kevin S. Boggess, City Manager
Mr. Charles E. VanAllman, Jr., City Engineer
Mr. Steve Yost, City Attorney
Mr. James E. Taliaferro, II, Assistant City Manager
Mr. William L. Simpson, Jr., Assistant City Engineer
Mr. Tom Bowers, Commonwealth's Attorney

P.O. BOX 869
SALEM, VIRGINIA 24153-0869

25 EAST MAIN STREET

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

[redacted]

7/1/15

PERRY SMITH APPLIED & DROPPED PLANS OFF FOR REVIEW AT 4pm

CITY OF SALEM
BUILDING INSPECTIONS AND ZONING

Location: City Hall, 114 North Broad Street, Ground Floor
P.O. Box 869 • Salem, VA 24153
Phone (540) 375-3036 • Fax (540) 375-4042
Website: ci.salem.va.us

1/15/16

DON'T HAVE $ TO FINISH PROJECT.

MOTOR WENT OUT VEHICLE & SPENT MONEY ON NEW MOTOR

STATED THAT HE COULDN'T GET MY MONEY UNTIL MID-FEBRUARY

6/22/15 - CALLED RAY CRAIGHEAD PERRY SMITH'S ARCHITECT - RAY STATED PERRY HAS PLANS & PICKED THEM UP LAST FRIDAY

6/26/15 - CALLED PERRY SMITH @ 9:16 AM ABOUT PLANS & SUBMITTING THEM.

7/1/15 - CALLED PERRY SMITH @ 10:23AM ABOUT PLANS.

Printed by Dooley Printing Corp. • Salem, VA • 540-389-2222

Website: ci.salem.va.us

6/19/15

PERRY SMITH 4:07pm
353 RED LN
[redacted]

RAY CRAIGHEAD ARCHITECT
JUST CALLED 45 MINS AGO.
HERE @ OFFICE MONDAY MORNING
WILL HAVE PLANS 6/22/15

CRAIGHEAD & ASSOC.
(540) 774-5326
PER RAY CRAIGHEAD
PICK UP DRAWINGS ON FRIDAY
ONE CORRECTION TO MAKE ON
DRAWINGS. SHOULD HAVE BY WED 6/24/15

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Website: ci.salem.va.us

3:35pm 6/12/15

PERRY SMITH STOPPED BY THE
OFFICE AND SAID HIS ARCHITECT
IS STILL WORKING ON THE PLANS
AND WILL HAVE A FULL SET BY
TUESDAY JUNE 16, 2015 & HE
WILL SUBMIT THEM FOR APPLICATION.

MENTIONED AGAIN THAT A STRUCTURAL
ENGINEER NEEDS TO EVALUATE THE
EXISTING BLOCK ON SITE.

I GAVE HIM UNTIL TUESDAY 6/15/15
TO SUBMIT PLANS

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Website: ci.salem.va.us

6/8/15 4:16pm

PERRY SMITH CALLED WITH
UP DATE.

HE TALKED TO THE ARCHITECT
TODAY PLANS WILL BE READY
IN A COUPLE OF DAYS.
TOLD HIM IF IT IS GOING TO TAKE
LONGER BRING A COPY OF WHAT HE
HAS DONE SO FAR SO I CAN SEE IT
ALSO MENTIONED HE NEED TO
GET AN ENGINEER'S REPORT AS WELL

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Website: ci.salem.va.us

6/8/15

PERRY SMITH 4:28pm
LEFT A MESSAGE ON VOICEMAIL

SPOKE W/ ARCHITECT TODAY
HOPE TO HAVE A 6/8-12/15
DRAWING NEXT WEEK TO
SUBMIT FOR BLP PERMIT

PH 580-7580

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353 Red Lane

Timeline:

2001: March 2, 2001 – building permit issued for bathroom addition (B-01-006564)

2005: July 19, 2005 – building permit issued (B-05-008549)

2006: May 30, 2006 – letter sent to Mr. Smith – permit expired

2008: June 9, 2008 – letter sent to Mr. Smith – permit expired
June 18, 2008 – Mr. Smith updated permit

2010: February 9, 2010 – Mr. Smith updated permit

2011: August 16, 2011 – letter sent to Mr. Smith – permit expired, structure safety hazard, re-route electric service
September 16, 2011 – Mr. Smith new/updated permit (B-11-010773)

2012: November 26, 2012 – Mr. Smith new/updated permit (B-12-011109)

2014: November 4, 2014 – letter sent to Mr. Smith – no valid permit, need full set of plans & timeline to reissue permit

2015: February 18, 2015 – TWS received report from City Engineer
February 26, 2015 – letter sent to Mr. Smith – requesting meeting within 30 days to discuss issues and concerns regarding addition; site assessment report by City Engineer enclosed
April 21, 2015 – meeting held with Mr. Smith, City Engineer, Assistant City Engineer, & TWS
April 30, 2015 – letter sent to Mr. Smith – synopsis of meeting: Mr. Smith stated he intended to complete project by fall 2015; Mr. Smith notified of requirements for completion
May 19, 2015 – TWS left a message for Mr. Smith to call regarding plan submittal
May 27, 2015 – TWS left a message for Mr. Smith to again call regarding plan submittal so city can work with him; failure to do so will result in city taking him to Board of Building Appeals.
June 1, 2015 – letter sent to Mr. Smith to follow-up on status of permit application
June 3, 2015 – Mr. Smith called with an update; left TWS message that he has an architect
June 12, 2015 – Mr. Smith stopped by office and stated his architect is working on plans and will have them by Tuesday, June 16, 2015
June 19, 2015 – Mr. Smith called and left TWS a voice mail stating he would have plans submitted on June 22, 2015
June 26, 2015 – TWS left message for Mr. Smith to call
July 1, 2015 – TWS left message for Mr. Smith to call; letter sent to Mr. Smith – final notice; no plans submitted; applications & plans received
July 27, 2015 – building permit issued with conditions; given six (6) months to complete project (B-15-000791)
August 27, 2015 – letter sent to Mr. Smith – still need a signed and stamped letter from architect stating CMU block structure is structurally sound and safe to continue building upon; comments from City Engineer
September 30, 2015 – letter sent to Mr. Smith – good progress made over last month; still need letter from architect

2015 con't:

December 7, 2015 – letter sent to Mr. Smith – construction at standstill
December 30, 2015 – letter sent to Mr. Smith – reminder permit expires January 27, 2016

2016: January 15, 2016 – TWS spoke with Mr. Smith – Mr. Smith stated he doesn't have the money to complete project; would be mid-February before he could get any money (phone conversation)
January 28, 2016 – letter sent to Mr. Smith – permit expired, work must stop, city will proceed to take project to Board of Building Appeals
February 22, 2016 – letter sent to Mr. Smith – notice of hearing of Board of Building Appeals

Montgomery Publishing, LLC
P.O. Box 1125, Salem, Virginia
AFFIDAVIT OF PUBLICATION

To: Building Inspections
City of Salem Engineering Dept.
P.O. Box 869
Salem, VA 24153-0869

Commonwealth of Virginia
City of Salem

Re: Notice of Public Hearing

I, the undersigned, an authorized representative of Montgomery Publishing, LLC, which is the publisher of the Salem Times Register, a weekly newspaper published in the City of Salem, in the Commonwealth of Virginia, do certify that the notice was printed and published in said newspaper on the following dates:

February 18, and 25, 2016

Signature: [signature]

Print Name: Michael T. Hurst

Print Title: Marketing & Circulation Manager

Sworn and subscribed before me in the City of Salem, Virginia this 29th day of Feb. 2016.

[signature]
Notary Public

Notary number: 7636465

My commission expires:

My Commission Expires December 31, 2019

LEGAL NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Board of Building Appeals of the City of Salem, Virginia will hold a public hearing, in accordance with the provisions of Section 18-38, Code of City of Salem, Virginia, on March 3, 2016, at 4:00pm in the Council Chambers of City Hall, 114 North Broad Street, in the City of Salem, Virginia, regarding the following:

The incomplete addition to the residence located at 353 Red Lane (Tax Map # 87 – 6 – 5).

At the hearing all parties in interest will be given an opportunity to be heard, present evidence, and show cause why action by the City to remedy a potential dangerous situation should or should not be granted. For additional information contact the Building Officials Office, 21 South Bradley Street, Salem, Virginia (Phone 375-3039).

THE BOARD OF BUILDING APPEALS OF THE CITY OF SALEM

BY Todd W. Sutphin, CBO

Todd W. Sutphin, CBO, Building Official

SALEM VA

Board of Appeals

LEGAL NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Board of Building Appeals of the City of Salem, Virginia will hold a public hearing, in accordance with the provisions of Section 18-38 Code of City of Salem, Virginia, on **March 3, 2016,** at **4:00pm** in the **Council Chambers** of **City Hall, 114 North Broad Street**, in the City of Salem, Virginia, regarding the following:

The incomplete addition to the residence located at 353 Red Lane (Tax Map # 87 – 6 – 5).

At the hearing all parties in interest will be given an opportunity to be heard, present evidence, and show cause why action by the City to remedy a potential dangerous situation should or should not be granted. For additional information, contact the Building Official's Office, 21 South Bruffey Street, Salem, Virginia (Phone 375-3036).

THE BOARD OF BUILDING APPEALS OF THE CITY OF SALEM

BY Todd W. Sutphin, CBO

Todd W. Sutphin, CBO, Building Official

(Please Publish in the February 18 & 25, 2016, issues of the "Salem Times-Register". Please send statement to: Building Inspections, PO Box 869, Salem, VA 24153)

SALEM VA

Board of Building Appeals

Thursday, March 3, 2016, 4:00 PM

Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia 24153

1. Call to Order
2. Election of Chairman
3. Public Hearing – 353 Red Lane – Unfinished Addition
    - Swearing in of Speakers
    - Presentation by City
    - Presentation by Property Owner
    - Public Comments
    - Decision and Order of the Board
4. Old/New Business
5. Adjournment

Board of Building Appeals
March 3, 2016
Minutes

A meeting of the Board of Building Appeals of the City of Salem, Virginia, was held on March 3, 2016, in the Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia, at 4:00 p.m. concerning the unfinished addition on the property located at 353 Red Lane, Salem, Virginia (Tax Map #87-6-5).

The Board—John R. Hildebrand; Robert S. Fry, III; David A. Botts; and Nathan A. Routt; presided together with Todd W. Sutphin, Building Official; Charles E. Van Allman, Jr., City Engineer; Stephen M. Yost, City Attorney, and Krystal M. Farmer, Secretary; and the following business was transacted:

WHEREAS, it was noted that notice of such hearing was published in the February 18 and 25, 2016, issues of the Salem Times-Register, a newspaper published and having general circulation in the City of Salem.

WHEREAS, Mr. Sutphin called the meeting to order and requested that the Board elect a chairman and secretary;

ON MOTION MADE BY MEMBER FRYE, SECONDED BY MEMBER BOTTS, AND DULY CARRIED, John R. Hildebrand was elected Chairman of the Board, and Krystal M. Farmer was elected Secretary to the Board – roll call vote: all – aye.

WHEREAS, the City Attorney stated that the Board is to hear a case regarding 353 Red Lane in which the Board is to determine whether the structure situate at 353 Red Lane constitute an unsafe or dangerous structure to the inhabitants of the City of Salem; if the Board determines that the structure is unsafe or dangerous, the Board will then determine whether the structure is susceptible to repair or should be demolished; he further stated that proper notice has been given to the property owner, Mr. Perry Smith, and noted that The property owner was not present; it was advertised for a public hearing, the neighbors were notified and noted that there were two people sitting in the audience; Mr. Yost reviewed the process of the hearing and noted that the owner has the right to appeal the Board's decision to the State Technical Board in Richmond, Virginia; and

WHEREAS, the City Attorney stated that the statute states that all people who wish to speak, including members of the public, must be sworn in and he asked Chairman Hildebrand to administer the oath; and

WHEREAS, Chairman Hildebrand administered the oath.

Chairman Hildebrand requested that the City present its findings; and

WHEREAS, the Building Official appeared before the Board and gave a chronological timeline of the project; he noted that the first building permit was issued on March 2, 2001, for a bathroom addition that had one approved footer inspection; no work was done until 2005 when another permit was issued on July 19, 2005, for the garage addition and included the bathroom addition, which had one approved footer inspection; the property owner updated the permit on June 18, 2008, and February 9, 2010; a letter was sent to The property owner on August 16, 2011, stating that the permit had expired, the structure was a safety hazard, and the electrical service needed to be moved; the property owner obtained a new/updated the permit on September 16, 2011, and November 26, 2012; no inspections were performed on either of those permits; November 4, 2014, a letter was sent to the property owner stating that the permit was not valid, and that a full set of plans and a timeline for completion would need to be submitted before a permit would be issued; there was no response from the property owner; on February 18, 2015, the City Engineer submitted a report about the structure due to a complaint received; on February 26, 2015, a letter was sent to the property owner requesting a meeting within 30 days regarding the unfinished addition and the site assessment by the City Engineer, a copy of the report was enclosed with the letter; a meeting was held with the property owner, along with the City Engineer and the Assistant City Engineer, on April 21, 2015, regarding the site assessment; the property owner was given one (1) month to submit plans and obtain a permit to complete the unfinished addition; the property owner indicated that he intended to complete the project by fall 2015; on April 30, 2015, a letter was sent to the property owner with a synopsis of the meeting; multiple phone messages and letters were sent to the property owner regarding plan submittal; application and plans from the property owner were finally received on July 1, 2015; a building permit with conditions was issued to the property owner on July 27, 2015, and he was given six (6) months to complete the project; the conditions of the permit were that he had to submit a letter from an architect that the existing CMU block was structurally sound and could continue to be built upon, permit was only valid for six (6) months, he shall "weather in" the structure as soon as possible with windows, doors, roof, and paint the block; the addition needs to be attached to the house in some fashion prior to final inspection; and he needed to remove and clean up all trash and junk from the site; on August 27, 2015, a letter was sent to the property owner stating that a signed and stamped letter from an architect stating that the CMU structure is structurally sound and safe to continue building upon; on September 30, 2015, a letter was sent to the property owner stating that good progress was made over the last month and a letter was still needed from an architect; numerous letters were sent to the property owner during the six-month period in an attempt to keep communication lines open; he noted that it has been a struggle to get the property owner to communicate his end goal and work being done on the project; a letter was sent to the property owner on December 7, 2015, stating that construction has come to a standstill; another letter was sent to the property owner on December 30, 2015, reminding him that the permit expires January 27, 2016; on January 15, 2016, the property owner called and stated that he did not have the money to finish the project and it would be mid-February before he could get any more money; he was reminded of the conditions of the permit and that if he did not abide by the conditions, the case would be brought before the Board of Building Appeals; on January 28, 2016, a letter was sent to the property owner stating that the permit was expired, all work must stop on the project, and the City was going to proceed to take the

case to the Board; a letter was sent to the property owner on February 22, 2016, via regular and certified mail, a copy of the letter was posted on the house, and the Sheriff's Office also served the property owner a copy of the letter notifying him of the meeting; the Building Official then referred to Section 18-38 of the Code of the City of Salem, Virginia, regarding the amendments for unsafe building structures; he stated that he feels that the structure located at 353 Red Lane is in violation due to it having less than 50 percent of a roof covering or lack thereof, which makes the structure unsafe; as well as it has become unsafe and dangerous to the safety of the inhabitants of the city; he has numerous construction materials on the property that children in the neighborhood, if they were on the property playing or something, they could get seriously injured; steel beams sticking up, block laying around, construction equipment that shouldn't be on the property; and there are parts of the structure that could fall or otherwise become detached due to the time it's been exposed to the elements—the mortar is not covered with paint, there's no roof structure; it has survived some winds but that does not mean that at any certain time something couldn't pull lose and hurt or damage someone or something; he then asked the Board if they had any questions; and

WHEREAS, Member Fry inquired if a set of plans were submitted; and

WHEREAS, the Building Official presented the set of plans submitted by the property owner to the Board; and

WHEREAS, the Board reviewed the plans and a discussion was held regarding the plans, connection of the structure to the house, if bond beams are present, CMU block not being painted or waterproofed, etc.; and

WHEREAS, Member Routt questioned if there had been in influx of materials or if a lot of work had been done since July 2015; and

WHEREAS, the Building Official stated that other than the one section of wall where the beam was installed and laid several rows of block, that is the only work that has been done since the permit was issued and no inspections were performed under the new permit; and

WHEREAS, Member Botts questioned if the property owner was doing the work himself, or if he had someone else doing it; and

WHEREAS, the Building Official stated that he believed that the property owner was doing the work himself as he is a masonry contractor, but he does not know for sure; and

WHEREAS, the City Engineer appeared before the Board and stated that he was asked in February 2015 to do a site visit to evaluate the structure located at 353 Red Lane; he was asked to determine the safety of the structure to the best of his best abilities and to also evaluate the structure in relation to other city ordinances, including stormwater, erosion and sediment control, and zoning; he stated that no destructive testing was done on the structure, all inspections were basically visual; he stated that he is a registered engineer with the state of

Virginia and he has over 25 years' experience in the construction/engineering field; he then reviewed his site assessment with the Board; and

WHEREAS, it was noted that the stormwater issue on the north side of the structure has been corrected since the site visit took place; and

WHEREAS, Member Botts inquired if the City Engineer noticed any lateral movement of the existing walls; and

WHEREAS, the City Engineer stated that he noticed some cracks that ranged from 1/16" to 1/8" in width; however, he did not notice any displacement other than the cracking; the issue he has is that he cannot tell if there is rebar inside of the walls to resist the displacement or is the cracking just the early signs; he stated that some destructive testing will need to be done to determine if there is rebar in the walls; he didn't notice any indication of any rusting of the rebar that may bleed through, which does not help; he did notice a lot of effervesce that was bleaching through the block, which is not a good sign; and

WHEREAS, Member Fry stated that is not necessarily a destructive situation; and

WHEREAS, the City Engineer stated that it just means that it has been exposed to the weather and that water is infiltrating and freezing and thawing; and

WHEREAS, Member Fry questioned it if was possible to go through and do cursory x-raying of the structure instead of having to tear down a portion of the structure to determine the support system, if any; and

WHEREAS, the City Engineer stated that there are various non-destructive methods available and can be used on bridges; he stated that there still would need to be some sort of destructive testing to ascertain whether it is there in a patters, which would probably be enough to satisfy most architects/engineers that it was built to that standard; bond beams would be very difficult to detect in that type of test; he stated that it may be cost prohibitive to do that type of non-destructive testing on a residential structure; and

WHREAS, Donald Hale, 357 Red Lane, appeared before the Board; he stated that he grew up on Red Lane; he questioned when enough would be enough instead of looking for any little thing to save this project, which he feels is hideous on a good day; he asked the Board to bring the project to a halt and restore the neighborhood; he feels like the project has devalued the surrounding properties; he feels as though the project should have been dealt with years ago; he again asked the Board to restore the neighborhood; and

WHEREAS, no other person(s) appeared related to the public hearing; and

WHREAS, Chairman Hildebrand inquired if the Board was ready to make a determination if the structure was unsafe and a hazard to the citizens of the City; and

WHEREAS, a discussion was held regarding the code sections referenced which pertain to this property;

It was noted that the property owner did not appear during the course of the public hearing.

WHEREAS, Member Routt questioned the Boards limitations in deciding what to do with the structure; and

WHEREAS, the City Attorney stated that the Board has a good bit of discretion; if the Board determines that this is a dangerous structure, the Board then has the right to determine if the structure can be repaired and then give time to the owner, whatever the Board feels is appropriate, to make the repairs; or if based upon the evidence heard, the structure is not susceptible to repair, the Board can order the demolition of the structure; again, the Board can give the owner time to demolish it himself, and can include in the motion orders that if as of a particular date chosen by the Board, if the owner has not demolished the structure by that point in time, the City has the authority to proceed with demolishing the unsafe and dangerous structure; and

WHEREAS, a discussion was held regarding the process for the City to have a third party demolish the structure, how costs associated with the demo would be recouped by the City, etc.; and

WHEREAS, Member Fry stated that he feels the Board needs to be specific in any motion it makes; and

WHEREAS, a discussion was held regarding whether to allow the property owner more time to complete the project or to require the owner to demolish the structure; property owner not being present at the hearing, etc.;

ON A MOTION MADE BY MEMBER ROUTT, SECONDED BY MEMBER BOTTS, AND DULY CARRIED, the Board determines that based on the expert testimony and evidence presented, the structure, an unfinished addition, located at 353 Red Lane shows a deterioration, dilapidation, decay, danger, etc. and is dangerous and unsafe to the inhabitants of the City of Salem – the roll call vote: all – aye.

Chairman Hildebrand noted that the next issue before the Board was to determine what to do with the structure—allow more time to complete or demolish the structure; and

WHEREAS, Member Botts stated that when a homeowner is living next to a project like the one in question, when it is short-term, maybe a year, is doable; but for the property owners to have dealt this this project for 15 years and to have the project continually extended, oftentimes having to "prod" the property owner to respond; he further stated that there may

not be a lot of children in the area, but there are obviously children with access to the property and heaven forbid that a child or someone gets hurt or killed on the site if the Board doesn't take action; he feels that the property owner should be given 30 days to respond whether he is going to demolish it himself or let the city do it; and

WHEREAS, the City Attorney questioned if the property owner is going to be given 30 days to respond, how much time then would he have to actually demolish the structure; and

WHEREAS, Member Botts stated that the property owner would be given six (6) months for total demolition and to return the site to its natural state; if it is not done within that time frame, then the City would then be authorized to take charge; and

WHEREAS, a discussion was held regarding the time frame to be given for demolition; if the construction materials are salvageable; lack of communication by the property owner; fencing on the property, etc.; and

WHEREAS, the City Attorney stated that whatever the Board decides, notice would have to be served on the property owner of the decision; he again noted that the property owner has the right to appeal the decision within 21 days and the Board could not require him to do anything within the appeal period; and

WHEREAS, Chairman Hildebrand noted the Board was in agreeance that the structure should be demolished; the motion also needs to state the length of time the property owner has to respond and the length of time he has to demolish the structure; he suggested that three months or two months would be ample time for the structure to be demolished; he feels that the Board needs to act in a timely and concise manner; and

WHEREAS, the City Attorney noted that the property owner would have to obtain a demolition permit to demolish the structure; and

WHEREAS, the Building Official noted that any permit issued is valid for six (6) months but stipulations can be placed on the permit based upon the Board's decision; and

WHEREAS, the City Attorney noted that the Board could give the property owner 30 days to secure a demolition permit if he wants to demolish the structure himself; and if so, then he would have "x" number of days to complete the demolition; and if he does not complete the demolition by that date, then the City would have the authority to take charge and demolish the structure, etc.; and

WHEREAS, a discussion was held regarding a "reasonable" timeframe to allow for demolition of the project to encourage the property owner to complete the work; liability of the City if the project is allowed to be extended; etc.;

ON A MOTION MADE BY MEMBER BOTTS, SECONDED BY MEMBER ROUTT, AND DULY CARRIED, repair is not a viable option for the structure; therefore, the property owner, Mr. Smith, has 30 days from notice to secure a demolition permit and 90 days after securing the permit to complete the demolition and restore the site to its natural state; if the permit is not secured within 30 days or the demolition is not completed within 90 days, the City is directed to proceed to complete the demolition and restore the property to its natural state – the roll call vote: all – aye.

ON MOTION MADE BY MEMBER ROUTT, SECONDED BY MEMBER BOTTS, AND DULY CARRIED, the meeting was hereby adjourned at 5:06 p.m.

CITY OF SALEM, VIRGINIA

CHARLES E. VAN ALLMAN, JR., PE, LS
CITY ENGINEER

DEPARTMENT OF ENGINEERING
AND INSPECTIONS

TODD W. SUTPHIN
BUILDING OFFICIAL

March 24, 2016

Mr. Perry Smith
353 Red Lane
Salem, VA 24153

RE: 353 Red Lane, Salem, VA
Tax Map #87-6-5

Dear Mr. Smith:

Per our conversation at my office on Monday, March 21, 2016, this is to confirm that you received the letter regarding the decision of the Board of Building Appeals about the unfinished addition on your property. You have 21 days from the date you received (March 21, 2016) the letter to appeal the decision of the Board to the State Review Board.

If you have questions in this regard, please contact this office at (540) 375-3036.

Sincerely,

Todd W. Sutphin, CBO
Building Official

c: Kevin Boggess, City Manager
Stephen Yost, City Attorney
Charles E. Van Allman, Jr., City Engineer
Board of Appeals Members

.O. BOX 869
ALEM, VIRGINIA 24153-0869

TELEPHONE: (540) 375-3036
FAX: (540) 375-4042

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board
Main Street Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219
Tel: (804) 371-7150, Fax: (804) 371-7092, Email: alan.mcmahan@dhcd.virginia.gov

APPLICATION FOR ADMINISTRATATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

☒ Uniform Statewide Building Code

☐ Statewide Fire Prevention Code

☐ Industrialized Building Safety Regulations

☐ Amusement Device Regulations

Appealing Party Information (name, address, telephone number and email address):

Perry Smith-353 Red Lane Salem,Va.24153-540-580-7530---iiipls52@yahoo.com

Opposing Party Information (name, address, telephone number and email address of all other parties):

City of Salem,Va. 24153 ,Todd Sutphin,CBO.P.O.Box 869 Salem Va. 24153-540-375-3038---
tsutphin@salemva.gov -

Additional Information (to be submitted with this application)

- ✓ Copy of enforcement decision being appealed
- ✓ Copy of record and decision of local government appeals board (if applicable and available)
- ✓ Statement of specific relief sought

CERTIFICATE OF SERVICE

I hereby certify that on the24 day of March , 2016, a completed copy of this application, including the additional information required above, was either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Applicant: Perry L. Smith

Name of Applicant: Perry L. Smith
(please print or type)

March 23, 2016

Perry L. Smith
353 Red Lane
Salem, Va. 24153

Commonwealth of Virginia
Dept. of Housing and Community Development
State Building Codes Office & State Technical Review Board
Main Street, Suite 300, Richmond, Va. 23219

RE: Appeal of City of Salem Appeals ruling

Mr. Allen McMahan:

The specific relief that I am asking for is another 6 months to complete this project. I am a mason, and since October 2009 my pay was reduced 20 %. I was laid off for three months, and for the last three winters I have missed between 6 to 9 weeks work between November and February. Family members will help me with the cost of completion of the structure but not with the cost of demolition.

In 2015 a new set of plans was submitted to the City of Salem and I received a new building permit. That permit indicated that the building was safe and can be completed. I hope you will grant me another 6 months to complete this project.

Thank you,

Perry Lee Smith, III

Perry L Smith
353 Red Lane
Salem, VA 24153

RECEIVED
MAR 31 2016

March 29, 2016

Allen McMahan
Commonwealth of Virginia
Dept. of Housing and Community Development
State Building Code Office & State Technical Review Board
Main Street, Suite 300, Richmond Va. 23219

Re: Perry Smith's appeal of City of Salem ruling

Dear Mr. McMahan:

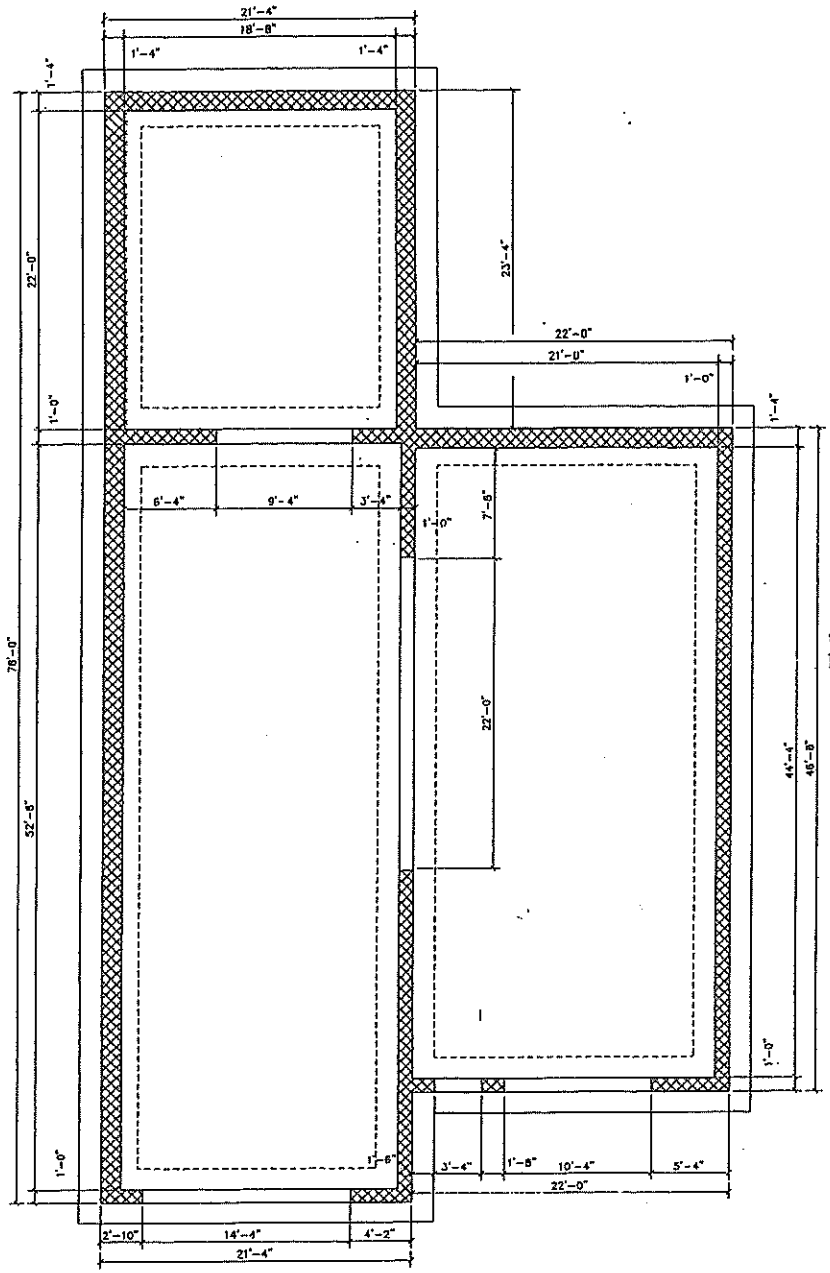
I am submitting the drawings of my garage project and have marked them showing what has been completed to date and what is still to be done. I hope this will give you some insight on what is left to complete the project and hopefully help with my appeal.

I have not sought an estimate on demolition costs but I do believe those costs exceed the cost of completing the building.

I appreciate all consideration of the board.

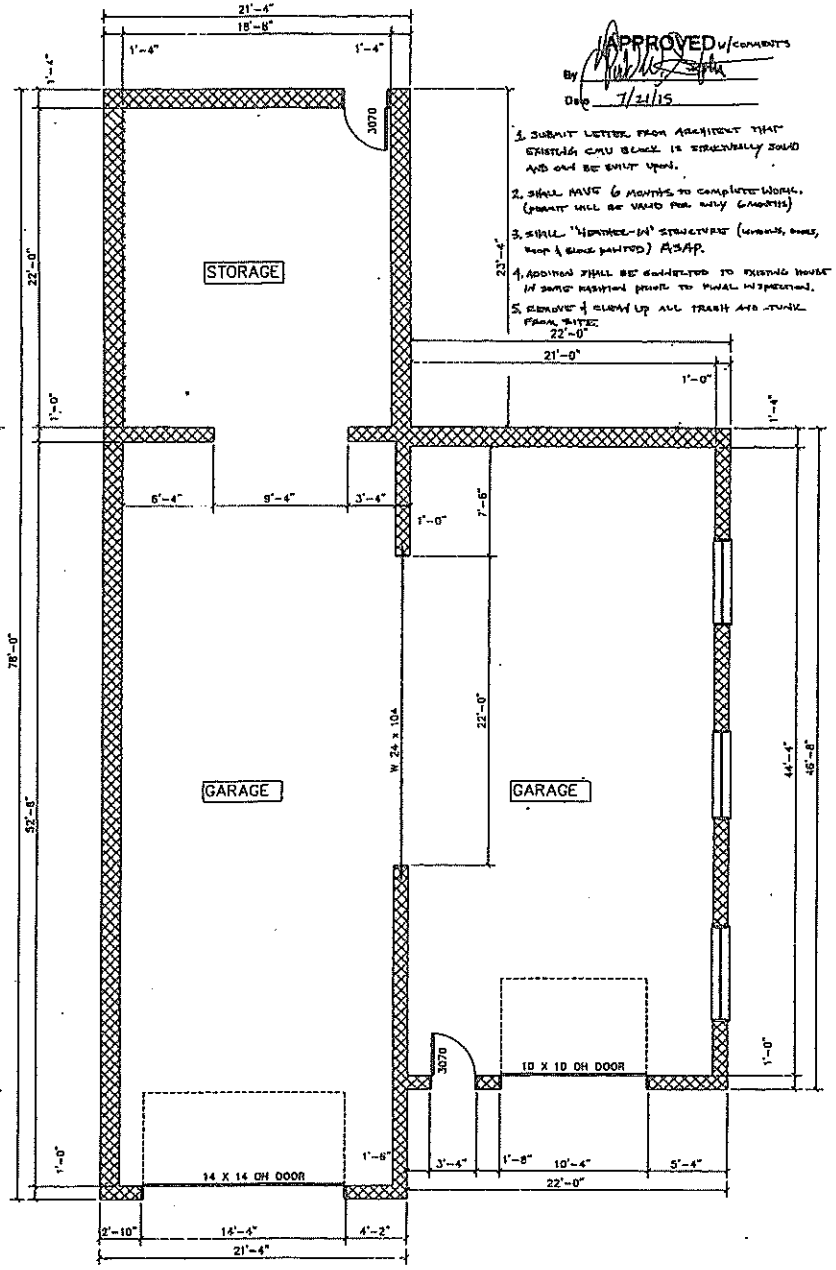
Thank you,

Perry L. Smith



FOUNDATION PLAN

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



MAIN LEVEL PLAN

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

APPROVED w/COMMENTS

By [signature]

Date 7/21/15

1. SUBMIT LETTER FROM ARCHITECT THAT EXISTING CMU BLOCK IS STRUCTURALLY SOLID AND CAN BE BUILT UPON.
2. SHALL HAVE 6 MONTHS TO COMPLETE WORK. (PERMIT WILL BE VALID FOR ONLY 6 MONTHS)
3. SHALL "WEATHER-IN" STRUCTURE (WINDOWS, DOORS, ROOF & BLOCK PAINTED) ASAP.
4. ADDITION SHALL BE CONNECTED TO EXISTING HOUSE IN SOME FASHION PRIOR TO FINAL INSPECTION.
5. REMOVE & CLEAN UP ALL TRASH AND TUNK FROM SITE.

CRAIGHEAD & ASSOCIATES
Architects, Designers, Construction Managers
3536 BRAMBLETON AVENUE
SUITE "D"
ROANOKE, VIRGINIA 24018
(540) 774-5326
FAX (540) 777-1283

ADDITION TO
353 RED LANE
SALEM, VA.

REVISIONS	DAT
△ --------	--/--/--
△ --------	--/--/--
△ --------	--/--/--
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△ --------	--/--/--

PROPOSED
ADDITION
353
RED LANE
SALEM VA

PROJECT NO. 205050
DATE: 04/18/2015
DRAWN BY: RLC
CHECKED BY: RLC

APPROVED FOR THE OWNER

A-1
FDN/ MAIN LEVEL PLAN

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

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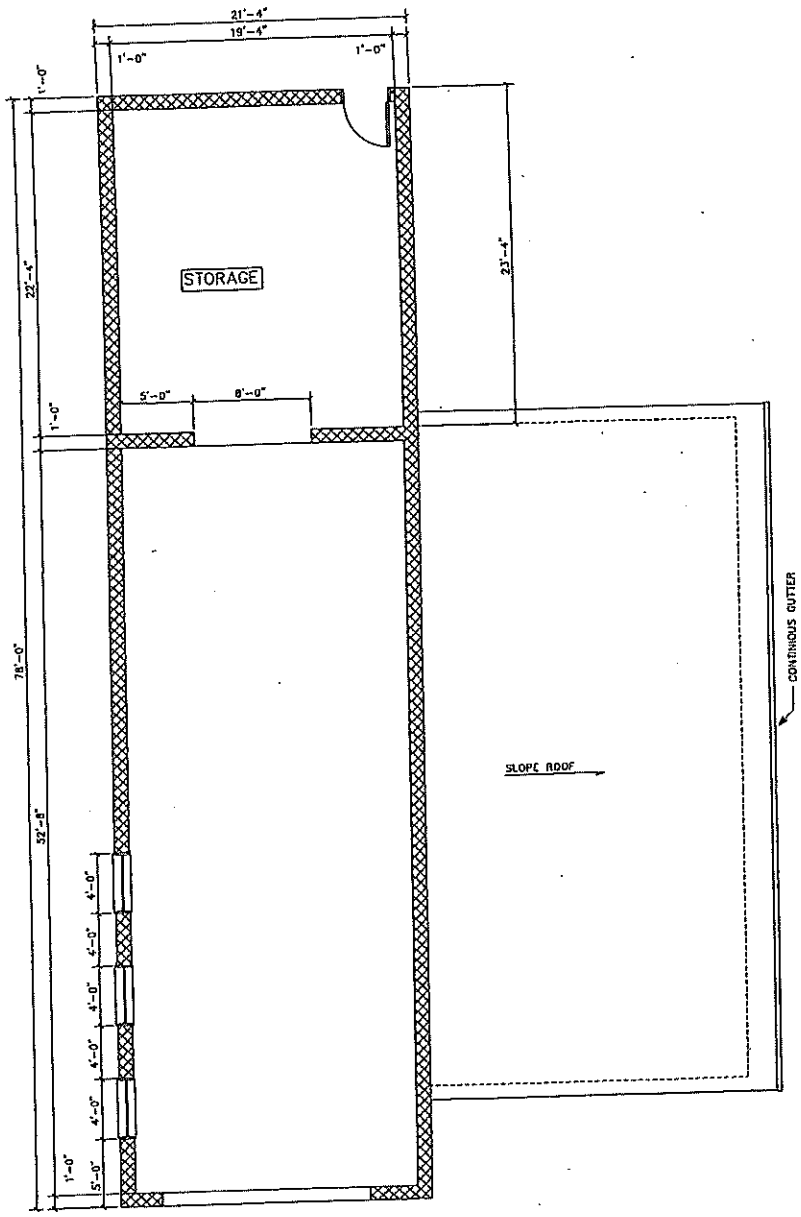
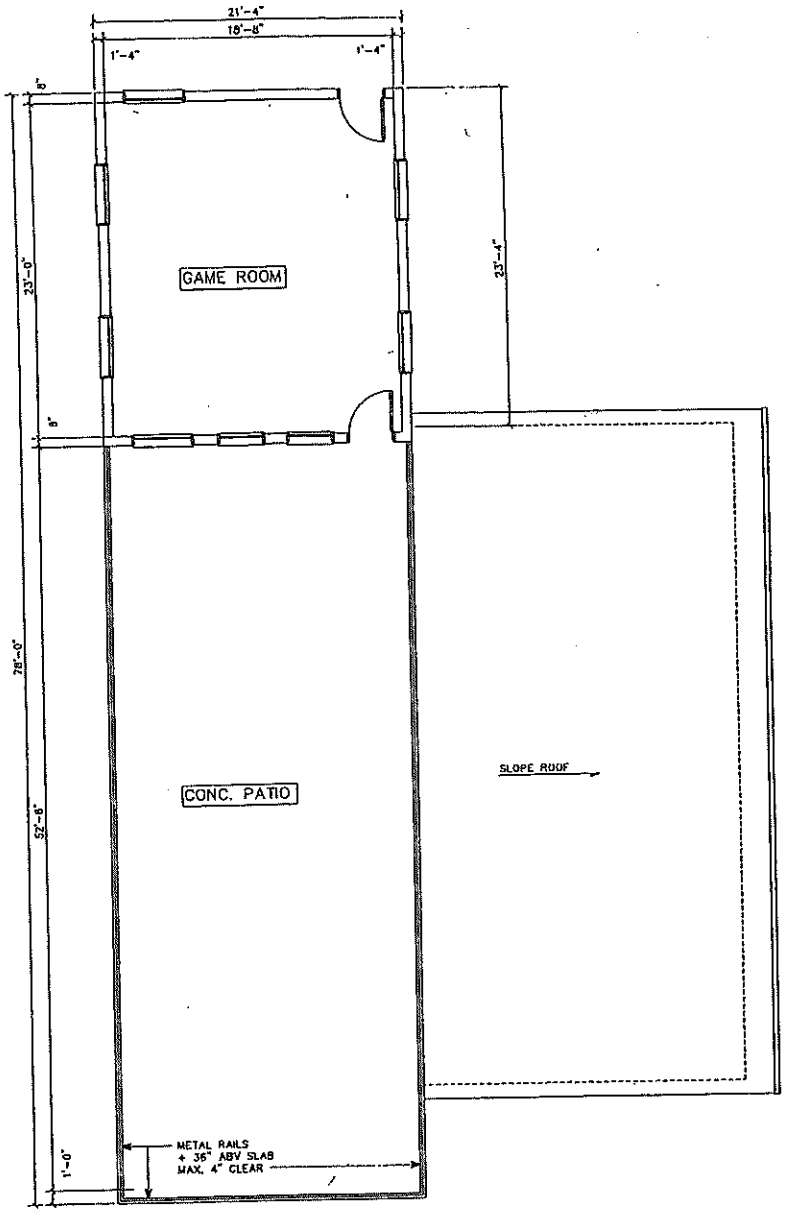


MEZZANINE PLAN

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



UPPER LEVEL PLAN

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

CRAIGHEA
ASSOCIA
Architects, Designers, Construction Managers
3536 BRAMBLETON AVE
SUITE "2"
ROANOKE, VIRGINIA 240
(540) 774-5326
FAX (540) 774-1283

ADDITION TO
353 RED LANE
SALEM, VA.

REVISIONS

PROPOSED
ADDITION
353
RED LANE
SALEM

PROJECT NO. 2015050
DATE: 01/18/2015
DRAWN BY: RLC
CHECKED BY: RLC

APPROVED FOR THE OWNER

A-2
MEZZ/ UPPER PLAN

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

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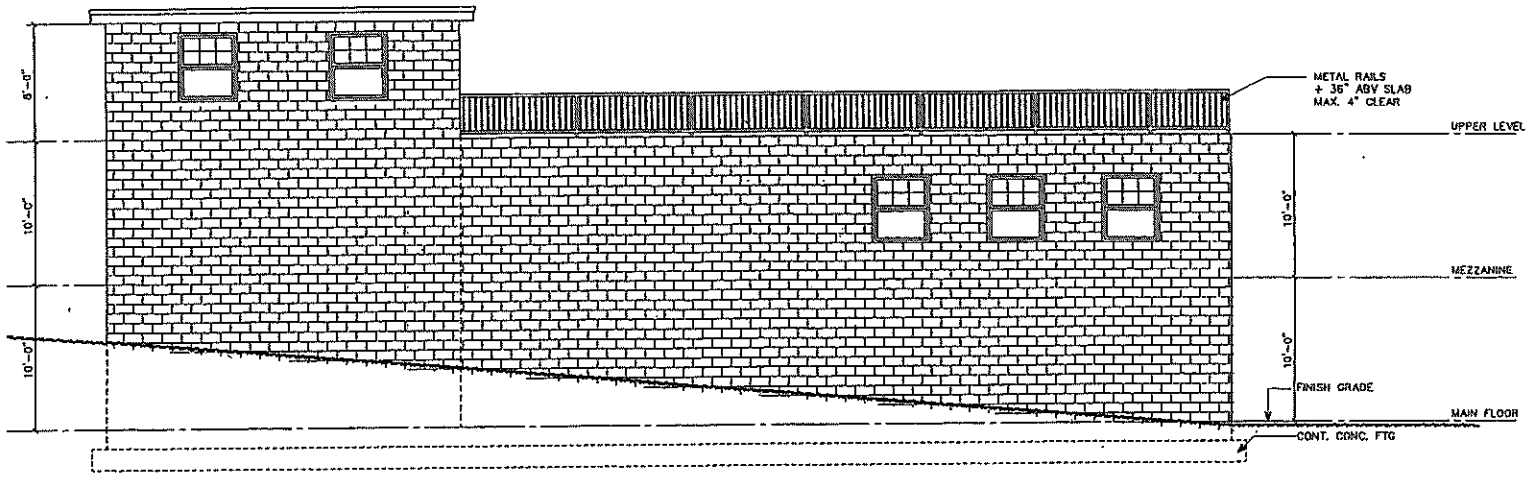
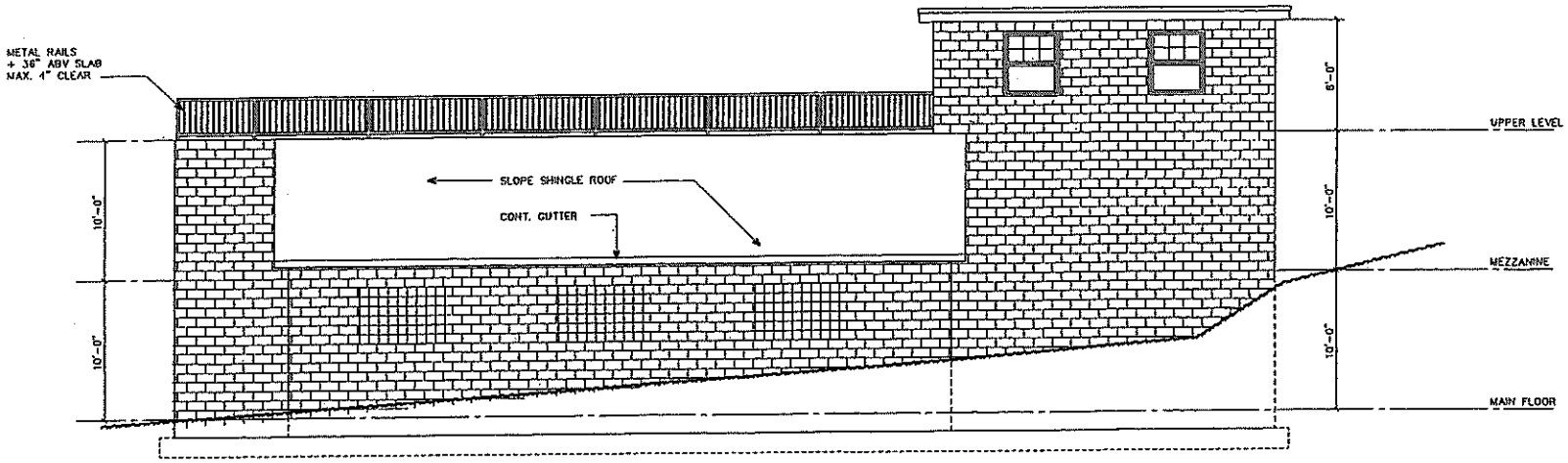


NORTH ELEVATION

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



SOUTH ELEVATION

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

CRAIGHEAD & ASSOCIATE
Architects, Designers, Construction Managers
3536 BRAMBLETON AVENUE SE
SUITE 'J'
ROANOKE, VIRGINIA 24018
(540) 774-5326
FAX (540) 777-1283

ADDITION TO
353 RED LANE
SALEM, VA.

REVISIONS	DATE
△ --------	--/--/--
△ --------	--/--/--
△ --------	--/--/--
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PROPOSED
ADDITION
353
RED LANE
SALEM VA

PROJECT NO. 20%050
DATE: 06/18/20%
DRAWN BY: RLC
CHECKED BY: RLC

APPROVED FOR THE OWNER DATE

A-3
NORTH/SOUTH ELEV

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

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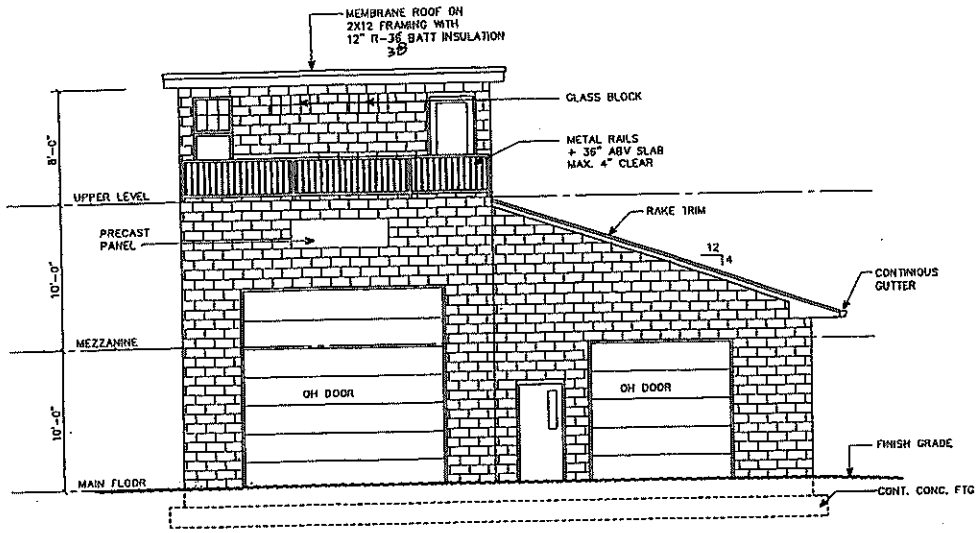
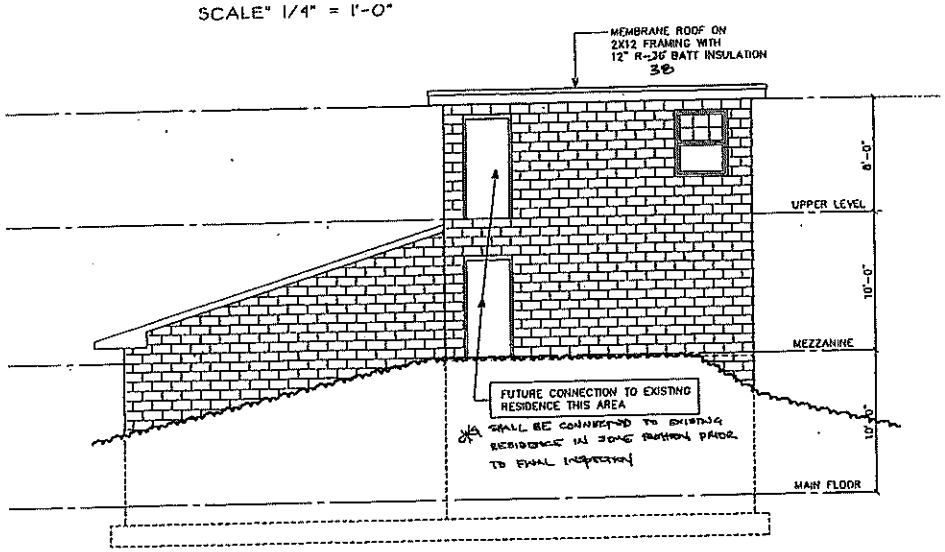


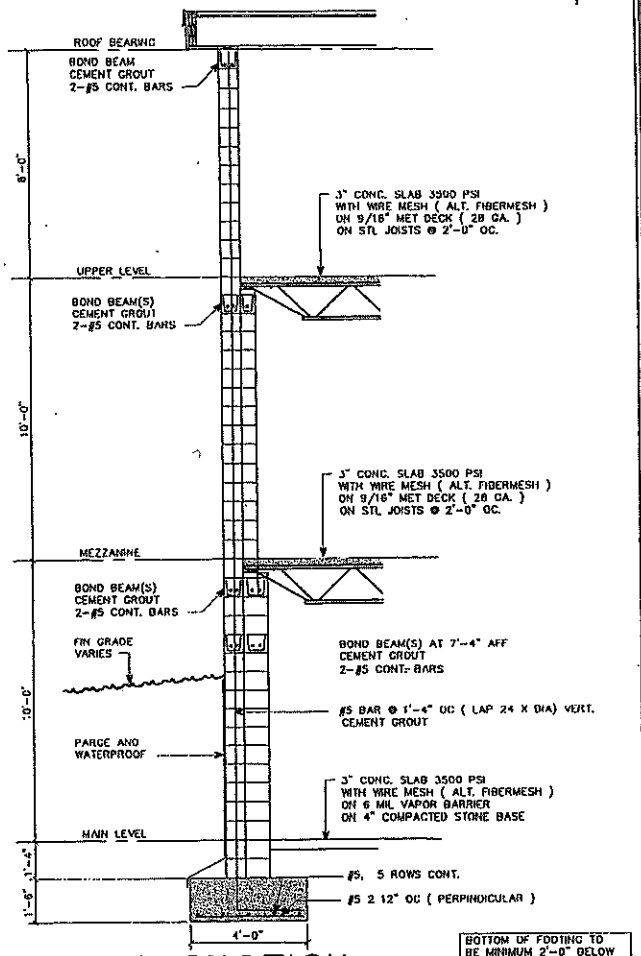
WEST ELEVATION

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



EAST ELEVATION

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



BOTTOM OF FOOTING TO BE MINIMUM 2'-0" BELOW FINISHED GRADE.

WALL SECTION

SCALE" 1/2" = 1'-0"

INSTALL LADDER REINFORCMENT ON 1'-4" OC VERT. WIDTH OF WALL BEGINNING AT FLOOR LINE

CRAIGHEA
&
ASSOC
Architects, Designers, Construction Managers
3536 BRAMBLETON A
SUITE "2"
ROANOKE, VIRGINIA
(540) 774-6321
FAX (540) 774-1283

ADDITION TO
353 RED LANE

REVISIONS

PROPOSED
ADDITION
353
RED LANE

SALEM

PROJECT NO. 3016050
DATE: 01/18/201
DRAWN BY: RLC
CHECKED BY: RLC

APPROVED FOR THE OWNER

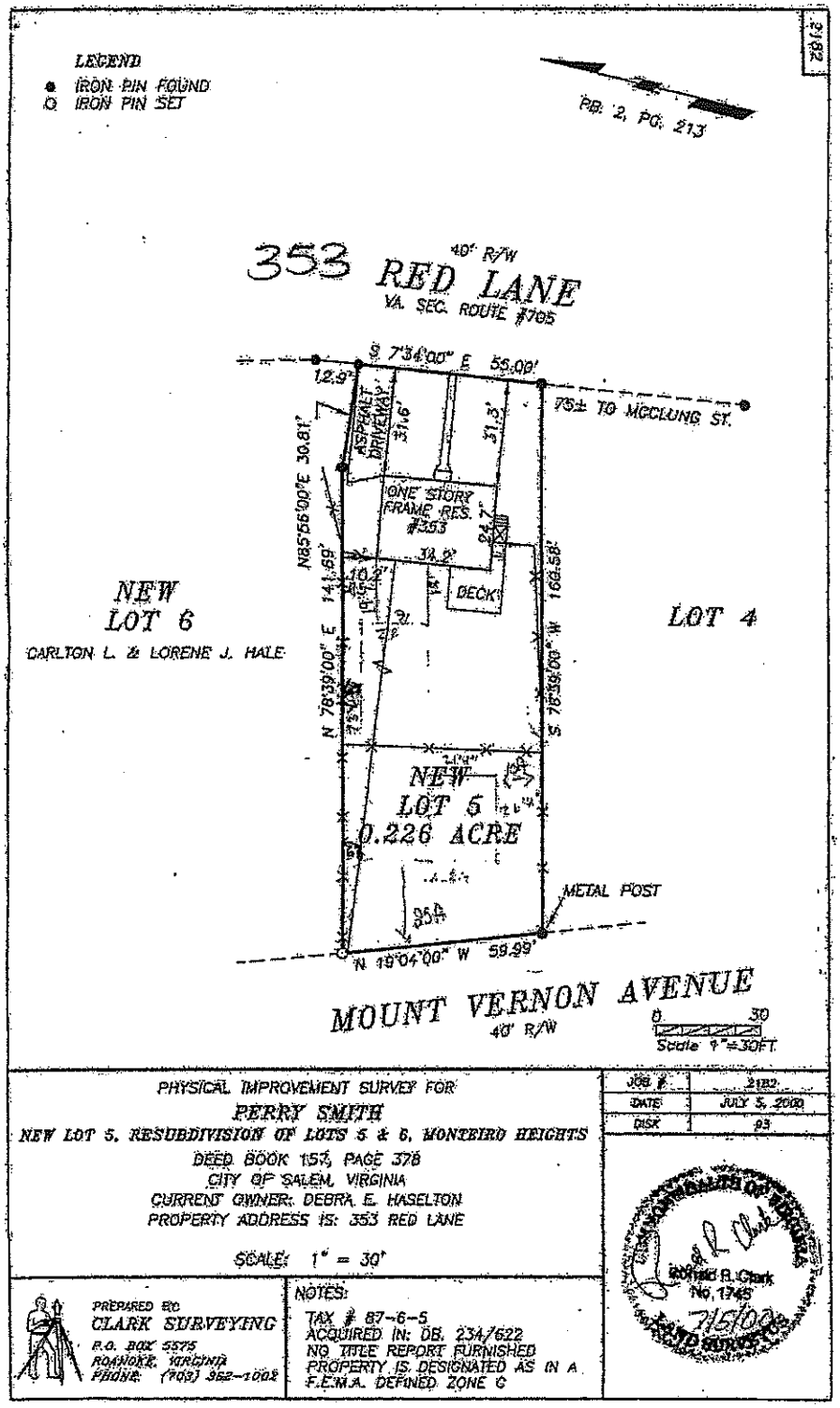
A-4

PDN/ MAIN LEVEL
WALL SECTION

SCALE:AS NOTED

GRAPHIC:

Exhibit A



PHYSICAL IMPROVEMENT SURVEY FOR
PERRY SMITH
NEW LOT 5, RESUBDIVISION OF LOTS 5 & 6, MONTEIRO HEIGHTS
DEED BOOK 157, PAGE 378
CITY OF SALEM, VIRGINIA
CURRENT OWNER: DEBRA E. HASELTON
PROPERTY ADDRESS IS: 353 RED LANE

SCALE: 1" = 30'

JOB #	2182
DATE	JULY 5, 2000
DISK	93

PREPARED BY
CLARK SURVEYING
P.O. BOX 5575
ROANOKE, VIRGINIA
PHONE: (703) 362-1002

NOTES:
TAX # 87-6-5
ACQUIRED IN: DB. 234/622
NO TITLE REPORT FURNISHED
PROPERTY IS DESIGNATED AS IN A F.E.M.A. DEFINED ZONE C

Richard R. Clark
No. 1745
7/5/00

Exhibit B

CRAIGHEAD & ASSOCIATES
Architects, Designers, Construction Managers

PROJECT: P. SMITH
JOB NO.: — SCALE:
CALC. BY: DATE:
CHECKED BY: DATE:
SHEET: OF

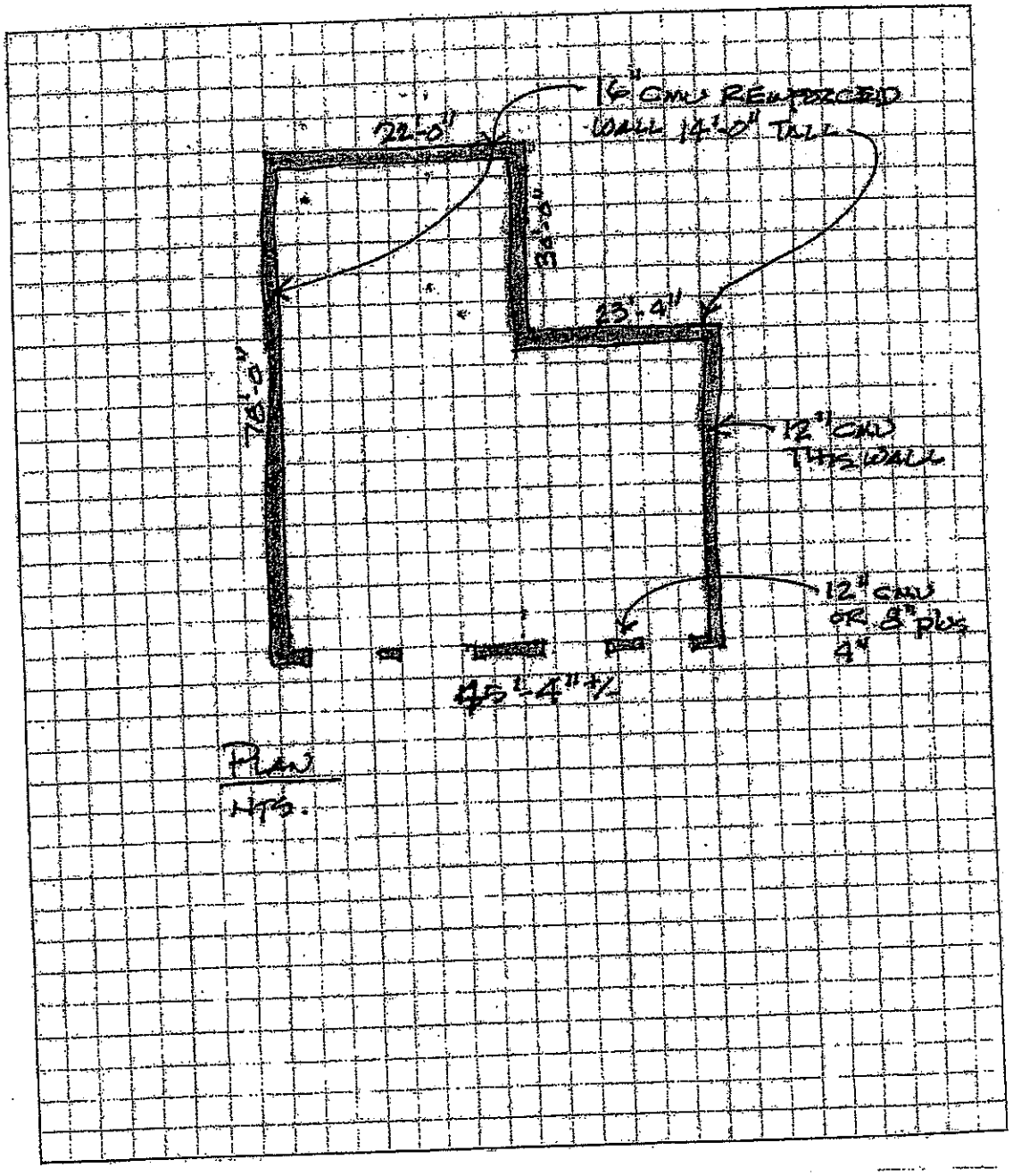


Exhibit C

CRAIGHEAD & ASSOCIATES
Architects, Designers, Construction Managers

PROJECT: P. Smith
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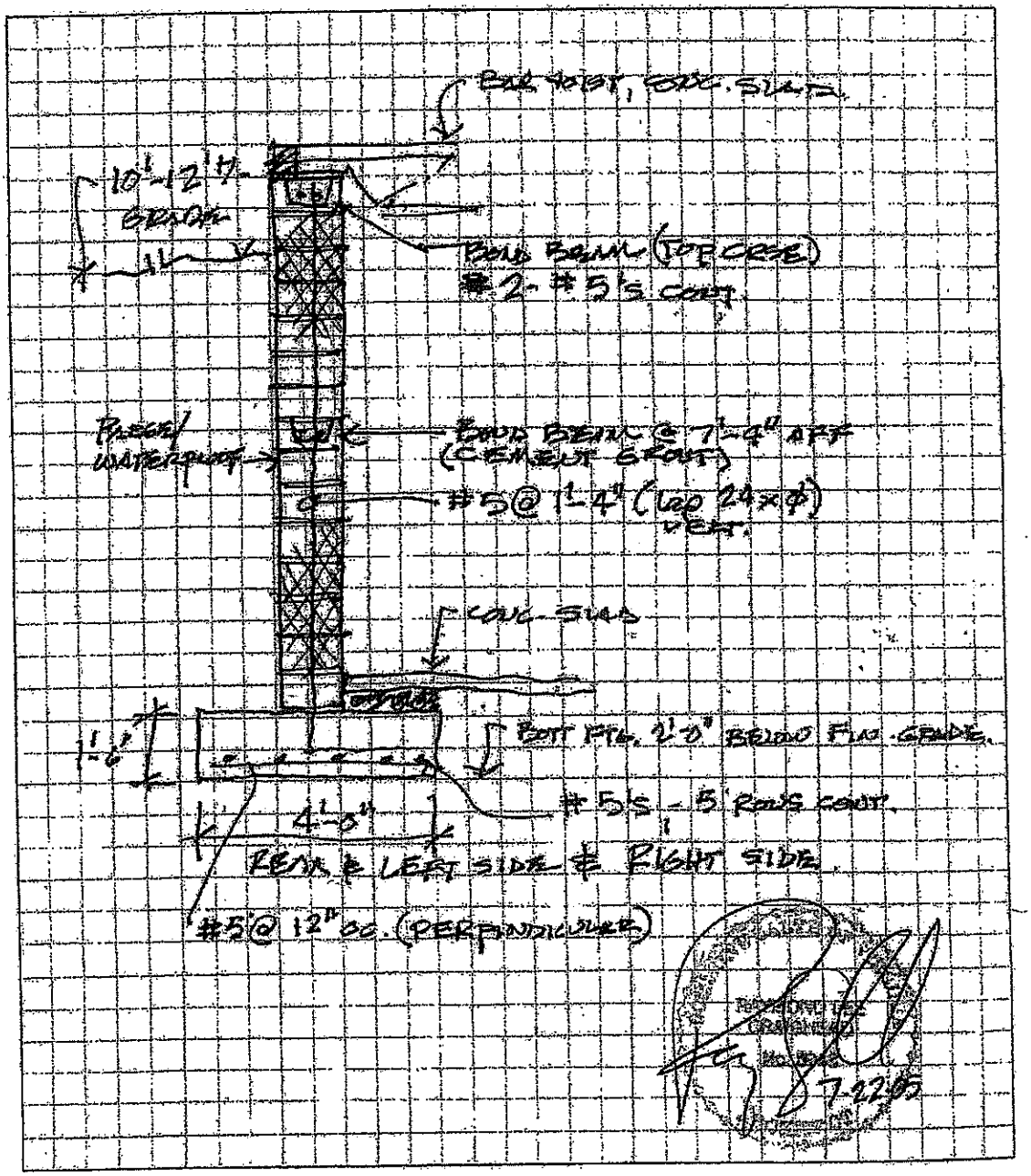
CALC. BY:
DATE:
CHECKED BY:
DATE:
SHEET:
OF



Sec. 18-38. - Amendments.

The Virginia Uniform Statewide Building Code is amended and reordained in the following respects:

(1) Unsafe buildings. In addition to the administrative and enforcement provisions contained in the BOCA National Property Maintenance Code, adopted in the Uniform Statewide Building Code, as amended from time to time, the provisions of this section shall apply to unsafe buildings. The following words when used in this section for the purposes of this section shall have the meanings respectively ascribed to them in this section, except in those instances where the context clearly indicates a different meaning:

a. *Board* means the board of appeals established under section 116.0 of volume I of the Uniform Statewide Building Code.

b. *Building* means every building or structure which:

1. Shows 33 percent or more of damages or deterioration of the supporting members, or 50 percent of damage or deterioration of the nonsupporting, enclosing or outside walls or covering;

2. Has improperly distributed loads upon the floors or roof or is otherwise overloaded, or which has insufficient strength to be reasonably safe for the purpose for which it is used;

3. Has been damaged by fire, wind or other causes so as to become dangerous to the life, safety or health of the occupants thereof or other inhabitants of the city;

4. Is so dilapidated, decayed or unsafe as to become dangerous to the safety of the inhabitants of the city; or

5. Has parts thereof which are so attached that they may fall or otherwise become detached and cause personal injury or damage to other property.

c. *Building official* shall be as defined in section 102.0 of volume I of the Uniform Statewide Building Code.

d. *Occupant* means the occupants of a building in possession under a contract or lease with the owner thereof or the occupants of a building in possession under a sublease thereof.

e. *Owner* means every individual, firm or corporation holding legal title to a building appearing of record in the clerk's office of the circuit court of the city, where deeds are recorded; the guardian, if any, of any such owner if he is an infant and the committee, if any, of such owner if he is insane; and the trustee or mortgagee under any deed of trust or mortgage creating a lien on such building also appearing of record in such clerk's office.

(2) All buildings defined in subsection (1) of this section are hereby declared to be public nuisances and shall be repaired, vacated or demolished, as the case may be, as required by this section.

(3) Whenever it shall come to the attention of the building official that a building is likely to exist in violation of the provisions of this section, he shall inspect or cause an inspection to be made thereof and shall determine whether the existence of such building is in fact in violation

of the provisions of this section. Upon such finding, the building official shall notify the board of his finding and the board shall give notice in writing of such finding to the owner and occupant, if any, of the building and shall set forth in such notice a time and place that the owner and occupant may appear before the board to show cause why such dangerous building should not be repaired, vacated or demolished, as the case may be.

(4) The notice under this section shall set forth (i) the location of the building; (ii) a statement of the particulars which cause the building to exist in violation of the provisions of this section; (iii) a general statement of the work to be undertaken, if the building can be repaired; and (iv) the time and place of the hearing before the board. If, in the opinion of the building official, the continued occupancy of the building will cause imminent peril to life or property, the board or the building official may order the vacation of the building forthwith.

(5) The notice under this section shall be given in the following manner:

a. To persons who are the owners of such buildings, by delivering a copy thereof to them in person; or if they cannot be found at their usual place of abode in the city, by delivering such copy and giving information of its purport to any person found there who is a member of their family, other than a temporary sojourner or guest, above the age of 16 years; or if neither they nor any such person is found there, by leaving such copy posted at the front door of such place of abode.

b. To persons who are owners of such buildings who are infants or insane, by delivering a copy thereof to their guardian or committee in person; or if such guardian or committee cannot be found at his usual place of abode in the city, by delivering such copy and information of its purport to any person found there who is a member of his family, other than a temporary sojourner or guest, above the age of 16 years; or if neither he nor any such person is found there, by leaving such copy posted at the front door of such place of abode.

c. To a corporation, bank, trust company or other corporate entity who is the owner of such building, by delivering a copy thereof to its president or other officer, manager, director or agent thereof in the city; or if such person cannot be found at the office or place of business in the city of such corporation, bank, trust company or corporate entity, by delivering a copy to any employee thereof found at such office or place of business giving information of its purport; or if no such person is found at such office or place of business, by leaving such copy posted at the front door of such office or place of business.

d. If an owner of such building is unknown or cannot with reasonable diligence be found in the city or has no place of abode, office or place of business in the city, the notice shall be given by posting a copy thereof on such building in such place on the front thereof as can be easily and readily seen and by mailing a copy thereof by registered mail to the last known street and post office address of such owner, and the proof of such mailing shall be sufficient evidence of serving notice by mail.

e. To an occupant of any building, by delivering a copy thereof to him in person; or if he cannot be found at such building, by delivering a copy and giving information of its purport to any person found there who is a member of his family, other than a temporary sojourner or guest, above the age of 16 years; or if neither he nor any such person is found there, by leaving such copy posted at the front door of such building. If, in the

opinion of the building official, the continued occupancy of the building will cause imminent peril to life or property, the board or the building official may order the vacation of the building forthwith.

f. The notice shall be served by any officer having authority to serve notices under Code of Virginia, § 8.01-293, who shall make return of the manner and time of service thereof to the board.

g. The building official shall, upon order of the board, post on the front door of such building in such place as can be easily and readily seen the following notice, and it shall be unlawful to remove such notice from the building until the order of the board with respect to the building is complied with or unless it is necessary to remove the notice in order to comply with such order:

"Warning—This building is unsafe and its use or occupancy has been prohibited by the City of Salem, Virginia. It shall be unlawful for any person, firm or corporation or their agents to remove this notice without written permission of the building official. It shall be unlawful for any person to enter this building without permission of the building official."

(6) The board shall fix a reasonable time for the hearing and shall decide the issue within reasonable time. At the hearing before the board, the owner and occupant may appear in person, by agent or attorney, and shall be given an opportunity to be heard. The board shall have the power and it shall be its duty to enter such order or may make such requirement or determination as shall be entered or made. The concurring affirmative vote of a majority of the members of the board shall be necessary to comprise the order of the board. The board shall act by formal resolution, which shall set forth the reason for its action, and the vote of each member participating therein, which shall be spread upon its records, and shall be open to public inspection. Every decision of the board shall be based upon a finding of fact and sworn testimony. The actions or decisions of the board shall be final, and its proceedings may not be stayed otherwise than by order of a court of competent jurisdiction.

If, on hearing of the case, the board shall find that the building in question is a dangerous building or structure, it shall enter an order that such building be repaired, vacated or demolished, as the case may be. The board shall:

a. Order a building to be repaired when it can be reasonably done so that it will not exist in violation of the provisions of this section;

b. Order the occupants thereof to vacate such building when it is in such condition as to make it detrimental to public health or safety; or

c. Order the demolition of such building in any other case where the building cannot or will not be repaired so that it will no longer exist in violation of the provisions of this section.

The order shall specify the time in which the work is to be completed and the day on or before which the work of repair or removal is to be begun. The order shall further specify the repairs which will be necessary if the owner elects to repair rather than remove the building or structure, and such order shall further specify the time in which such vacation is to take place should such building be ordered vacated. A copy of the order shall be given to the owner or occupant or to any person appearing on the owner's behalf, and, should the board deem it advisable, the board may order a notice to be posted on the front door of such building or structure as provided in subsection (5) of this section.

(7) If an owner fails to appear or refuses or neglects to comply with the order of the board, the board may order the building to be repaired or demolished, and the building official shall cause the building to be repaired or demolished upon such order of the board and shall submit to the city treasurer a statement of all costs incurred thereby, which shall be added to the taxes for the ensuing tax year assessed against the real estate on which the building stood and shall be collected with such taxes by any manner prescribed by law for the collection of such taxes.

(8) If an occupant refuses or neglects to comply with the order of the board, the board shall cause a summons to be issued by the clerk of the general district court against the occupant based upon a statement made in writing by the board to the clerk under oath of the facts which authorize the removal of the occupant from the building. The summons shall be served upon the occupant, together with a copy of the statement, by the authorized officer in the manner provided for the service of the notice upon the occupant under the provisions of subsection (5) of this section. It shall be returned to the general district court and the case shall be heard and determined by such court. Such summons shall be served at least five days before the return day thereof. The case shall be heard upon a plea of not guilty, and upon this issue the court shall determine whether the occupant retains possession of the building in violation of the order of the board, and upon finding that such order is being violated, shall issue a writ directed to the authorized officer commanding him to remove the occupant and his goods or chattels from the building. All costs and expenses incurred in the issuance and service of such summons, the trial of the issue and removing the occupant and his goods and chattels shall be recoverable against the occupant in such proceeding.

(9) Every owner or occupant who shall fail, refuse or neglect to comply with the order of the board, or otherwise violate the provisions of this section, shall be deemed guilty of a class 4 misdemeanor and be punished in accordance with the provisions of section 1-7 of the City Code.

(Code 1969, § 6-5.1)

Cross reference— Fire prevention and protection, ch. 34.

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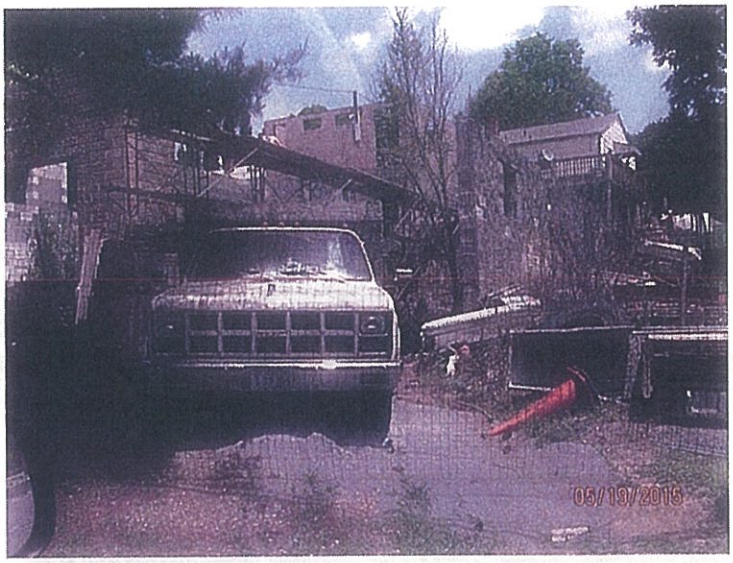
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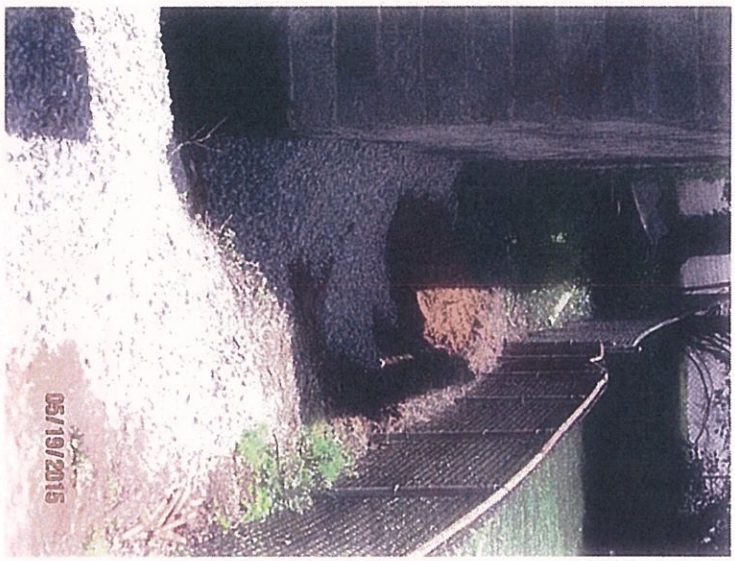
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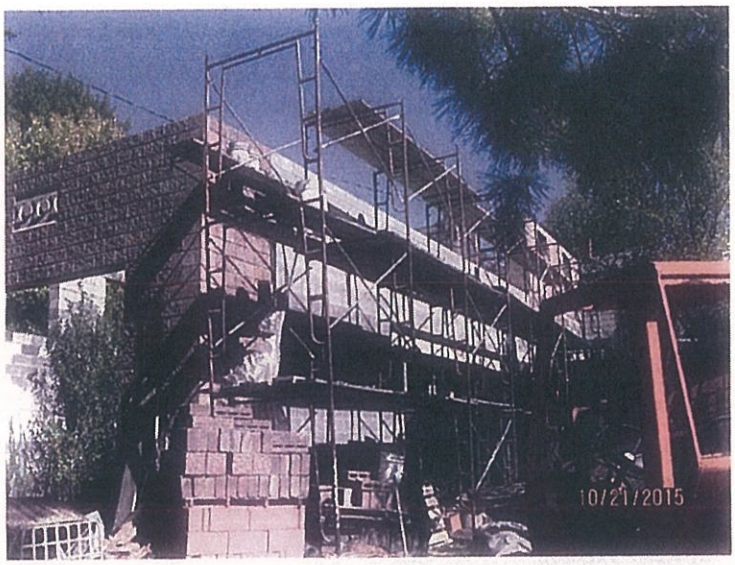
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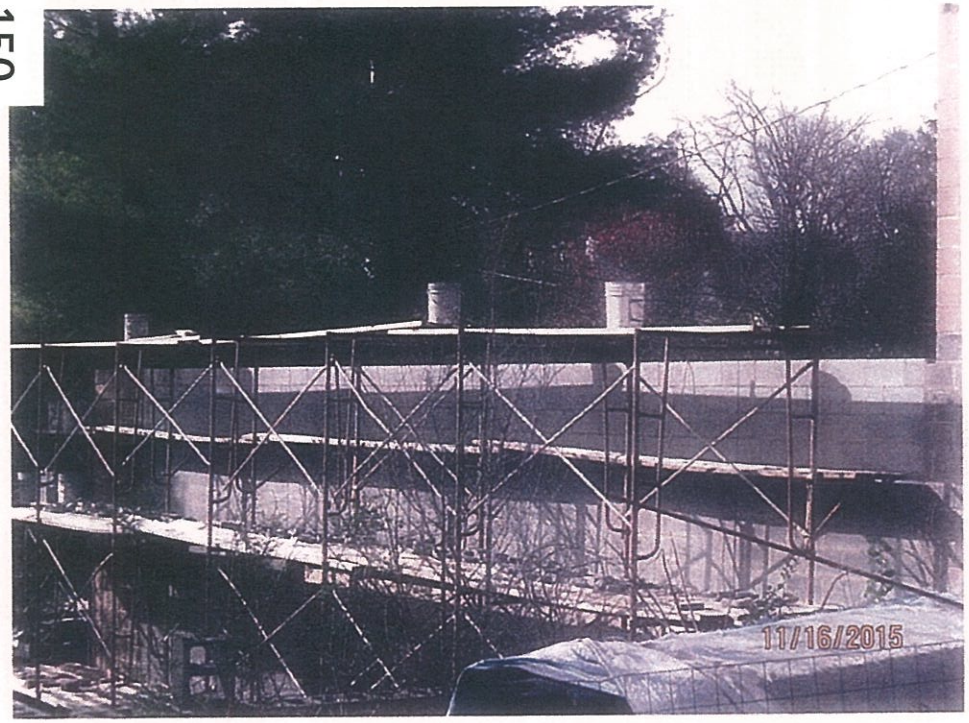
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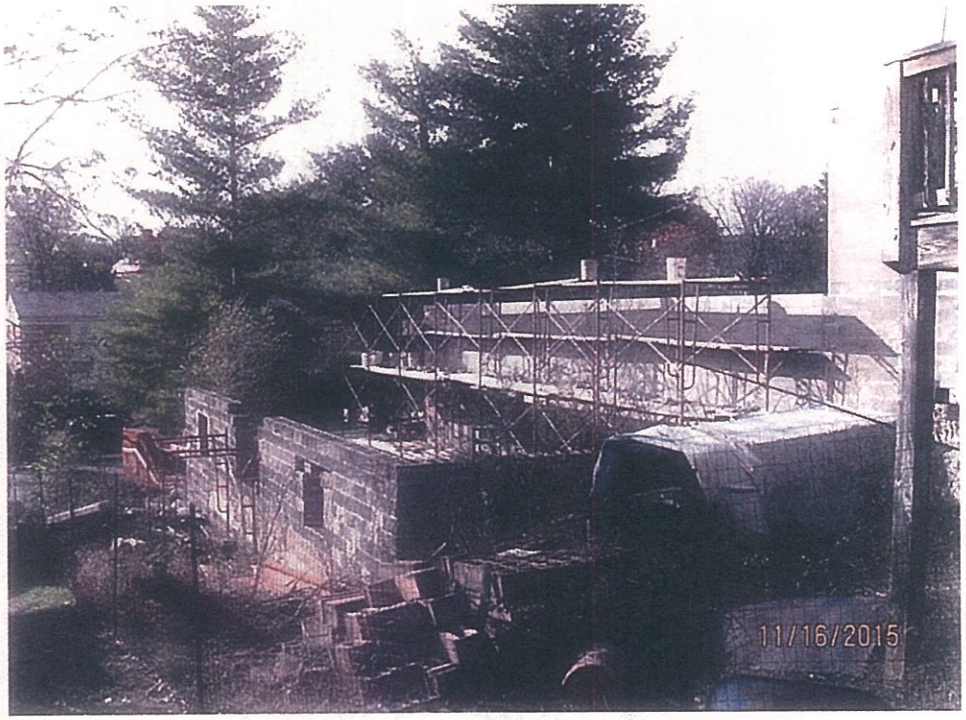
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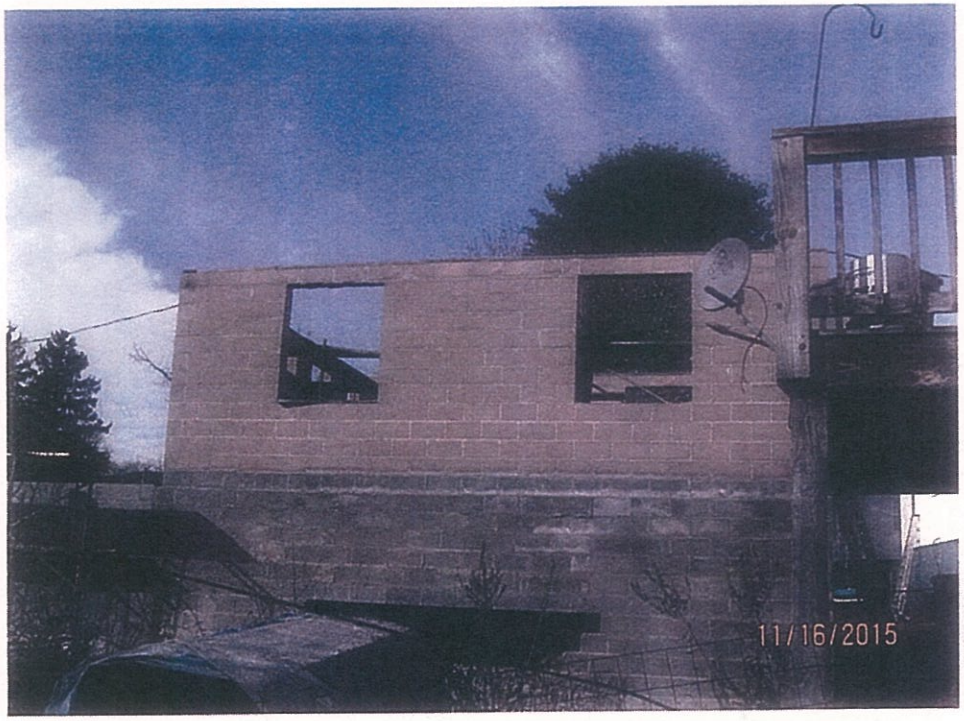
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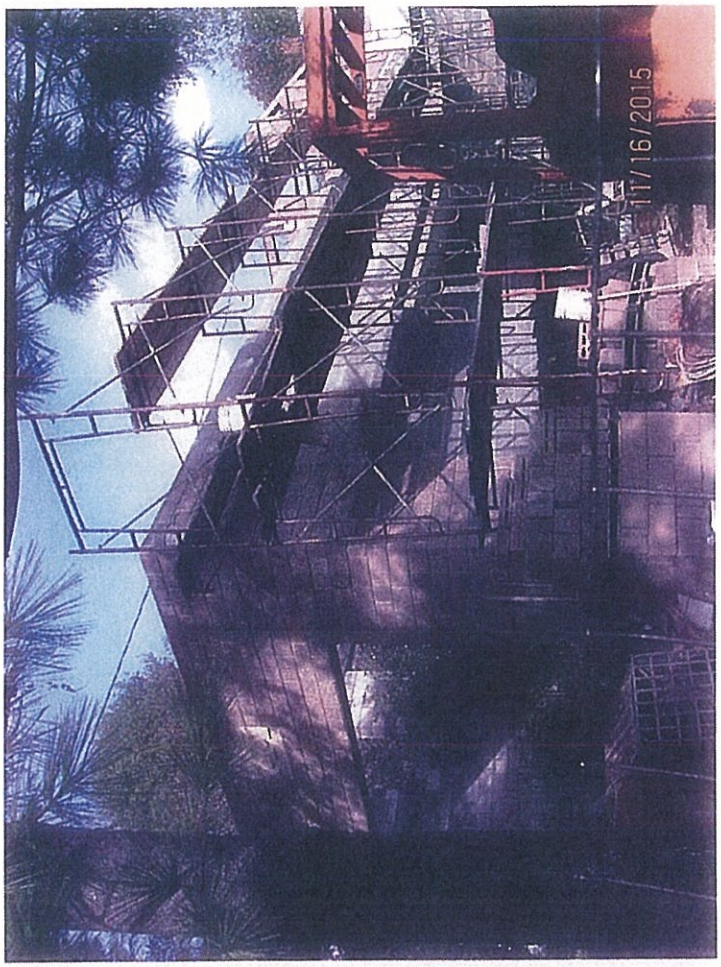
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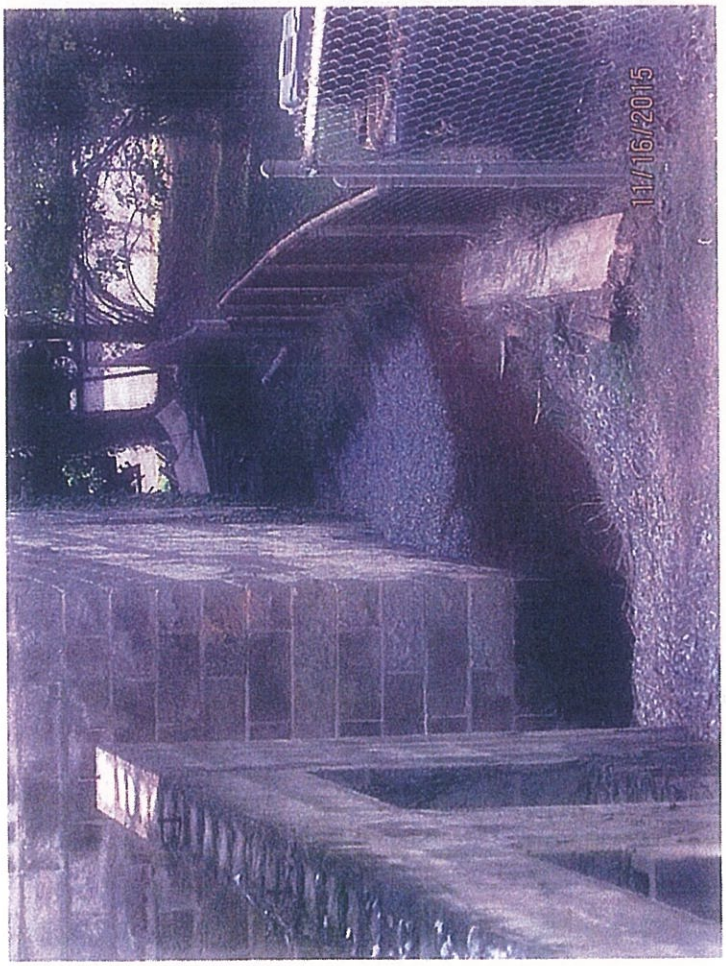
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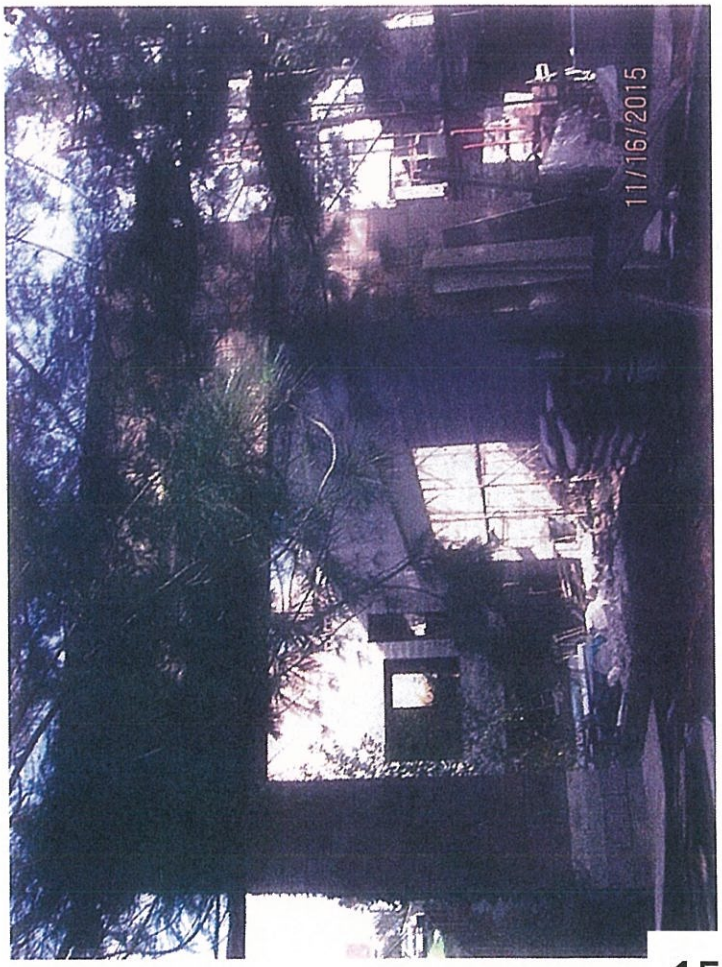
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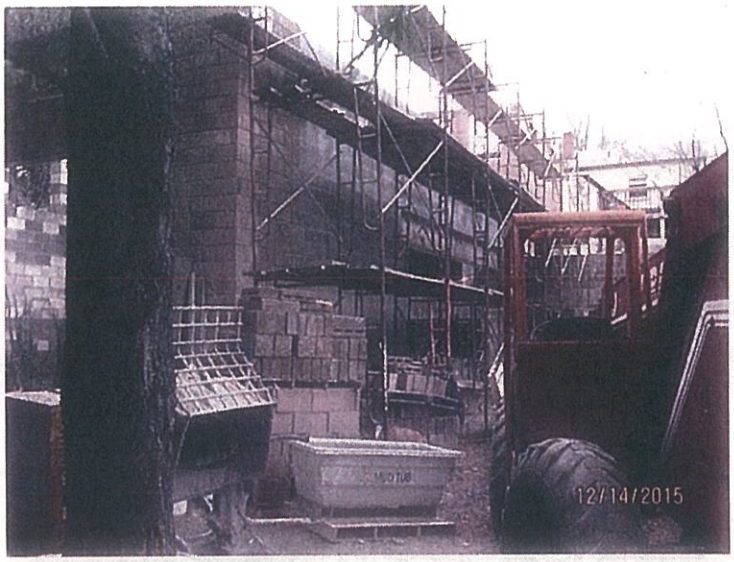
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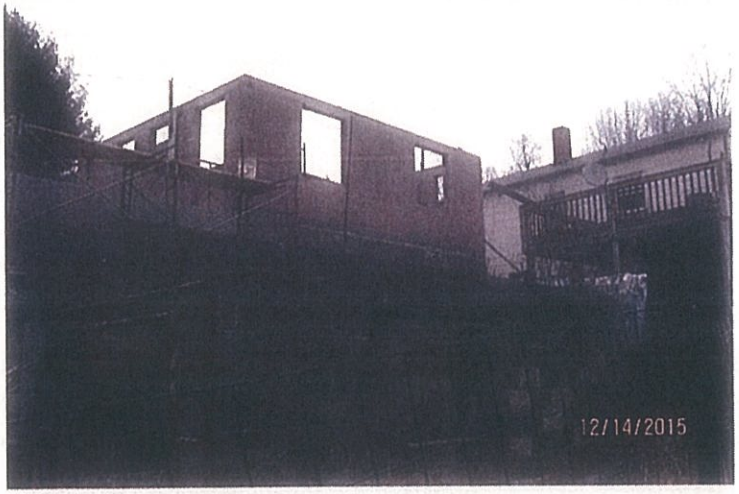
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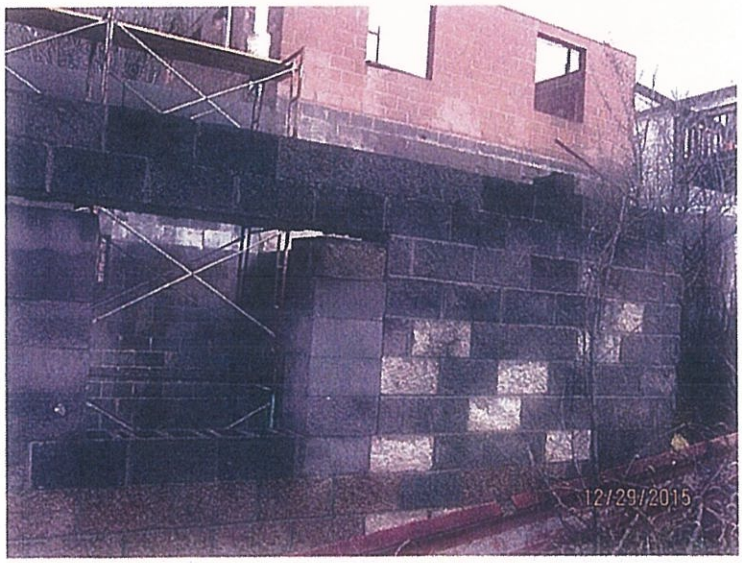
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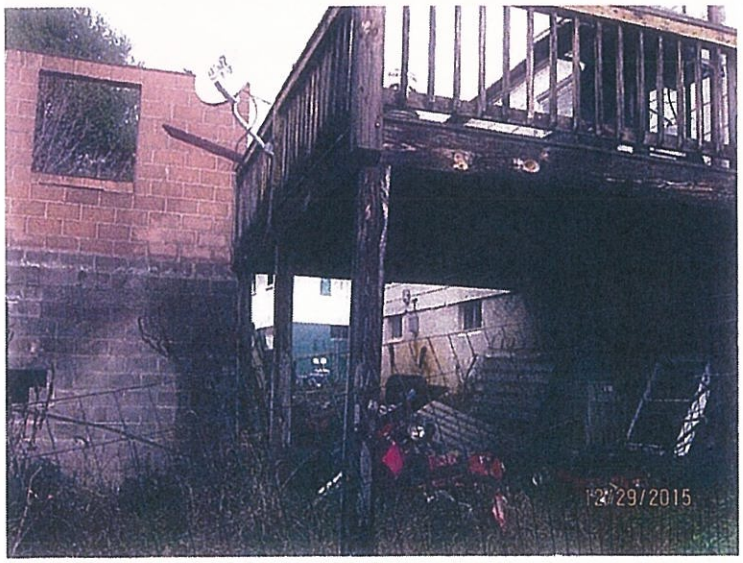
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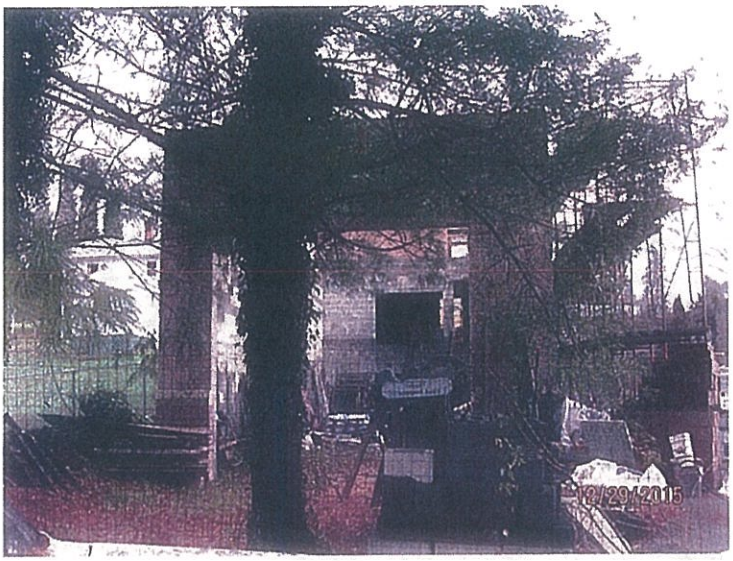
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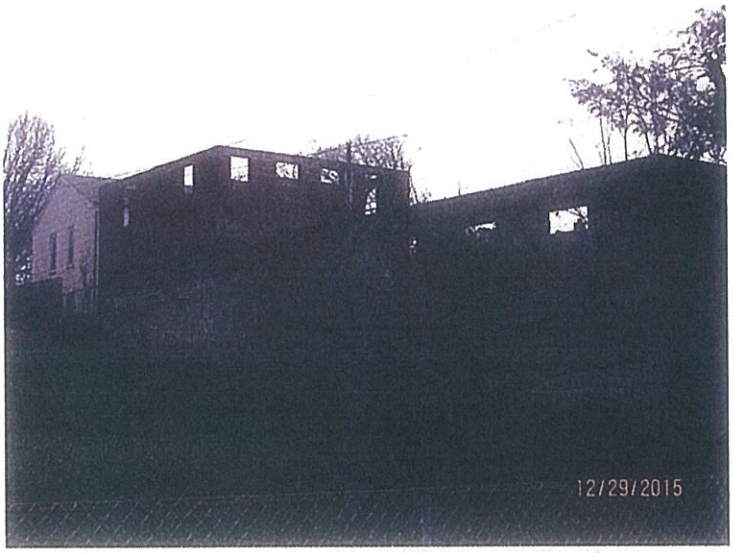
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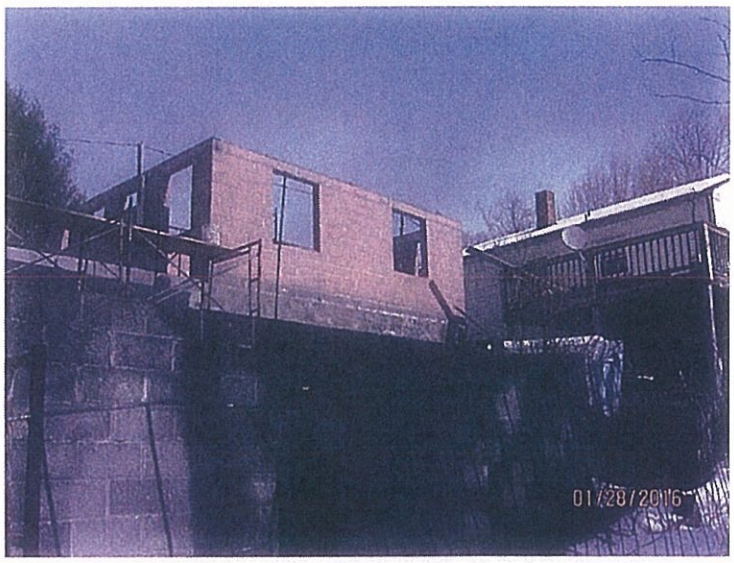
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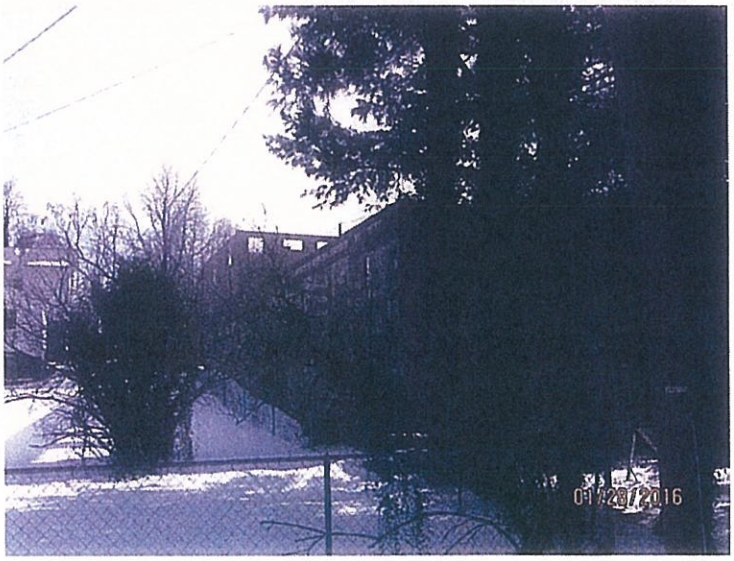
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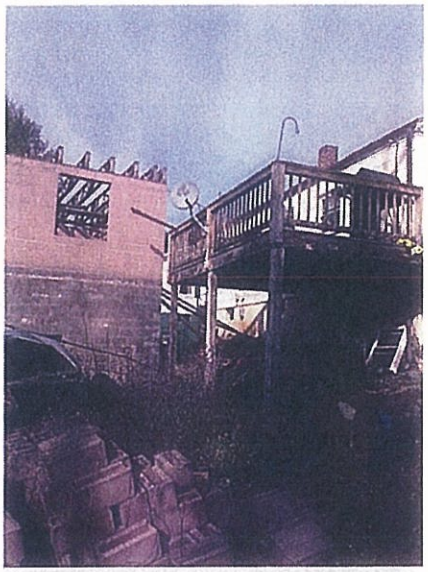

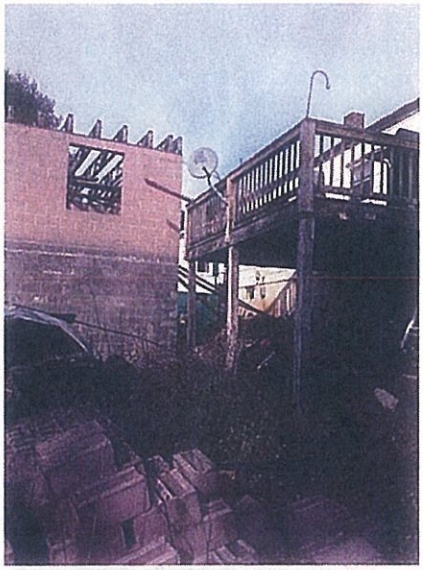

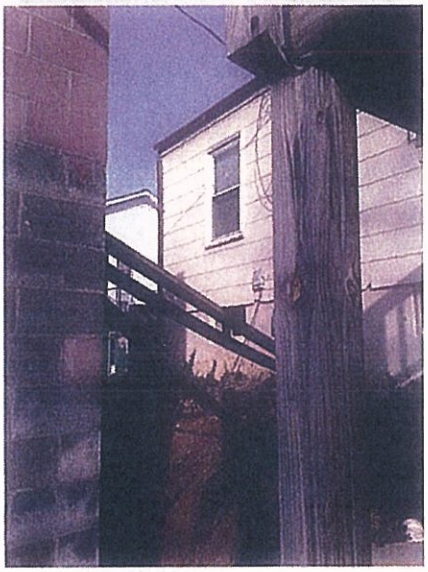

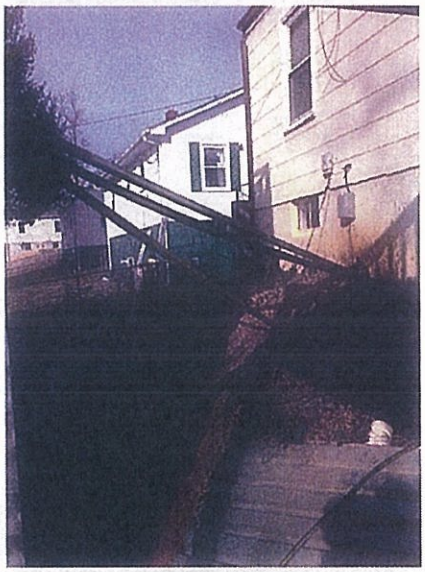

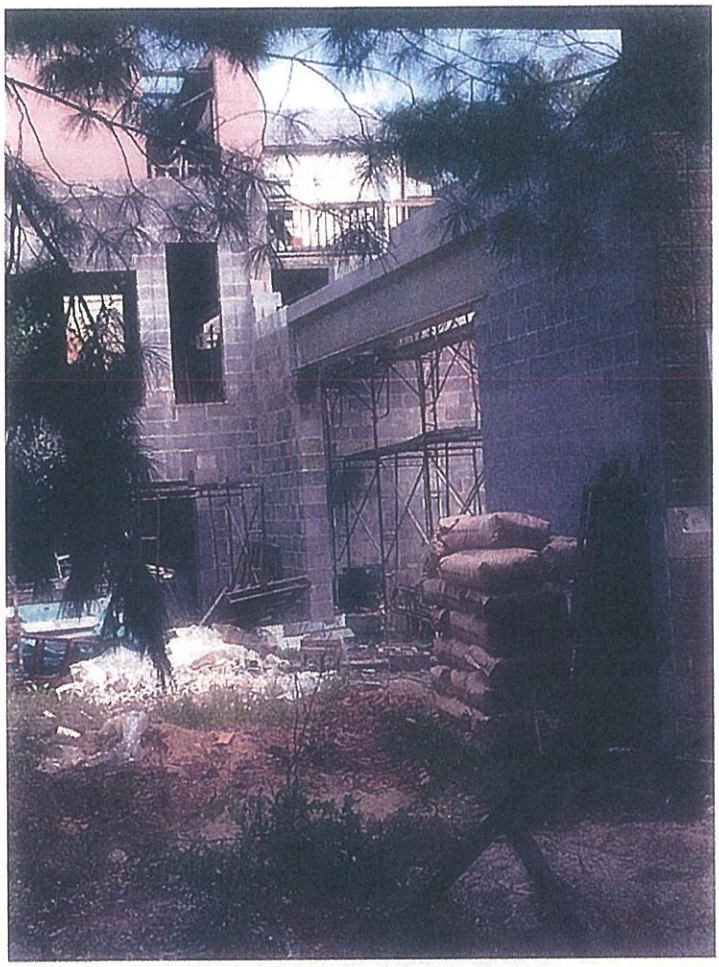

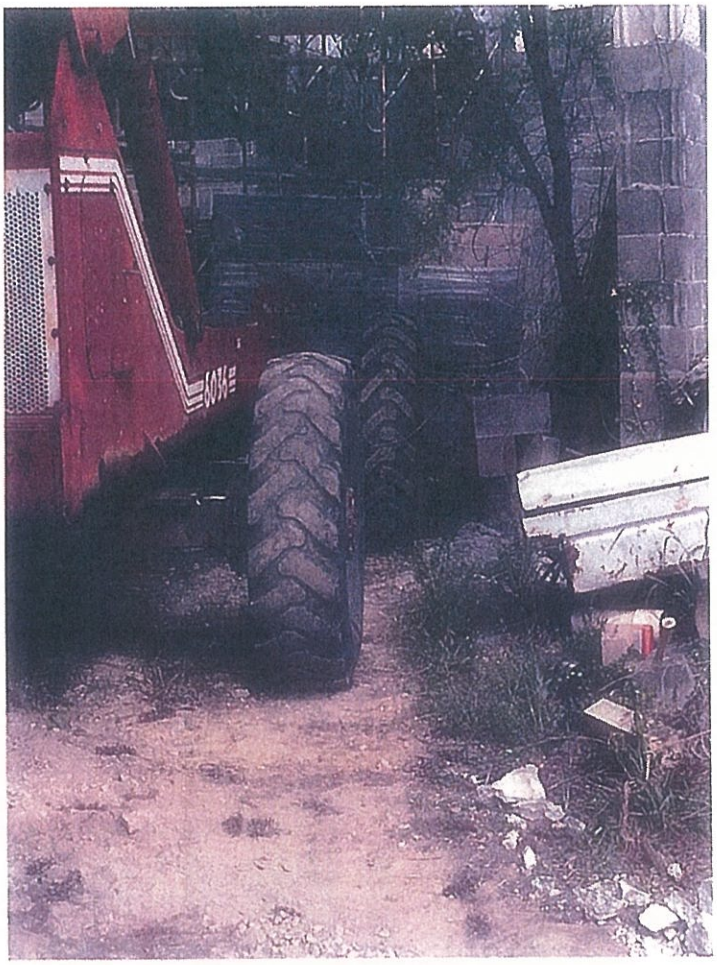

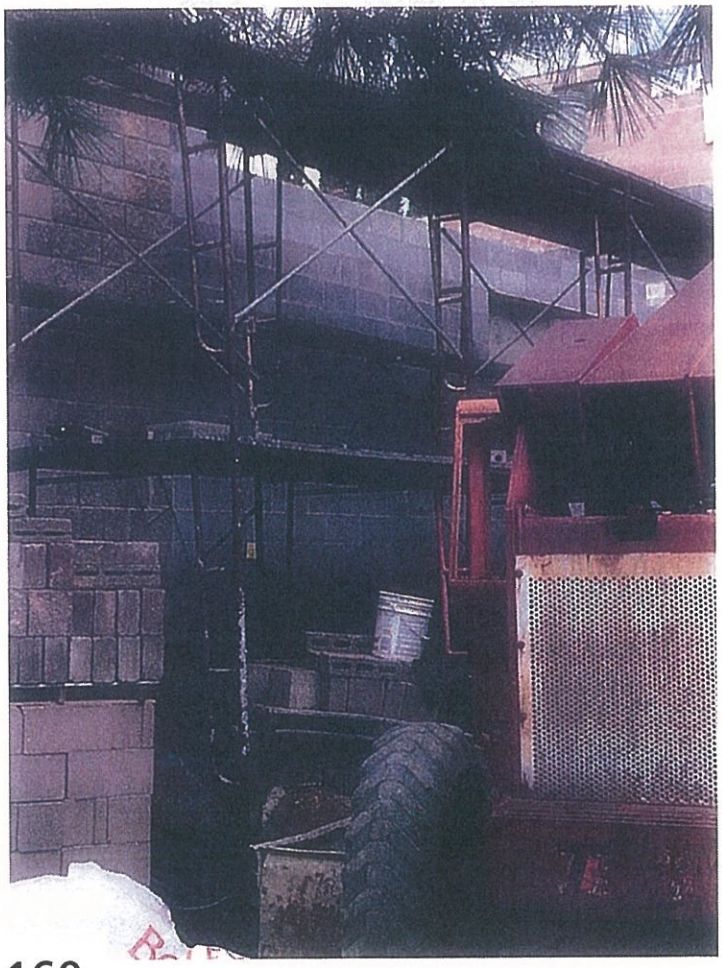

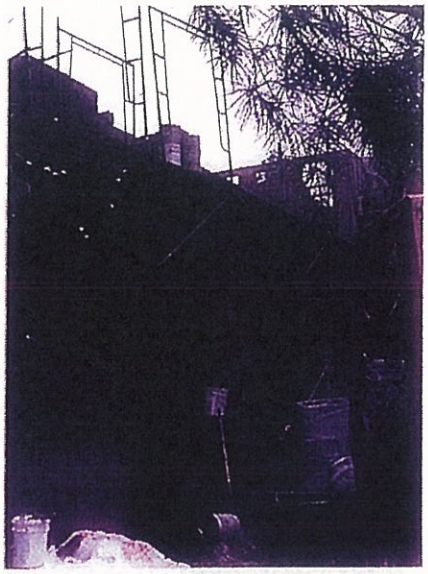

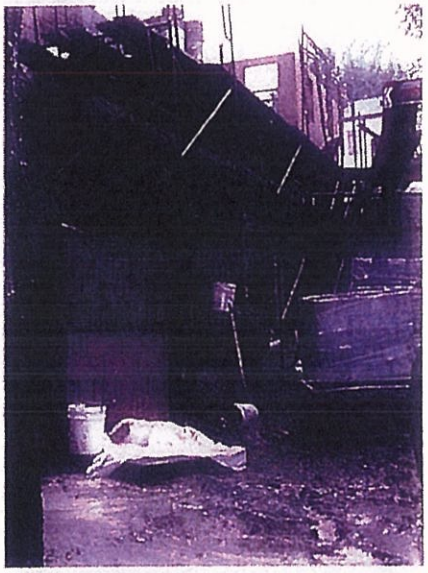

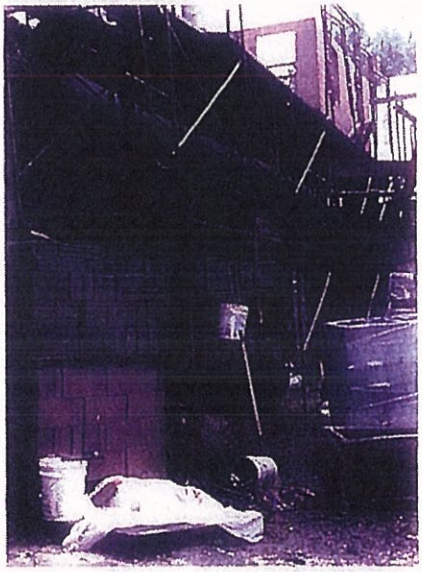

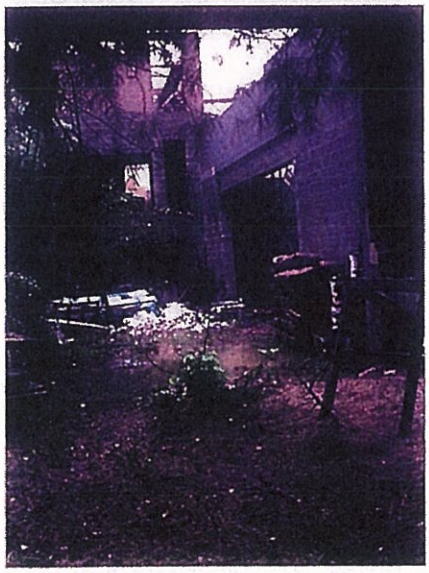

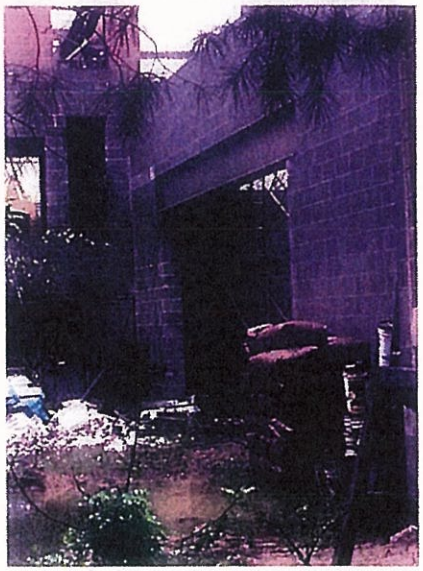

VIRGINIA:

BEFORE THE
VIRGINIA STATE BUILDING CODE
TECHNICAL REVIEW BOARD

IN RE: Appeal of Christopher & Jillian Kiely
Appeal No. 16-1

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD (REVIEW BOARD)

IN RE: Appeal of Chris & Jillian Kiely
Appeal No. 16-1

REVIEW BOARD STAFF DOCUMENT

Suggested Statement of Case History and Pertinent Facts

1. In December of 2015, Christopher Kiely (Kiely), owner of a vacant property located at 430 Mill Street in the Town of Occoquan (Occoquan), submitted a plumbing permit application to the town for permission to cap an existing sanitary sewer lateral. The lateral, which originates offsite, crosses Kiely' property and services structures located at 440 Mill Street and 450 Mill Street. It does not service Kiely's property on which there are currently has no buildings or structures. Kiely applied for the plumbing permit over concerns that the lateral was cracked and seeping sewage onto his property.

2. In January of 2016, the building official for Occoquan (local code official) - the authority responsible for the enforcement of Parts I (the Virginia Construction Code, or VCC) and III (the Virginia Maintenance Code, or VMC) of the Virginia Uniform Statewide Building Code (VUSBC) - denied Kiely's permit application. In his decision, the local code official cited VCC Section 102.1 (*Purpose*) and VMC Section 506.1 (*General*) which concerns the maintenance of existing plumbing systems. The local code official also referenced § 36-99 of the Code of Virginia, the portion of state law concerning the VUSBC.

3. Consequently, Kiely filed an appeal of the local code official's decision to the Prince William County Building Code Board of Appeals (local appeals board) which, through an agreement with Occoquan, hears appeals of decisions made by the local code official[1]. The local appeals board conducted a hearing in February of 2016 and upheld the decision of the local code official.

4. Kiely further appealed to the Review Board.

5. In May of 2016, Review Board staff conducted an informal fact-finding conference pursuant to the appeal and it was attended by Mr. Kiely and his wife; Mr. Anolik (owner of 450 Mill Street) and his advisor; Mr. Houghton (owner of 440 Mill Street) and his legal counsel; and Mr. Crim, the town attorney. The purpose of the meeting was to clarify the issues under appeal. During the conference, Kiely asserted that capping the lateral was necessary because it is leaking sewage onto his property. Kiely also described his plans for building two single-family dwelling on the subdivided property. In discussion over the current condition of the lateral, Kiely referenced an invoice and related photographs, which he claims depict the damaged lateral; however, the documents were not available for review during the conference. In addition, staff asked the town attorney to investigate whether Occoquan had elected to enforce the VMC since it was a cited section in the local code official letter denying the permit.

6. After the informal fact-finding conference, the town attorney notified Review Board staff that Occoquan has opted to enforce the VMC[2].

7. Subsequent to the informal fact-finding conference, Review Board staff provided the parties Memorandums of Agreement between the Virginia Department of Housing &

[1] Town Code of Occoquan Section 10-11
[2] The VMC is only enforceable if adopted by the local government; Town Code of Occoquan, Section 10-4

Community Development (Dept.) and the Virginia Department of Health, and the Dept. and the Virginia Department of Environmental Quality. Among other items, the Memorandums delineate the enforcement responsibilities concerning sewage collection and treatment.

8. Review Board staff corresponded with the parties permitting an opportunity to submit additional documents and then drafted this staff document based upon a review of the appeal documents. This staff document was then distributed to the parties and timeframes were established for the submittal of objections; corrections or additions to the staff document; the submittal of additional documents for the record; and written arguments to be included in the record of the appeal prepared for the hearing before the Review Board.

Suggested Issue for Resolution by the Review Board

1. Whether to overturn the local code official's decision to not issue a plumbing permit and the local appeals board upholding of that decision.

Basic Documents

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board
Main Street Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219
Tel: (804) 371-7150, Fax: (804) 371-7092, Email: alan.mcmahan@dhcd.virginia.gov

APPLICATION FOR ADMINISTRATATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

☒ Uniform Statewide Building Code

☐ Statewide Fire Prevention Code

☐ Industrialized Building Safety Regulations

☐ Amusement Device Regulations

Appealing Party Information (name, address, telephone number and email address):

Christopher and Jillian Kiely
309 Holland Ln #239
Alexandria VA 22314
202-290-4335 cpkielycua@yahoo.com

Appeal Property
430 Mill st
Occoquan VA 22125

Opposing Party Information (name, address, telephone number and email address of all other parties):

Lance Houghton
127 Washington St
Occoquan VA 22125
703 220 9594 lancerh@hotmail.com

Ronald Houghton
440 Mill St
Occoquan VA 22125
703 491 6335 rhough3@gmail.com

Additional Information (to be submitted with this application)

- Copy of enforcement decision being appealed
- Copy of record and decision of local government appeals board (if applicable and available)
- Statement of specific relief sought

CERTIFICATE OF SERVICE

I hereby certify that on the22nd day of February , 2016, a completed copy of this application, including the additional information required above, was either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Applicant: _____

Name of Applicant: Christopher Kiely Jillian Kiely

22 February 2016

Christopher and Jillian Kiely

309 Holland Ln #239

Alexandria VA 22314

202-290-4335

cpkielycua@yahoo.com

To the State Technical Review Board:

Statement of Relief Sought in the matter of the Permit Denial regarding 430 Mill st.

We seek overturn of permit denial. Permit to cut and cap private sewer lateral on 430 Mill St Occoquan VA 22125. All work will be performed by a certified master plumber in accordance with the Uniform Statewide Building Code, the Heath Code of Virginia, Service Authority requirements and all other applicable codes and regulations.

Sincerely,

Christopher Kiely

Jillian Kiely

TOWN OF OCCOQUAN

Circa 1734 • Chartered 1804 • Incorporated 1874
314 Mill Street • PO Box 195 • Occoquan, Virginia 22125
(703) 491-1918 • Fax (703) 491-4962 • info@occoquanva.gov
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TOWN COUNCIL
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Patrick A. Sivigny, Vice Mayor
Tyler C. Brown
J. Matthew Dawson
Jim Drakes
Joe McGuire

TOWN MANAGER
Kirstyn Barr Jovanovich

BUILDING OFFICIAL
Joseph E. Barbeau, Jr.

January 7, 2016

Christopher Kiely
309 Holland Lane, #239
Alexandria, VA 22314

RE: Denial of Plumbing Permit to Cut and Cap a Common Sanitary Sewer Line existing on the property located at 430 Mill Street, Occoquan, Virginia

Dear Mr. Kiely,

This office has received an application for the above referenced work. At this time this application is being denied due to the common nature of this Sanitary Sewer line, and the immediate and adverse effect such work would have on the adjacent property. The Uniform Statewide Building Code (hereinafter referred to as the USBC) for the Commonwealth of Virginia was adopted to promote the health and safety of all its residents in accordance with Section 36-99 of the Code of Virginia, and as set forth in Section 102.1 of the USBC. While this office understands both the concern for the condition of the existing line; and the concern of this property owner regarding the detrimental results that a failure of this line could pose to him, to allow such a solution also causes a concern to the health and safety of the abutters whom this line services.

This office desires to work with all parties in this matter to assure that any work will address all the concerns that are present in this matter, and in doing so protect the health and safety of all. In its current permutation the work proposed would have an immediate effect that would present a significant health concern to the abutting property, through the denial of a sanitary sewer discharge via a line that has long been located within the bounds of the property located at 430 Mill Street. As such, any future permit approval must include accommodation for the continuity of this existing service (through relocation and

reconnection), so to prevent the arbitrary severance of this line and the adverse conditions such severance would create.

Should you be aggrieved by this decision, you have a right to appeal this denial to the Prince William County Board of Building Code Appeals. The cost of this appeal is $200, payable to the Town of Occoquan. If there are questions or concerns regarding this denial, or if there is any other way that this office can assist you, please contact me via the Town Manager.

Sincerely,

Joseph E. Barbeau, Jr.
Occoquan Building Official

cc: Town Attorney
Town Manager

Appeal No._____

Locality: Town of Occoquan, Prince William County

Christopher and Jillian Kiely of 309 Holland Ln Alexandria VA 22314 respectfully request that the Local Board of Appeals review the decision made on 7 January ,2016 by the code official of Occoquan.

Description of Decision Being Appealed:

Denial of Permit for caping private sewer line

Location of Property Involved: 430 Mill st Occoquan VA 22134

What is the applicant's interest in the property? __ Owner

Relief Sought:

Approval of Permit

Attach the Decision of the Code Official and Any Other Pertinent Documents.

Signature of Applicant

Filed at Occoquan Town Hall, Occoquan Virginia, 22125 the 8th day of January, 2016

PRINCE WILLIAM COUNTY
BUILDING CODE BOARD OF APPEALS
Resolution

WHEREAS, the Prince William County Building Code Board of Appeals is duly appointed to resolve disputes arising out of enforcement of the Virginia Uniform Statewide Building Code; and

WHEREAS, an appeal has been filed and brought to the attention of the Board of Appeals; and

WHEREAS, a hearing was held on February 17, 2016 to consider the aforementioned appeal; and

WHEREAS, the board has fully deliberated this matter; now, therefore, be it

RESOLVED, That in the matter of

Appeal No. APL2016-00012

IN RE: Kiely vs. Town of Occoquan

The decision of the Building Official is hereby ***upheld***, for the reasons set out below:

1. The Building Code Board of Appeals concurs that based on the evidence, the denial of the Plumbing Permit was proper.

Date: February 17, 2016

Signature: Brian [illegible]
Chairman of Local Board of Appeals

Note: Any person who was a party to the appeal my appeal to the State Building Code Technical Review Board by submitting an application to such board within 21 calendar days upon receipt by certified mail of this resolution. Application forms are available from the Office of the State Review Board, 600 East Main Street, Richmond, VA 23219, (804) 371-7150.

Combined Documents Submitted by Both Parties

EXHIBIT

B

Samuel A. Irvin
(703) 680-4664 Ext. 5147
sirvin@thelandlawyers.com
Fax: (703) 680-2161

WALSH COLUCCI
LUBELEY & WALSH PC

November 3, 2015

Town of Occoquan
Virginia
NOV 06 2015
RECEIVED

Via First Class Mail

Samer Beidas
Director of Engineering & Planning
Prince William County Service Authority
4 County Complex Court
Prince William, Virginia 22192

Re: Sewer Lines under 430 Mill Street

Dear Mr. Beidas,

We represent Christopher and Jillian Kiely who own the property located at 430 Mill Street in Occoquan Virginia (the "Property"). The Kielys have plans to build on the Property, but unfortunately these plans are currently being hindered by the existence of sanitary sewer lines that originate off-site and appear to serve to other properties. These lines run through the middle of the Property before connecting to the sewer main in Mill Street. Although these facts are not uncommon, this situation is unique because a title examination reveals that there are no easements of record that permit these lines. Because there is no public record of these underground lines, the Kielys only recently discovered them. A location sketch prepared by Insight, LLC is enclosed.

Unsurprisingly, the Kielys need to relocate this line so that it no longer interferes with their development. Since this line connects to a sewer main and carries sewage that we assume is treated by the Service Authority, we believe that the Service Authority should be involved in the relocation process. Please provide any information you may have concerning the existence of these lines and the Service Authority's preference for moving forward

Sincerely,

WALSH, COLUCCI,
LUBELEY & WALSH, P.C.

Samuel A. Irvin

Enclosure
cc: Bruce Reese, Town of Occoquan Engineer

OCCOQUAN TOWN COUNCIL
Regular Meeting Minutes
Town Hall - 314 Mill Street, Occoquan, VA 22125
Tuesday, December 1, 2015
7:00 p.m.

Present: Mayor Liz Quist, Vice Mayor Pat Sivigny, Joe McGuire, J. Matthew Dawson, Jim Drakes and Tyler Brown
Staff: Kirstyn Jovanovich, Town Manager; Martin Crim, Town Attorney; Bruce Reece, Town Engineer; Matt Williams, Assistant Town Engineer/Zoning Administrator; Greg Holcomb, Town Clerk.
Absent: None

1. Call to Order
Mayor Quist called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Citizen's Time
None

4. Approval of Minutes
It was moved to approve the minutes of the November 4, 2015 Regular Meeting and the November 17, 2015 Work Session Meeting minutes.

> **A motion was made by Vice Mayor Sivigny, seconded by Council Member McGuire that the Action Item be approved. The motion carried by poll vote, unanimous.**

5. Council Member Reports
None.

6. Mayor's Report
Mayor Quist reported that the Town will be participating in the Occoquan River Communities' Winter Fest on December 12, 2015. The festival is a regional effort that includes the Work House Arts Center, the Town of Occoquan and other various groups. There will be a parade at Tackett's Mill at 11:00 a.m., followed by fire pits and extended shopping in the Occoquan Historic District from 4:00 to 7:00 p.m. and fireworks, presented by Prince William Marina, between 7:00 and 8:00 p.m.

7. Staff Reports

A. **Town Attorney:** Mr. Crim, Town Attorney, reported on the following:

1. The Town Association of Northern Virginia will be presenting a bill to the General Assembly to allow towns to post legal advertisements online if a newspaper does not operate within the town. Mr. Crim asked the Council to support their effort and speak with elected officials. He added that this potentially could save the town money.
2. Nominated Chief Levi for a lifesaving award with Virginia Chiefs Association. The deadline was missed for this year, but the entry will be submitted for next year.
3. Discussion with Fairfax Water's attorney regarding the special events issue at the River Mill Park, expect to hear from them during the week of December 7, 2015.
4. Had a very productive meeting with the Town Manager, Ms. Seefeldt and Mr. Marshall regarding the new signage ordinance.

B. **Town Engineer:** Mr. Reese, Town Engineer, reported on the following activities:

1. Land Disturbance Activities Report:
    a. The Vistas of Occoquan is the one remaining project
2. New Flood Plain Ordinance - continuing to move forward on a new flood plain ordinance, last draft was sent down to the Department of Conservation and Recreation (DCR), who are acting as an intermediary with FEMA, and discussed in a meeting on November 23, 2015. The Planning Commission will see the draft in January 2016 and the Council will see it in February 2016.
3. Occoquan Heights – recommended to Town Manager that the bond be released. The last item of the contingency that the Council placed on the property during the November meeting was that there needed to be growth occurring on a section that had been eroded by the construction activity. The land was seeded and the grass is growing in nicely.
4. River Mill Park Update – provided by Mr. Williams, Assistant Town Engineer/Zoning Administrator – The bathroom is well underway, the roof is well underway with the stone façade going up. The demolition and reconstruction of the retaining wall has begun.
    a. Question from Vice Mayor Sivigny – is it possible to receive a tour of the Park? Per Mr. Williams, please contact the Town Manager or him directly to schedule a site tour.
    b. Question from Councilmember Drakes – what is the current status of the foot bridge? Per Mr. Williams – the foot bridge is currently closed due to construction on the retaining wall and bridge; it is unsafe for people to use the footbridge at this time. It will likely remain closed until the end of Phase I of the project, which was scheduled to be completed by December 14, per the contract; however, Phase I is expected to be completed by mid-January. Slight delays have occurred due to some retaining wall issues and a few other items, and we are

working closely with the contractors to approve their schedules to move the project along. Question from Councilmember Drakes - is there a cost overrun, per Mr. Williams, potentially yes.

5. Final closing questions for Mr. Reese - from Councilmember Brown -has Elm Street Development taken care of the hazard trees? Per Mr. Reese - not yet, waiting until after the December 10, 2015 meeting with the Occoquan Heights HOA to ensure that the HOA is fully aware of what is happening and what their responsibilities will be, but we anticipate the identified trees will be down by Christmas.

C. **Building Official:** Mr. Barbeau was not present, however, his report was submitted as part of the meeting agenda.

1. Change to Building Official Report - per Town Manager, Ms. Jovanovich - not 208 Commerce Street, it is 304 Commerce Street.

D. **Town Manager:** Ms. Jovanovich, Town Manager, submitted a manager's report as part of the agenda and held further discussion on the following:

1. Town Clerk Vacancy - Greg Holcomb's last day will be on Friday, December 4, 2015. In order to have support and coverage during the hiring process, we brought on a temporary person to assist with the Clerk's role, Kelly White.

It was moved to appoint Ms. Jovanovich the Acting Town Clerk until a permanent replacement is found.

A motion was made by Councilmember Drakes, seconded by Councilmember McGuire that the Action Item be approved. The motion carried, unanimous.

2. Update regarding the Washington Street Sidewalk Signage - the project is complete, VDOT is open to troubleshooting with the town to discover a way to make the signage more visible but are against placing any signage in the middle of the street due to liability issues. They presently have four signs installed, two at the crosswalk going in each direction and two others warning of pedestrian crossings. The Town Manager also inquired with VDOT regarding lights, made a request to the Council for their input and guidance regarding the project and expectations.

    a. Question from Council Member Drakes - what is VDOT's criteria for liability due to automobiles hitting the signage? Per Ms. Jovanovich, VDOT only places signage like that in very high volume and high traffic areas. The town doesn't meet the criteria of VDOT, but did ask VDOT if the town is willing to maintain, will they install it? Need to determine if that is something the town would like, being responsible for the liability.
    b. Question from Mr. Crim - I do see those at the crosswalks at the Court House and other streets in Manassas, is that not an option?

Per Ms. Jovanovich – those streets are owned by Manassas. Per Mr. Crim – did they give you an idea of what the traffic count needed to be? Per Ms. Jovanovich – no, they did not, but do believe that Chief Levi has the information. Ms. Jovanovich is going to further investigate the regulations and requirements with VDOT as an action item.

c. Question from Mayor Quist – is it too late to install reflective discs? Per Ms. Jovanovich – those would be easy to install, the town will be responsible for replacement. Per Council Member Brown – white stripes would be very helpful as well. Per Ms. Jovanovich – additional research will be completed and will provide an update at the next meeting.

3. ARB Request to Change Appointments – request to appoint Mr. Dan Braswell (alternate) who is the Planning Commission Member to a regular appointment seat and appointing Ms. Carol Bryant to an alternate appointment seat.

It was moved to appoint Dan Braswell from the alternate ARB appointment to a regular appointment, and Carol Bryant from a regular appointment to an alternate.

A motion was made by Council Member Dawson, seconded by Council Member Drakes that the Action Item be approved. The motion carried, unanimous.

4. Final closing questions for Ms. Jovanovich – from Vice Mayor Sivigny - there is a resident concerned with a cut through on West Locust Street over to Tanyard Hill, is there any evidence of that? Per Ms. Jovanovich – No, there was a Prince William County public hearing notice posted on the corner of West Locust and Washington Streets that was for a lot on Halls Road where they are splitting the lot into two separate lots, which is outside of Occoquan town limits. From Vice Mayor Sivigny – the Town Hall tree looks wonderful. Per Ms. Jovanovich – Polka Dot Divas donated all the ornaments, and the landscaping crew donated most of the man hours to install the decorations. Per Councilmember Drakes – it would be nice if a thank you note was sent to everyone who assisted and donated their time and materials. From Vice Mayor Sivigny – there are gas lamps out in Mamie Davis Park. Per Ms. Jovanovich – those are the lamps that are having some issues, but will look into it.

E. **Chief of Police:** Chief Levi was not present, however, his November 2015 report was provided with the meeting agenda.

1. Auxiliary Police –Ms. Jovanovich stated that the FY2016 budget allocated for two additional auxiliary positions and two candidates are present tonight.

First, Adam Linn, a Certified Law Enforcement Officer who has 15 years of experience and most recently worked with the Falls Church Sherriff's Office for last 12 years. He also has experience with traffic enforcement and community policing activities. Second, George Feliciano, is also DCJS certified and has worked at George Mason University and for the Fredericksburg City Police Department. He was also a MPO in the US Army and also has experience with community policing and has also served as a bicycle officer.

2. Final closing questions for the Chief of Police - from Vice Mayor Sivigny, was unaware of the death under the rt. 123 bridge, heard from a resident. It is critical that the Council be made aware of significant issues such as these. Per Councilmember Drakes, notifications should be made for all significant events to the full Council. Per Councilmember Drakes, what is the auxiliary Officer plan moving forward? Per Ms. Jovanovich, the plan is to bring on two auxiliaries that would work with the Chief, 20 hours per month, coverage for weekends, nights, and holidays, to fill in the gaps and work with the Chief on traffic enforcement. There was an off-duty Police Officer in on Small Business Saturday and Officer Butterfield was in on Black Friday. There will be a training period with the Chief and this meeting was to obtain the Council's input so that the hiring process can progress. The next step is to run background checks and check references.

F. **Boards and Commissions** - Ms. Seefeldt submitted her November 2015 report.

8. **Regular Business**

A. Request to Approve the River Mill Park Phase II Site Plan

It was moved to approve the River Mill Park Phase II Site Plan contingent on resolution of minor outstanding comments from outside agencies.

A motion was made by Vice Mayor Sivigny, seconded by Council Member Dawson that the Action Item be approved. The motion carried, unanimous.

B. Request to Approve Kiely Court Subdivision Plat

Mr. Reese stated that staff is recommending approval of the subdivision plat, pending resolution of a recently discovered, unrecorded easement for a sanitary lateral that runs through the property that services adjacent properties. We believe that Mr. Kiely is working with the Prince William Service Authority and possibly the neighboring property owners to identify a resolution to this issue. The approval is requested to have a sunset of one year in order to provide Mr. Kiely with adequate time to resolve the issue, without having to come to Town Council again for approval of the plat once the lateral issue is resolved.

It was moved to approve the Kiely Court Subdivision Plat for one year contingent upon addressing outstanding comments and that the Plat not be released for recordation until all deeds are fully executed and the appropriate project bonds have been posted with the Town. If the Sunset clause and all recorded issues have not been completed within a year, then the Town Council will retract approval.

A motion was made by Council Member McGuire, seconded by Council Member Dawson that the Action Item be approved. The motion carried, unanimous.

C. Request to Approve Participation in DCR Floodplain Management Training

It was moved to set a not-to-exceed amount of $1,100 from Training and Travel for the Town Manager to attend the floodplain management course in Blacksburg, VA in January 2016 and pass the certification test.

A motion was made by Council Member Drakes, seconded by Council Member Brown that the Action Item be approved. The motion carried by poll vote, unanimous.

D. Request to Set Not-to-Exceed Amount for Purchase of Equipment Trailer

It was moved to set a not-to-exceed amount of $1,200 for the purchase of an equipment trailer using Public Safety Grant funds.

A motion was made by Council Member Brown, seconded by Council Member Drakes that the Action Item be approved. The motion carried by poll vote, unanimous.

E. Request to Approve Not-to-Exceed Amount for Conference Room Table and Chairs

It was moved to set a not-to-exceed amount of $2,000 for the purpose of a table and chairs for the lower level conference room.

A motion was made by Council Member Brown, seconded by Council Member Drakes. The motion carried by poll vote, unanimous.

9. Adjournment

The meeting was adjourned at 7:50 p.m.

Kirstyn Jovanovich
Town Manager/Acting Town Clerk

EXHIBIT

tabbies

C

TOWN OF OCCOQUAN

314 Mill Street, PO Box 195
Occoquan, VA 22125
(703) 491-1918 info@occoquanva.gov
www.occoquanva.gov

Plumbing Permit Application

(THIS SECTION FOR OFFICIAL USE ONLY)

Plumbing Permit Number | Date Approved | Approved by

Use Group | Type of Construction | Zoning | Code Year

SECTION 1: SITE INFORMATION

1.1 Property Address: 430 Mill st

1.1a. Is this an accepted street? Yes X No ____

1.2 Assessors Map and Parcel Numbers: Map Number ____ Parcel Number ____

1.3 Water Supply · Public ____ Private ____ NA

1.4 Sewage Disposal System Municipal X On Site System ____

SECTION 2: PROPERTY OWNERSHIP INFORMATION

Owner of Record

Name (Print): Christopher Kiely

Telephone: 202 - 290 - 4335

E-mail Address: cpkielycua@yahoo.com

No. and Street: 309 Holland LN #239

City/Town: Alexandria

State: VA

Zip Code: 22314

Signature: Chris Kiely

SECTION 3: CONTRACTOR INFORMATION

Plumbing License

Contractor: HMS Plumbing LLC

Address: 10319 Piper Lane Manassas, VA 20110

Phone: (703) 583-8205

Email Address: hmsplumbing@comcast.net

Name of License Holder : Herve Saadoun

Cert # : DPOR 2710038750

State Registration # : 2705076341

Class: B

HIC #: ____

Master Name: Herve Saadoun

Signature: ____

SECTION 4: NUMBER AND TYPE OF DEVICES *(enter quantity where applicable)*

Water Closets ____	Ice Machines ____	Floor Drains ____	Sauna/ Steam Bath ____
Urinals ____	Coffee Makers ____	Storm Drainage (Sq. Ft.) ____	Dishwashers ____
Lavatories ____	General Sinks ____	Cross Connection Devices ____	Clothes Washers ____
Bathtubs ____	Hand Sinks ____	Roof Drains ____	Sewer Ejectors ____
Showers ____	Service/ Mop Sinks ____	Trap Primers ____	Sump Pumps ____
Kitchen Sinks ____	Three Comp Sinks ____	Mixing Valves ____	Electric W. H. ____
Bar Sinks ____	Water Softeners ____	Conn Boiler Drain ____	Grease/ Sand Interceptors ____
Laundry Trays ____	Soda Machines ____	Recirculating Pumps ____	Water Service ____
Drinking Fountains ____	Open Site Drains ____	Garbage/sewer Dis ps ____	Pressure Valves ____
Hose Bibs ____	Remove/ cap Fixtures X	Building Sewer ____	Backwater Valves ____

Value of work or Contract Cost : $ ____

(FOR OFFICIAL USE ONLY)

Number of Inspections | Filing Fee | Permit Fee

This Permit Does Not Included Mechanical, Gas, or Electrical Installations

By Signing this Application, the Applicant affirms that all statements made therein are true and accurate, and that it is the Permit Holders responsibility to ensure that all work conforms to the Applicable Codes and Regulations.

EXHIBIT

D

TOWN OF OCCOQUAN

Circa 1734 • Chartered 1804 • Incorporated 1874
314 Mill Street • PO Box 195 • Occoquan, Virginia 22125
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Tyler C. Brown
J. Matthew Dawson
Jim Drakes
Joe McGuire

TOWN MANAGER
Kirstyn Barr Jovanovich

BUILDING OFFICIAL
Joseph E. Barbeau, Jr.

January 4, 2016

Christopher Kiely
309 Holland Lane
Alexandria, VA 22314

RE: Denial of Plumbing Permit to Cut and Cap a Common Sanitary Sewer Line existing on the property located at 430 Mill Street, Occoquan, Virginia

Dear Mr. Kiely;

This office has received an application for the above referenced work. At this time this application is being denied due to the common nature of this Sanitary Sewer line, and the immediate and adverse effect such work would have on the adjacent property. The Uniform Statewide Building Code (hereinafter referred to as the USBC) for the Commonwealth of Virginia was adopted to promote the health and safety of all its residents in accordance with Section 36-99 of the Code of Virginia, and as set forth in Section 102.1 of the USBC. While this office understands both the concern for the condition of the existing line; and the concern of this property owner regarding the detrimental results that a failure of this line could pose to him, to allow such a solution also causes a concern to the health and safety of the abutters whom this line services.

This office desires to work with all parties in this matter to assure that any work will address all the concerns that are present in this matter, and in doing so protect the health and

safety of all. In its current permutation the work proposed would have an immediate effect that would present a significant health concern to the abutting property, through the denial of a sanitary sewer discharge via a line that has long been located within the bounds of the property located at 430 Mill Street. As such, any future permit approval must include accommodation for the continuity of this existing service (through relocation and reconnection), so to prevent the arbitrary severance of this line and the adverse conditions such severance would create.

Should you be aggrieved by this decision, you have a right to appeal this denial. If there are questions or concerns regarding this denial, or if there is any other way that this office can assist you, please contact me via the Town Manager.

Sincerely,

Joseph E. Barbeau, Jr.
Occoquan Building Official

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Jim Drakes
Joe McGuire

TOWN MANAGER
Kirstyn Barr Jovanovicl

BUILDING OFFICL
Joseph E. Barbeau, Jr.

Building Official's Report
Town of Occoquan

430 Mill Street
(Kiely Court)

Town Building Official: Joseph E. Barbeau, Jr. Date: February 5, 2016

PART I

A: EXECUTIVE SUMMARY

On December 30, 2015, Christopher Kiely submitted an Application to cut a sanitary sewer lateral ("the Lateral") on the property located at 430 Mill Street in the Town of Occoquan, Virginia ("the Property"). Mr. Kiely is one of the owners of the Property. The Lateral does not serve 430 Mill Street but serves adjacent residential properties. This Permit was denied per Virginia Code § 36-99 A. and Section 102.1 of the 2012 Uniform Statewide Building Code because it would have rendered the houses served by the Lateral uninhabitable. Mr. Kiely is appealing this denial. By agreement between the County and the Town, the County Board of Building Code Appeals hears appeals from actions of the Town Building Official.

B. EXHIBITS

Exhibit A: Prince William County Mapper showing location of the Property

Exhibit B: November 3, 2015 Letter from Samuel Irvin, Esq. and its attachment, a location sketch by Insight, LLC dated 8-21-15

Exhibit C: Plumbing Permit Application

Exhibit D: January 4, 2016 Letter of Denial

C. APPLICABLE CODE SECTIONS

Section 36-99 A., Code of Virginia (1950), as amended ("The provisions of the Building Code and modifications thereof shall be such as to **protect the health, safety and welfare of the residents of the Commonwealth**, provided that buildings and structures should be permitted to be constructed, rehabilitated and maintained at the least possible cost consistent with recognized standards of **health, safety**, energy conservation and water conservation...")

Virginia Uniform Statewide Building Code (USBC) 2012, Section 102.1 ("[T]he purpose of the USBC is to protect the **health, safety and welfare of the residents of the Commonwealth of Virginia**, provided that buildings and structures should be permitted to be constructed at the least possible cost consistent with recognized standards of **health, safety**, energy conservation and water conservation...")

Virginia Maintenance Code (VMC) 2012, Section 506.1 ("All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.")

PART II

A. ANALYSIS OF EXISTING CONDITIONS

The Property was subdivided from the larger parcel to its west, the location of Rockledge mansion, in 2013. See Exhibit A. Rockledge is one of the properties served by the Lateral. The Town became aware of the existing sewer lateral line in November, 2015 when Samuel Irvin, who was at that time the attorney for the Property owners, communicated with the Prince William County Service Authority regarding the Lateral. See Exhibit B. The Property has no structures but has an approved site plan and a conditionally approved subdivision plat for two single family dwellings.

On December 30, 2015, the Town received a Plumbing Permit Application to Remove/cap Fixtures on the Property. See Exhibit C. Samuel Irvin reported that the

Lateral was open to air, and that a plumber's report would be furnished to verify this condition. Mr. Kiely has indicated that the Lateral is substandard and deteriorating and he has disclaimed any responsibility for resulting sewage spills. To date, the Town has not received any report of a professional regarding the condition of the Lateral. Even if such documentation had been provided, the solution would be to replace or repair the Lateral, not simply to cap it.

Mr. Kiely has asserted that Lateral is illegal and that the Town is depriving him of his property rights by denying the Plumbing Permit Application. However, the Town has no authority to adjudicate property rights between neighbors.

Based on the requirement in state code and the USBC to protect health, safety and welfare, the Town denied the plumbing permit. See Exhibit D.

B. ANALYSIS OF PROPOSED SOLUTIONS

As indicated in Exhibit B, the Property's owners have sought to relocate the Lateral. Based on communications with Mr. Kiely, it appears that the Property's owners are no longer pursuing that effort.

Although Mr. Kiely has asserted that the Lateral is substandard and deteriorating, the Town has no independent confirmation of that assertion. Even if there were evidence of an imminent risk to health and safety, the capping of a sewer line currently in use is not the solution.

If the Town were to approve the Plumbing Permit Application to cap the Lateral before the owners of the adjoining properties relocated their connection to the public sewer, it would be creating a violation of VMC § 506.1 due to the disconnection of the adjoining structures from the public sewer system.

PART III

BUILDING OFFICIAL CONCLUSIONS

The issuance of a permit for this work would make the continued occupancy of the adjacent structures unlawful under VMC § 506.1. If the BBCA overturns the denial of the permit before the structures served by the Lateral have alternate arrangements for

sewage disposal, that decision would endanger the health and safety of the adjacent property residents. Such an outcome is contrary to Virginia Code § 36-99 and USBC § 102.1.

RESPECTFULLY SUBMITTED,

_____

Joseph E. Barbeau, Jr., Town Building Official

Invoice #16124

Billing Address
Kiely, Christopher
430 Mill St
Occoquan VA 22125

cpkielycua@yahoo.com
202-290-4335

Service Address
Kiely, Christopher
430 Mill St
Occoquan VA 22125

cpkielycua@yahoo.com
202-290-4335

Send Payment To
PHX Contracting Inc. - 4 Service Pros
7420 Alban Station Blvd.
Suite A105
Springfield VA 22150

703-444-0000

Date	02/07/16
Total	$300.00
Payments	$300.00
Balance	$0.00

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Plumbing	Camera sewer lines from 3 different locations and map out for customer. Customer has recorded sewer lines with his camera found break and cracks on line coming from home on right side.	$300.00		1.0	$300.00

Subtotal	$300.00
Tax	$0.00
Total	**$300.00**
Total payments	$300.00
Balance remaining	$0.00

Notes

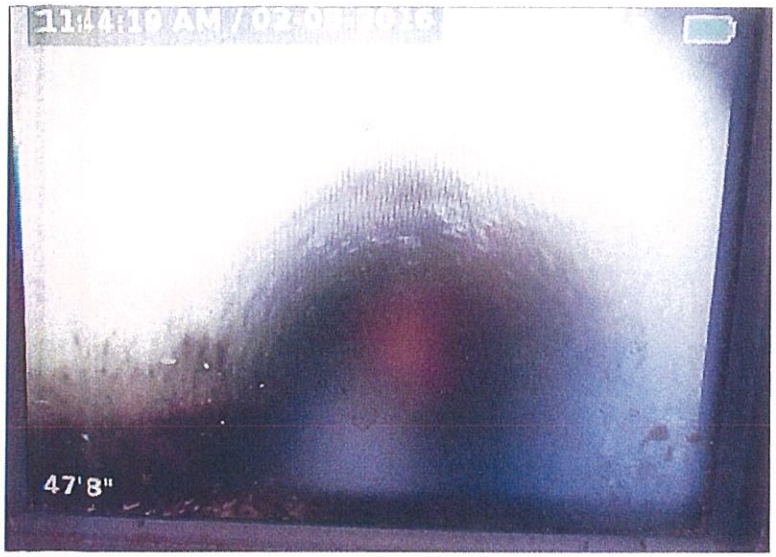
Thank you for you business!
We look forward to helping you with all your electrical and plumbing needs.

Permits, unless noted are not included in pricing.
4 Service Pros will pull permits as requested or required at additional cost.
Drywall and paint repairs are not included, unless otherwise noted.

All labor, excluding drain cleaning services includes 1 year warranty. Parts will follow manufacturer guidelines and will be addressed by manufacturer. Additional labor in some cases will be required to replace defective manufacturers equipment. This will result in additional charges in many cases.

Terms

Due upon receipt


47' 8"

11:43:39 AM / 02-08-2016
65' 7"

11:44:59 AM / 02-08-2016
28' 6"

17' 6"

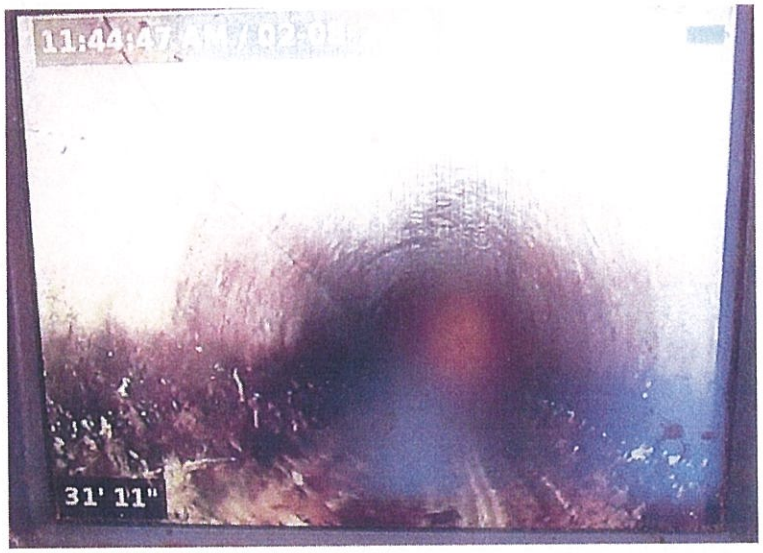
72' 10"

38' 4"

11:43:23 AM / 02-08-2016
71' 8"

11:43:48 AM / 02-08-2016
64' 1"

11:43:38 AM / 02-08-2016


31' 11"

11:41:35 AM / 02-08-2016
140' 3"

11:43:13 AM / 02-08-2016
73' 5"

Chris Kiely

430 Mill st

I am appealing to cap my private sewer lateral on my property. My lateral line is currently open to the air; it is cracked, split, holed and leaking sewage onto my property. Every day that passes allows more sewage to seep onto my property.

The capping of the line will be done by a certified, licensed, bonded, insured Master Plumber in accordance with the Uniform Statewide Building Code and all other applicable codes and regulations.

Mr Crim states the permit is "denied per Virginia Code § 36-99 A. and Section 102.1 of the 2012 Uniform Statewide Building Code because it would have rendered the houses served by the Lateral uninhabitable."
This argument is invalid as shown by correspondence by the Service Authority (SA). Per this email, the SA cuts off service daily in the ordinary course of its duties. Cutting off service cannot simultaneously be a violation of the code, and ordinary day-to-day business of the municipality.

Mr Crim suggests "there is a world of difference" in shutting off water and sewer service for nonpayment disputes versus cutting off service for disputes in ownership. Among other issues, this is a cause ***for*** capping, not against. Our neighbors continue trespass on out property **without payment**. In addition, Mr Crim is wrong in his analysis: **Section 5C of the Service Authority handbook states that "The Service Authority reserves the right to refuse service when it becomes aware of disputes in ownership'** The SA disagrees with Mr Crim on both points. Again, it cannot simultaneously be municipal policy to cut off service and be a violation of the health code.

Further, no one is suggesting that our neighbors not have sewer service. There are many options for the continuation of service by the neighbors who can easily obtain **their own** alternate sewer service. **Temporary service is readily available until they can install their own line.** Mr Crim intends to **economically benefit a former member of the Town Council** at my expense. As the Town has granted them a right to my property without a judge, they see no need to get their own service. This is precisely the reason for vesting of property rights.

Mr Crim claims he has no authority to adjudicate property rights, but that's exactly what he is doing. The State of Virginia recognizes my wife and I as the sole owners of 430 Mill St. It is the Town's duty to uphold those rights but the Town has done the opposite. Mr Crimm is granting my neighbors a defacto easement without a judge. This is unethical act to **financially** benefit a

former member of the town council at our expense. My property rights are "fundamental" according to the Constitution of Virginia. My property rights are recognized by the State of Virginia, and need no judge to "adjudicate" those rights which are protected by the Constitution. If my neighbor wishes to sue me for a right to use my property, it is within their power to do so. Until then, it is the duty and responsibility of the Town, County and State to uphold ***lawful property rights*** over ***unsupported claims***. Otherwise, I could make a claim against Mr Crim's driveway, and he would be unable to use his driveway until a judge granted him its use. Until such a time as any right is granted by a Judge, the State of Virginia must protect and enforce my right to my property.

The Virginia Code shows the owner is responsible for providing plumbing, not a neighbor:

[P] 504.1 General.
All plumbing fixtures shall be **properly installed and maintained** in working order, and shall be **kept free from obstructions, leaks and defects** and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures **shall be maintained in a safe, sanitary and functional condition.**

501.2 Responsibility.
The ***owner*** of the structure **shall provide** and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any structure or *premises* which does not comply with the requirements of this chapter.

New Entitlement
By denying my permit appeal, the government is eviscerating the code, allowing my neighbors to dump sewage on my property and creating an **ongoing health hazard.**
Denying my appeal will set a president that will prevent the Service Authority from cutting off service, destroying their business model and **creating a new entitlement** to water and sewer service.

The most basic tenant of the Constitution of Virginia is the protection of private property rights. Given that I own my property, if the town wishes to take my property for the health and safety of the public, they must pay for it in accordance with the Bill of Rights.

Forcing me to provide service and maintenance against my will to a private third party is strictly prohibited by the Virginia Constitution Bill of Rights Article I Section 11 :

> "That the General Assembly shall pass no law whereby private property, the right to which is fundamental, shall be damaged or taken except for public use. **No private property shall be damaged or taken for public use** without just compensation to the owner thereof."

Addendum to the Town of Occoquan's Submittal to the State Building Code Technical Review Board

Submitted by Joseph E. Barbeau, Jr.
in the matter of Kiely v. Town of Occoquan
March 7, 2016

This Addendum responds to the Kielys' submittals of March 3 and 4 of certain photographs and an email exchange between Mr. Kiely and the Prince William County Service Authority.

1. Regarding Photographs of the Interior of a Line

On March 3, 2016, Christopher Kiely provided photographs that appear to be of the interior of a PVC line. The pictures that have been submitted to the Technical Review Board are not accompanied by any report from an inspection agency or professional who performed the work. Mr. Kiely had previously promised to provide such a report from a plumber in support of his application to sever the sewer line serving his neighbors' properties. However, neither the photographs nor a report were supplied to me as Building Official prior to my decision.

The Town's position remains unchanged after review of these photographs. Regardless of whether the photographs show what they purport to show in terms of damage to and deterioration of the existing line, the continued use of this lateral is a matter for a civil court to determine. Until such time as a court of competent jurisdiction makes a ruling, the existing laterals must be maintained in order to protect public health and safety. If the condition of the lateral presents a health and safety hazard, then the owner of the property where the hazard exists needs to repair the lateral to restore the integrity of the service.

2. Regarding the Service Authority Email

On March 4, 2016, Christopher Kiely forwarded an email exchange he had with Jim Pflugshaupt, Director of Information Technology for the Prince William County Service Authority on February 16, 2016. Mr. Kiely's argument that the email exchange "demonstrates that it is not considered a 'Health and Safety' issue to deprive a structure of sewer service" is specious. There is a world of difference between shutting off water and sewer service for non-payment and landlord/tenant disputes, on the one hand, and cutting an active sewer line due to a dispute between neighbors, on the other. Among other differences, when the Service Authority shuts off service it can turn the service back on by turning a valve, while cutting an active sewer line is permanent until a new line can be installed. In addition, cutoffs for non-payment or

landlord/tenant disputes occur when a person with proper authority directs the cut-off. The authority to cut off the laterals on the Kiely property is in dispute.

Every building deprived of water and sewer service is uninhabitable until the water is turned back on. Mr. Kiely intends to deprive his neighbors of their only existing access to sewer, making their properties uninhabitable until a new line can be installed.

Conclusion

As the most basic tenet of the Building Code is the protection of the health and safety of the public, and given that either the Kielys or their neighbors would be aggrieved whatever the decision, the only rational action for me as the Building Official was to deny this application. I ask the Technical Review Board to come to the same conclusion.

RESPECTFULLY SUBMITTED,

Joseph E. Barbeau, Jr., Town Building Official

COMPTON & DULING LC
ATTORNEYS AT LAW

March 9, 2016

(703) 583-6060
pcmetzler@comptonduling.com

Via Email Only

Alan McMahan, MPA, C.B.O.
Senior Construction Inspector II
& Secretary – State Building Code Techinal Review Board
Dept. of Housing & Community Development
Division of Building & Fire Regulation
State Building Code Office
600 East Main Street, Suite 300
Richmond, VA 23219

Re: Kiely Appeal to the Review Board (Appeal No. 16-1)

Dear Mr. McMahan:

This letter is on behalf of Ronald and Lance Houghton, the owners of 440 and 450 Mill Street, Occoquan, Virginia, two parcels served by the sewer line that is the subject of this appeal.

The Houghtons agree completely with everything in the submissions filed by the Town of Occoquan in this appeal. The cutting of the sewer line serving the properties at 440 and 450 Mill Street, as Mr. Kiely seeks to do, would render the Houghton properties uninhabitable. Mr. Kiely's claim of leaking sewage and that certain pictures provided by him show a failed sewer line is unsupported by any report from a plumbing expert. Such a claim is nothing more than an attempt to create a false sense of urgency in the hopes that the Review Board will act in his favor. The proper venue for this dispute is a court whereby the legal rights to the sewer line can be adjudicated.

For these reasons, Ronald and Lance Houghton request that the Review Board deny this appeal.

On behalf of the Houghtons, I further request that I be copied on any communications to the other parties in this matter and that I be provided notice of any hearing or conference.

Thank you for your consideration.

Sincerely,

Petula C. Metzler

cc: Ron Houghton
Lance Houghton

On Fri, 3/11/16, Jim Pflugshaupt <JLP@pwcsa.org> wrote:

Subject: RE: FOIA Request - 430 Mill st
To: "chris kiely" <cpkielycua@yahoo.com>
Cc: "Jim Pflugshaupt" <JLP@pwcsa.org>
Date: Friday, March 11, 2016, 7:56 AM

Chris,

8277 service disconnections are performed by the Service Authority in fiscal year 2015.

Thanks

Jim Pflugshaupt I Director, Information
Technology
Prince William County Service
Authority
4 County Complex Court,
Woodbridge, VA 22192
P (703) 335-7959
I E jpflugshaupt@pwcsa.org
www.pwcsa.org

-----Original Message-----
From: chris kiely [mailto:cpkielycua@yahoo.com]

Sent: Friday, March 04, 2016 9:31 AM
To: Jim Pflugshaupt
Subject:
RE: FOIA Request - 430 Mill st

Jim,

Can you tell me approximately how many service disconnections the SA performs annually. I just need a very rough number from experience.

Thank you
Chris Kiely

TOWN OF OCCOQUAN
PLANNING COMMISSION
Regular Meeting Minutes
Town Hall – 314 Mill Street, Occoquan, VA 22125
Tuesday, April 14, 2015
6:45 p.m.

The Planning Commission meeting was called to order by Planning Commission Chairman Joe McGuire on Tuesday, April 14, 2015 at 6:49 p.m. Also in attendance were members Ramsey Baerga, Jim Drakes, David Irwin, Bryan Reese and Bret Stevens; and Kirstyn Jovanovich, Town Manager. No members were absent.

1. Approval of Minutes

Mr. Drakes moved to approve the Planning Commission regular meeting minutes of January 13, 2015, and February 10, 2015, and the special meeting minutes of March 24, 2015. Mr. Irwin seconded. The motion carried by poll vote, unanimously.

2. Site Plan Review, 430 Mill Street (Kiely Court)

Mr. Todd Phillips, engineer for the 430 Mill Street project, presented the final site plan for Kiely Court to the Planning Commission. In addition, Mr. Matthew Williams, Assistant Town Engineer, discussed the staff report regarding the final site plan.

Mr. Drakes inquired about the tri-party agreement requirement. Mr. Williams stated that the Virginia Department of Transportation (VDOT) would not enter into an agreement directly with a property owner. The tri-party agreement allows VDOT to enter into an agreement with the Town and the Town with the HOA for the maintenance of public improvements.

The Planning Commission discussed the impact of the structure on the view shed of Rockledge, a historic structure located on the property immediately behind the proposed development. Mr. Irwin asked if the structure met the height requirement; specifically, the requirement in the B1 Zone to not exceed 35 feet in height and its impact on the view of Rockledge. Mr. Phillips confirmed that the structure would not exceed the height requirement. Mr. Williams stated that the Town Code does not outline limitations on line of sight and that impact would need to be considered by the Planning Commission and Town Council.

Mr. Irwin inquired as to whether or not when construction began if they are anticipating any blasting. Mr. Phillips stated they did not anticipate performing any blasting at the site.

Mr. Irwin inquired as to the impact of the development on the carbide bunker and on whose property it existed. Mr. Phillips stated that the bunker would remain as per the final site plan. Mr. Williams stated that the bunker straddles the right of way. Mr. Drakes inquired as to whether or not there was an agreement to preserve the bunker. Mr. Phillips stated that the final site plan would obligate the developer to maintain the bunker as it exists on the plan. Mr. Williams concurred.

Mr. Irwin inquired about the purchasing of nutrient credits to satisfy stormwater quality requirements. Mr. Phillips stated that they will be purchasing credits through the approved nutrient banks in lieu of providing on-site stormwater quality control measures, and explained the credit system.

Mr. Ramsey inquired why the staff report states that no registered historic site exists within the area of the proposed development site. Mr. Williams stated he would ensure the staff report clearly noted that the property exists within the Town's Old and Historic District.

The Planning Commission discussed the impact on parking and the parking requirements of the development. Mr. Drakes stated that while the parking for the development meets the parameters of the Town Code, he does not believe that the layout will work in practice and is not an ideal situation. Mr. Philips stated that the final design for parking was developed in order to limit curb cuts and reduce the number of on-street parking spaces that would need to be removed to accommodate the driveways on to Mill Street. Mr. Williams stated that the parking in the site plan meets the requirements in the Town Code.

Mr. Baerga inquired as to the height of the retaining wall. Mr. Philips stated that the retaining wall was five feet or less.

Mr. Drakes inquired about fire access. Mr. Williams stated that a copy of the final site plan was sent to the Prince William Fire Marshall for review and the Town did not receive comments.

Planning Commission Member Drakes made a motion to approve the final site plan for 430 Mill Street (Kiely Court). Planning Commission Member Baerga seconded the motion. The motion carried by poll vote, 4-0.

Ayes: Baerga, Drakes, McGuire, Stevens
Nays: None
Abstentions: Irwin, Reese

3. Minor Site Plan Adjustment, 124 Poplar Alley

Mr. Williams presented information regarding the minor site plan modifications to the final site plan for 124 Poplar Alley. The proposed adjustments included revisions to the existing and proposed landscaping, the configuration of the rear patio/retaining wall area, and revisions to the on-site drainage pipes. The approval of the minor site plan adjustment stands with the Planning Commission for final approval and will not go before the Town Council.

Planning Commission member Irwin made a motion to approve the final site plan for 124 Poplar Alley. Planning Commission Member Reese seconded the motion. The motion carried by poll vote, unanimous.

4. Appointment of Planning Commission Secretary

The Planning Commission discussed the appointment of a Planning Commission secretary as permitted by the Town Code. The Commission agreed by consensus to appoint a member at each meeting to take minutes for that meeting.

The meeting was adjourned at 7:21 p.m.

Joe McGuire
Chair, Planning Commission

Submitted by Kirstyn Jovanovich, Town Manager

OCCOQUAN TOWN COUNCIL
Regular Meeting Minutes
Town Hall - 314 Mill Street, Occoquan, VA 22125
Tuesday, May 5, 2015
7:00 p.m.

Present: Mayor Liz Quist, Vice Mayor Pat Sivigny, Councilmembers Joe McGuire, J. Matthew Dawson, Jim Drakes and Tyler Brown.
Staff: Kirstyn Jovanovich, Town Manager; Bruce Reece, Town Engineer; Chief Sheldon Levi, Town Sergeant/Chief of Police; Abigail Breeding, Town Treasurer; Greg Holcomb, Town Clerk.
Absent: None

1. Call to Order
Mayor Quist called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Citizen's Time
None

4. Approval of Minutes
It was moved to approve the minutes of the April 7, 2015 Regular Meeting Minutes.

A motion was made by Councilmember McGuire, seconded by Councilmember Drakes that the Action Item be approved as presented. The motion carried by poll vote, unanimous.

5. Council Member Reports
Councilmember McGuire stated that the Planning Commission approved the Kiely Court final site plans at their April 14, 2015 meeting.

6. Mayor's Report
1. Attended an emergency management meeting with Ms. Jovanovich and Chief Levi regarding the Fairfax Water Authority Dam. Mayor Quist suggested that Council members sign up for the Prince William County and Fairfax County alert systems, so as to stay informed of weather, traffic & other incidents impacting both counties and their constituents.
2. Met with Art Klos with the Virginia Department of Transportation, Ms. Jovanovich and Mr. Reese regarding parking under the Rt. 123 Bridge and the possibility of locating a parking structure under the bridge.
3. Served at a celebrity luncheon for the Rotary Club. She noted that, at the event, she was approached by a recent renter of Mamie Davis Park who was pleased that the parking spaces were removed. She further noted that this made for a better background for photos.

7. Staff Reports

Report of Town Attorney: Mr. Crim, Town Attorney, reported on the following activities:

1. Requested an executive session to discuss craft show banners.
2. Noted that he will be out for the June meeting and will be represented by a staff attorney.
3. Councilmember McGuire asked about the status of removing the signs on the Tanyard Hill property. Mr. Crim noted that this would be in violation of the proffers. Ms. Jovanovich stated that the Town will pursue removing the proffers after July, when the new fiscal year begins.
4. Councilmember Brown noted that he recently learned of a River Mill brand flour and he was concerned with potential trademark conflicts with the Town's naming of River Mill Park. Mr. Crim stated he didn't believe it would be an issue, but would check and follow up with Town Council.

Report of Town Engineer: Mr. Reese, Town Engineer, reported on the following activities:

1. Land Disturbance Report:
    a. Fairfax Water River Station tank demolition
    b. Occoquan Heights
    c. 124 Poplar Alley
    d. Gaslight Landing
    e. Vistas at Occoquan
    f. Rivertown Overlook

2. Noted that there were no zoning approvals for April.
3. 124 Poplar Alley had a minor site plan amendment that was approved by the Planning Commission, which revises the stormwater management plan for the site.
4. On May 12, 2015, the Fairfax County Board of Supervisors will discuss the Vulcan Quarry plan revisions.
5. In the absence of Mr. Williams, Mr. Reese presented an update on River Mill Park.
    a. Fairfax County Water Authority anticipates the completion of their portion of construction by the beginning of June, with a coordination meeting scheduled for May 7, 2015.
    b. An aerial electric line was removed and a Cox and Verizon line will be removed during the next phase of construction.
    c. Building plans and retaining wall designs have been approved and awaiting permits.
    d. Construction bidding closed on April 20, and are being reviewed.
    e. New comments from VDOT on the bridge improvement plans have been received.
    f. Phase II plans should be ready for review beginning the next week.

g. Councilmember Brown asked about the Occoquan Heights bond release. Mr. Reese stated that process has begun.
h. Councilmember Brown also asked about the hole in the fence at the Vistas of Occoquan. Mr. Reese stated he still needed to look into the issue and will follow up with Town Council.
i. Vice Mayor Sivigny asked what the Occoquan Heights developer's response was to the concerns of the trees. Mr. Reese stated that the developer has acknowledged that we have concerns; however, no action has been taken by the developer.
j. Mr. Crim noted that the hazard with the fence (at Vistas) can be resolved with a letter from the Town Manager.

Report of Town Manager: Ms. Jovanovich, Town Manager, reported on the following:

1. Noted that two Planning Commission members have resigned. She stated that this left the Commission at six members, which is still above the minimum.
2. There are 108 Businesses that have filed renewal applications for BPOL, 106 of those paid.
3. During the April Meeting it was stated that twenty three properties were delinquent on Real Estate Tax. That number has dropped to thirteen.
4. Ms. Jovanovich requested that the Council approve the contract for the Fall Arts and Crafts Show shuttle service of $14,040.

   It was moved to approve $14,040 for shuttle service for the Fall Arts and Craft Show.

   A motion was made by Vice Mayor Sivigny, seconded by Councilmember McGuire that the Action Item be approved. Unanimous.

5. Almost 40 people volunteered for the spring Friends of the Occoquan Cleanup in April. Ms. Jovanovich thanked Police Chief Sheldon Levi, Ms. Krista Forcier, Craft Show Director, and Mr. Bucky Brill, Maintenance Supervisor, for assisting with the cleanup.

Report of Chief of Police: Chief Levi provided a report on public safety activities during April 2015.

Councilmember McGuire requested a more detailed report to increase transparency.

Boards and Commissions:

Architectural Review Board Report: Councilmember Dawson presented the ARB report, stating that three sign applications and one exterior elevation were approved. He also stated that there were five Certificates of Appropriateness issued. He noted that at the next meeting, the Board will discuss exterior elevation design guidelines.

8. Regular Business

8A. Request to Adopt Fiscal Year 2016 Budget and Tax Rates

It was moved to set a Real Estate Tax Rate for the Fiscal Year 2016 beginning July 1, 2015 of $.11 per $100 of assessed valuation.

AND

It was moved to set a Meals Tax Rate for the Fiscal Year 2016 beginning July 1, 2015 of (3%) three percent.

AND

It was moved to set a Transient Tax Rate for the Fiscal Year 2016 beginning July 1, 2015 of (2%) two percent.

AND

It was moved to adopt the Fiscal Year 2016 Budget beginning July 1, 2015 as presented in the amount of $583,038.

AND

It was moved to adopt the Fiscal Year 2016 Capital Improvement Plan beginning July 1, 2015 as presented in the amount of $1,005,000.

AND

It was moved to adopt the Fiscal Year 2016 Mamie Davis Fund beginning July 1, 2015 as presented in the amount of $2,000.

AND

It was moved to adopt the Fiscal Year 2016 Craft Show Fund beginning July 1, 2015 as presented in the amount of $222,825 for revenues and $104,182 for expenditures.

> **A motion was made by Vice Mayor Sivigny, seconded by Councilmember McGuire that the Action Item be approved. The motion carried by poll vote, passing 4-1, with Councilmember Brown voting Nay.**

8B. Request to Approve Kiely Court Final Site Plan

Public Comment:
Mr. Ronald Houghton, owner of Rockledge Mansion, 440 Mill Street, stated that he did not approve of the way the zoning ordinances were applied to the proposal. He has filed an

appeal with the Board of Zoning Appeals. He cited that he has a prescriptive easement on the property, his driveway will be affected by the project and he is concerned with the historic view shed of Rockledge.

Mr. David Irwin, 229 Mill St., stated that he was opposed to the plan. He noted that several of the Planning Commission members did not vote for the plan. Finally, he expressed his concerns over the view of Rockledge Mansion from Mill Street.

Mr. Lance Houghton, 127 Washington St., asked the Town Council to not approve the site plan. He believed that the site plan is unrealistic, especially in regard to parking. He further stated that he thought that a significant amount of land would need to be removed to make that much parking and there will be issues with the bed rock. He also stated that he did not see an elevation description on the plan.

Mr. Harry Ervin, 309 Mill St., believed that the Town Engineers approved the plan with disregard to stormwater issues. He noted that the plan states that the Occoquan River is an adequate channel for removal of water. He further noted that water from the site will utilize Mill Street as a means of stormwater management and he did not believe this would be adequate.

Mr. Todd Phillip, Freeland Engineering, engineer for the site plan applicant, answered several concerns of residents. He noted that the driveway of Rockledge would not be impacted, rock borings did not find rock within 25 feet of the surface, and there will be little water runoff from the site. He further stated he stands behind his plans.

The Town Council expressed concerns over the use of dynamite to remove rock. Mr. Reese stated that there are numerous ways to remove rock and the Town would have to approve the use of dynamite. He further noted that anything that is done to the site to remove rock cannot negatively impact the neighboring properties.

It was moved to approve the final site plan for Kiely Court.

> **A motion was made by Councilmember McGuire, seconded by Councilmember Drakes that the Action Item be approved. The motion carried by poll vote, passing 4-1, Councilmember Brown voting Nay.**

<u>8C. Request to Approve Occoquan Heights As-Built Drawings</u>

It was moved to approve the Occoquan Heights Final As-Built Drawings.

> **A motion was made by Councilmember Dawson, seconded Councilmember McGuire that the Action Item be approved. The motion carried by poll vote, unanimous.**

8D. Request to Appropriate Additional Funding for River Road Repair and Repaving Project

It was moved to appropriate $10,140 from the Capital Improvement Fund for the repair of curbing and asphalt, and restriping of the parking area located in front of the residences on River Road to be performed by Prince William County Public Works, contingent upon property owners' agreement to reimburse the Town for the cost of this portion of the project.

> **A motion was made by Councilmember Drakes, seconded by Councilmember McGuire that the Action Item be approved. The motion carried by poll vote, passing 4-1, Councilmember Brown voting Nay.**

8E. Request to Approve the Town's Participation in a Board of Zoning Appeals Training Workshop.

It was moved approve the Town's participation in a regional Board of Zoning Appeals training workshop for an amount of $1,000 from Operating-Education and Training, contingent on four of the five board members attending.

> **A motion was made by Councilmember Brown, seconded by Councilmember Dawson that the Action Item be approved. The motion carried by poll vote, unanimous.**

9. Closed Session

Vice Mayor Sivigny moved that the Council convene in closed session to discuss as permitted by Virginia Code § 2.2-37711 (A)(7) another matter requiring advice of counsel regarding Craft Show banners. Councilmember Brown seconded. **The motion carried unanimously.**

The Council came out of closed session at 8:41 p.m. Vice Mayor Sivigny moved that the Council certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information Act cited in that motion. Councilmember McGuire seconded. **Motion passed, Ayes- Councilmember Brown, Councilmember Drakes, Councilmember Dawson, Councilmember McGuire, and Vice Mayor Sivigny, by roll call vote.**

10. Adjournment

The meeting was adjourned at 8:42 p.m.

_____

Greg Holcomb, Town Clerk

GPIN: 8393-65-2003
Consideration: $135,000.00
Assessed Value: $144,900.00
Grantee's Address: 10905 Paynes Church Dr., Fairfax, VA 22032
Title Insurance Underwriter: Fidelity National Title Insurance Company

201604150027068
Prince William County, VA Pgs: 3
4/15/2016 3:34:35 PM GrantorTaxPd
Michele B McQuigg, Clerk $145.00

DEED

THIS DEED is made this 15th day of April, 2016, by and between RONALD W. HOUGHTON (Grantor) and IRWIN ANOLIK, LLC, a Virginia limited liability company (Grantee).

WITNESSETH, that for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, with General Warranty, unto Grantee, that certain tract or parcel of land together with improvements thereon, located in Prince William County, Virginia, and more particularly described as follows:

BOX 16

BEGINNING at a Point on the southerly line of Mill Street, said point being a common corner to parcel 18, Property of Granny's Cottage, Inc. (also known as Rockledge) and the Fairfax County Water Authority; thence running along common lines between Rockledge and the Fairfax County Water Authority Property S. 55 degrees 37' 55" W. 113.38 feet and N. 70 degrees 59' 40" W. 9.65; thence departing common line and running through the Fairfax County Water Authority Property N. 48 degrees 18' 20" E. 114.73 feet to a point on the southerly line of Mill Street; thence following said line of Mill Street S. 46 degrees 41' 40" E. 33.00 feet to the point of beginning, containing 2,332 square feet (the "Property").

AND BEING the same property conveyed to Joy B. Houghton and Ronald W. Houghton, wife and husband, as tenants by the entirety with common law right of survivorship, by Deed from Joy B. Houghton, Ronald W. Houghton and Lance R. Houghton, Trustees in liquidation under Section 13.1-753 1950 Code of Virginia, as amended, as former directors of Rockledge, Inc., a terminated Virginia corporation, dated February 6, 2003, recorded February 7, 2003 at Instrument No. 200302070028173, among the land records of Prince William County, Virginia; Joy B. Houghton died August 18, 2009, leaving Ronald W. Houghton as the surviving tenant by the entirety.

Return to: Stonewall Title & Escrow, Inc.
9300 Grant Avenue, Suite 102
Manassas, Virginia 20110
703-330-8047 ST26018CTS

Prepared By/Return to: Compton & Duling, L.C.
12701 Marblestone Dr., Suite 350
Prince William, VA 22192
Petula C. Metzler, VSB# 70202

This conveyance is subject to all easements, covenants, conditions and restrictions of record legally affecting the title to the property herein conveyed.

Grantor covenants that he has the right to convey the said land to Grantee; that he has done no act to encumber such land; that Grantee shall have quiet possession of the said land, free from all encumbrances; and that Grantor will execute such further assurances of the said land as may be requisite.

(SIGNATURE ON FOLLOWING PAGE)

WITNESS the following signature and seal:

RONALD W. HOUGHTON

STATE OF Virginia
~~COUNTY~~/CITY OF Manassas, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that RONALD W. HOUGHTON, whose name is signed to the foregoing Deed, has personally acknowledged the same before me.

GIVEN under my hand and seal this 15th day of April, 2016.

Notary Public
Registration # 162748

My commission expires: April 30, 2016

MINA L. CROSON
COMMONWEALTH OF VIRGINIA
Reg. # 162748
Exp 4/30/2016
NOTARY PUBLIC

Case Number / Description	Inspector	Date Opened	Date Founded	Date Closed	Address	Days Open
PCE2014-04369	Berkery, Patrick	06/24/2014	06/24/2014		4500 FORESTBURG LN TRIANGLE, VA 22172	626
septic system has failed and there is no record of an approved system on the property. raw sewage is flowing onto the road from side of property						
PCE2014-03042	McCullen, David	04/23/2014		04/29/2014	18515 AMIDON AV	7
PDR - Call initiated by fire dept. Sewage back-up, broken sewer pipe in front yard and sewage coming out of slab @ basement door and in basement. House posted "unfit" because of unsanitary conditions (raw sewage in house and yard). Will need Plumbing permit for repairs. No other apparent damage.						
PCE2012-00289	Settlemyer, John	07/21/2011	01/01/1901	08/23/2011	13389 MILLWOOD DR	34
Sewer line has washed away where it crosses Marumsco Creek and is discharging sewage from 13401 and 13389 Millwood Dr. into the waterway creating unsafe conditions for the publics health, safety and welfare in the area.						
UNS2016-00005	Sonnenberg, Brian	07/08/2015	07/07/2015	07/13/2015	15007 LEE HY GAINESVILLE, VA 20155	6
Septic tank is still overflowing and unfixed-Unfit						
UNS2015-20064	Judd, Kenneth	03/11/2015	03/12/2015	06/26/2015	4730 STILL PL WOODBRIDGE, VA 22193	108
Main power was cut off by NOVEC and meter was removed about 3 or 4 weeks ago and last week came by to check on the property and found tenants were stealing power by altering the meter panel so NOVEC removed additional parts in the meter panel and then checked again today and the tenants had rigged 2 extension cords up through the meter panel and into the panel box on the interior of the structure removed all the wires from the circuit breakers and wired everything all together with the extension cords and hooked them all up to a generator in the rear yard of the property. Owner removed all the wiring from the extension cords so that NOVEC could remove the cords and seal up their panel box. electrical systems need to be assessed and repaired by a licensed electrical contractor and a electrical permit will need to be obtained, prior to power being restored to the structure. Placarded as "Unfit" Responsible Parties are Monica Rodriguez 571-287-9179 and John Francis Jr 703-932-7747 (tenants).						
PCE2012-00288	Settlemyer, John	07/21/2011	07/21/2011	09/16/2011	13401 MILLWOOD DR	58
Sewer line has washed away where it crosses Marumsco Creek and is discharging sewage from 13401 and 13389 Millwood Dr. into the waterway creating unsafe conditions for the publics health, safety and welfare in the area.						
PCE2013-01824	Black, Charles	11/13/2012	11/13/2012	06/11/2014	13005 BRISTOW RD	576
Unfit; no sewage disposal system						
UNS2015-20027	Pashkar-Gauvin, Olena	02/09/2015	02/09/2015	03/31/2015	18323 SHARON RD TRIANGLE, VA 22172	51
Inspected property sewage line is blocked and coming out through the clean out on the front lawn.						
PCE2012-05143	Berkery, Patrick	06/12/2012		07/11/2012	12914 CANOVA DR	30
Electricity was shut off today at the church and since they run a daycare Church contact - Geen Wells 571-208-6256						

Addendum to Submission of Kiely Appeal.

Mr Crim's "Health and Safety" position is legally untenable.

Mr Crim suggests that a judge needs to "adjudicate" vested property rights. If this is the case, *even when* I obtain a judge's go ahead, removing the line will *still* require a permit. If cutting off service is a violation of the Virginia Code, then Mr Crim will be in an awkward position of defying a judge's order in order to prevent a violation of the code, which makes no sense - again, cutting off service cannot simultaneously be an ordinary every day policy of the County and a violation of the code.

No one is suggesting of depriving anyone of sewer service. My neighbors can obtain service, and have had over 2.5 years to do so since they sold the property to my wife and I. They can easily obtain and maintain service; they just have to do so on their own property, at their own expense, and not ours. Under section 501.2 of the code, the State Appeals Board is entirely within its rights to require that my neighbors provide for their own service. A temporary tank can be obtained in as little as 1 week, with permanent service to follow, meaning no loss of service. Considering the easy availability of these options to ensure no loss of service, **there is no reason to deny my permit appeal.**

My neighbors are enjoying the use of their property and denying me the use of mine.

One course of action forces sewage pollution of my property in violation of the Health Code, at my expense, and disables me from fixing this problem.

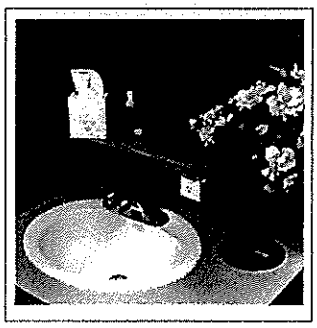
The other course of action is the same as what the other 8 million Virginians have to live with: providing, maintaining, and paying for their own sewer service.

I would also like to include for the record, that my neighbors have what lawyers call "unclean hands" The Hougtons have been, and continue to defraud the Service Authority. They have been illegally obtaining service (without payment) for many years at 440 Mill st. In addition they have been paying for residential service at 450 Mill (instead of commercial service) and using it as a 120 person event venue. The Service Authority has confirmed that they are investigating the Houghtons for multiple counts defrauding a public utility. Feel free to reach out to the Service Authority for confirmation.

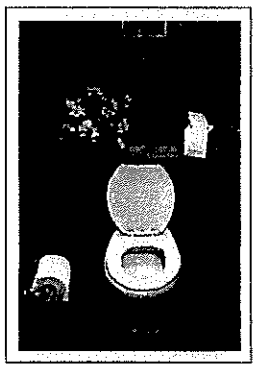
Elite Coaches
LUXURY RESTROOM TRAILERS

Experience a Gem!

DIAMOND IV

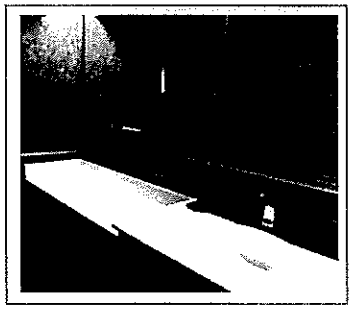


Our Diamond Series provides the most prestigious level of comfort available featuring simulated marble walls, wood laminated floors, area rugs, porcelain sinks and wood doors. In addition, they have large lighted vanity areas, heating and air conditioning, hot and cold running water, a stereo sound system, skylights, liquid hand soap, hand towels and facial tissues. The Diamond IV is truly elite!



Features:

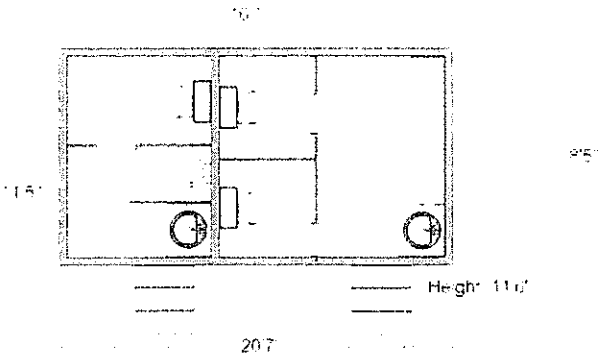
- ☑ Roomy interiors with large, double pane skylights
- ☑ Vinyl or wood laminated flooring
- ☑ Simulated marble wall finish with stained wood trim
- ☑ Oak cabinets with laminated countertops & porcelain sinks
- ☑ Large vanity mirrors with Power Room Area (includes two stools)
- ☑ Fully enclosed stalls featuring elongated porcelain toilets, oak toilet seats, shelf, and wood doors with brass hardware
- ☑ Wall hung porcelain urinals with privacy screens
- ☑ Stereo sound system
- ☑ Wide steps and deep landings with folding handrails.
- ☑ Indirect lighting with stained wood valances
- ☑ Air conditioning and heat
- ☑ Hand soap, hand towels and waste baskets

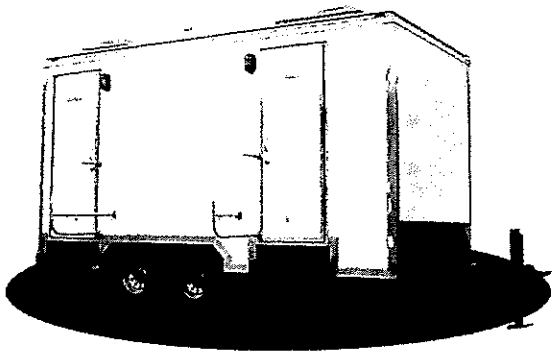


Perfect For: Weddings, Small Galas, VIP Areas at Concerts

Requirements: (3) Dedicated 110-volt outlets, (1) garden hose connection. Both utilities available for an additional charge.

Accommodates: 500 people over a (4) hour period



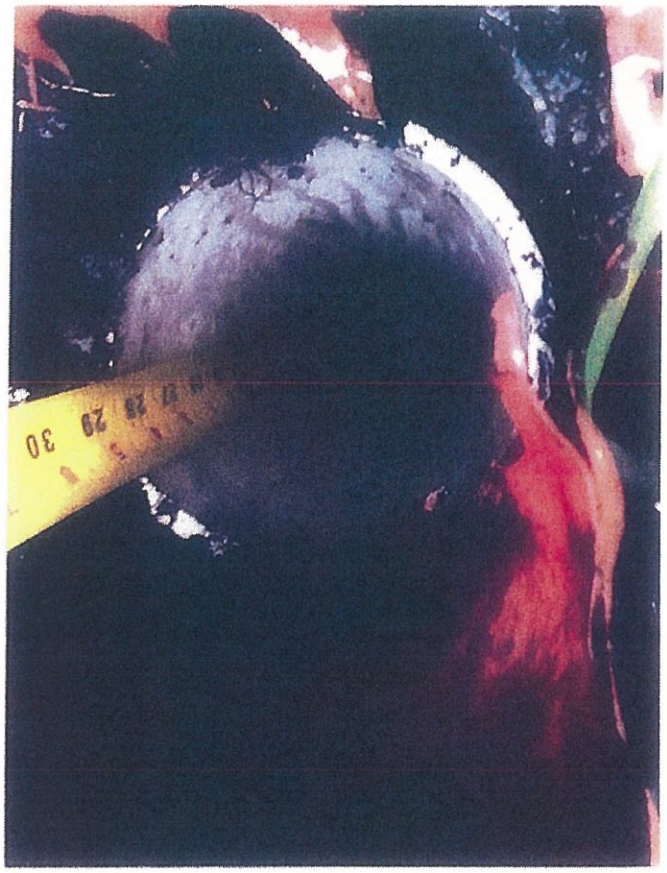


Johnny on the Spot, Inc. | **www.johnnyonthespot.com** | **Email:** info@johnnyonthespot.com
Toll Free: 800-491-5687 | **Local:** 732-721-3443 | **Fax:** 732-721-7068

	Account	Res/Com	Availability Fee Paid?
408 Mill Street	Yes	Com	Yes, 1 unit water and sewer
416 Mill Street	No	X	X
440 Mill Street	Yes	Res	Yes, 1 unit water and sewer
450 Mill Street	No	X	X

About Us

ROCKLEDGE MANSION c. 1758 440 Mill Street Occoquan, VA 22125 703.491.6335 Located in historic Occoquan, Virginia, this national historic landmark was built in 1758. The grand stone mansion is less than a mile from I-95 and is 30 minutes from D.C. The mansion hosts a beautiful crystal ballroom with elliptical domed ceiling and maple wood floors, stage, brick patios, working fireplaces, and antiques throughout the home. The area is very quiet and private on two acres in the center of town. BALLROOM FOR RECEPTIONS 150 GUESTS 120 seated All arrangements for Rockledge Mansion are by appointment only. 703.491.6335 or 703.220.9594 or, email eventsrockledge@gmail.com Please include date and number of guests expected.



EXHIBIT

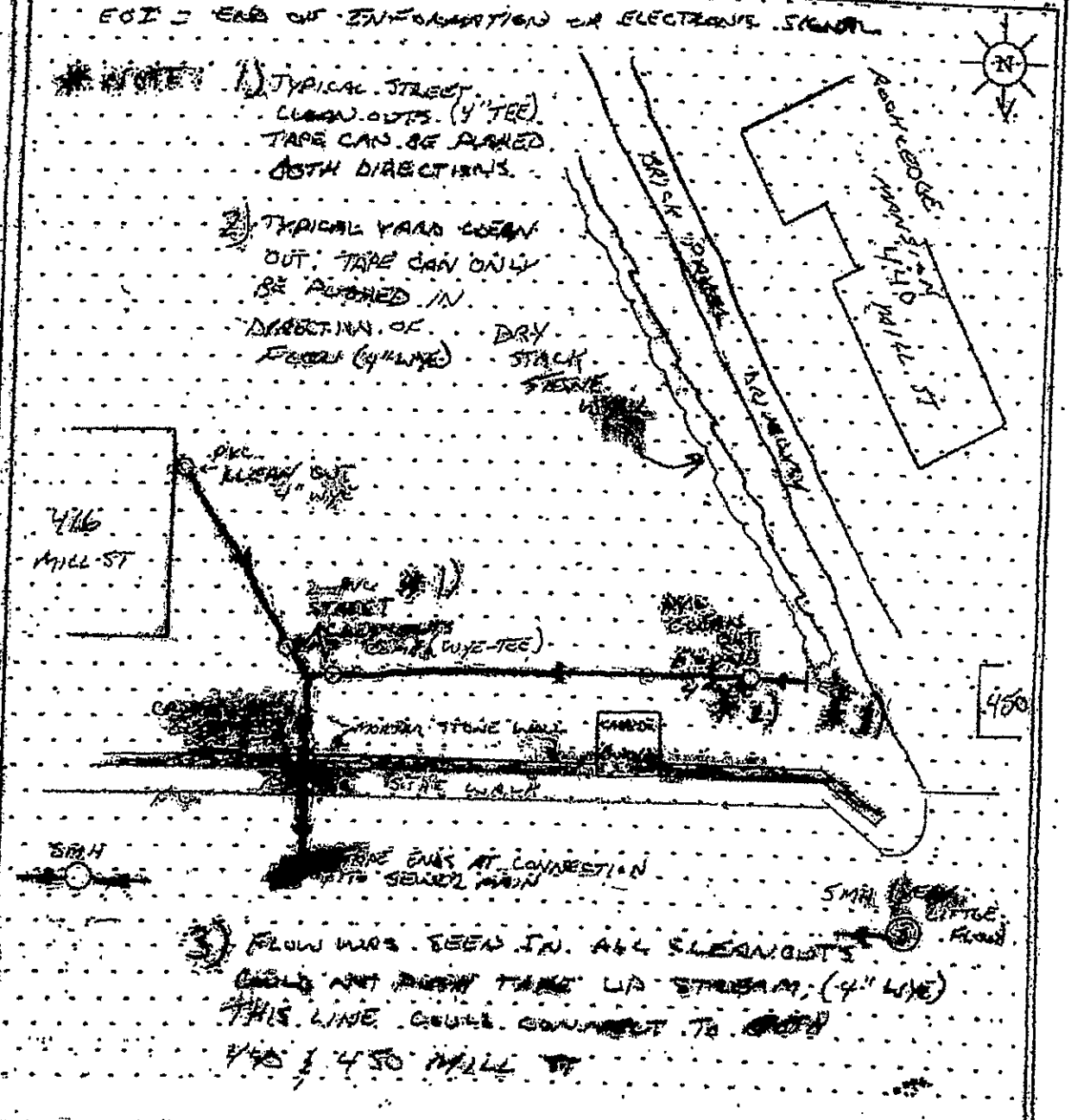
430 MILL ST, OCCOQUAN, VA

Utility Locating with **Insight**

PROJECT NAME: 430 MILL STREET | PROJECT NUMBER: [illegible] ASSOC

CLIENT NAME: CHRIS KIELUCCA | CLIENT NUMBER:

EOI = END OF INFORMATION OR ELECTRONIC SIGNAL



NOTE: 1) TYPICAL STREET CLEAN OUTS (4" TEE) TAPE CAN BE PUSHED BOTH DIRECTIONS.

2) TYPICAL YARD CLEAN OUT. TAPE CAN ONLY BE PUSHED IN DIRECTION OF FLOW (4" WYE)

3) FLOW WAS SEEN IN ALL CLEANOUTS COULD NOT PUSH TAPE UP STREAM; (4" WYE) THIS LINE COULD CONNECT TO 440 & 450 MILL ST

R. MERRYMAN

SURVEY POINT | MANHOLE | FIRE HYDRANT | VALVE | METER | POWER TRANSFORMER | STORM DRAIN INLET | UTILITY POLE | LIGHT POLE | TELEPHONE PEDESTAL

PROJECT MANAGER: [illegible] | SHEET NUMBER: 1 OF 1 | DATE: 8-21-15

Additional Documents Submitted by Kiely

Michael Howes <mhowes@bklawva.com>
Jul 8 at 8:25 PM

To
chris kiely Gifford Hampshire

CC
Joi Blake

Message body

Chris,

I was present when a technician from 5 Star Septic came to the property today. I was told he would be there at 5 but he did not show up until 6:30. Lance Houghton also was there, as was the cottage tenant for about half an hour.

Regarding the damage, one of the clear outs had been unscrewed, and then the clear out right next to it (near the lawn mower) had been broken off about a foot and a half down into the ground. The technician said it would have taken a lot of force to break the PVC pipe. There was standing water showing at one of the clear outs so the technician jetted the line. Sewage spilled on to your property at two clear out locations, liquid in one location and not liquid at the other. The technician determined that there was a large stick in the line that had caused the back up, and he felt that the stick would continue to cause back ups until it was removed. He said that to remove the stick he would have to dig up the pipe because they are impossible to remove otherwise. I said that since the health and safety concern had been temporarily addressed the stick should remain where it is. In finding the stick the line was snaked and the technician commented on how it did not appear to have been cleaned much since there was a lot of sludge in the line.

In the process of determining the problem the technician used some sort of sonar device and determined that there are two lines that run through your property. One starts around the front door of the manor house and continues down to where the (now broken) clear out is near the lawn mower. The other line runs from the cottage to the same clear out. Previously I thought there was only the one line from the cottage, so we will need to ask our expert to look into that.

Both Lance and the technician were told a number of times that you had not authorized them to be on the property and that you considered this a trespass. Given that they were going to take action with or without your consent, I tried to ensure that the risk to your property was minimal. I took many pictures and videos that I can upload this weekend, though my phone died on the way home so those will need to wait.

Best,

Mike

Statement of Forcible Servitude

While this board has only the decision before it to either approve my permit or not, I ask that it not throw its lot in with that of the other parties.

The Thirteenth Amendment to the U.S. Constitution reads:
Section 1. Neither slavery nor involuntary servitude, except as a punishment for crime whereof the party shall have been duly convicted, shall exist within the United States, or any place subject to their jurisdiction.

In Mr Crimm's letter of 7 March, 2016, signed by the town building contractor, the suggested remedy to the situation is that of forcible servitude and bondage:

"Until such time as a court of competent jurisdiction makes a ruling, the existing laterals must be maintained in order to protect public health and safety. If the condition of the lateral presents a health and safety hazard, than the owner of the property where the hazard exists needs to repair the lateral to restore the integrity of the service"

As I have no intent to provide ongoing free sewer service to my neighbors, it is involuntary. As those slavers set in against me expect me to provide my labor in repairing the line against my will and without my consent by threat of legal coercion. it is servitude

Of course Mr Crimm fails to mention whom will benefit from the forcible servitude. The owners of a stone manor house from that prior era no less! Mr Crimm expects my to labor in service to my neighbors, and hold my young wife and I in bondage to the land. Please once again note, that I have no debt to my neighbors, no contract of service. No easement exists. All that exists is an unpermitted failed sewer line that is contaminating my land after my neighbors have been prohibited from its use.

Should my permit application be approved, the health and safety crisis will be stemmed, property rights will have been upheld, and the rule of law restored. Please note that should my permit be denied, the upcoming hearing is but one step on the road to litigation. In addition to the unconstitutional taking, involuntary servitude shall be added to the pending lawsuit as an egregious civil rights violation.

Once again, until such time as a court of competent jurisdiction makes a ruling the law, the courts, and the government all recognize vested property rights over unsupported claims, not the other way around.

Chris and Jillian Kiely

Transcript from security footage during trespass on my property 2 June 2016

Irvin Anolik: I dont have a schematic, this mansion and this place, look I dont have a schematic but at some point it comes together So they (Mansion) pay the water for this (Cottage) structure.

Contractor (CTR): Do they have a problem?

Irvin Anolik: They dont have a problem

CTR: So they, they snaked through the the toilet, Im assuming

Irvin Anolik: aah

CTR: This place, right?

Irvin Anolik: My son did that, that part, but he could only get to a point and couldn't go any further

CTR Where did Bill's snake come out?

Irvin Anolik: uuh, where did...uum, oh Bills snake, uum bills snake uum here.

CTR: Is there a power source?

Irvin Anolik: There is

CTR: Close by, because I have an (reads from cell phone)

Irvin Anolik: sum this cap was off and that cap was off, so the guy that owns this property... whether he took it off or now who knows

Transcript from security footage during trespass on my property 2 June 2016

Irvin Anolik: not looking at this thing and he was watching, you know, the waterflow…

CTR: its running through here its running through there

Irvin Anolik: right, ya, ya right so the water was getting through but

CTR right,well it seems to me that if

Irvin Anolik: well

CTR: Im just trying to…

Irvin Anolik: Its ok

CTR, Ya so if you actually ran water, well what they have is, they have a device that actually cleans out the lines with high pressure water

Irvin Anolik: Ya, thats what, like five hundred dollars?

CTR: more than that

Irvin Anolik: Really?

CTR: mm-hum

Irvin Anolik: Thats why I was like, how, how, we might ugh..cuz you know, well between you, me and the trees, I imagine we're going to be moving this line sooner or later…you know…uuh, we have a bid to go run it to the street, theres …

CTR: ya the the main public drain

Irvin Anolik: Ya right there…just run it to there, and we wouldn't even mind having a written estimate..on..as soon as possible….. I have, i'd gotten a verbal estimate …it'd be good to know

CTR: So when are you planning on moving it?

Irvin Anolik: When we have to

CTR: Your kidding me….so that could be five years down the road…

Irvin Anolik: nada i dont think it will be that long, dont think it'll be that long

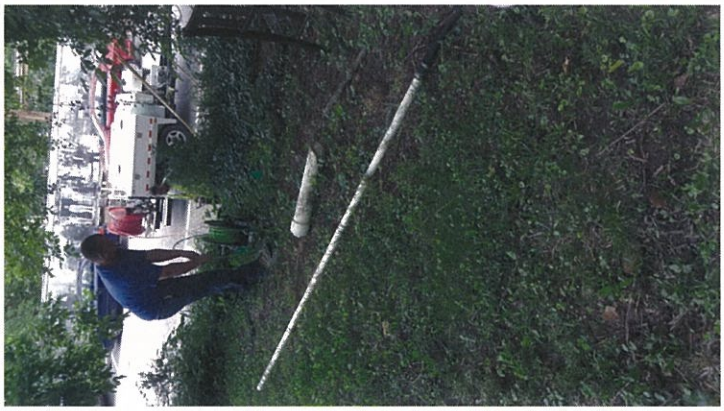
CTR: When your ready, we can give you a written estimate, but when your ready

Irvin Anolik: I mean theres a bunch of litigation going on

CTR: oh ya he was telling me a little bit about this, a little bit

Irvin Anolik: ya

CTR: and just these two



VIRGINIA:

BEFORE THE
VIRGINIA STATE BUILDING CODE
TECHNICAL REVIEW BOARD

IN RE: Appeal of Sabrina Anderson
Appeal No. 16-5

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of Sabrina Anderson
Appeal No. 16-5

REVIEW BOARD STAFF DOCUMENT

Suggested Statement of Case History and Pertinent Facts

1. In early 2013, Bryton Homes LLC (Bryton), a licensed Class A contractor, applied for and received a building permit from the City of Fredericksburg Building Services Department (City building department), the agency responsible for the enforcement of Part I of the 2009 Virginia Uniform Statewide Building Code (the Virginia Construction Code, or VCC). The permit was for the construction of a single-family dwelling on property located at 1012 Jami's Place in Fredericksburg.

2. In May of 2013, the City building department issued a Certificate of Occupancy for the dwelling. Soon thereafter, Sabrina Anderson (Anderson) took possession of the property.

3. In June of 2014, following an inspection of the home, the City building department issued an Order to Correct (Order) to Bryton for the correction of various code violations, concerning the home's structural framing, plumbing, HVAC and electrical systems.

4. The same month, the City building department issued a Directive to Bryton to evaluate the dwelling's floor system (i.e. structural framing) as it relates to the violations cited in the aforementioned Order to Correct.[1]

1 Bryton hired Freeland Engineering, PC to address several structural issues identified in the city's Order to Correct.

5. In July of 2014, Anderson hired an engineering firm, Alexcom & Associates, Inc. (Alexcom), to perform a shrink/swell soil investigation of her property out of concern for the type of fill and soil used on the property as it relates to various settlement issues, including cracks in the home's foundation walls

6. In December of 2014, Bryton then hired an engineering firm, ECS Mid-Atlantic, LLC (ECS), to conduct an independent soil investigation of the property. As a result, ECS agreed with Alexcom that some soils on the property have a high potential shrink/swell potential, but concluded the cracks in the building's foundation were due to settlement.

7. In May of 2015, the City building department issued Bryton Homes a Directive to provide an engineer's plan to remediate the issues associated with the "[...] problematic soils [...]" on the property.

8. In August of 2015, Bryton notified the City building department of a recommendation by an engineering firm, Freeland Engineering, P.C. to install carbon fiber reinforced polymer (CFRP) bands on the interior of the foundation walls to fix the issues identified by Anderson. Bryton also informed the department that once it receives written permission from Ms. Anderson to perform the work, it would move forward and acquire the necessary permits.

9. Subsequently, the City building department hired an independent third engineering firm, Bigoney Engineering (Bigoney) to evaluate the soils on Anderson's property.

10. In December of 2015, the City building department, after receiving the results of Bigoney's evaluation, corresponded with Anderson explaining that the presence of expansive soils under her homes, as verified by three separate engineering firms does, in fact, constitute a violation of VCC Section R403.1.8 (*Foundations on Expansive Soils*). Moreover, the City

building department indicated that the use CFRP bands are an "[...] acceptable remedy to the VCC violation."

11. In January of 2016, Anderson agreed to allow Bryton to install the CFRP bands on her home's foundation, but later withdrew that acceptance and filed an appeal of the City building department's approval of the proposed remedy to the City of Fredericksburg's Local Building Code Board of Appeals (local appeals board).

12. Review Board staff conducted an informal fact-finding conference in July of 2016, attended by all parties and their respective legal counsel. At the conference, Review Board staff suggested language to frame the issues for resolution and noted that this staff document would be drafted and distributed to the parties for comment and that time would be provided for the submittal of additional written arguments, objections, additions or corrections to the staff document or additional documents for the record.

Suggested Issue for Resolution by the Review Board

1. Whether to overturn the decision of the City building department to approve the use of carbon fiber reinforced polymer bands (CFRP) as a remedy for the violations cited under VCC Section R403.1.8 (*Foundations on expansive soils*), and the local appeal board's decision to uphold it.

Basic Documents

Stephen J. Smallwood, C.B.O.
Deputy Director of Building
Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

December 31, 2015

Ms. Sabrina Anderson
1012 Jami's Place
Fredericksburg, Virginia 22401

Via certified mail
Re: 1012 Jami's Place
Confirmation of Violation

Dear Ms. Anderson:

For the past year, Bryton Homes, LLC, you, and I as the Building Code Official, have been attempting to find a solution to the presence of cracks in the foundation walls at your home at 1012 Jami's Place. Some of this time was devoted to soils investigations and engineering solutions. You and the builder spent several months attempting to negotiate a mutually-agreeable solution. Matters have come to an impasse, and I wish to provide you an official conclusion to the local enforcement action through the delivery of this Confirmation of Violation. This letter includes a brief summary of events with respect to the soils issue, my conclusions, and then a statement of the appeals process.

Summary of events:

The building permit for the single family residence at 1012 Jami's Place was issued in February, 2013. This home was constructed under the purview of the 2009 Virginia Residential Code. The footing inspection was performed by an approved third party inspector, JOB, on February 28, 2013. This document was signed and sealed by Robert Harris, Professional Engineer. JOB's report states that no shrink/swell soils were discovered on this date. At the time of construction, the 2009 Virginia Residential Code had rewritten section R401.4 to say that "*Where quantifiable data created by accepted soil science methodologies indicate expansive, compressible, shifting or other questionable soil characteristics are likely to be present, the building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location*". In previous editions of the Virginia Codes the City of Fredericksburg was listed in "List of Virginia Land Areas by Shrink/Swell Ratings," Table R401.4 as "Less than 20% Potential." The City was not required to adopt a soils policy and in fact had not adopted a soil test policy for shrink/swell soils. However, JOB's inspection did include a visual inspection for shrink/swell soils. My office issued the certificate of occupancy for the house on May 10, 2013.

On October 20, 2014, you sent a letter to the builder, Bryton Homes, LLC, and me, enclosing a July 25, 2014 Shrink Swell Soil Investigation report from AlexCom & Associates. This report concluded that "it appears that the soil horizons encountered within the zone of influence for the foundation exhibit a very high potential for shrink/swell behavior and poor bearing strength." The report recommended the installation of helical piers around the perimeter footing and under the column footing in the basement, to stabilize the house.

On October 30, 2014, I directed the builder to either accept the AlexCom report or to submit a new soils report by a qualified professional in order to provide a basis for determining whether the building complied with Virginia Construction Code §§R401 and R403.

In response, the builder submitted a November 13, 2014 report from ECS. The ECS report concurred with the AlexCom report that some soils on site have a high potential for shrink/swell characteristics. However, ECS did not find evidence of any settlement that had occurred at the house. ECS photographed hairline cracks in the concrete foundation, but concluded that these were due to normal shrinkage. Based on the ECS report, and a worst-case scenario of 90 psf lateral pressure from the soil, the builder's engineer, Freeland Engineering, designed carbon fiber reinforced polymer bands to reinforce the foundation. The builder proposed to install these bands.

For the next several months, you and Bryton Homes attempted to negotiate a mutually-acceptable resolution to your concerns with the house. However, that effort failed. On November 9, 2015, you sent me an email stating that you would not accept the proposed carbon fiber reinforced polymer bands since they only address lateral wall pressure, but not the presence of uncompacted fill dirt. Your email states that you will not allow the builder to install the carbon fiber reinforced polymer bands as a means to correct the expansive soil condition.

At this point, faced with two different engineering reports with different recommendations, and with the homeowner's refusal of the builder's proposal, I hired an independent third engineer to review the file. The Bigoney Engineering report is enclosed. It concurs with the ECS conclusion that the cracks in the concrete foundation walls indicate normal shrinkage of a poured-in-place concrete foundation. This conclusion is also consistent with my experience. It notes that AlexCom and ECS concur that some site soils have a high potential for shrink/swell. These soils may cause an increase in the lateral pressure against the basement walls. Bigoney Engineering concurs that the proposed carbon fiber reinforced polymer bands are in line with what is usual and customary in this area.

My conclusions are as follows:

- Some of the soils at 1012 Jami's Place show a high potential for shrink/swell characteristics. These soils were not discovered at the time of construction. But their presence has been confirmed by two soils engineers – AlexCom & Associates and ECS -- after the certificate of occupancy was issued.

- The presence of these soils violates Virginia Construction Code §R403.1.8 "Foundations on expansive soils. *Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code.*"

- The builder's proposed remedy, the installation of carbon fiber reinforced polymer bands, is an acceptable remedy to the VCC violation. However, you, as the homeowner, have rejected this remedy. Nothing in the Virginia Construction Code authorizes the Building Code Official to order a builder to implement a solution, for a structure that is not unsafe, that has been rejected by the homeowner.

I therefore will not order the builder to install the carbon fiber reinforced polymer bands at 1012 Jami's Place. I will not take any further action as the structure is not unsafe.

Appeals:
Any person aggrieved by this application of the Virginia Construction Code may appeal to the Board of Building Code Appeals. The person shall submit a written request for appeal, the application for appeal, and the application fee of $250.00, to the City of Fredericksburg Building Services Division office, in the basement of 715 Princess Anne Street, Fredericksburg, Virginia, 22401, within 30 calendar days of the receipt of this decision. I have enclosed a copy of VCC §119, which states the appeals requirements and procedures.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director, Building Services Division

cc (via certified mail): Bryton Homes, LLC

119.5 Right of appeal; filing of appeal application. Any person aggrieved by the local building department's application of the USBC or the refusal to grant a modification to the provisions of the USBC may appeal to the LBBCA. The applicant shall submit a written request for appeal to the LBBCA within 30 calendar days of the receipt of the decision being appealed. The application shall contain the name and address of the owner of the building or structure and in addition, the name and address of the person appealing, when the applicant is not the owner. A copy of the building official's decision shall be submitted along with the application for appeal and maintained as part of the record. The application shall be marked by the LBBCA to indicate the date received. Failure to submit an application for appeal within the time limit established by this section shall constitute acceptance of a building official's decision.

119.6 Meetings and postponements. The LBBCA shall meet within 30 calendar days after the date of receipt of the application for appeal, except that a period of up to 45 calendar days shall be permitted where the LBBCA has regularly scheduled monthly meetings. A longer time period shall be permitted if agreed to by all the parties involved in the appeal. A notice indicating the time and place of the hearing shall be sent to the parties in writing to the addresses listed on the application at least 14 calendar days prior to the date of the hearing, except that a lesser time period shall be permitted if agreed to by all the parties involved in the appeal. When a quorum of the LBBCA is not present at a hearing to hear an appeal, any party involved in the appeal shall have the right to request a postponement of the hearing. The LBBCA shall reschedule the appeal within 30 calendar days of the postponement, except that a longer time period shall be permitted if agreed to by all the parties involved in the appeal.

119.7 Hearings and decision. All hearings before the LBBCA shall be open meetings and the appellant, the appellant's representative, the locality's representative and any person whose interests are affected by the building official's decision in question shall be given an opportunity to be heard. The chairman shall have the power and duty to direct the hearing, rule upon the acceptance of evidence and oversee the record of all proceedings. The LBBCA shall have the power to uphold, reverse or modify the decision of the official by a concurring vote of a majority of those present. Decisions of the LBBCA shall be final if no further appeal is made. The decision of the LBBCA shall be by resolution signed by the chairman and retained as part of the record of the appeal. Copies of the resolution shall be sent to all parties by certified mail. In addition, the resolution shall contain the following wording:

"Any person who was a party to the appeal may appeal to the State Review Board by submitting an application to such Board within 21 calendar days upon receipt by certified mail of this resolution. Application forms are available from the Office of the State Re-view Board, 600 East Main Street, Richmond, Virginia 23219, (804) 371-7150."

119.8 Appeals to the State Review Board. After final de-termination by the LBBCA in an appeal, any person who was a party to the appeal may further appeal to the State Review Board. In accordance with Section 36-98.2 of the Code of Virginia for state-owned buildings and structures, appeals by an involved state agency from the decision of the building official for state-owned buildings or structures shall be made directly to the State Review Board. The application for appeal shall be made to the State Review Board within 21 calendar days of the receipt of the decision to be appealed. Failure to submit an application within that time limit shall constitute an acceptance of the building official's decision. For appeals from a LBBCA, a copy of the building official's decision and the resolution of the LBBCA shall be submitted with the application for appeal to the State Review Board. Upon request by the office of the State Review Board, the LBBCA shall submit a copy of all pertinent information from the record of the appeal. In the case of appeals involving state-owned buildings or structures, the involved state agency shall submit a copy of the building official's decision and other relevant information with the application for appeal to the State Review Board. Procedures of the State Review Board are in accordance with Article 2 (Section 36-108 et seq.) of Chapter 6 of Title 36 of the Code of Virginia. Decisions of the State Review Board shall be final if no further appeal is made.

Stephen J. Smallwood, CBO
Director of Building and Development Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

APPLICATION FOR
BOARD OF BUILDING CODE APPEALS
Ref: Virginia Uniform Statewide Building Code, Section 119

Date 1-22-2016

Name of Applicant Sabrina Anderson

Address 1012 Jami's Place

City Fredericksburg State VA Zip 22401

Property on which appearance is based 1012 Jami's Place 22401

Building Use group Classification/Type of Construction R

Application for Appeal must be based on one of the following reasons:

____ The Building Official has refused to grant a modification which complies with the intent of the provisions of the USBC; or

X The true intent of the USBC has been incorrectly interpreted; or

____ The provisions of the USBC do not fully apply; or

X The use of a form of construction that is equal to or better than that specified in the USBC has been denied.

Unless one of the above apply, there is no basis for appeal. The applicant shall submit a written request for an appeal within 30 calendar days of the receipt of the decision being appealed. (VA.U.S.B.C. 119.5).

Signed Sabrina Anderson
(Applicant)

Under VA. U.S.B.C. Section 119.6, the Board shall meet upon notice of the Chairman within thirty (30) days of the filing of an appeal.

FEE: $250.00 DATE PAID:

Your appeal to the Board of Building Code Appeals has been scheduled for a Public Hearing

On _____ at _____ in the Conference Room of City Hall,
(Date) (AM/PM)

715 Princess Anne Street, Fredericksburg, VA.

_____ _____
(Date) (Building Official)

RECEIVED
FEB - 1 2016
BY:

T A X R E C E I P T

Ticket #:00007780001 @@

CITY OF FREDERICKSBURG
BRENDA A. WOOD, TREASURER

P. O. BOX 267
FREDERICKSBURG VA 22404-0267

Date : 2/02/2016
Register: BD1/BD04C
Trans. #: 06924
Dept # : BP0000
Acct# :

BUILDING PERMITS
BUILDING CODE BOARD OF
APPEALS APPLICATION
1012 JAMI'S PLACE

SABRINA ANDERSON
1012 JAMIS PLACE
FREDERICKSBURG, VA 22401

Previous Balance	$	250.00
Principal Being Paid	$	250.00
Penalty	$	.00
Interest	$	.00
Amount Paid	$	250.00
*Balance Due	$	.00

Pd by Check 250.00 # 1544
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 2/2016

Sabrina Anderson 06-09
1012 Jamis Pl
Fredericksburg, VA 22401

68-957/514

1544

1-31 2016

Pay to the Order of City of Fredericksburg $250.00

Two hundred fifty & 00/100 Dollars

VA Partners Bank
410 William St
Fredericksburg, VA 22401

For Appeal Bldg code

Sabrina Anderson

⑆051409579⑆ 1010003659⑈ 1544

January 31, 2016
1012 Jami's Place
Fredericksburg, VA 22401

RE: Mr. Smallwood's letter dated December 31, 2015

Paragraph 1- False
City has had no interaction with me at all since December 2014. Councilman Ellis confiormed what I had complained of in recent Council Meeting, they have had constant contact with the builder in the past year. No meetings , phone calls or answers to certified letters from me.....
Builder only requested meeting after I had sent Bryton and the City a formal letter saying it had been four months with no agreement to Bryton's purchase of home and to enforce the building code.
I have records of the following- after meeting- *City notified Bryton I had made contact with the City (this was certified letter for request of a meeting with me over home), *had I signed the agreement proposed by Bryton originally, I could have been fined $25,000 for this
Bryton's attorney sent the purchase contract and post settlement (gag order) the following week with an email stating due to contact with the City, they had made a few provisions. My attorney let them know I was out of town that week (in GA). On my return the following week, I let Bryton Homes know I couldn't accept the terms to the contract. Several months is incorrect.

Paragraph 2- Summary
Mr. Smallwood states the building permit was issued according to 2009 VCC but that is false. I have provided evidence the ECS soil reports submitted used an outdated soil test called Standard Proctor ASTM D698 done in 2007. He has the Bryton hired ECS Field Reports #18 that says they arrived onsite to observe 2 sewer line installations and placement of soils and compaction on 3 lots. This report is February 28, 2007. ON the front page, they typed no placement of soil was observed and placed on this date. (They encountered fat clay when installing the sewer lines). ECS Field Report #19 shows Lot 41 had overburden (fill dirt) placed on March 1, 2007.
Mr. Smallwood quotes VCC R401.4 where it states he can make the ultimate decision whether or not a soil study has to be done. He cited Bryton Homes on October 20, 2014 for violation 403.1. This code references all footings be on undisturbed natural soils or engineered fill. Nothing has changed from that date other than I have quoted Mr. Smallwood saying "The best thing the builder could do is burn the house down and start all over". He now chooses to ignore this code exists. According to JES Foundations, there have been several foundation repairs done by them in this community, The City would have a record of these since a building permit would have to be issued. Mr. Smallwood has evidence all of the third party inspections are false as they all indicate there is no fill on the lot, no compaction tests and no engineered footings or slabs. If fill existed, the third party inspector would have to attach them (per city code requirements) as that is the only way they know what is supposed to be installed and inspected.

Paragraph 5- ECS
ECS lab results of the ASTM D4318 the building code R 403.1.8.1 requires indicate EVERY one of the 5 holes bored have PI and LL that is high shrink swell soil by this code. There is no room for interpretation to challenge this code. Their report is False regarding most of the footings are resting on natural soil. Reports and surveys show the 7 feet of fill is at the garage, 4 feet of fill is at the walkout condition. The front left corner has never been tested but has been filled more than the right front corner. ECS reports show some of the soil as MH and some as SM but SM is false if you enter the LL and PI of the lab tests,

all 5 soils fall in the cross hatched section indicating MH and CH- both unacceptable AS FILL AND BOTH HIGH SHRINK SWELL SOIL according to VCC R 405.1

Paragraph 6- False
No communication has happened between Bryton and myself regarding fixing the home. The proposed bands are not a method to cure the problem of the home being built on non-compacted, high shrink swell soil. Mr. Smallwood states in this paragraph, I will not allow the builder to install bands to install carbon fiber bands to correct the expansive soil foundation. The Code does not allow the builder to install fiber bands to correct expansive soil. The bands are a method to stop the foundation walls from collapsing in. No amount of bands will correct the heaving of the home, garage and sliding slope. Bands will not correct the doors will not close, locks not lock part of the year and cracking throughout the home. The volume of earth moving is clearly visible in photo documentation from ECS and more recently both from under the patio/ screened porch and behind my fence.

Paragraph 7- False and Conflict
The cracks observed by ECS are tremendously larger at this time as evidenced by photos and the foundation wall has cracked in at least one are all of the way down- not there October 2014. ALL borings indicate high shrink swell soil and fill has been placed in a violation of the building code. (see JES Foundation Repairs reports and all 3 of AlexCom's) as well as the codes. There is no allowance for you to disregard the code nor "interpret" the Atterburg lab test results. The Atterburg test limits are clearly defined by code.
Mr. Bigoney charged me $500 to look at my home for violations in April 2014. He did not find any violations visible after spending 40 minutes in my basement with plans and flooring specs. He became upset when I told him there were certain types of fasteners for the floor joists in contrary to his belief. He stated if I would prove him incorrect in writing, he would gladly refund my money. I had pointed out the bounce in the floors and the "cuts" in the engineered joists as well as the crooked steel beam . Ultimately, after the City officials came out when I had 2 other builders present, Bryton was cited for 11 framing violations visible in the basement including anchorage, bowed joist, holes for HVAC, width of joist span increased from specs. The steel beam had to be corrected as well as well as fastener information provided. It appears Bigoney Engineering has been used by the City to confirm their findings as far back as 1988 so this is a long time standing relationship. I didn't know that when I hired him to do a visual inspection for $500 to see if the City has overlooked any codes. It was discovered also the joists were substituted for a much smaller size than on city approved plans- also not noticed by Mr. Bigoney.

Mr. Smallwood's conclusion references 1808.6 of the IBC and the bands to fix a foundation- .
IBC 1808.5 and 1806 cover expansive soil foundations, 1808.6.1 or 1806.2 is a method for repairs by code for expansive soil. WRI/CRSI or PSI... Helical piers are the proven, code required metjod for expansive, shifting soil. The creeping slope stability will still have to be addressed as well as the garage and patio shifting.

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401

JAN 2 8 2016

January 22, 2016

Mr. Stephen Smallwood
Deputy Director of Building
Services Division

Sent Certified and regular mail-- January 22, 2016.

RE: 1012 Jami's Place
Fredericksburg, VA 22401

Dear Mr. Smallwood:

For a year, I have tried to get a remedy for my home being built on non-compacted high shrink swell soil. The results of which still remain are wavy floors, doors that won't close or lock, cracked drywall above doorways and corners, separated trim, separated and cracked tile/ grout, lopsided doors, sinking and separating of garage and patio slab, cracked foundation in several spots- some from plate to slab more recently as well as the sliding yard, severely damaged driveway and sewer gas smell under master vanity reported to Bryton Homes and yourself on the first year repairs and 13 code violations correction.

I have not heard from the City in over a year and **this is your first communication with me regarding your opinion of the Atterburg tests performed**. I will follow your recommendation to allow Bryton Homes to install carbon fiber strips on the foundation walls. I understand it is your professional opinion carbon fiber strips will correct the non-compacted highly expansive fill dirt on this lot. Since it will cure this home of any Virginia Construction Code violations, please address with Bryton Homes any permits that need to be obtained. Once he has the permit and gives me available dates, I can arrange for someone to be at the home.

Just FYI- The roof on the left side of the smaller reverse A has sunken between the joists- most visible in the sunlight. Please send me what the VCC says regarding fill dirt and expansive soil remediation for my records.

Regards,

Sabrina Anderson

Sabrina Anderson

CC: Certified- Bryton Homes, LLC
Cc: Charles Johnston, Bev Cameron

Delivered, signed 1/29/2016

cc- City Officials

■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Worth Jenkins
8405 Greensboro Drive,
Suite P-130
McLean, VA 22102

9590 9401 0100 5168 8467 96

2. Article Number (Transfer from service label)

7015 0640 0002 9104 0085

PS Form 3811, April 2015 PSN 7530-02-000-9053

X (N. [illegible]) ☐ Agent ☐ Addre

B. Received by (Printed Name) Dori Hazan

C. Date of Del 1/29/1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
X Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
...ured Mail
...ured Mail Restricted Delivery
...r $500)
☐ Priority Mail Express
☐ Registered Mail™
☐ Registered Mail Restr Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmatio
☐ Signature Confirmatio Restricted Delivery

Domestic Return Recei

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box •

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401

USPS TRACKING#

9590 9401 0100 5168 8467 96

Stephen J. Smallwood, C.B.O., Director
Deputy Director
Building Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

LOCAL BUILDING CODE BOARD OF APPEALS
MINUTES FOR MARCH 9, 2016 MEETING

A meeting of the Local Building Code Board of Appeals (LBCBA) was held on March 9, 2016 in the Suite on the 2nd Floor of City Hall at 4:00 p.m.

LBCBA Members Present: James McGhee, Chairman, Thomas Wack, William Thornton and Michael Taggert.

Others Present: Debby Hall, Recording Secretary for LBCBA, (B&DS), Jeffrey Bragg, Chuck Johnston, and Bert Bigoney. Sabrina Anderson, the Appellant was also present as well as family members and supporters.

APPEAL: Shrink Swell Soil – 1012 Jami's Place, Fredericksburg, VA 22401

The first order of business was election of Chair for the Board. Mr. Wack made a motion seconded by Mr. Taggert to nominate Mr. McGhee for Chairman of the Board. Motion unanimous.

Mr. McGhee called the meeting to order at 4:00 p.m.

Ms. Anderson reviews her application and all documents submitted in detail. She mentioned the discrepancies of the soils report from ECS and Alexcom. She stated that the lot is also fill as well as shrink well soil issues. She stated that the she is upset with ECS and did not understand why the City would accept these reports. Ms. Anderson stated that she has sewer gas smells in one bath and large cracks in doors and drywall. There are also issues around the patio. Photos were submitted as part of the application. Ms. Anderson also presented additional reports at the meeting that were not part of the initial application.

Solutions have been suggested to remedy the problem. One was helical piers and the other carbon straps. Ms. Anderson agreed to have the carbon straps installed but later said that she did not feel that these would address the patio and other areas of the house. Ms. Anderson presented an estimate from JES Foundation that stated that repairs to the foundation would be $55,000.00.

Mr. Bigoney was retained by the City discussed a letter he wrote regarding the discrepancies between the two soil reports.

Mr. Johnston stated that the letter written by the Building Official states that the house is not Unsafe. This limits what the Building Official can do and thinks that this is a civil matter between the property owner and the Contractor.

Other Business –

A motion was made by Mr. Taggert and seconded by Mr. Wack to approve the minutes.

A motion was made by Mr. Wack and seconded by Mr. Thornton to approve the Bylaws.

The Hearing Procedures were revised and will be sent to Mr. McGhee for signature.

Debby A. Hall, Recording Secretary, LBCBA

NOTE: A recording of the meeting is on file.

REVISED 3-25-16

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

RESOLUTION

CITY OF FREDERICKSBURG
LOCAL BOARD OF BUILDING CODE APPEALS

Meeting Date: March 9, 2016
Decision Date: March 9, 2016

LBBCA Member Present: James McGhee, Thomas Wack, William Thornton & Michael Taggert

Appellant: Sabrina Anderson, Homeowner

Property: 1012 Jami's Place, Fredericksburg, VA 22401

Issue of the Appeal: Shrink Swell Soil

Decision of the Board: On a motion of Thomas Wack, seconded by Michael Taggert, the Board voted unanimously to take no action on the appeal based on the following –

The Appellant has shown and the Building Official has determined that at least some of the soils at 1012 Jami's Place show a high potential for shrink/swell characteristics. The Building Official has indicated that these soils were not evident at the time of construction but their presence has been confirmed by two soils engineers, AlexCom and ECS after the Certificate of Occupancy was issued. The two engineering reports differ on the extent and location of shrink swell soil.

The Appellant's appeal was based on the presence of shrink swell soil and the foundation as constructed violates Virginia Construction Code R403.1.8. The Building Official has concluded that presence of these soils does require a remedy as stated in this code section. "Foundations on expansive soils. *Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code.*"

The Building Official has determined that the builder's proposed remedy, the installation of carbon fiber reinforced polymer bands, is an acceptable remedy to the VCC violation. However, the Appellant has rejected this remedy because the Appellant believes this will not address potential vertical shifting of the house. Evidence was presented to the Board at the meeting indicating that the house may be experiencing normal settling. Evidence was also presented that

shrink-swell soils have been found at specific spots under the foundation, however the full extent of such soils under the structure is not known at this time.

The Building Official had concluded that nothing in the Virginia Construction Code authorizes the Building Code Official to order a builder to implement a solution, for a structure that is not unsafe, that has been rejected by a homeowner. Further, the Local Board of Building Code Appeals had determined that it cannot require the Building Official to order a builder to implement a solution that has been rejected by a homeowner. Therefore no action is appropriate.

Further Appeal: Upon receipt of this resolution, any person who was a party to the appeal may appeal to the State Building Code Technical Review Board by submitting an application to such Board within 21 calendar days. Application forms are available from the Office of the State Review Board, Main Street Centre, 600 East Main Street, Suite300, Richmond, Virginia 23219, (804) 371-7000.

James McGhee, Chairman, Building Code Appeals Board

EXHIBIT F

REVISED 3-25-16

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

RESOLUTION

CITY OF FREDERICKSBURG
LOCAL BOARD OF BUILDING CODE APPEALS

Meeting Date: March 9, 2016
Decision Date: March 9, 2016

LBBCA Member Present: James McGhee, Thomas Wack, William Thornton & Michael Taggert

Appellant: Sabrina Anderson, Homeowner

Property: 1021 Jami's Place, Fredericksburg, VA 22401

Issue of the Appeal: Shrink Swell Soil

Decision of the Board: On a motion of Thomas Wack, seconded by Michael Taggert, the Board voted unanimously to take no action on the appeal based on the following –

The Appellant has shown and the Building Official has determined that at least some of the soils at 1012 Jami's Place show a high potential for shrink/swell characteristics. The Building Official has indicated that these soils were not evident at the time of construction but their presence has been confirmed by two soils engineers, AlexCom and ECS after the Certificate of Occupancy was issued. The two engineering reports differ on the extend and location of shrink swell soil.

The Appellant's appeal was based on the presence of shrink swell soil and the foundation as constructed violates Virginia Construction Code R403.1.8. The Building Official has concluded that presence of these soils does require a remedy as stated in this code section. "Foundations on expansive soils. *Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code."*

The Building Official has determined that the builder's proposed remedy, the installation of carbon fiber reinforced polymer bands, is an acceptable remedy to the VCC violation. However, the Appellant has rejected this remedy because the Appellant believes this will not address potential vertical shifting of the house. Evidence was presented to the Board at the meeting indicating that the house may be experiencing normal settling. Evidence was also presented that

shrink-swell soils have been found at specific spots under the foundation, however the full extent of such soils under the structure is not known at this time.

The Building Official had concluded that nothing in the Virginia Construction Code authorizes the Building Code Official to order a builder to implement a solution, for a structure that is not unsafe, that has been rejected by a homeowner. Further, the Local Board of Building Code Appeals had determined that it cannot require the Building Official to order a builder to implement a solution that has been rejected by a homeowner. Therefore no action is appropriate.

Further Appeal: Upon receipt of this resolution, any person who was a party to the appeal may appeal to the State Building Code Technical Review Board by submitting an application to such Board within 21 calendar days. Application forms are available from the Office of the State Review Board, Main Street Centre, 600 East Main Street, Suite300, Richmond, Virginia 23219, (804) 371-7000.

James McGhee

James McGhee, Chairman, Building Code Appeals Board

REVISED 3-25-16

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

RESOLUTION

CITY OF FREDERICKSBURG
LOCAL BOARD OF BUILDING CODE APPEALS

Meeting Date: March 9, 2016
Decision Date: March 9, 2016

LBBCA Member Present: James McGhee, Thomas Wack, William Thornton & Michael Taggert

Appellant: Sabrina Anderson, Homeowner

Property: 1012 Jami's Place, Fredericksburg, VA 22401

Issue of the Appeal: Shrink Swell Soil

Decision of the Board: On a motion of Thomas Wack, seconded by Michael Taggert, the Board voted unanimously to take no action on the appeal based on the following –

The Appellant has shown and the Building Official has determined that at least some of the soils at 1012 Jami's Place show a high potential for shrink/swell characteristics. The Building Official has indicated that these soils were not evident at the time of construction but their presence has been confirmed by two soils engineers, AlexCom and ECS after the Certificate of Occupancy was issued. The two engineering reports differ on the extent and location of shrink swell soil.

The Appellant's appeal was based on the presence of shrink swell soil and the foundation as constructed violates Virginia Construction Code R403.1.8. The Building Official has concluded that presence of these soils does require a remedy as stated in this code section. "Foundations on expansive soils. *Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code.*"

The Building Official has determined that the builder's proposed remedy, the installation of carbon fiber reinforced polymer bands, is an acceptable remedy to the VCC violation. However, the Appellant has rejected this remedy because the Appellant believes this will not address potential vertical shifting of the house. Evidence was presented to the Board at the meeting indicating that the house may be experiencing normal settling. Evidence was also presented that

bands on walls will not affect floor slab in basement, garage, porch, patio or yard sliding.

RESOLUTION
Local Board of Building Code Appeals
March 9, 2016
Page 2

Incorrect- all testing done @ or below foundation level-

shrink-swell soils have been found at specific spots under the foundation, however the full extent of such soils under the structure is not known at this time.

NOTHING under structure NO engineer nor does state require testing under Home

The Building Official had concluded that nothing in the Virginia Construction Code authorizes the Building Code Official to order a builder to implement a solution, for a structure that is not unsafe, that has been rejected by a homeowner. Further, the Local Board of Building Code Appeals had determined that it cannot require the Building Official to order a builder to implement a solution that has been rejected by a homeowner. Therefore no action is appropriate.

Further Appeal: Upon receipt of this resolution, any person who was a party to the appeal may appeal to the State Building Code Technical Review Board by submitting an application to such Board within 21 calendar days. Application forms are available from the Office of the State Review Board, Main Street Centre, 600 East Main Street, Suite300, Richmond, Virginia 23219, (804) 371-7000.

James McGhee

James McGhee, Chairman, Building Code Appeals Board

False- see copy letter to City and Bryton Homes sent 1-22-2016 allowing strips to be installed- BOTH letters by BOTH officials ignored.

COPY

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board
Main Street Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219
Tel: (804) 371-7150, Fax: (804) 371-7092, Email: alan.mcmahan@dhcd.virginia.gov

APR 20 2016
AM

APPLICATION FOR ADMINISTRATATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

☒ Uniform Statewide Building Code

☐ Statewide Fire Prevention Code

☐ Industrialized Building Safety Regulations

☐ Amusement Device Regulations

Appealing Party Information (name, address, telephone number and email address):

Sabrina Anderson 1012 Jami's Place Fredericksburg, VA 22401
540-373-0100, extension 134 sabrina@cbcarriagehouse.com

Opposing Party Information (name, address, telephone number and email address of all other parties):

Bryton Homes 8405 Greensboro Drive Suite P-130 McLean, VA 22102

City of Fredericksburg- Building Services Division PO Box 7447 715 Princess Anne St Fredericksburg, VA 22401 Deputy Director- Stephen J. Smallwood

City of Fredericksburg Local Board of Building Code Appeals 715 Princess Anne St PO Box 7447 Fredericksburg, VA 22401

Additional Information (to be submitted with this application)
- Copy of enforcement decision being appealed
- Copy of record and decision of local government appeals board (if applicable and available)
- Statement of specific relief sought

CERTIFICATE OF SERVICE

Mailed 4-19-'16

→ I hereby certify that on the 15th Sa. 12th day of April, 2016, a completed copy of this application, including the additional information required above, was either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Applicant: Sabrina Anderson

Name of Applicant: Sabrina Anderson
(please print or type)

* HAD TO BE FILED BY MARCH 30 & IT WAS NOT

To; Commonwealth of Virginia
Department of Housing and Community Development
State Technical Review Board
Richmond, VA 23219

April 15, 2015

Dear Sirs:

I am appealing the decision of the City of Fredericksburg Local Board of Building Code Appeals. They cite 1808.6 of the IBC as their reasoning behind their decision. However, installing CFRP bands will not meet the guidelines of IBC 1808.6. If read, this solution does not meet 1808.6.1, 1808.6.2, 1808.6.3, 1808.6.4. My home is in violation of IBC 1809.2, 1803 as well.

The first paragraph of the denial letter states the soils were not evident at the time of construction but confirmed after Occupancy Permit.

1

- It has been confirmed lot was filled with 4- 7 feet of fill dirt and VCC R403.1 requires the foundation be built on "undisturbed natural soil or engineered fill". The City cannot remove that requirement from the State Code. VCC 403.8 covers the requirements for expansive soil as well and is another violation confirmed by both ECS and AlexCom's tests. It should be noted in the Appeals Hearing that was recorded Mr. Bigoney made the statement he didn't know anything about shrink swell soil or MH soil even though he was representing the City regarding the soil issues. The basement walls (some are 8 foot high with 7 foot of unbalanced backfill) did not meet VCC 404.1 and the home is in violation of VCC 405.

2

- Both the City and Bryton have cited Lot 41 as being filled and tested on 2/28/2007. However, ECS report #18 dated February 28, 2007 submitted by Bryton has a front page summary sheet that says
  1- They did NOT place any soil on that date. (they encountered fat clay (high shrink swell soil) at the storm sewer lateral being installed and had to remedy
  2- Same report states all lots tested met or exceeded the ASTM D698 of 95% corrected maximum dry density. IF lot 41 was actually tested, report indicates much less than 95% in results.
  3- ASTM D698 had been replaced by the USBC with Modified Proctor ASTM D1557. ASTM D1557 is more than twice as stringent in testing due to foundations failing.
  4- In March 1. 2007 Field Report #19 by ECS and submitted to the City, it is indicated in black markings Lot 41 and 45 (lots adjoin each other) had overburden placed on March 1st. It indicates Lot 45 had testing done, however, Lot 41 had no testing done when filled in.

3 All of the structural concrete inspections were performed by a private third party engineer hired by Bryton Homes and every one states there is no fill, no engineered footings and no shrink swell clay present- all FALSE reports. This includes all footings, basement slab, porch slab and garage slab.

4 I spoke to Joe Alexander of AlexCom and he stated the carbon fiber strips attached to the basement walls may help with the walls caving in as they are cracked all of the way through in several places due to the vertical pressure, strips on the walls will not do anything to stop the heaving and collapsing annually of the soil under the basement, garage and patio. Currently, the bathroom door nor master bedroom will go shut as evidenced by photos taken.

5 All 3 marble thresholds had to be replaced by Bryton in October 2014. The sewer gas smell from under the vanity is overbearing at times. The garage and patio are separating from the house pad and have dropped. The driveway is in terrible condition on the edges (a sign of shrink swell soil) and the yard continues to slide downwards, outwards from the 42 foot patio and against the fence. A slug was in the shower that came through the exterior foundation cracks, the basement windows have several cracks above them all the way through the foundation. The cracks have grown in number and size since 2014 and the yard slippage. Several sprinkler heads are leaning and almost not visible due to earth shifting.

6 The bands suggested are not proven but are still only to strengthen foundation walls not the heave and collapse from expansive soil and definitely will not affect the garage, patio or slipping yard at all. Mr. Stephen Smallwood made the statement in front of others..."the best thing the builder could do is take a match and burn this home down and start all over".... The City Attorney sent out a confidential memorandum not to alter or destroy documents as they expected me to sue them in light of all of the code violations and the newest one-(shrink swell soil). I only want the home to be repaired properly. I cannot lawfully sell this home without revealing the shrink swell soil issue as well as the other violations not corrected as I am a licensed realtor.

7 I know of no evidence the home may be experiencing normal settling in contradiction to the statement made by the Appeals Board.

8 ECS Report dated December 15, 2014 in response to AlexCom's report states on page 5 that laboratory testing indicated liquid limits between 71 and 87 and plasticity indices between 23 and 53. All 4 of ECS laboratory testing show HIGH shrink swell soil according to the VCC 403.1.8. One boring of the 5 indicates medium shrink swell soil.

9 ECS reports there are no signs of the yard sliding- photos of such and AlexCom's reprt as well as the fence condition currently that has 8-12 inches of dirt pushing against the boards are in conflict with this statement.

10 The home is not in predominantly natural earth as ECS states. Their report shows 7 feet of fill dirt on HA1. This is the garage. HA2 has 6 feet of fill and the basement at this level is 5-6 feet in ground and exhibits cracks all the way through to the basement slab. The lot is sloped downwards as it goes to the rear. HA3 has more fill dirt than HA4 so only 2 fett of fill dirt would

be inaccurate, according to original survey. HA4 on the ECS report (Northwest corner/rear) indicates the entire 4 foot examined was all fill dirt. This corner would have been the lowest corner of natural soil as the lot dropped towards the cul-de-sac and to the rear on original survey and to this day. HA5 is going toward the front and indicates 2 feet of fill.

11 ECS laboratory reports indicate the lot was filled with MH and fat clay- both USBC violations. ECS included the 2/28/2007 report for compaction and testing for Lot 41 which is a false report as the lot was not filled on 2/28th but on March 1st, according to their own paperwork submitted to the City. ECS cites the private party's concrete inspections that have been proven false and misleading. ECS recommended additional Atterburg testing be done in several areas- this was never offered to be done. The draintile mentioned in her report was daylighted (and easily seen) beyond the fence by Green Spring Irrigation.

12 Page 2 of the Appeals Board cites they do not know what kind of soil is UNDER the structure. Nor do I but the State recommends two borings be done on opposite corners and the scientist use the weakest of the two to determine strength. I do not know of a soil engineer who does the soil testing under the slabs (basement, garage, porch and patio).

13 Worth Jenkins, President of Bryton Homes, informed me the wet spots in my basement under two Persian rugs when moved were due to it taking concrete a year to cure. Ultimately, it was discovered the whirlpool tub had to be lifted out of its frame because it had been installed with a broken pipe on the tub only accessible by removing from the framing. This caused water to rain down on the handmade rugs stored below.

14 I also have in writing from Mr. Jenkins explaining an unwanted structural change being necessary on March 2013 due to the City of Fredericksburg changing the Code after he started my hoe in Feb 2013 and before he completed the framing related to wind bracing. He stated he couldn't ignore their building code change. I subsequently found out the City does not make up codes only has the power to enforce the Uniform Statewide Building Codes.

15 The State code further reinforces testing of soils if questionable even when not filling in the lot.... It has been discovered.... Bryton Homes had to have a backhoe that got so mired in the clay, it could not free itself so they had to hire a tow truck to pull off lot. The water was so intrusive, they roped off a large square 6 x 5 to drain water into while building. The superintendent told other contactors to stay off the high side of the lot as it was "bad" soil.

16 I respectfully request you examine the 2007 Field reports, the footings and slab inspections, AlexCom's reports, ECS laboratory reports on 5 borings and review the photos of the condition of the home.

17 It is my opinion Bryton Homes submitted erroneous soil reports and building inspections. Bryton Homes should stabilize the home, the garage and the yard. As well as correct the remaining code violations inside the home.

Respectfully,

Sabrina Anderson

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401

Attachments:
AlexCom's reports of July 2014
A;lexCom's letters dated November and December 2015
ECS reports
Local Appeals Board Findings
City Building Inspector's findings
Photos
JES Foundation's estimate for partial repair and email stating yard is impossible to stabilize
Wikipedia- Carbon Fiber Reenforcing Polymer Bands

HAND WRITTEN COMMENTS BY HER

P.S. ① The City sold the builder company the land in 12/2006 for 8 million dollars.

② Both City + Bryton have agreed - 1-22-16 letter sent authorizing strips to be installed even though I disagree it will fix leaving 8 basement garage, patio + yard sliding. Letter sent certified.

Combined Documents Submitted by Both Parties

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

LETTER OF TRANSMITTAL

March 1, 2007

The Georgelas Group, LLC
8405 Greensboro Drive
Suite P-130
McLean, VA 22102

ATTN: Mr Tony Georgelas

RE: **The Preserve at Smith Run Sec. 2 - CMT**

ECS Job # **05:2846-F**

Permits: **1207-06**

Location: **Cowan Blvd Snowden Hills Blvd**
Fredericksburg, VA

We are enclosing:

X Materials Engineering Division Reports
X For your use
X As requested

CC: **Virginia Construction Company - Ted Kelso**
Development Consulting Services, PLC - Joe Adams
The Georgelas Group, LLC - Paul Georgelas
The Georgelas Group, LLC - Joe Warren
City of Fredericksburg - Bassam M. Amin, P.E.
Virginia Construction Company - Kurt Teaster

ENCL:

Field Report # 18 02/28/2007 Soils

RECEIVED
MAR 6 2007

COMMONWEALTH OF VIRGINIA
KATHRYN M. FREIBERGER
No. 03387
MAR 1 2007
PROFESSIONAL ENGINEER

Kathryn Freiberger, P.E.
Principal Engineer

William Pratt, P.E.
Project Engineer

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

FIELD REPORT

Project No.	05:2846-F
Report No.	18
Day & Date	Wednesday 02/28/2007
Weather	45°/ Sunny
On-Site Time	8.50
Lab Time	0.25
Travel Time*	0.25
Total	9.00
Re Obs.Time	0.00

Project	The Preserve at Smith Run Sec. 2 - CMT
Location	Fredericksburg, VA
Client	The Georgelas Group, LLC - Tony Georgelas
Contractor	Virginia Construction Company - Ted Kelso

Remarks: Soils

Trip Charges* Tolls/Parking* Mileage* 7

Chargeable Items: Nuclear Gauge Rental

Time of	Arrival	Departure
	08:15A	04:45P

* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

The undersigned arrived on site, as requested, to observe the placement and compaction of soils at lots 41, 42, and 45. Please see the attached sketch.

Utilizing the nuclear test method to check the compaction of soils; test results indicated that the compacted material, at the areas and elevations tested, met or exceeded the project requirements of 95% of the maximum dry density as obtained in our laboratory using the Standard Proctor Method (ASTM D-698).

Locations and elevations of all tests are based on stakeout provided by others. We cannot be responsible for structures located off of the observed engineered pad, misaligned utilities or stakeout errors causing uncontrolled fill to be placed in structural areas.

The soils observed on this date appeared to be placed in accordance with project drawings and specifications with regard to lift thickness and moisture content.

The undersigned observed the installation of storm sewer line from structure 10 to 11, however, no backfill was placed on this date.

By Kenneth Daniel 1800

68495

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

LETTER OF TRANSMITTAL

March 2, 2007

The Georgelas Group, LLC
8405 Greensboro Drive
Suite P-130
McLean, VA 22102

ATTN: Mr Tony Georgelas

RE: **The Preserve at Smith Run Sec. 2 - CMT**

ECS Job # **05:2846-F**

Permits: **1207-06**

Location: **Cowan Blvd Snowden Hills Blvd**
Fredericksburg, VA

We are enclosing:

X Materials Engineering Division Reports
X For your use
X As requested

CC: **Virginia Construction Company - Ted Kelso**
Development Consulting Services, PLC - Joe Adams
The Georgelas Group, LLC - Paul Georgelas
The Georgelas Group, LLC - Joe Warren
City of Fredericksburg - Bassam M. Amin, P.E.
Virginia Construction Company - Kurt Teaster

ENCL:

Field Report # 19 03/01/2007 Soils

RECEIVED
MAR 6 2007

COMMONWEALTH OF VIRGINIA
KATHRYN M. FREIBERGER
No. 033870
PROFESSIONAL ENGINEER
MAR 2 2007

Kathryn Freiberger, P.E.
Principal Engineer

William Pratt, P.E.
Project Engineer

for testing

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

LETTER OF TRANSMITTAL

March 2, 2007

The Georgelas Group, LLC
8405 Greensboro Drive
Suite P-130
McLean, VA 22102

ATTN: Mr Tony Georgelas

RE: **The Preserve at Smith Run Sec 2 - CMT**

ECS Job # **05:2846-F**

Permits: **1207-06**

Location: **Cowan Blvd Snowden Hills Blvd**
Fredericksburg, VA

We are enclosing:

X Materials Engineering Division Reports
X For your use
X As requested

CC: **Virginia Construction Company - Ted Kelso**
Development Consulting Services, PLC - Joe Adams
The Georgelas Group, LLC - Paul Georgelas
The Georgelas Group, LLC - Joe Warren
City of Fredericksburg - Bassam M. Amin, P.E.
Virginia Construction Company - Kurt Teaster

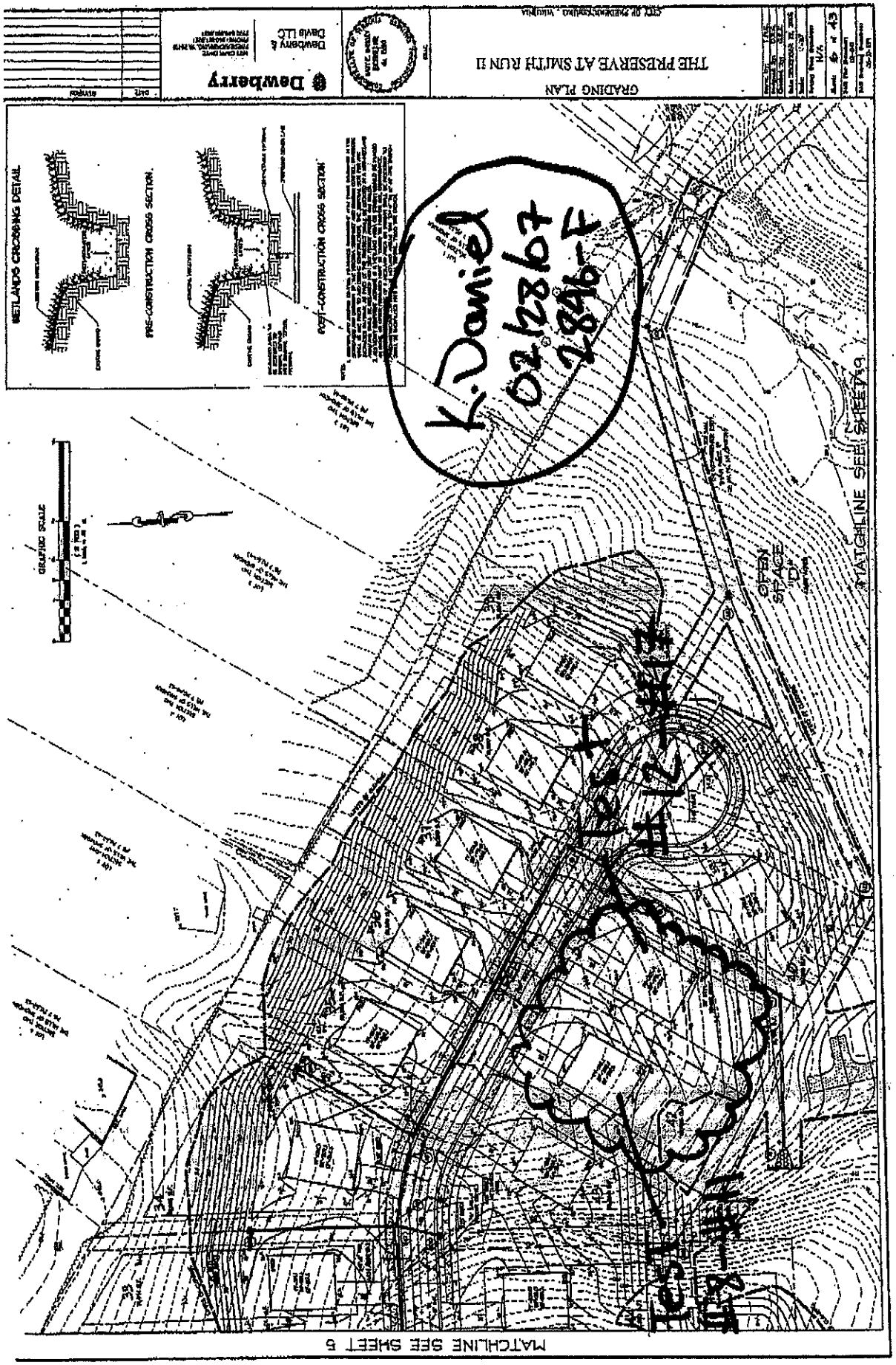
ENCL: Field Report # 19 03/01/2007 Soils

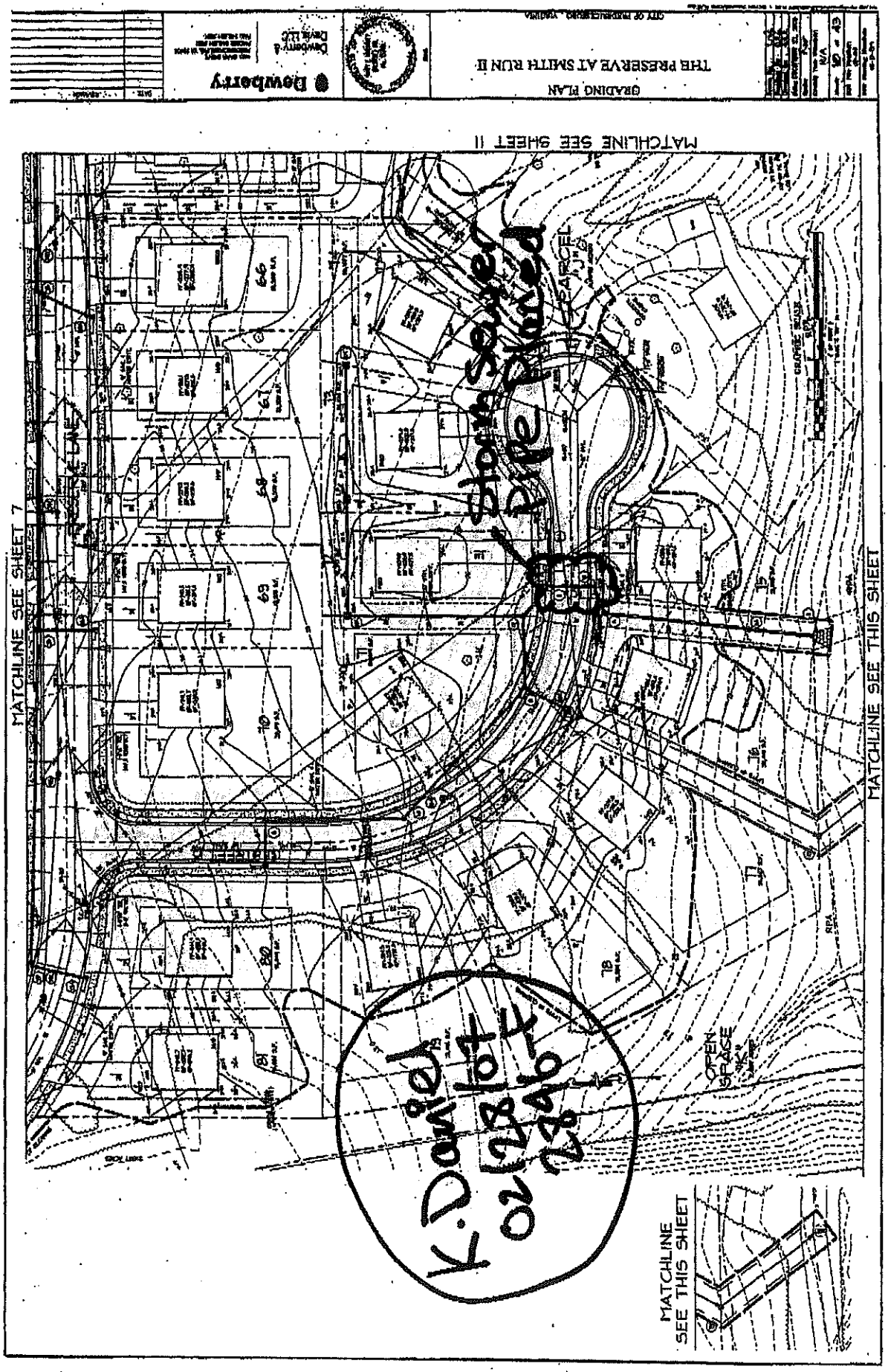
RECEIVED
MAR 6 2007

COMMONWEALTH OF VIRGINIA
KATHRYN M. FREIBERGER
No. 033870
PROFESSIONAL ENGINEER
MAR 2 2007

Kathryn Freiberger, P.E.
Principal Engineer

William Pratt, P.E.
Project Engineer


GRADING PLAN
THE PRESERVE AT SMITH RUN II
Dewberry
Dewberry & Davis LLC
WETLANDS CROSSING DETAIL
PRE-CONSTRUCTION CROSS SECTION
POST-CONSTRUCTION CROSS SECTION
GRAPHIC SCALE
OPEN SPACE "D"
MATCHLINE SEE SHEET 9
MATCHLINE SEE SHEET 5
K. Daniel
02/28/07
2896-F
Test #12-#17
Test #8-#11


GRADING PLAN
THE PRESERVE AT SMITH RUN II
Dewberry
MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 7
MATCHLINE SEE THIS SHEET
MATCHLINE SEE THIS SHEET
Storm Sewer Pipe Placed
K. Daniel 02/28/07 2846-F
OPEN SPACE

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 02/28/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40274
Model	mc1dr	Moisture Std	8254
Ser. No.	md80504264		

Sample:2 Description: brown clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 117.10 Uncorrected Opt. MC: 13.1

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
2	DT	8	Lot 45	sub-18	0.00	117.10	13.10	121.7	101.2	20.2	86.4	P	
6	DT	8	Lot 45	sub-14	10.00	120.79	11.99	134.6	117.4	14.7	97.2	P	

Sample:5 Description: brown and grey clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 103.50 Uncorrected Opt. MC: 20.3

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
3	DT	8	Lot 45	sub-17	0.00	103.50	20.30	122.3	101.7	20.3	98.3	P	
1	DT	8	Lot 45	sub-19	5.00	105.54	19.38	118.9	101.3	17.4	96.0	P	
4	DT	8	Lot 45	sub-16	5.00	105.54	19.38	127.1	103.8	22.5	98.4	P	

Sample:6 Description: brown clayey sand Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 109.10 Uncorrected Opt. MC: 16.2

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 02/28/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40274
Model	mc1dr	Moisture Std	8254
Ser. No.	md80504264		

Sample:6 Description: brown clayey sand Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 109.10 Uncorrected Opt. MC: 16.20

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
5	DT	8	Lot 45	sub-15	5.00	111.06	15.49	127.1	108.1	17.6	97.3	P	

Sample:7 Description: reddish brown lean clay, trace gravel Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 111.70 Uncorrected Opt. MC: 16.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
7	DT	8	Lot 45	sub-13	15.00	117.65	14.16	132.7	114.0	16.4	96.9	P	

Sample:9 Description: brown silty clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 92.10 Uncorrected Opt. MC: 25.80

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
8	DT	8	Lot 42	sub-4	25.00	103.88	19.85	119.0	100.4	18.5	96.6	P	
9	DT	8	Lot 42	sub-3	25.00	103.88	19.85	120.3	100.9	19.2	97.1	P	

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 02/28/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40274
Model	mc1dr	Moisture Std	8254
Ser. No.	md80504264		

Sample:9 Description: brown silty clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 92.10 Uncorrected Opt. MC: 25.80

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data				P / F	Comments
								Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)		
10	DT	8	Lot 42	sub-2	20.00	101.29	21.04	121.1	100.7	20.3	99.4	P	
11	DT	8	Lot 42	sub-1	25.00	103.88	19.85	119.7	100.6	18.9	96.8	P	
12	DT	8	Lot 41	sub-5	5.00	94.24	24.61	110.9	89.9	23.4	95.4	P	
13	DT	8	Lot 41	sub-4	0.00	92.10	25.80	111.3	89.3	24.6	97.0	P	
14	DT	8	Lot 41	sub-3	0.00	92.10	25.80	109.4	88.4	23.8	96.0	P	
15	DT	8	Lot 41	sub-3	0.00	92.10	25.80	109.4	88.4	23.8	96.0	P	
16	DT	8	Lot 41	sub-2	0.00	92.10	25.80	112.6	89.9	25.2	97.6	P	
17	DT	8	Lot 41	sub-1	0.00	92.10	25.80	111.8	90.1	24.1	97.8	P	

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

FIELD REPORT

Project No.	05:2846-F
Report No.	18
Day & Date	Wednesday 02/28/2007
Weather	45°/ Sunny
On-Site Time	8.50
Lab Time	0.25
Travel Time*	0.25
Total	9.00
Re Obs.Time	0.00

Project	The Preserve at Smith Run Sec. 2 - CMT
Location	Fredericksburg, VA
Client	The Georgelas Group, LLC - Tony Georgelas
Contractor	Virginia Construction Company - Ted Kelso

Remarks: Soils

Trip Charges* Tolls/Parking* Mileage* 7

Chargeable Items: Nuclear Gauge Rental

Time of Arrival 08:15A Departure 04:45P

* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

The undersigned arrived on site, as requested, to observe the placement and compaction of soils at lots 41, 42, and 45. Please see the attached sketch.

Utilizing the nuclear test method to check the compaction of soils; test results indicated that the compacted material, at the areas and elevations tested, met or exceeded the project requirements of 95% of the maximum dry density as obtained in our laboratory using the Standard Proctor Method (ASTM D-698). - False - See page 7

Locations and elevations of all tests are based on stakeout provided by others. We cannot be responsible for structures located off of the observed engineered pad, misaligned utilities or stakeout errors causing uncontrolled fill to be placed in structural areas.

The soils observed on this date appeared to be placed in accordance with project drawings and specifications with regard to lift thickness and moisture content.

The undersigned observed the installation of storm sewer line from structure 10 to 11, however no backfill was placed on this date.

[redacted]

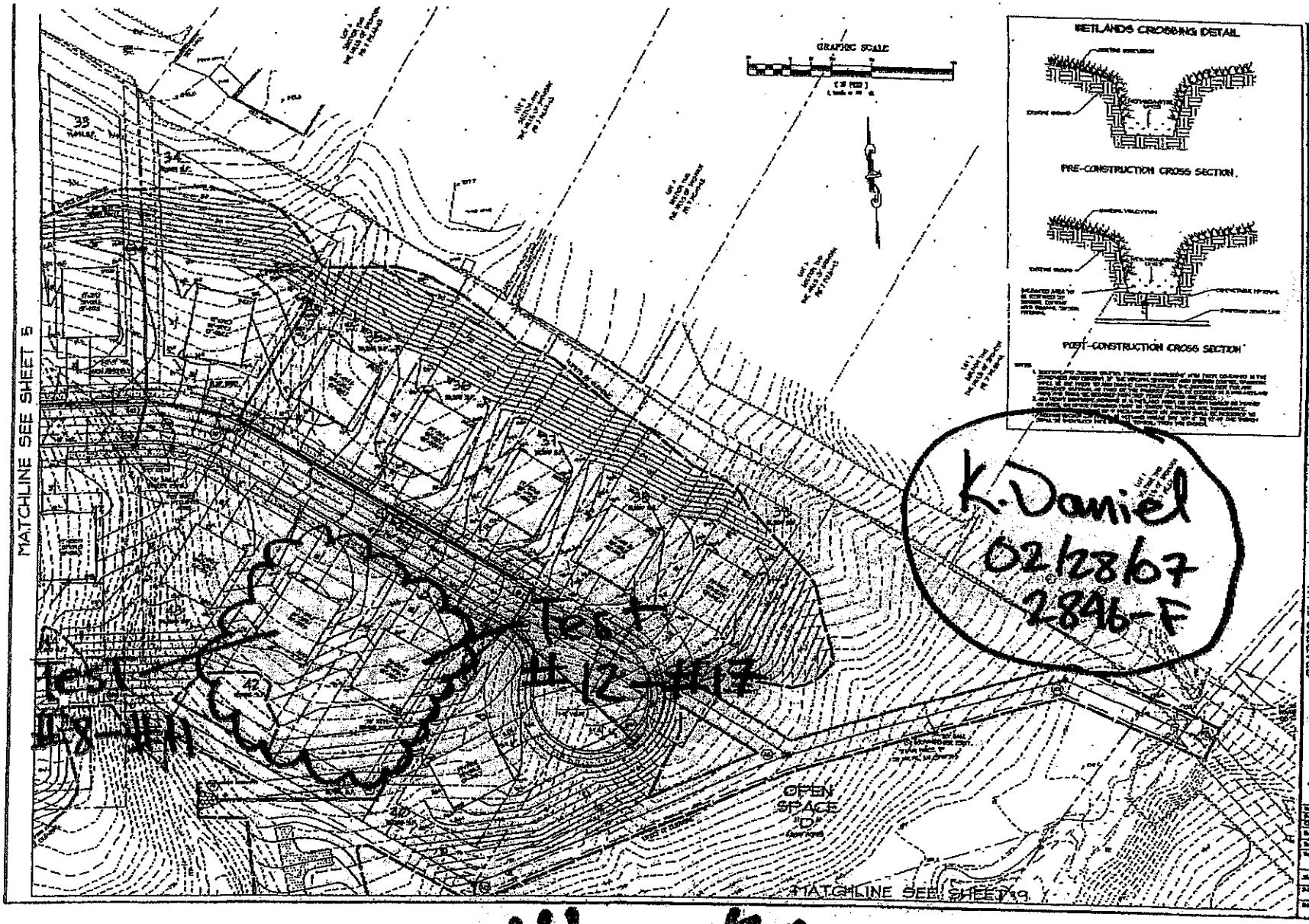
Lab

Soft soil was encountered @ sewer line and had to be "corrected"

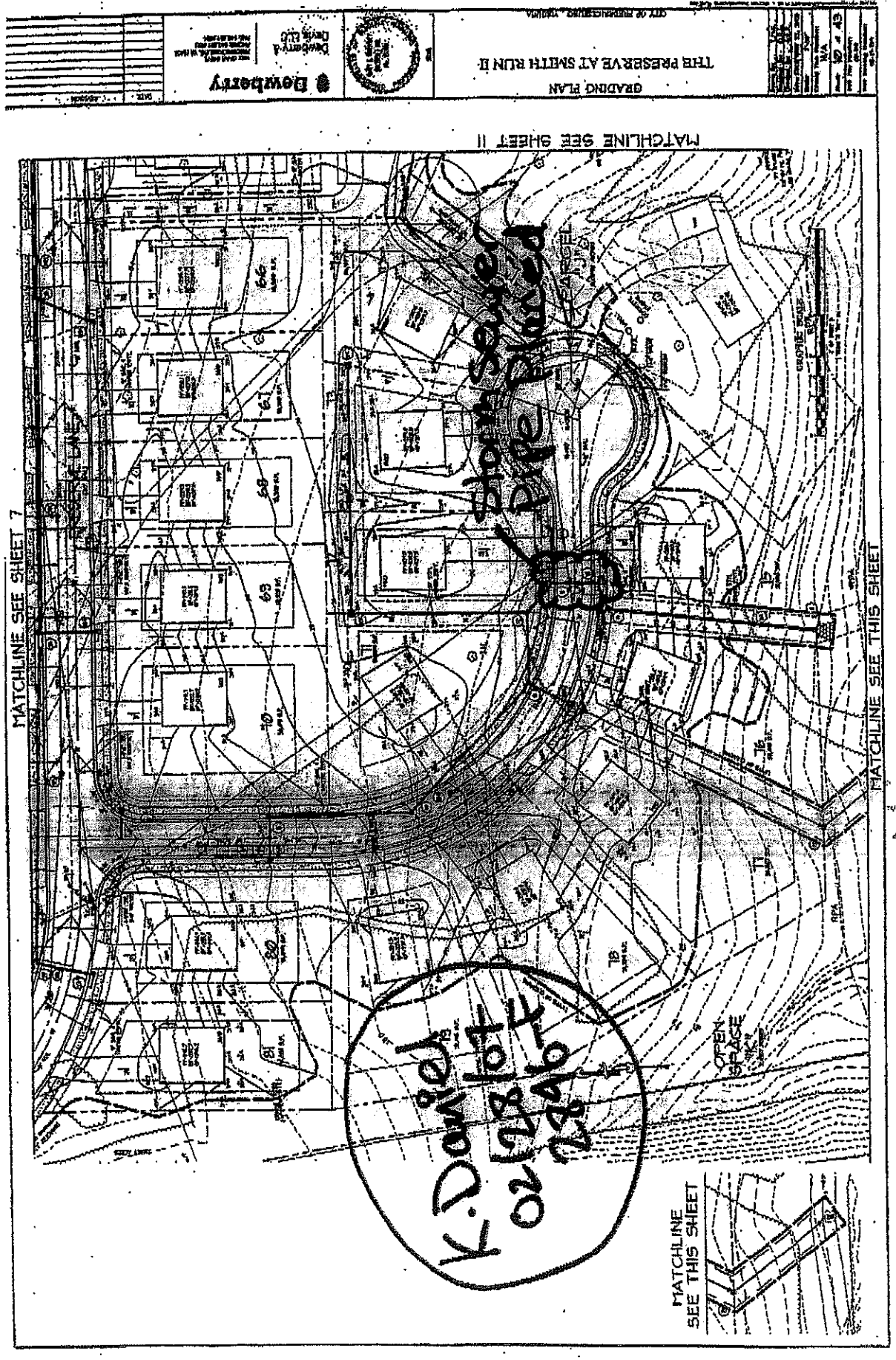
By Kenneth Daniel 1800

Pg 1 of 7

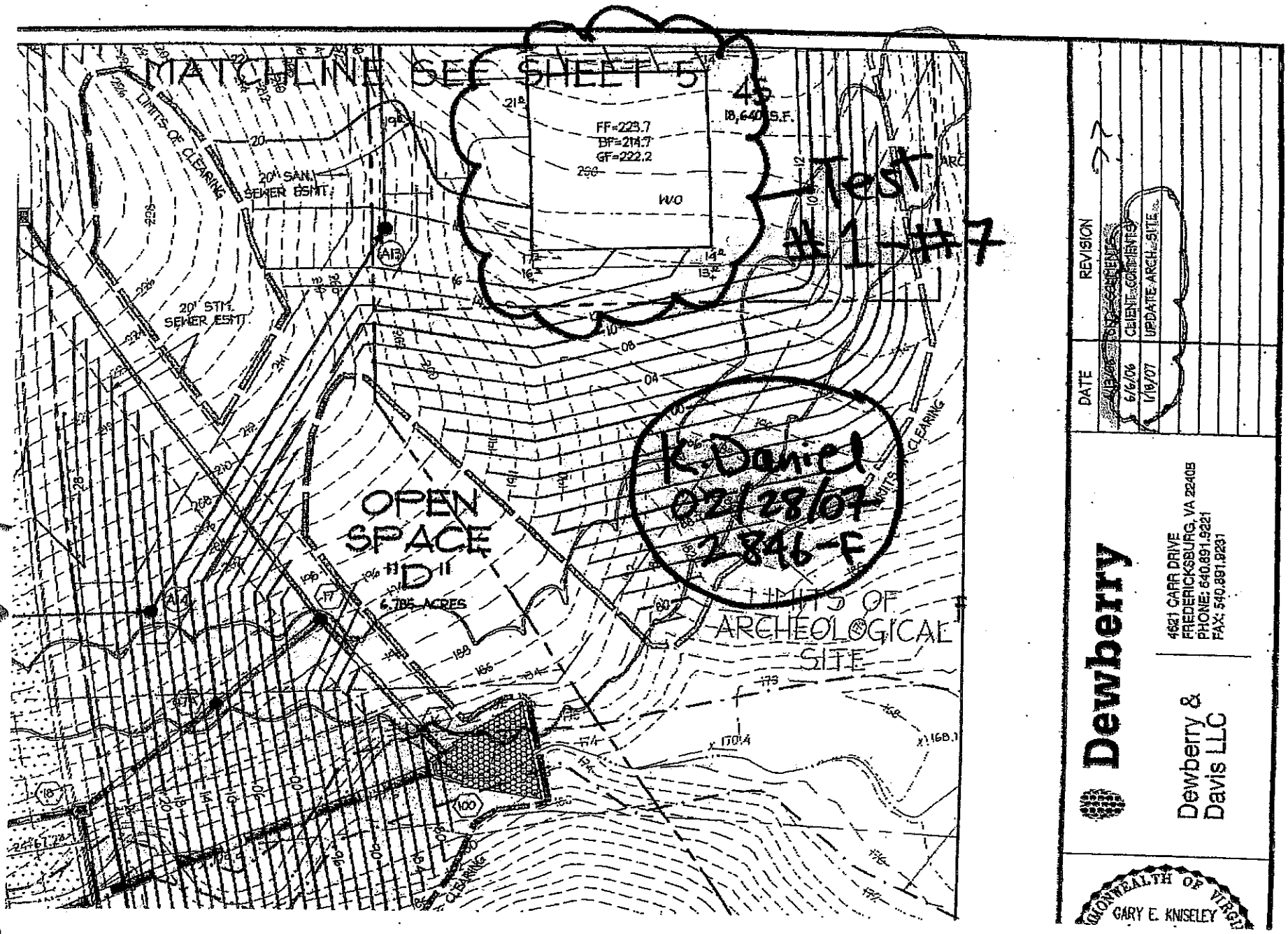
68495



Holes not marked per state code


GRADING PLAN
THE PRESERVE AT SMITH RUN II
Dewberry
MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 7
MATCHLINE SEE THIS SHEET
MATCHLINE SEE THIS SHEET
Storm Sewer Pipe Placed
K. Daniel 02/28/07 2846-F
OPEN SPACE "K"

3 of 7


MATCHLINE SEE SHEET 5
4S
18,640 S.F.
FF=223.7
BF=214.7
GF=222.2
W/O
Test #1-#7
LIMITS OF CLEARING
20' SAN. SEWER ESMT.
20' STM. SEWER ESMT.
OPEN SPACE "D"
6.785 ACRES
K. Daniel
02/28/07
2846-F
LIMITS OF ARCHEOLOGICAL SITE
REVISION
DATE
6/6/06
1/18/07
CLIENT COMMENTS
UPDATE ARCH. SITE
Dewberry
Dewberry & Davis LLC
4621 CARR DRIVE
FREDERICKSBURG, VA 22408
PHONE: 540.891.9221
FAX: 540.891.9231
COMMONWEALTH OF VIRGINIA
GARY E. KNISELEY

342

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Lot 45 filled 3/1/07 retested

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 02/28/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40274
Model	mc1dr	Moisture Std	8254
Ser. No.	md80504264		

Sample:2 Description: brown clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 117.10 Uncorrected Opt. MC: 13.10

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev.	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
2	DT	8	Lot 45	sub-18	0.00	117.10	13.10	121.7	101.2	20.2	86.4	P	
6	DT	8	Lot 45	sub-14	10.00	120.79	11.99	134.6	117.4	14.7	97.2	P	

Sample:5 Description: brown and grey clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 103.50 Uncorrected Opt. MC: 20.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev.	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
3	DT	8	Lot 45	sub-17	0.00	103.50	20.30	122.3	101.7	20.3	98.3	P	
1	DT	8	Lot 45	sub-19	5.00	105.54	19.38	118.9	101.3	17.4	96.0	P	
4	DT	8	Lot 45	sub-16	5.00	105.54	19.38	127.1	103.8	22.5	98.4	P	

Sample:6 Description: brown clayey sand Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 109.10 Uncorrected Opt. MC: 16.20

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev.	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 02/28/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40274
Model	mc1dr	Moisture Std	8254
Ser. No.	md80504264		

Sample:6 Description: brown clayey sand Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 109.10 Uncorrected Opt. MC: 16.20

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
5	DT	8	Lot 45	sub-15	5.00	111.06	15.49	127.1	108.1	17.6	97.3	P	

Sample:7 Description: reddish brown lean clay, trace gravel Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 111.70 Uncorrected Opt. MC: 16.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
7	DT	8	Lot 45	sub-13	15.00	117.65	14.16	132.7	114.0	16.4	96.9	P	

Sample:9 Description: brown silty clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 92.10 Uncorrected Opt. MC: 25.80

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
8	DT	8	Lot 42	sub-4	25.00	103.88	19.85	119.0	100.4	18.5	96.6	P	
9	DT	8	Lot 42	sub-3	25.00	103.88	19.85	120.3	100.9	19.2	97.1	P	

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 02/28/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40274
Model	mc1dr	Moisture Std	8254
Ser. No.	md80504264		

Sample:9 Description: brown silty clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 92.10 Uncorrected Opt. MC: 25.80

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Test Data: Dry Density (pcf)	Test Data: Moisture Content (%)	Test Data: Percent Comp. (%)	P / F	Comments
10	DT	8	Lot 42	sub-2	20.00	101.29	21.04	121.1	100.7	20.3	99.4	P	
11	DT	8	Lot 42	sub-1	25.00	103.88	19.85	119.7	100.6	18.9	96.8	P	
12	DT	8	Lot 41	sub-5	5.00	94.24	24.61	110.9	89.9	23.4	95.4	P	
13	DT	8	Lot 41	sub-4	0.00	92.10	25.80	111.3	89.3	24.6	97.0	P	
14	DT	8	Lot 41	sub-3	0.00	92.10	25.80	109.4	88.4	23.8	96.0	P	
15	DT	8	Lot 41	sub-3	0.00	92.10	25.80	109.4	88.4	23.8	96.0	P	
16	DT	8	Lot 41	sub-2	0.00	92.10	25.80	112.6	89.9	25.2	97.6	P	
17	DT	8	Lot 41	sub-1	0.00	92.10	25.80	111.8	90.1	24.1	97.8	P	

wrong test and not @ 95%+ regardless

Lot filled day later - NO test done

see page 7 of 10 of Field Report 19

Test Mode: DT = Direct Transmission BS = Back Scatter

Field Compaction Summary, ASTM D6938, ASTM D2950, D3017

ECS Mid-Atlantic, LLC

Project No: 2846-F **Project Name:** The Preserves at Smith Run Sec. 2 **Date:** 02/28/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniels

Test Method: ASTM D-6938			
Nuclear Gauge No. 3			
Make	CPN	Density Std	40274
Model	MC1DR	Moisture Std	8254
Ser. No.	MD80504264		

Sample Description: Brown Silty Clayey Sand w/Mica	Proctor Method: Standard Proctor Method (ASTM) D-698	Uncorrected Max. Density: 92.10	Uncorrected Opt. MC: 25.80

Test No.	Test Mode	Probe Depth	Station /Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data				P/F	Comments
								Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)		
1	DT	8"	Lot 41	sub-5	5.00	94.24	24.61	110.9	89.9	23.4	95.4	P	
2	DT	8"	Lot 41	sub-4	0.00	92.10	25.80	111.3	89.3	24.6	97.0	P	
3	DT	8"	Lot 41	sub-3	0.00	92.10	25.80	109.4	88.4	23.8	96.0	P	
4	DT	8"	Lot 41	sub-2	0.00	92.10	25.80	112.6	89.9	25.2	97.6	P	
5	DT	8"	Lot 41	sub-1	0.00	92.10	25.80	111.8	90.1	24.1	97.8	P	

Test Mode: DT = Direct Transmission BS = Back Scatter

I:\Field Service\Projects\2500-2999\2846-J Preserves Lot 41\2846-J Compaction Summary Sheet.doc

ECS LLC MID-ATLANTIC

ECS Mid-Atlantic, LLC

Project No: 2846-F **Project Name:** The Preserves at Smith Run Sec. 2 **Date:** [redacted]

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniels

Violation older, less detailed method

Test Method: ASTM D-6938			
Nuclear Gauge No. 3			
Make	CPN	Density Std	40274
Model	MC1DR	Moisture Std	8254
Ser. No.	MD80504264		

Sample Description: Brown Silty Clayey Sand w/Mica	Proctor Method: Standard Proctor Method (ASTM) D-698	Uncorrected Max. Density: 92.10	Uncorrected Opt. MC: 25.80

2009 IBC - USBC - violation 1804.5 demands ASTM D1557 + 2489

Test No.	Test Mode	Probe Depth	Station /Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P/F	Comments
1	DT	8"	Lot 41	sub-5	5.00	94.24	24.61	110.9	89.9	23.4	95.4	P	
2	DT	8"	Lot 41	sub-4	0.00	92.10	25.80	111.3	89.3	24.6	97.0	P	
3	DT	8"	Lot 41	sub-3	0.00	92.10	25.80	109.4	88.4	23.8	96.0	P	
4	DT	8"	Lot 41	sub-2	0.00	92.10	25.80	112.6	89.9	25.2	97.6	P	
5	DT	8"	Lot 41	sub-1	0.00	92.10	25.80	111.8	90.1	24.1	97.8	P	

Violation 95% or more

2009 state code USBC

CHAPTER 18
SOILS AND FOUNDATIONS

Change the exception to Section 1804.5 of the IBC to read:

Exception: Compacted fill material less than 12 inches (305 mm) in depth need not comply with an approved report, provided it is a natural non-organic material that is not susceptible to swelling when exposed to moisture and it has been compacted to a minimum of 90% Modified Proctor in accordance with ASTM D1557. The compaction shall be verified by a qualified inspector approved by the building official. Material other than natural material may be used as fill material when accompanied by a certification from an RDP and approved by the building official.

According to both soil engineers, my lot has 2-7 feet of fill dirt consisting of 2 types of soil that are listed in the USBC as unsuitable for fill dirt. The USBC lists 16 soils and only 3 are labeled unsuitable for fill (shrink swell capacity). This would explain a backhoe getting so mired in the clay, it could not free itself and Bryton had to hire a tow truck to free it.

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

FIELD REPORT

Project No.	05:2846-F
Report No.	19
Day & Date	Thursday 03/01/2007
Weather	45°/ Sunny
On-Site Time	8.75
Lab Time	0.25
Travel Time*	0.25
Total	9.25
Re Obs.Time	0.00

Project	The Preserve at Smith Run Sec. 2 - CMT
Location	Fredericksburg, VA
Client	The Georgelas Group, LLC - Tony Georgelas
Contractor	Virginia Construction Company - Ted Kelso

Remarks Soils

Trip Charges* Tolls/Parking* Mileage* 7

Chargeable Items Nuclear Gauge Rental

Time of	Arrival	Departure
	08:15A	05:00P

* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

The undersigned arrived on site, as requested, to observe the placement and compaction of soils at lots 40 and 45, for storm sewer line from storm sewer structures 4E to 4G and 11 to 11A, and on Street C in the cul de sac. Please see the attached sketch.

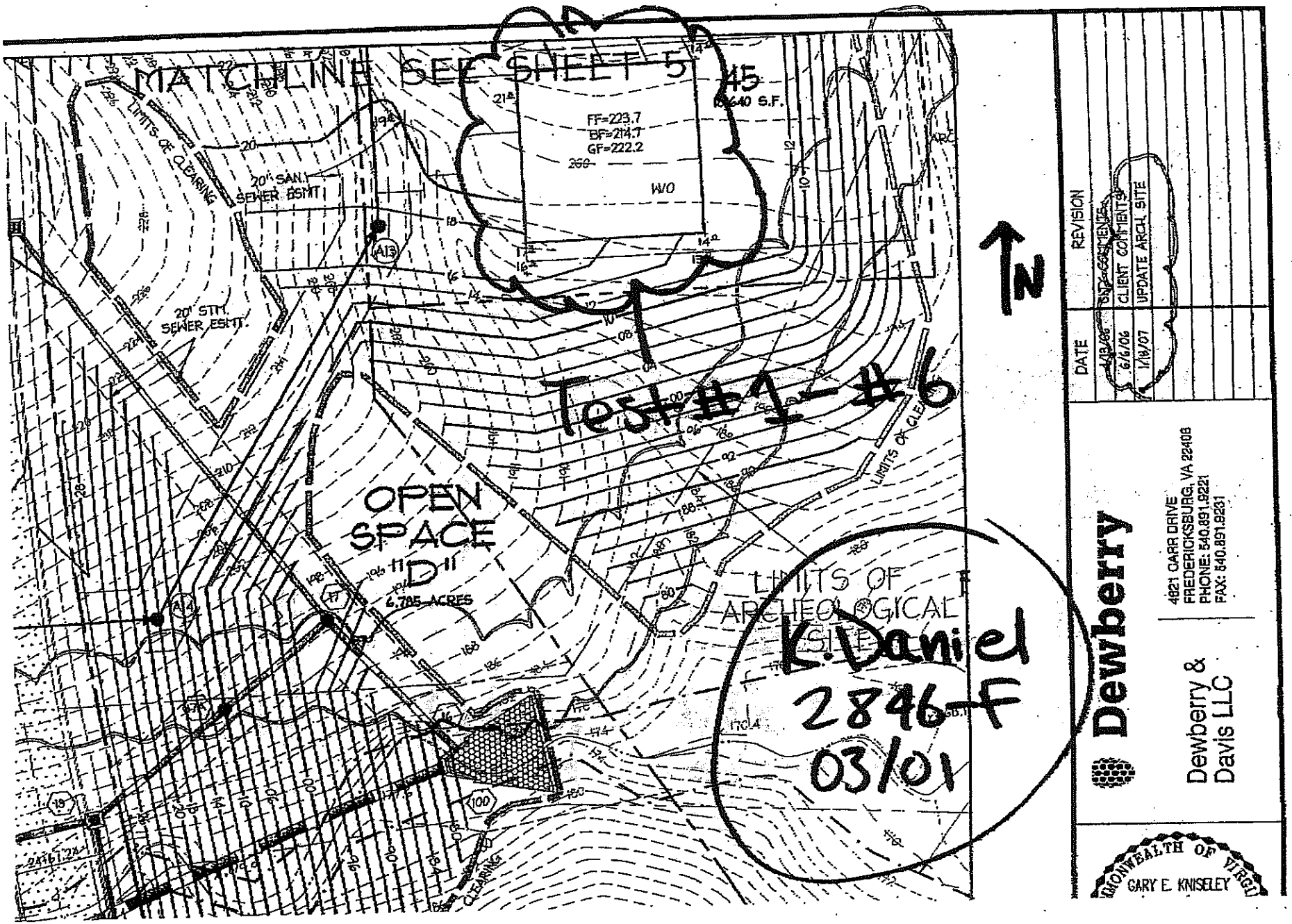
Utilizing the nuclear test method to check the compaction of soils; test results indicated that the compacted material, at the areas and elevations tested, met or exceeded the project requirements of 95% of the maximum dry density as obtained in our laboratory using the Standard Proctor Method (ASTM D-698)..

Locations and elevations of all tests are based on stakeout provided by others. We cannot be responsible for structures located off of the observed engineered pad, misaligned utilities or stakeout errors causing uncontrolled fill to be placed in structural areas.

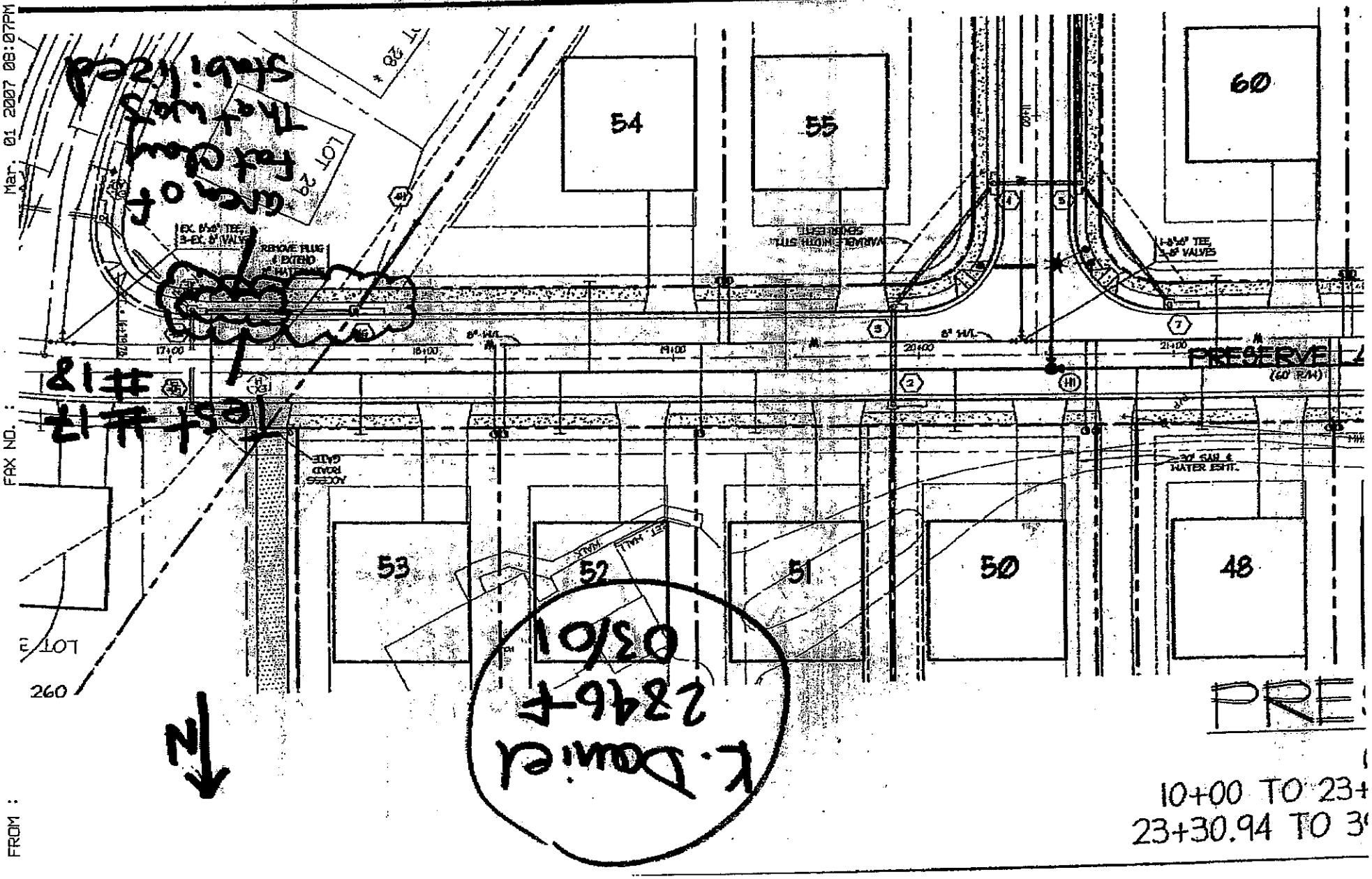
The soils observed on this date appeared to be placed in accordance with project drawings and specifications with regard to lift thickness and moisture content.

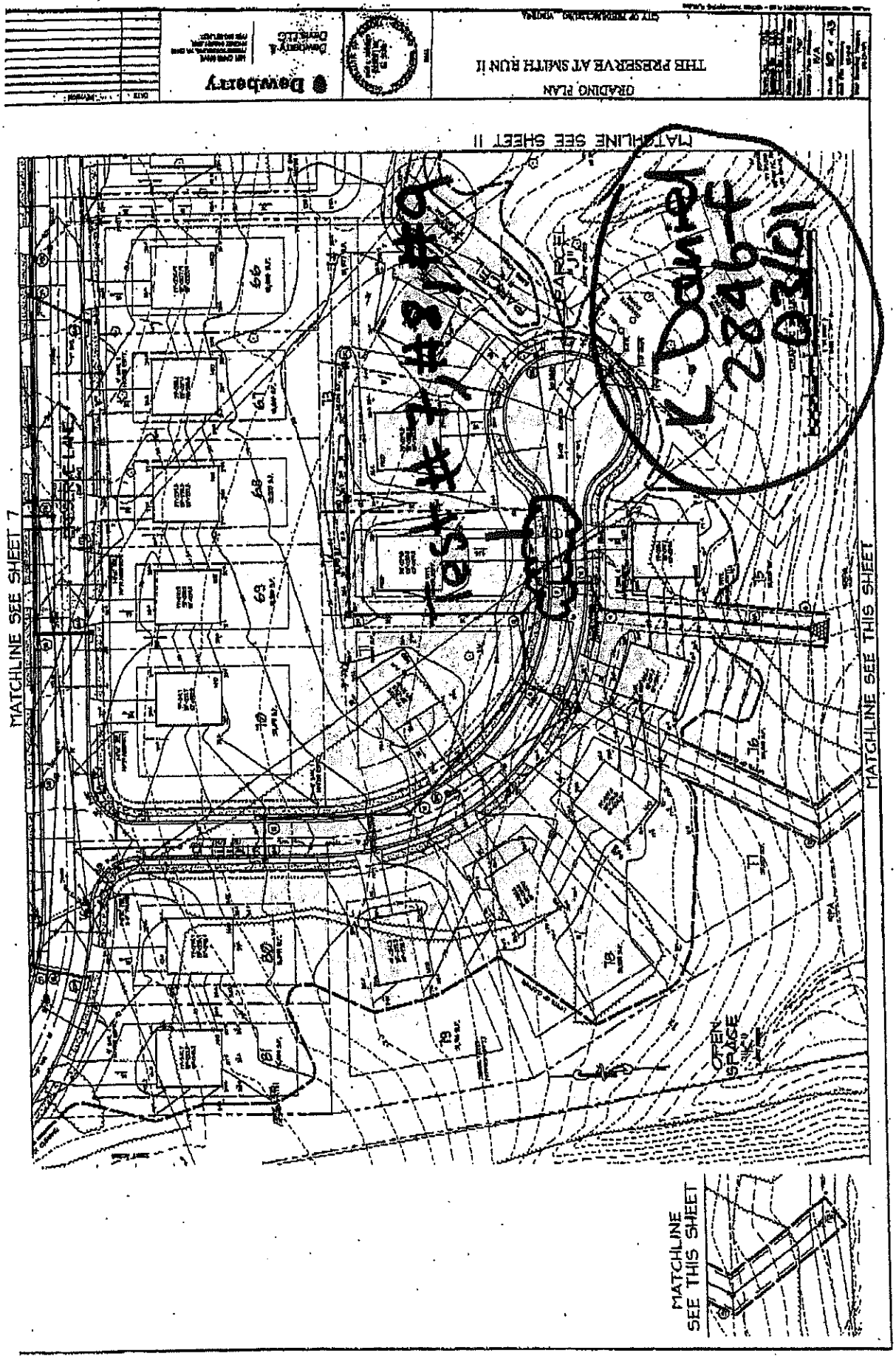
The undersigned observed the contractor remove approximately 3 feet of soft surficial soils, along a length of approximately 20 feet, while installing storm sewer line from existing structure 4E to proposed structure 4G. The contractor placed a mixture of VDOT #3 and #57 stone and pushed the stone into the soft subgrade until the area was stabilized. The contractor then placed stone wrapped in a non woven geotextile fabric to the invert elevation of the pipe.

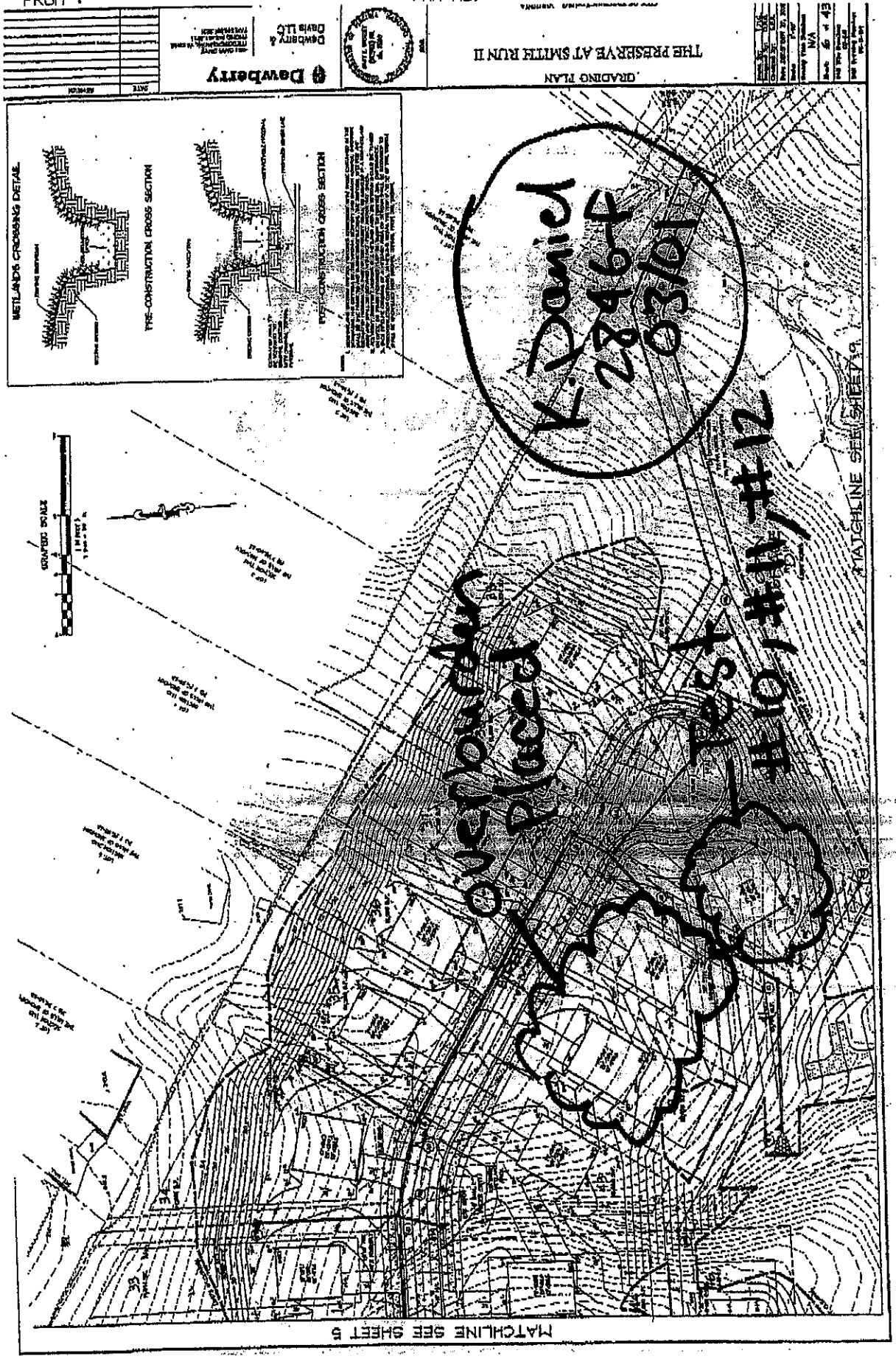
By Kenneth Daniel 1800

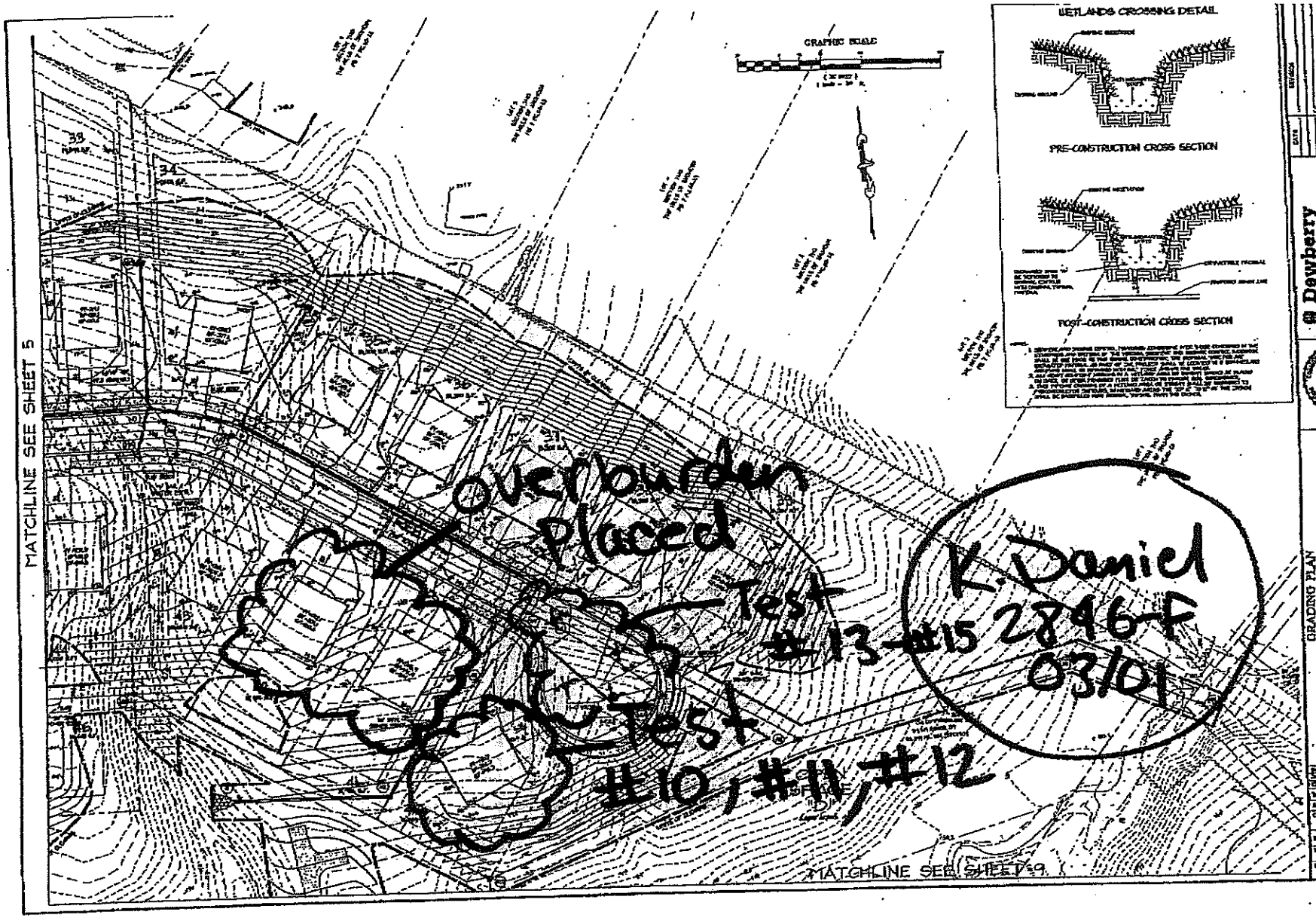

MATCHLINE SEE SHEET 5
45
FF=223.7
BF=214.7
GF=222.2
W/O
LIMITS OF CLEARING
20' SAN. SEWER ESMT.
20' STM. SEWER ESMT.
OPEN SPACE "D"
6.785 ACRES
LIMITS OF ARCHEOLOGICAL SITE
Test #1 - #6
K. Daniel
2846-F
03/01
N
REVISION
DATE
CLIENT COMMENTS
UPDATE ARCH. SITE
Dewberry
4621 CARR DRIVE
FREDERICKSBURG, VA 22408
PHONE: 540.891.9221
FAX: 540.891.9231
Dewberry & Davis LLC
GARY E. KNISELEY

Mar. 01 2007 08:07PM P2
FAX NO. :
FROM :




GRADING PLAN
THE PRESERVE AT SMITH RUN II
Dewberry
MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 7
MATCHLINE SEE THIS SHEET
OPEN SPACE
MATCHLINE SEE THIS SHEET


Dawberry
Dawberry & Davis LLC
THE PRESERVE AT SMITH RUN II
GRADING PLAN
METLANDS CROSSING DETAIL
PRE-CONSTRUCTION CROSS SECTION
POST-CONSTRUCTION CROSS SECTION
GRAPHIC SCALE
MATCHLINE SEE SHEET 9
MATCHLINE SEE SHEET 5
K. Daniel
2846-F
03/01
overburden placed
Test #10, #11, #12


MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 9
GRAPHIC SCALE
WETLANDS CROSSING DETAIL
PRE-CONSTRUCTION CROSS SECTION
POST-CONSTRUCTION CROSS SECTION
Dewberry
Dewberry & Davis LLC
GRADING PLAN
THE PRESERVE AT SMITH RUN II
Overburden placed
Test #13 #15
Test #10, #11, #12
K. Daniel
2846-F
03/01

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 03/01/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40292
Model	mc1dr	Moisture Std	8342
Ser. No.	md80504264		

Sample:1 Description: brown clayey sand trace grael Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 114.30 Uncorrected Opt. MC: 14.90

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
1	DT	8	Lot 45	sub-12	10.00	118.10	13.61	135.1	115.1	17.4	97.5	P	
2	DT	8	Lot 45	sub-11	10.00	118.10	13.61	135.5	116.4	16.4	98.6	P	

Sample:4 Description: reddish brown lean clay, trace gravel Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 111.70 Uncorrected Opt. MC: 16.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
3	DT	8	Lot 45	sub-10	5.00	113.62	15.59	131.1	110.4	18.7	97.2	P	
6	DT	8	Lot 45	sub-7	10.00	115.60	14.87	134.4	114.3	17.5	98.9	P	

Sample:5 Description: brown and grey clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 103.50 Uncorrected Opt. MC: 20.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 03/01/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40292
Model	mc1dr	Moisture Std	8342
Ser. No.	md80504264		

Sample:5 Description: brown and grey clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 103.50 Uncorrected Opt. MC: 20.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
4	DT	8	Lot 45	sub-9	5.00	105.54	19.38	122.2	100.8	21.2	95.5	P	
5	DT	8	Lot 45	sub-8	5.00	105.54	19.38	126.4	102.9	22.7	97.5	P	
7	DT	8	storm sewer 11-11A	sub-2	0.00	103.50	20.30	119.8	98.9	21.1	95.6	P	
8	DT	8	storm sewer 11-11A	sub-1	0.00	103.50	20.30	121.5	98.4	23.5	95.1	P	
13	DT	8	street C cul de sac	sub-11	15.00	109.86	17.56	128.6	107.7	19.3	98.0	P	
14	DT	8	street C cul de sac	sub-10	10.00	107.66	18.47	125.5	104.3	20.3	96.9	P	
15	DT	8	street C cul de sac	sub-9	15.00	109.86	17.56	130.1	108.3	20.1	98.6	P	
16	DT	8	street C cul de sac	sub-8	15.00	109.86	17.56	128.1	107.5	19.2	97.9	P	
17	DT	8	storm sewer structure 4E-4G	sub-2	0.00	103.50	20.30	117.2	99.6	17.6	96.2	P	
18	DT	8	storm sewer structure 4E-4G	sub-1	0.00	103.50	20.30	117.8	99.0	19.0	95.7	P	

Sample:6 Description: brown silty clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 91.80 Uncorrected Opt. MC: 20.90

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
9	DT	8	storm sewer 11-11A	sub-1	10.00	96.18	19.01	114.6	95.8	19.6	99.6	P	

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 03/01/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40292
Model	mc1dr	Moisture Std	8342
Ser. No.	md80504264		

Sample:6 Description: brown silty clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 91.80 Uncorrected Opt. MC: 20.90

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
12	DT	8	Lot 40	sub-2	15.00	98.53	18.06	114.6	95.8	19.6	97.2	P	

Sample:7 Description: red silty sandy clay w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 85.00 Uncorrected Opt. MC: 30.50

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
10	DT	8	Lot 40	sub-1	0.00	85.00	30.50	107.8	82.7	30.2	97.3	P	
12	DT	8	Lot 40	sub-	0.00	85.00	30.50	108.1	81.1	33.3	95.4	P	

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

19

FIELD REPORT

Project No. 05-2846-F
Report No. [illegible]
Day & Date Thursday 03/01/2007
Weather 45°/ Sunny
On-Site Time 8:75
Lab Time 0.25
Travel Time* 0.25
Total 9.25
Re Obs.Time 0.00

Project The Preserve at Smith Run Sec. 2 - CMT
Location Fredericksburg, VA
Client The Georgelas Group, LLC - Tony Georgelas
Contractor Virginia Construction Company - Ted Kelso

Remarks Soils
Trip Charges* Tolls/Parking* Mileage* 7
Chargeable Items Nuclear Gauge Rental

Time of Arrival 08:15A Departure 05:00P

* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

The undersigned arrived on site, as requested, to observe the placement and compaction of soils at lots 40 and 45, for storm sewer line from storm sewer structures 4E to 4G and 11 to 11A, and on Street C in the cul de sac. Please see the attached sketch.

Utilizing the nuclear test method to check the compaction of soils; test results indicated that the compacted material, at the areas and elevations tested, met or exceeded the project requirements of 95% of the maximum dry density as obtained in our laboratory using the Standard Proctor Method (ASTM D-698). ASTM D-1557 - required for permit per 2009 state code "Modified Proctor Method" much stricter testing

Locations and elevations of all tests are based on stakeout provided by others. We cannot be responsible for structures located off of the observed engineered pad, misaligned utilities or stakeout errors causing uncontrolled fill to be placed in structural areas.

The soils observed on this date appeared to be placed in accordance with project drawings and specifications with regard to lift thickness and moisture content.

The undersigned observed the contractor remove approximately 3 feet of soft surficial soils, along a length of approximately 20 feet, while installing storm sewer line from existing structure 4E to proposed structure 4G. The contractor placed a mixture of VDOT #3 and #57 stone and pushed the stone into the soft subgrade until the area was stabilized. The contractor then placed stone wrapped in a non woven geotextile fabric to the invert elevation of the pipe.

Builder had to "stabilize" sewer line due to soil

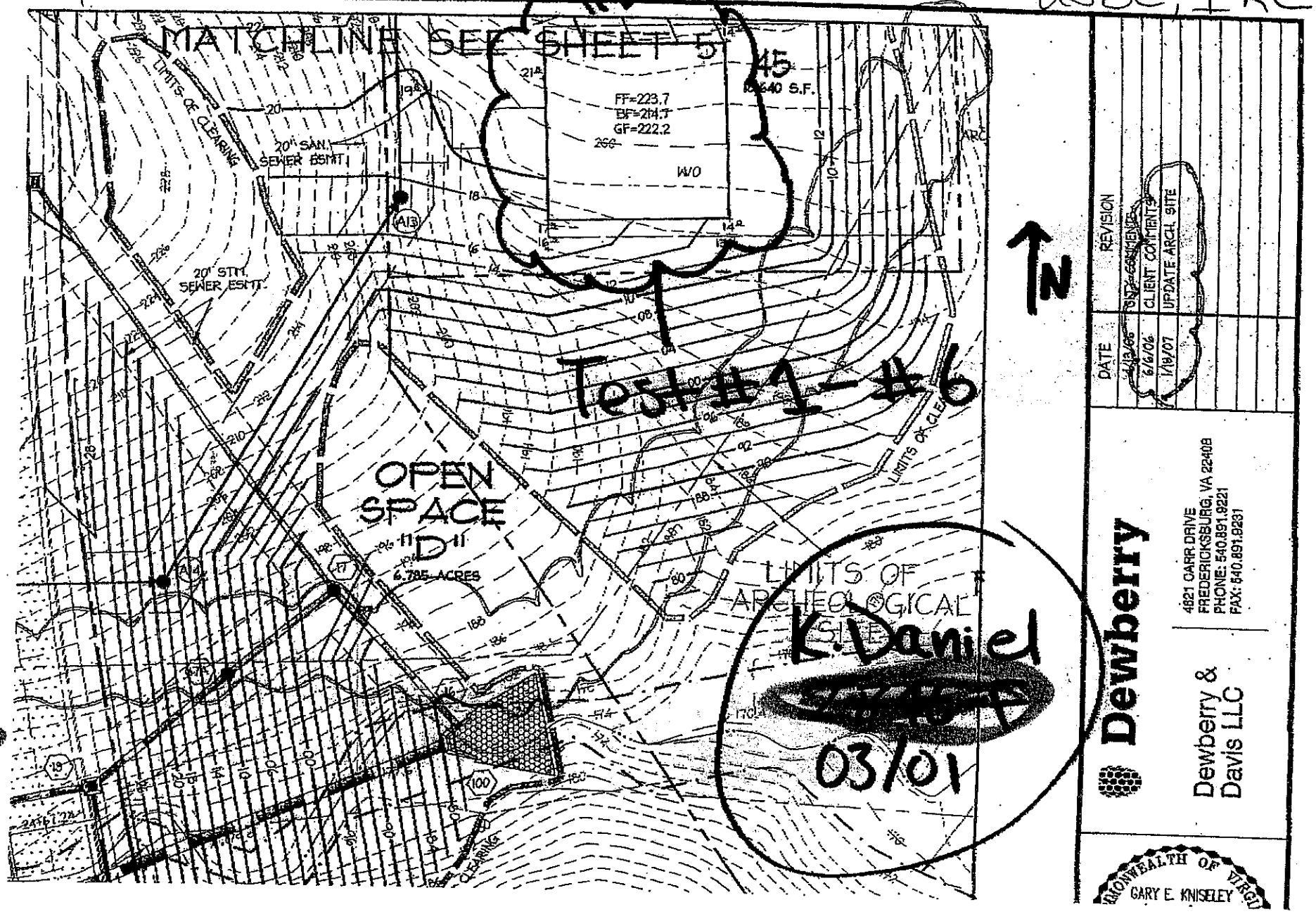
By Kenneth Daniel

1800

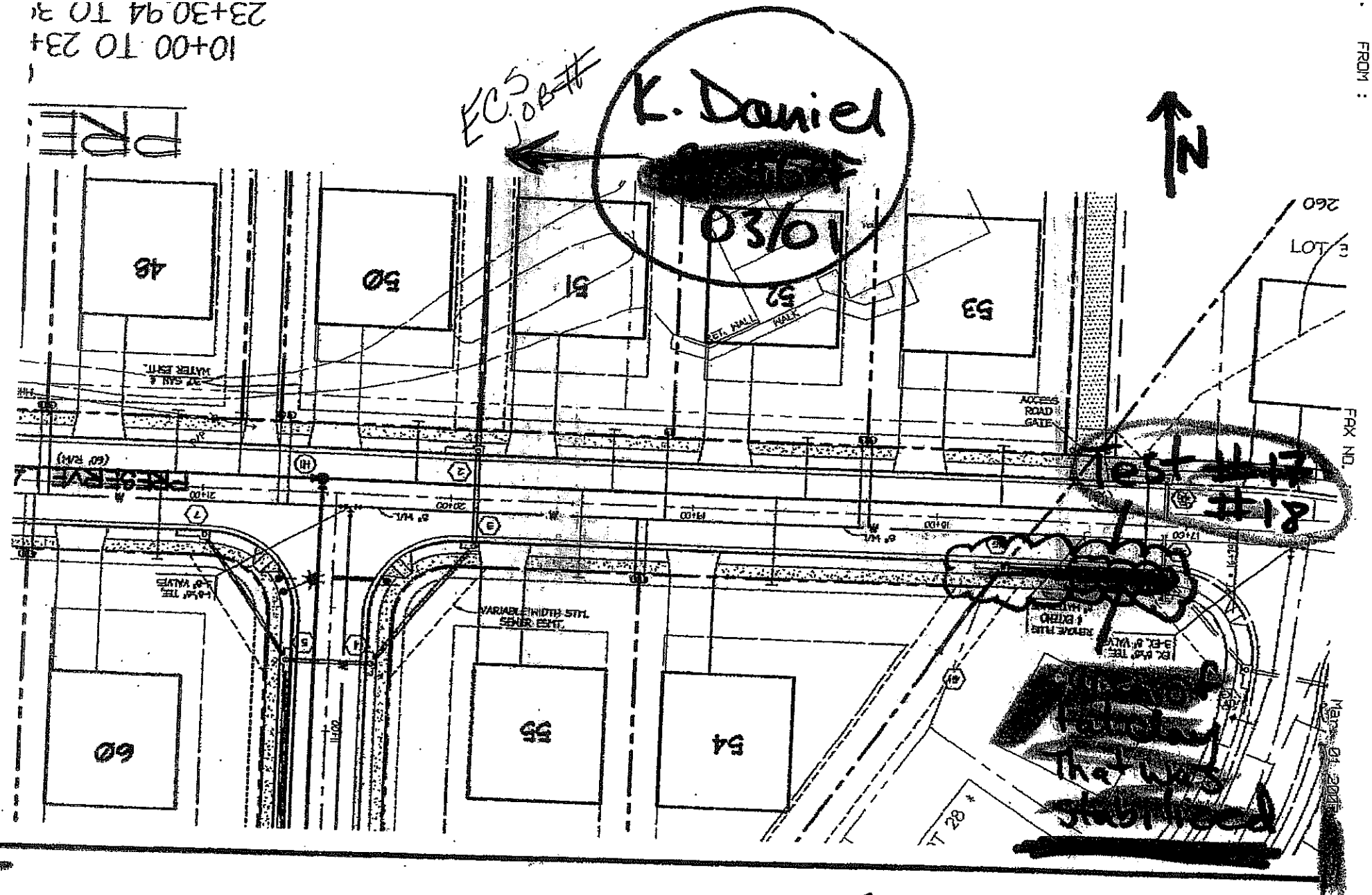
68557

This lot is shown as being tested on 2/28/07 w/ positive-good results

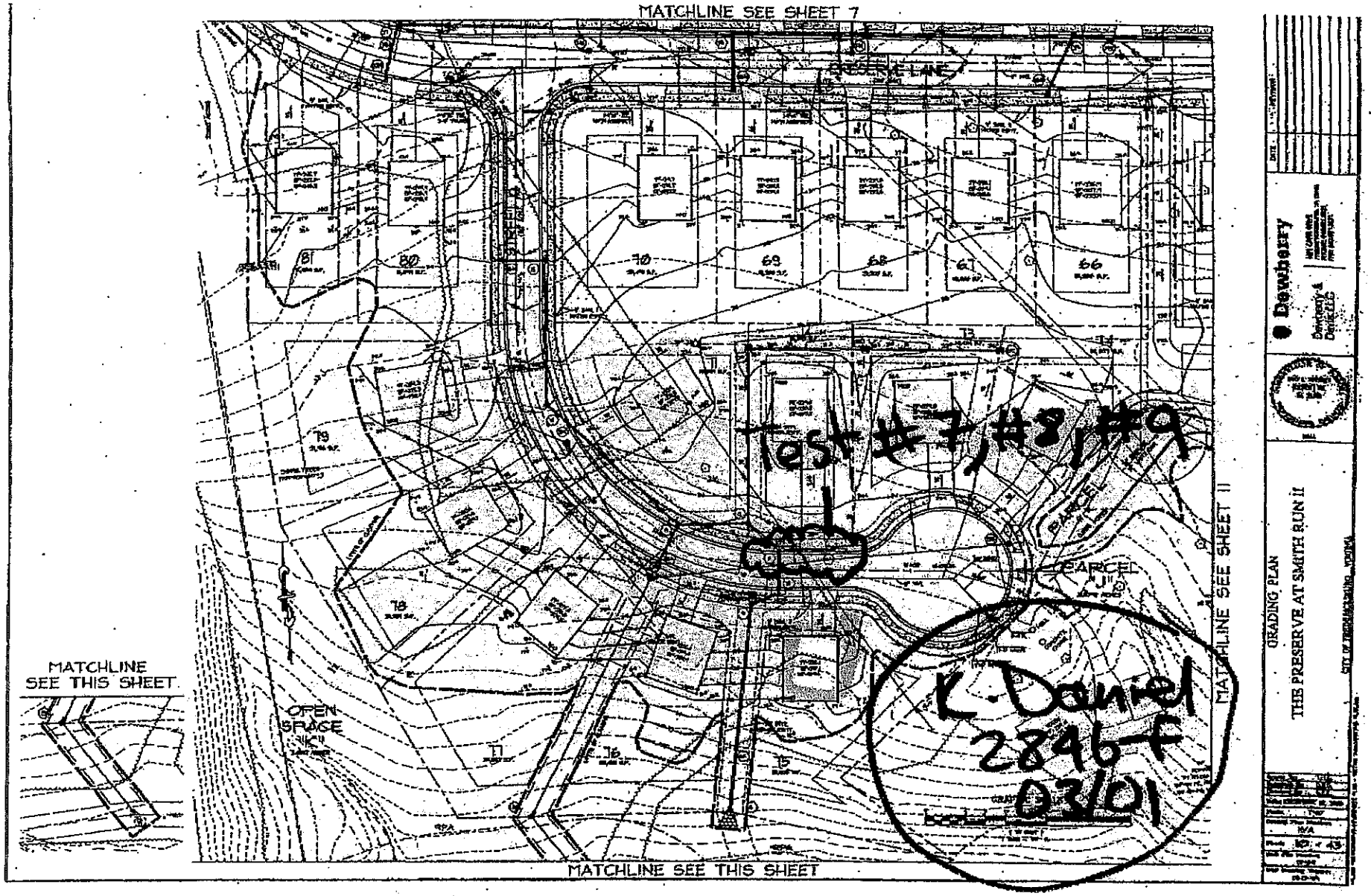
1-6 - Lot 45 no holes marked - Violation - IBC, USBC, IRC



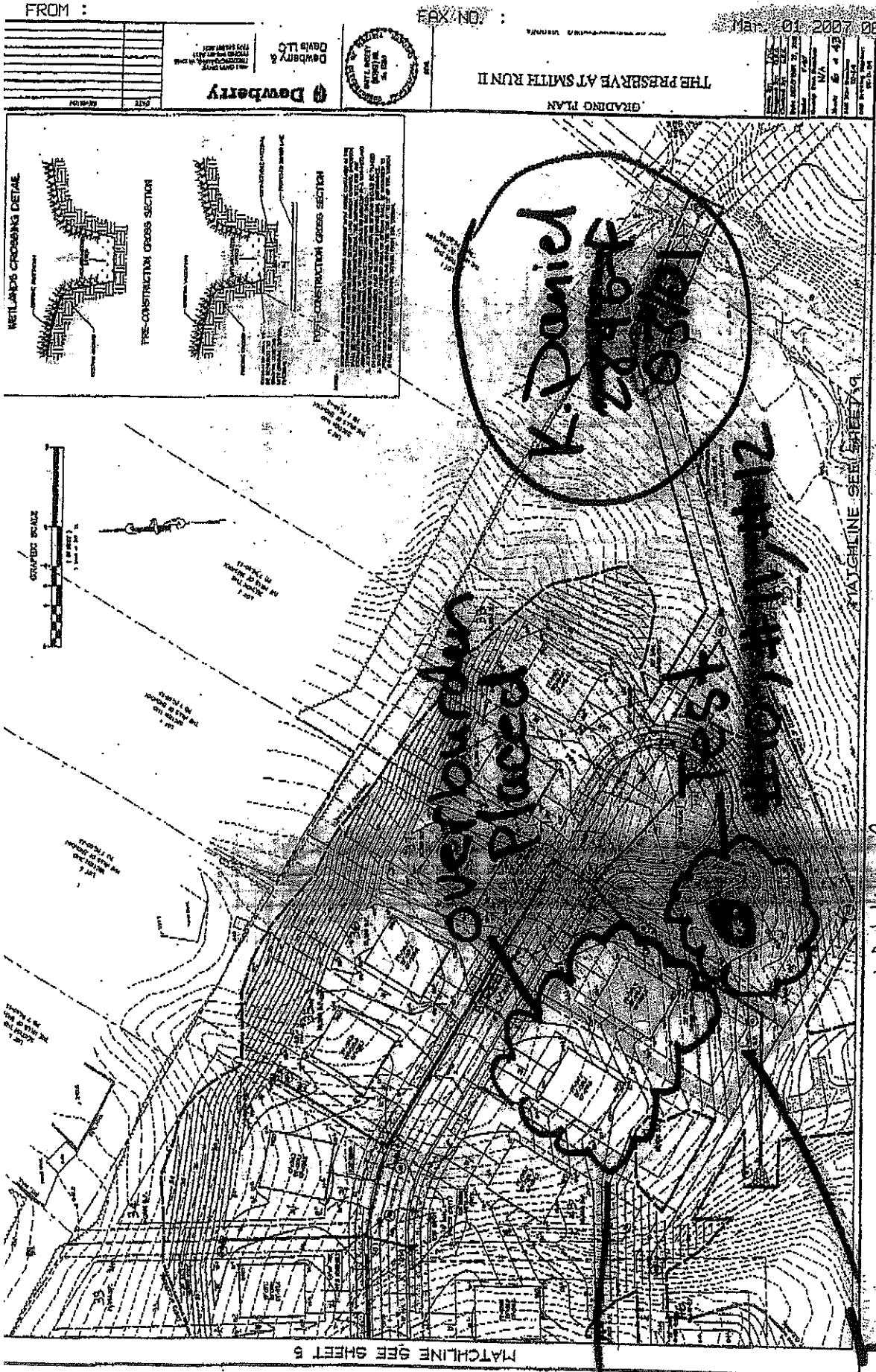
10+00 TO 23+
23+30.94 TO 3



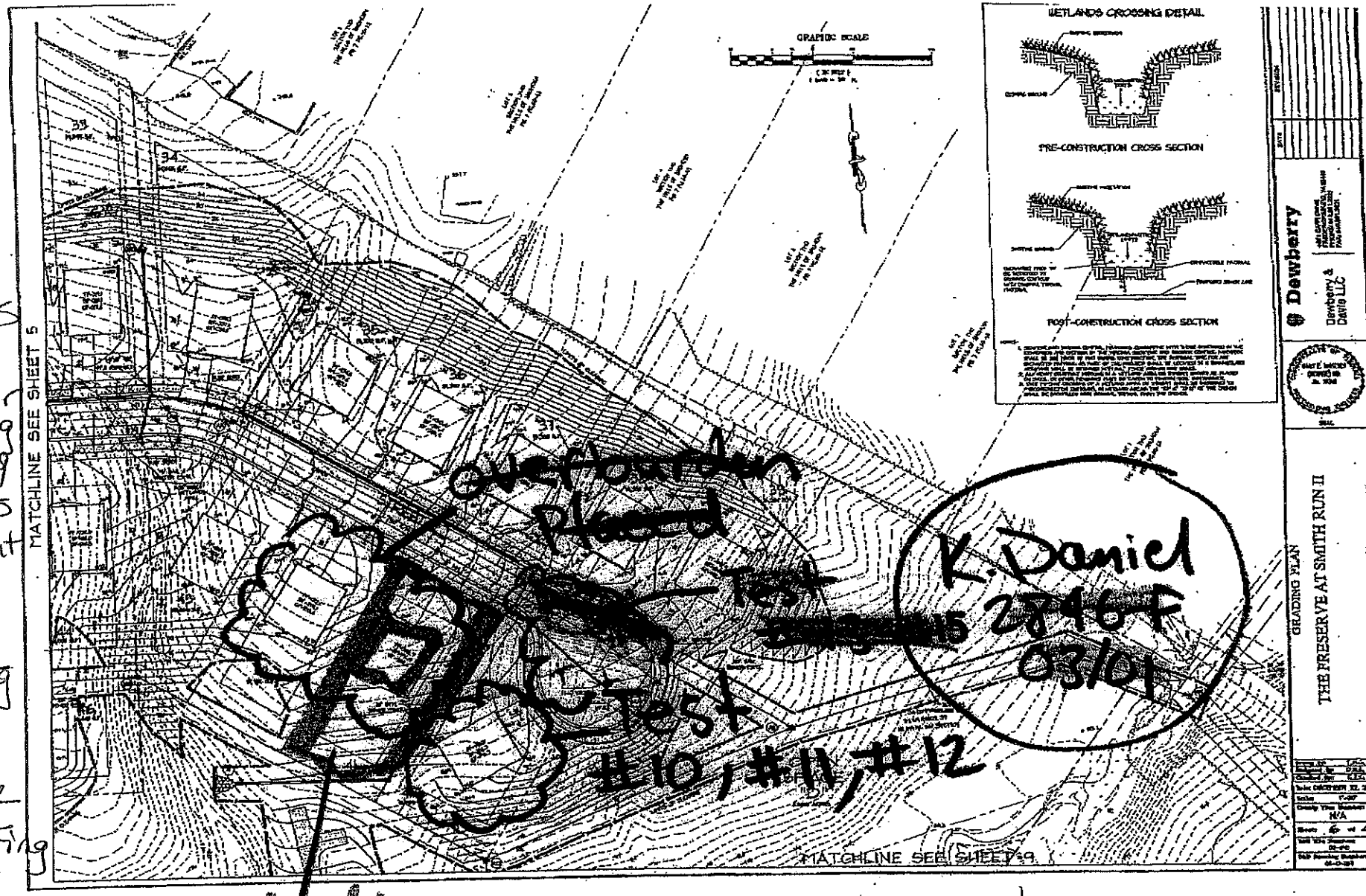
CH 3-1-07
FAT CLAY #17 + #18
"stabilized" are storm sewers
high shrink swell soil



7, 8 + 9 are storm sewers see Attached



Lot 41 highlighted
501 placed on Lot 41 - 3/1/07 - ECS Report #19
testing shown on ECS Report #18 on 2/28/07. Bottom line of first report (#18), front page states they observed sewer line installs and no backfill was placed on Lots.



Black markings done by surveyor regarding filling lots
Lot 41 is pink highlight

Black marking is ECS Soil engineer

no testing done on Lot 41

Lot 41
over burden placed on Lot 41 - note date by Mr. Daniel 3-1-2007

only 10 & 12 are shown - not #11.
see attached.
holes not marked according to International & State Building Codes. (required)

FROM :
FAX NO.
MAY 01 2007 08:12AM P1

361

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 03/01/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40292
Model	mc1dr	Moisture Std	8342
Ser. No.	md80504264		

Sample:1 Description: brown clayey sand trace grael Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 114.30 Uncorrected Opt. MC: 14.90

3-1-07

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Test Data: Dry Density (pcf)	Test Data: Moisture Content (%)	Test Data: Percent Comp. (%)	P / F	Comments
1	DT	8	Lot 45	sub-12	10.00	118.10	13.61	135.1	115.1	17.4	97.5	P	
2	DT	8	Lot 45	sub-11	10.00	118.10	13.61	135.5	116.4	16.4	98.6	P	

Sample:4 Description: reddish brown lean clay, trace gravel Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 111.70 Uncorrected Opt. MC: 16.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Test Data: Dry Density (pcf)	Test Data: Moisture Content (%)	Test Data: Percent Comp. (%)	P / F	Comments
3	DT	8	Lot 45	sub-10	5.00	113.62	15.59	131.1	110.4	18.7	97.2	P	
6	DT	8	Lot 45	sub-7	10.00	115.60	14.87	134.4	114.3	17.5	98.9	P	

Sample:5 Description: brown and grey clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 103.50 Uncorrected Opt. MC: 20.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Test Data: Dry Density (pcf)	Test Data: Moisture Content (%)	Test Data: Percent Comp. (%)	P / F	Comments

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F

Project Name: The Preserve at Smith Run Sec. 2 - CMT

Date: 03/01/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40292
Model	mc1dr	Moisture Std	8342
Ser. No.	md80504264		

Sample:5 Description: brown and grey clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 103.50 Uncorrected Opt. MC: 20.30

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
4	DT	8	Lot 45	sub-9	5.00	105.54	19.38	122.2	100.8	21.2	95.5	P	
5	DT	8	Lot 45	sub-8	5.00	105.54	19.38	126.4	102.9	22.7	97.5	P	
7	DT	8	storm sewer 11-11A	sub-2	0.00	103.50	20.30	119.8	98.9	21.1	95.6	P	
8	DT	8	storm sewer 11-11A	sub-1	0.00	103.50	20.30	121.5	98.4	23.5	95.1	P	
13	DT	8	street C cul de sac	sub-11	15.00	109.86	17.56	128.6	107.7	19.3	98.0	P	
14	DT	8	street C cul de sac	sub-10	10.00	107.66	18.47	125.5	104.3	20.3	96.9	P	
15	DT	8	street C cul de sac	sub-9	15.00	109.86	17.56	130.1	108.3	20.1	98.6	P	
16	DT	8	street C cul de sac	sub-8	15.00	109.86	17.56	128.1	107.5	19.2	97.9	P	
17	DT	8	storm sewer structure 4E-4G	sub-2	0.00	103.50	20.30	117.2	99.6	17.6	96.2	P	
18	DT	8	storm sewer structure 4E-4G	sub-1	0.00	103.50	20.30	117.8	99.0	19.0	95.7	P	

Sample:6 Description: brown silty clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 91.80 Uncorrected Opt. MC: 20.90

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
9	DT	8	storm sewer 11-11A	sub-1	10.00	96.18	19.01	114.6	95.8	19.6	99.6	P	

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS LLC MID-ATLANTIC

ECS MID-ATLANTIC, LLC

Field Compaction Summary,

Project No: 2846-F Project Name: The Preserve at Smith Run Sec. 2 - CMT Date: 03/01/07

Client: The Georgelas Group, LLC

Contractor: Virginia Construction Company

Technician: Kenneth James Daniel

Test Method			
Nuclear Gauge No.3			
Make	cpn	Density Std	40292
Model	mc1dr	Moisture Std	8342
Ser. No.	md80504264		

Sample:6 Description: brown silty clayey sand w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 91.80 Uncorrected Opt. MC: 20.90

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
12	DT	8	Lot 40	sub-2	15.00	98.53	18.06	114.6	95.8	19.6	97.2	P	

Sample:7 Description: red silty sandy clay w/mica Proctor Method: Standard Proctor Method (ASTM D-698) Uncorrected Max. Density: 85.00 Uncorrected Opt. MC: 30.50

Test No.	Test Mode	Probe Depth	Station / Location	Lift / Elev	% Oversize	Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Test Data: Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
10	DT	8	Lot 40	sub-1	0.00	85.00	30.50	107.8	82.7	30.2	97.3	P	
12	DT	8	Lot 40	sub	0.00	85.00	30.50	108.1	81.1	33.3	95.4	P	

Test # 11 is indicated as Lot 40

False - see front pg of report

No testing done on Lot 41-

outdated test but Lot 40 did not MEET or exceed 95%

Test Mode: DT = Direct Transmission BS = Back Scatter

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

LETTER OF TRANSMITTAL

March 2, 2007

The Georgelas Group, LLC
8405 Greensboro Drive
Suite P-130
McLean, VA 22102

ATTN: Mr Tony Georgelas

RE: **The Preserve at Smith Run Sec. 2 - CMT**

ECS Job # **05:2846-F**

Permits: **1207-06**

Location: **Cowan Blvd Snowden Hills Blvd**
Fredericksburg, VA

We are enclosing:

X Materials Engineering Division Reports
X For your use
X As requested

CC: **Virginia Construction Company - Ted Kelso**
Development Consulting Services, PLC - Joe Adams
The Georgelas Group, LLC - Paul Georgelas
The Georgelas Group, LLC - Joe Warren
City of Fredericksburg - Bassam M. Amin, P.E.
Virginia Construction Company - Kurt Teaster

ENCL:

Field Report # 20	03/02/2007	Cancellation

Kathryn Freiberger, P.E.
Principal Engineer

William Pratt, P.E.
Project Engineer

ECS Mid-Atlantic, LLC
915 Maple Grove Drive
Suite 206
Fredericksburg, VA 22407
(540) 785-6100
(540) 785-3577 FAX

FIELD REPORT

Project No.	05:2846-F
Report No.	20
Day & Date	Friday 03/02/2007
Weather	50°/ Sunny
On-Site Time	0.25
Lab Time	0.25
Travel Time*	0.25
Total	0.75
Re Obs.Time	0.00

Project	The Preserve at Smith Run Sec. 2 - CMT
Location	Fredericksburg, VA
Client	The Georgelas Group, LLC - Tony Georgelas
Contractor	Virginia Construction Company - Ted Kelso

Remarks Cancellation

Trip Charges* Tolls/Parking* Mileage* 7 Time of Arrival Departure

Chargeable Items 08:00A 08:15A

* Travel time and mileage will be billed in accordance with the contract.

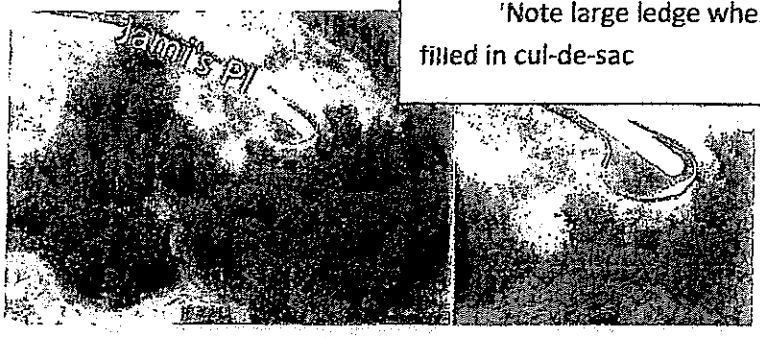
Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

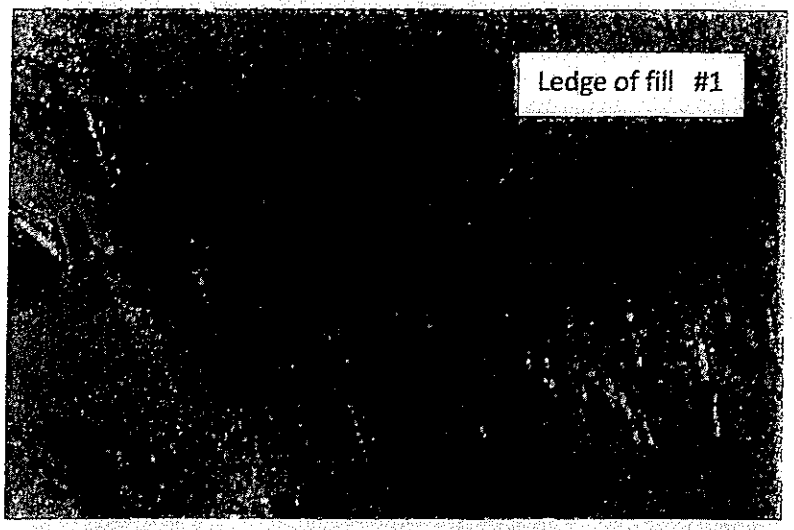
The undersigned arrived on site as requested to observe the placement and compation of soils for building pads. Upon arriving on site, the contractor informed the undersigned that work was cancelled due to previous inclement weather.

By Kenneth Daniel 1800

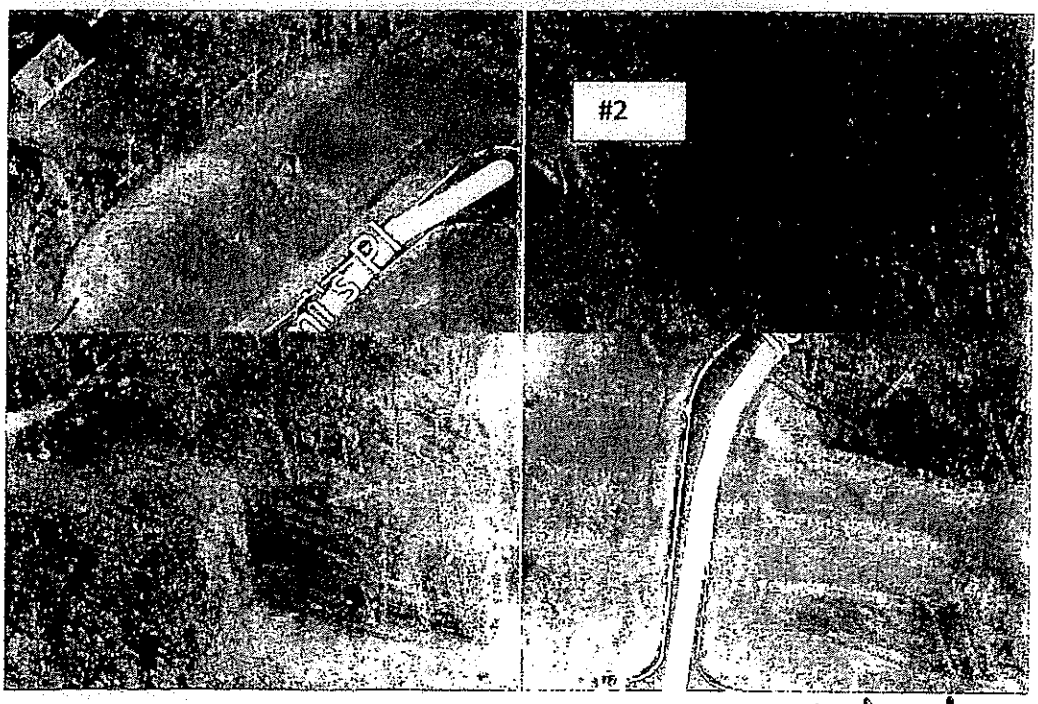
68558

Photos of 1012 Jami's Place-
Note large ledge where filled in cul-de-sac





Jami's Place- 2008 22401



Ledge of fill is identical to current topo.

City of Fredericksburg
Building and Development Services
715 Princess Anne Street
P. O. Box 7447
Fredericksburg, VA 22404
Phone: (540) 372-1080
Fax: (540) 310-0636

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4 and 5 of this form. If electrical work, complete also Part 6. If plumbing work, complete also Part 7. If mechanical work, complete also Part 8. For other permits, complete also Part 9. Site Plan (Part 10) is to be shown on Page 4 or attached hereto. Parts 11-18 (Pages 5 and 6) are for department use only.

App. Date	Type Permit				Is Owner Applicant (Y/N)
1 /16/13	☒ Building (B)	☐ Electrical (E) ☐ Mechanical (M)	☐ Plumbing (P) ☐ Other (O) (See item 9)		

No.

1. PROPERTY INFORMATION

Street Address	Apt.	Zip	Parcel Number	Zoning
1012 Sami's Place		22401		

Subdivision	Lot Number	Parcel Type
PRESERVE @ Summit Run	41	☒ Residential (R) ☐ Industrial (I) ☐ Commercial (C) ☐ Other (O)

2. OWNER INFORMATION

First Name	Last name or Business Name	Phone
	Brayton Homes	540-903-9566

Street Address	City	State	Zip
8405 Greensboro Dr	McLean	VA	22102

3. CONTRACTORS INFORMATION

	NAME OF CONTRACTOR LAST NAME, FIRST NAME	ST. ADDRESS	CITY, ST.	LICENSE NO.
Applicant (not owner)				
Architect / Engineer	~~Brayton Hom~~ RDG			
General Contractor	Brayton Homes			
Excavation	Wolfe			
Concrete	Star			
Carpentry	M&G			
Electrical	Lanehart			
Plumbing	Atlas			
Sewer	Atlas			
Mechanical	Metcalfe			
Roofing	Summit			
Masonry	MV & Sons			
Drywall or Lathing	Ashtons			
Sprinkler				
Paving	Robinson Paving			
Fire Alarm				

RECEIVED JAN 22 2013

Street

4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT — ADDRESS: 1400 Preserve Lane — PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE — PHONE NO.

368

© 2003 INTERNATIONAL CODE COUNCIL

5. BUILDING PERMIT APPLICATION

For Dept. Use Only	Request Plan No. Assignment (Y/N)
Plan Number	

IMPROVEMENT TYPE:

- ☐ NEW CONSTRUCTION (1)
- ☐ ADDITION (2)
- ☐ ALTERATION (3)
- ☐ REPAIR / REPLACEMENT (4)
- ☐ DEMOLITION (5)
- ☐ RELOCATION (6)
- ☐ FOUNDATION ONLY (7)
- ☐ CHANGE OF USE ONLY (8)

PROPOSED USE:

ASSEMBLY
- ☐ THEATRE (1)
- ☐ NIGHT CLUB (2)
- ☐ RESTAURANT (3)
- ☐ CHURCH (4)
- ☐ OTHER ASSEMBLY (5)

☐ **BUSINESS (6)**

EDUCATIONAL
- ☐ (GRADES 1-12) (7)
- ☐ DAY CARE FACILITY (8)

FACTORY
- ☐ MODERATE HAZARD (9)
- ☐ LOW HAZARD (10)

☐ **HIGH HAZARD (11)**

INSTITUTIONAL
- ☐ GROUP HOME (12)
- ☐ HOSPITAL (13)
- ☐ JAIL (14)

☐ **MERCANTILE (15)**

RESIDENTIAL
- ☐ HOTEL, MOTEL (16)
- ☐ MULTI-FAMILY (17)
- ☐ BOCA TWO FAMILY (18)
- ☐ CABO TWO FAMILY (19)
- ☐ BOCA SINGLE FAMILY (20)
- ☒ ~~CABO~~ SINGLE FAMILY (21)

STORAGE IRC 2009
- ☐ MODERATE HAZARD (22)
- ☐ LOW HAZARD (23)

☐ **OTHER (24)**
PARKING GARAGE
CARPORT
MOTOR FUEL SERV.
REPAIR GARAGE
PUBLIC UTILITY
HPM

Structural (check that applicable)
Frame

☐ Steel (1) ☐ Concrete (3) ☐ Other (5), Identify: _____
☐ Masonry (2) ☐ Wood (4)

Exterior (Check those applicable)
Walls

☐ Steel (1) ☐ Concrete (3) ☐ Other (5), Identify: _____
☐ Masonry (2) ☐ Wood (4)

Are any **structural assemblies** fabricated off-site? ☐ Yes ☐ No

Street Frontage (Feet)	Stories (Number) 1	Lot Area (Sq. feet)
Front Setback (Feet) 40	Bed Rooms (Number) 3	Building Area (Sq. feet)
Rear Setback (Feet) 79.8	Full Baths (Number) 2	Parking Area (Sq. feet)
Left Setback (Feet) 6	Partial Baths (Number) 0	Living Area (Sq. feet) ~~2340~~ 2030
Right Setback (Feet) 13	Garages (Number)	Basement Area (Sq. feet) ~~2340~~ 2020
Height Above Grade (Feet)	Windows (Number)	Garage Area (Sq. feet) ~~340~~ 431
New Residential Units (Number)	Fireplaces (Number) 1	Front Porch Office/Sales (Sq. feet) 81
Existing Residential Units (Number)	Enclosed Parking (Number)	Service (Sq. feet)
Elevators / Escalator (Number)	Outside Parking (Number)	Manufacturing (Sq. feet)
Est. Start ___/___/___	Est. Finish ___/___/___	Building Est. Value $ 145,000

4562

6. ELECTRICAL PERMIT APPLICATION

Electrical Work ☐ **Yes** ☐ **No**

Total Service ____ AMPS | Number of Circuits: ____ 2 WIRE ____ 3 WIRE ____ 4 WIRE | Number of Service Outlets: ____ 110V ____ 220V

	POWER DEVICES	No.	OUTPUT/LOAD		POWER DEVICES	No.	OUTPUT/LOAD
1				7			
2				8			
3				9			
4				10			
5							
6					Total Number of Motors		

Utility Service Revisions:

Est. Start ___/___/___	Est. Finish ___/___/___	Electrical Work Est. Value $

7. PLUMBING PERMIT APPLICATION

Plumbing Work ☐ Yes ☐ No

Enter the Number of Fixtures Being Installed, Replaced or Repaired

Tubs/Showers		Drinking Fountains		Back Flow Preventers	
Shower Stalls		Floor Drains		Water Pumps	
Lavatories		Water Heaters		Roof Openings	
Toilets		Water Softeners		Parking Lot Drains	
Urinals		Sewage Ejectors		Inside Downspouts	
Sinks		Sump Pumps		Swimming Pools	
Laundry Tubs		Grease Traps		Standpipes (Y/N) (Number Hose Outlets)	
Dishwashers		Bidets		Fire Sprinklers (Y/N) (Number of Heads)	
Garbage Disposals				Lawn Sprinklers (Y/N) (Number of Heads)	
				Total Fixtures	

Public Water (Y/N)	Public Sewer (Y/N)	
Water Service Size _____ IN.	Water Meter Size _____ IN.	Avg. Daily Water Use _____ GPD

Utility Service Revisions:

Est. Start ____/____/____	Est. Finish ____/____/____	Plumbing Work Est. Value $

8. MECHANICAL PERMIT APPLICATION

Mechanical Work ☐ Yes ☐ No

Enter Number of New or Replacement Units

Forced Air Furnace		Incinerator		Air Handling Unit	
Unit Heater		Boiler		Heat Pump	
Gas/Oil Conversion		Coil Unit		Air Cleaner	
Space Heater		Window A/C Unit		Kitchen Exhaust Hood	
Gravity Furnace		Split System A/C		Hazardous Exhaust System	
Solid Fuel Appliance		A/C Compressor		Electric Furnace	

Utility Service Revisions:

Type of Heating Fuel: (Check One) ☐ Gas (1) ☐ Oil (2) ☐ Electric (3) ☐ Coal (4) ☐ Wood (5) ☐ Other (6)

Est. Start ____/____/____	Est. Finish ____/____/____	Mechanical Work Est. Value $

9. OTHER REQUIRED PERMIT APPLICATION(S)

Permit Type:

Description of Work: Dalton Elev 4 Brick Front No Deck

* Unfinished Basement

4' Great Room + Nook Ext

Gas Fireplace, Furnace, Hot Water Heater, Range

Est. Start ____/____/____	Est. Finish ____/____/____	Est. Value $

370

10. SITE PLAN

(Show lot lines, easements and work layout and dimensions)

No site plan submitted by Bryton

SCALE = 1 Inch = _____ FEET

Application Received: / /

By:

Application Reviewed: / /

By:

Data Entry: / /

By:

12. FLOODPLAIN EVALUATION

FLOOD MAP NUMBER & DATE _____ LOWEST FLOOR ELEVATION _____

FLOOD ZONE _____ BASE FLOOD ELEVATION _____

13. ZONING PLAN EVALUATION

ZONING DISTRICT _____ MAP NUMBER _____

LOT AREA (From Page 2) _____ LOT COVERAGE (%) _____

LOT AREA PER ROOM _____ ENCROACHMENTS _____

OFF STREET PARKING SPACES, REQUIRED _____ PROVIDED _____

LOADING SPACE _____

SIGNS; NUMBER _____ SIZE OF EACH SIGN _____

PLANNING COMMISSION APPROVAL REQUIRED _____

BOARD OF ZONING APPEALS APPROVAL REQUIRED _____

14. PLAN REVIEW RECORD

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		$			1/31/13	TB	
PLUMBING		$			"	"	
MECHANICAL		$			"	"	
ELECTRICAL		$			"	"	
Gas		$			1/31/13	TB	
TOTAL		$	**TO BE ENTERED ON PART 18**				

15. ADDITIONAL PERMITS REQUIRED

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					**PLUMBING**				
CURB OR SIDEWALK CUT					**ROOFING**				
ELEVATOR					**SEWER**				
ELECTRICAL					**SIGN OR BILLBOARD**				
FURNACE					**STREET GRADES**				
GRADING					**USE OF PUBLIC AREAS**				
OIL BURNER					**DEMOLITION**				

TYPE DRAWINGS/REPORT	SUBMITTED	SIGNED AND SEALED	DATE	REVISION DATE
e Plan	☐ Yes ☐ No	☐ Yes ☐ No		
il Report	☐ Yes ☐ No	☐ Yes ☐ No		
chitectural Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
uctural Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
chanical Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
ctrical Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
Specifications	☐ Yes ☐ No	☐ Yes ☐ No		
uctural Connect. Drwngs.	☐ Yes ☐ No	☐ Yes ☐ No		
uctural Calculations	☐ Yes ☐ No	☐ Yes ☐ No		
ecial Inspection Data	☐ Yes ☐ No	☐ Yes ☐ No		
inkler Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
inkler Calculations	☐ Yes ☐ No	☐ Yes ☐ No		

No site plan info for permit

Blank page

17. OTHER DEPARTMENT APPROVAL

Signature	Date	
		Health and Sanitation
lic ks		Water
ing ning		Architectural Review
ironmental nagement		

18. VALIDATION

	Date	Number	Permit/Insp. Fee
ding Permit			
trical Permit			
nbing Permit			
hanical Permit			

Plan Review Fee (From Part 14)	
Certificate of Occupancy Fee	
Other Fee	
TOTAL FEES	

ared By:_____ Date_____

oved By:_____ Title_____

City of Fredericksburg
Building and Development Services
715 Princess Anne Street
P. O. Box 7447
Fredericksburg, VA 22404
Phone: (540) 372-1080
Fax: (540) 310-0636

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4 and 5 of this form. If electrical work, complete also Part 6. If plumbing work, complete also Part 7. If mechanical work, complete also Part 8. For other permits, complete also Part 9. Site Plan (Part 10) is to be shown on Page 4 or attached hereto. Parts 11-18 (Pages 5 and 6) are for department use only.

Date	Type Permit				Is Owner Applicant (Y/N)
1/16/13	☒ Building (B)	☐ Electrical (E)	☐ Mechanical (M)	☐ Plumbing (P)	☐ Other (O) (See item 9)	

1. PROPERTY INFORMATION

Street Address	Apt.	Zip	Parcel Number	Zoning
1012 Sami's Place		22401		

Subdivision	Lot Number	Parcel Type
Preserve @ Smith Run	41	☒ Residential (R) ☐ Industrial (I) ☐ Commercial (C) ☐ Other (O)

2. OWNER INFORMATION

First Name	Last name or Business Name	Phone
	Brayton Homes	540-903-5566

Street Address	City	State	Zip
8405 Greensboro Dr	McLean	VA	22102

3. CONTRACTORS INFORMATION

	NAME OF CONTRACTOR (LAST NAME, FIRST NAME)	ST. ADDRESS	CITY, ST.	LICENSE NO.
Applicant (not owner)				
Architect / Engineer	~~Brayton Hom~~ RDG			
General Contractor	Brayton Homes			
Excavation	Wolfe			
Concrete	Star			
Carpentry	M&G			
Electrical	Lanehart			
Plumbing	Atlas			
Sewer	Atlas			
Mechanical	Metcalfe			
Roofing	Summit			
Masonry	MV & Sons			
Drywall or Lathing	Ashtons			
Sprinkler				
Siding	Robinson Paving			
Fire Alarm				

RECEIVED JAN 22 2013

4. CERTIFICATION

INCOMPLETE/inaccurate

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT — ADDRESS: 1400 Preserve Lane — PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE — PHONE NO.

Dept. e Only	Request Plan No. Assignment (Y/N)
n Number	

IPROVEMENT TYPE:

-] NEW CONSTRUCTION (1)
-] ADDITION (2)
-] ALTERATION (3)
- REPAIR / REPLACEMENT (4)
- DEMOLITION (5)
- RELOCATION (6)
- FOUNDATION ONLY (7)
- CHANGE OF USE ONLY (8)

PROPOSED USE:

ASSEMBLY
- ☐ THEATRE (1)
- ☐ NIGHT CLUB (2)
- ☐ RESTAURANT (3)
- ☐ CHURCH (4)
- ☐ OTHER ASSEMBLY (5)

☐ **BUSINESS (6)**

EDUCATIONAL
- ☐ (GRADES 1-12) (7)
- ☐ DAY CARE FACILITY (8)

FACTORY
- ☐ MODERATE HAZARD (9)
- ☐ LOW HAZARD (10)

☐ **HIGH HAZARD (11)**

INSTITUTIONAL
- ☐ GROUP HOME (12)
- ☐ HOSPITAL (13)
- ☐ JAIL (14)

☐ **MERCANTILE (15)**

RESIDENTIAL
- ☐ HOTEL, MOTEL (16)
- ☐ MULTI-FAMILY (17)
- ☐ BOCA TWO FAMILY (18)
- ☐ CABO TWO FAMILY (19)
- ☐ BOCA SINGLE FAMILY (20)
- ☒ ~~CABO~~ SINGLE FAMILY (21)

STORAGE IRC 2009
- ☐ MODERATE HAZARD (22)
- ☐ LOW HAZARD (23)

☐ **OTHER (24)**
PARKING GARAGE
CARPORT
MOTOR FUEL SERV.
REPAIR GARAGE
PUBLIC UTILITY
HPM

ructural (check that applicable)
ame

Steel (1) ☐ Concrete (3) ☐ Other (5), Identify:
Masonry (2) ☐ Wood (4) _____

Exterior (Check those applicable)
Walls

☐ Steel (1) ☐ Concrete (3) ☐ Other (5), Identify:
☐ Masonry (2) ☐ Wood (4) _____

e any **structural assemblies** fabricated off-site? ☐ Yes ☐ No

t Frontage (Feet)	Stories (Number) 1	Lot Area (Sq. feet)
Setback (Feet) 40	Bed Rooms (Number) 3	Building Area (Sq. feet)
Setback (Feet) 79.8	Full Baths (Number) 2	Parking Area (Sq. feet)
Setback (Feet) 6	Partial Baths (Number) 0	Living Area (Sq. feet) ~~2340~~ 2030
Setback (Feet) 13	Garages (Number)	Basement Area (Sq. feet) ~~2340~~ 2020
t Above Grade (Feet)	Windows (Number)	Garage Area (Sq. feet) ~~340~~ 431
Residential Units (Number)	Fireplaces (Number) 1	Front Porch Office/Sales (Sq. feet) 81
ng Residential Units (Number)	Enclosed Parking (Number)	Service (Sq. feet)
tors / Escalator (Number)	Outside Parking (Number)	Manufacturing (Sq. feet)
Start ___/___/___	Est. Finish ___/___/___	Building Est. Value $ [illegible]

PQ $385,595, 4562

6. ELECTRICAL PERMIT APPLICATION

Electrical Work ☐ **Yes** ☐ **No**

Service____AMPS | Number of Circuits:____2 WIRE ____3 WIRE ____4 WIRE | Number of Service Outlets:____110V ____220V

POWER DEVICES	No.	OUTPUT/LOAD		POWER DEVICES	No.	OUTPUT/LOAD
			7			
			8			
			9			
			10			
				Total Number of Motors		

Service Revisions:

art ___/___/___	Est. Finish ___/___/___	Electrical Work Est. Value $

375

Plumbing Work ☐ Yes ☐ No

Enter the Number of Fixtures Being Installed, Replaced or Repaired

/Showers		Drinking Fountains		Back Flow Preventers	
er Stalls		Floor Drains		Water Pumps	
ories		Water Heaters		Roof Openings	
s		Water Softeners		Parking Lot Drains	
s		Sewage Ejectors		Inside Downspouts	
		Sump Pumps		Swimming Pools	
lry Tubs		Grease Traps		Standpipes (Y/N) (Number Hose Outlets)	
ashers		Bidets		Fire Sprinklers (Y/N) (Number of Heads)	
ge Disposals				Lawn Sprinklers (Y/N) (Number of Heads)	
				Total Fixtures	

Water (Y/N)	Public Sewer (Y/N)	
Service Size _____ IN.	Water Meter-Size _____ IN.	Avg. Daily Water Use _____ GPD

Service Revisions:

tart ____/____/____	Est. Finish ____/____/____	Plumbing Work Est. Value $

8. MECHANICAL PERMIT APPLICATION

Mechanical Work ☐ Yes ☐ No

Enter Number of New or Replacement Units

l Air Furnace		Incinerator		Air Handling Unit	
eater		Boiler		Heat Pump	
il Conversion		Coil Unit		Air Cleaner	
Heater		Window A/C Unit		Kitchen Exhaust Hood	
Furnace		Split System A/C		Hazardous Exhaust System	
Fuel Appliance		A/C Compressor		Electric Furnace	

ervice Revisions:

Heating Fuel: (One) ☐ Gas (1) ☐ Oil (2) ☐ Electric (3) ☐ Coal (4) ☐ Wood (5) ☐ Other (6)

art ____/____/____	Est. Finish ____/____/____	Mechanical Work Est. Value $

9. OTHER REQUIRED PERMIT APPLICATION(S)

Type: No Deck

ion of Work: Dalton Elev 4 Brick Front

: Unfinished Basement

4' Great Room + Nook Ext

Gas Fireplace, Furnace, Hot Water Heater, Range

art ____/____/____	Est. Finish ____/____/____	Est. Value $

11. DATA ENTRY

plication Received: / /

By:

plication Reviewed: / /

By:

ta Entry: / /

By:

Not filled in by City

12. FLOODPLAIN EVALUATION

OC LOWEST FLOOR ELEVATION

OC BASE FLOOD ELEVATION

13. ZONING PLAN EVALUATION

NIN MAP NUMBER

T AREA (From Page 2) LOT COVERAGE (%)

T AREA PER ROOM ENCROACHMENTS

F STREET PARKING SPACES, REQUIRED PROVIDED

ADING SPACE

NS; NUMBER SIZE OF EACH SIGN

ANNING COMMISSION APPROVAL REQUIRED

ARD OF ZONING APPEALS APPROVAL REQUIRED

14. PLAN REVIEW RECORD

lans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
UILDING		$			1/31/13	TB	
LUMBING		$			"	"	
ECHANICAL		$			"	"	
LECTRICAL		$			"	"	
Gas		$			1/31/13	TB	
OTAL		$	TO BE ENTERED ON PART 18				

15. ADDITIONAL PERMITS REQUIRED

ermit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
OILER					PLUMBING				
URB OR SIDEWALK CUT					ROOFING				
LEVATOR					SEWER				
LECTRICAL					SIGN OR BILLBOARD				
URNACE					STREET GRADES				
RADING					USE OF PUBLIC AREAS				
IL BURNER					DEMOLITION				

JAN 22 2013

Stephen J. Smallwood, C.B.O.
Director of Building and Development Services

City of Fredericksburg
715 Princess Anne Street
P. O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

APPLICATION FOR LAND DISTURBING PERMIT

PROJECT FILE _____
DATE OF APPLICATION _____
PERMIT EFFECTIVE DATE _____
PERMIT EXPIRES _____

APPLICANT NAME Brayton Homes PHONE 540-903-5946

APPLICANT ADDRESS 8405 Greensboro Dr Suite P-130 McLean Va, 22102

LANDOWNER NAME Brayton Homes PHONE 540-903-5946

LANDOWNER ADDRESS 8405 Greensboro Dr Suite P-130 Suite P-130

PLAN PREPARED BY Dewberry + Davis

PROJECT NAME/DESCRIPTION Brayton Homes

PROJECT ADDRESS (~~Colonial Blvd~~) 102 Jami's Place

TAX MAP# _____ PARCEL# _____ AREA (SQ FT) _____

I, Adam Hagerman hereby certify that I fully understand the provisions of the City of Fredericksburg's Erosion and Sediment Control Ordinance and program, and that I accept responsibility for carrying out the Erosion and Sediment Control Plan for the above-referenced project as approved by the city.

I further grant the right-of-entry onto this property, as described above to the designated personnel of the City of Fredericksburg for the purpose of inspecting and monitoring for compliance with the aforesaid Ordinance.

A COPY OF YOUR STATE CONTRACTOR'S LICENSE, RLD LICENSE AND BUSINESS LICENSE MUST ACCOMPANY THIS APPLICATION.

Estimated Cost of Clearing and Grading $ 2250
Estimated Cost Conservation Measures $ 3921

Jim Bahre
Program Administrator

1/28/13
Date

NOTES:

1. LOT 41 IS LOCATED ON TAX ASSESSMENT #313 C-L41, GPIN#7779-07-8699.
2. THIS SITE IS ZONED R-1 w/ R-2 BULK REGULATIONS
   FRONT=25'
   SIDE=10' MIN.,24' TOTAL
   MINIMUM 24' BETWEEN HOUSES
   REAR=25'
   THIS SITE IS SUBJECT TO SPECIAL USE PERMIT SUP2005-20 WITH CONDITIONS OUTLINED IN CITY COUNCIL RESOLUTION 05-120
3. THE ADDRESS FOR LOT 41 IS #1012 JAMI'S PLACE
4. BUILDER: BRYTON HOMES
   8405 GREENSBORO DRIVE
   SUITE P-130
   McLEAN, VA. 22102
   PH. 703-821-1540
5. THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS FROM A PLAN BY DEWBERRY & DAVIS, LLC. DATED DECEMBER 22, 2005. THE CONTOUR INTERVAL IS TWO (2) FEET.
6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF THE CITY OF FREDERICKSBURG AND VDOT.
7. EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER THE REQUIREMENTS OF THE STATE OF VIRGINIA AND CITY OF FREDERICKSBURG.
8. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
9. NO HAZARDOUS OR TOXIC SUBSTANCES ARE TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE SUBJECT PROPERTY.
10. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
11. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.
12. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL EXISTING UTILITY LOCATIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION TO AVOID POTENTIAL CONFLICTS. THE CONTRACTOR WILL CONTACT THE ENGINEER AT LAND DESIGN CONSULTANTS IF ANY CONFLICTS ARISE. THE ENGINEER CAN BE CONTACTED AT 703-680-4585.
13. NO OFFSITE CLEARING OR GRADING IS REQUIRED.
14. THE LOT SHOWN HEREON IS LOCATED ON FEMA MAP NO. 5100650020C AND 5100650036C, DATED 9/19/07 THE LOT IS LOCATED WITHIN THE FLOOD ZONE "X".
    "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CBPA IS AN OVERLAY DISTRICT FOR THE CITY OF FREDERICKSBURG AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT

IMPERVIOUS AREA

ROOF, DRIVEWAY AND LEADWALK = 3,492 SF

3,492 SF /13,906 SF = 25.1% OF THE LOT (70% MAX ALLOWED)

EROSION & SILTATION CONTROLS COST ESTIMATE:

CONSTRUCTION ENTRANCE: ONE ENTRANCE @ $1,000.00 EACH =	$1,000.00
SILT FENCE: 410 LF @ $4.50 PER LF =	$1,845.00
PERMANENT SEEDING: 0.24 ACRES @ $4,500.00 PER ACRE =	$1,076.00
SUBTOTAL =	$3,921.00
25% CONTINGENCY	$980.25
TOTAL =	$4,901.25

JAN 22 2013

COMMONWEALTH OF VIRGINIA
GREGORY S. DREW
Lic. No. 038899
1/15/13
PROFESSIONAL ENGINEER

RLD MUST BE PROVIDED PRIOR TO ANY CONSTRUCTION ACTIVITY

RLD INFORMATION

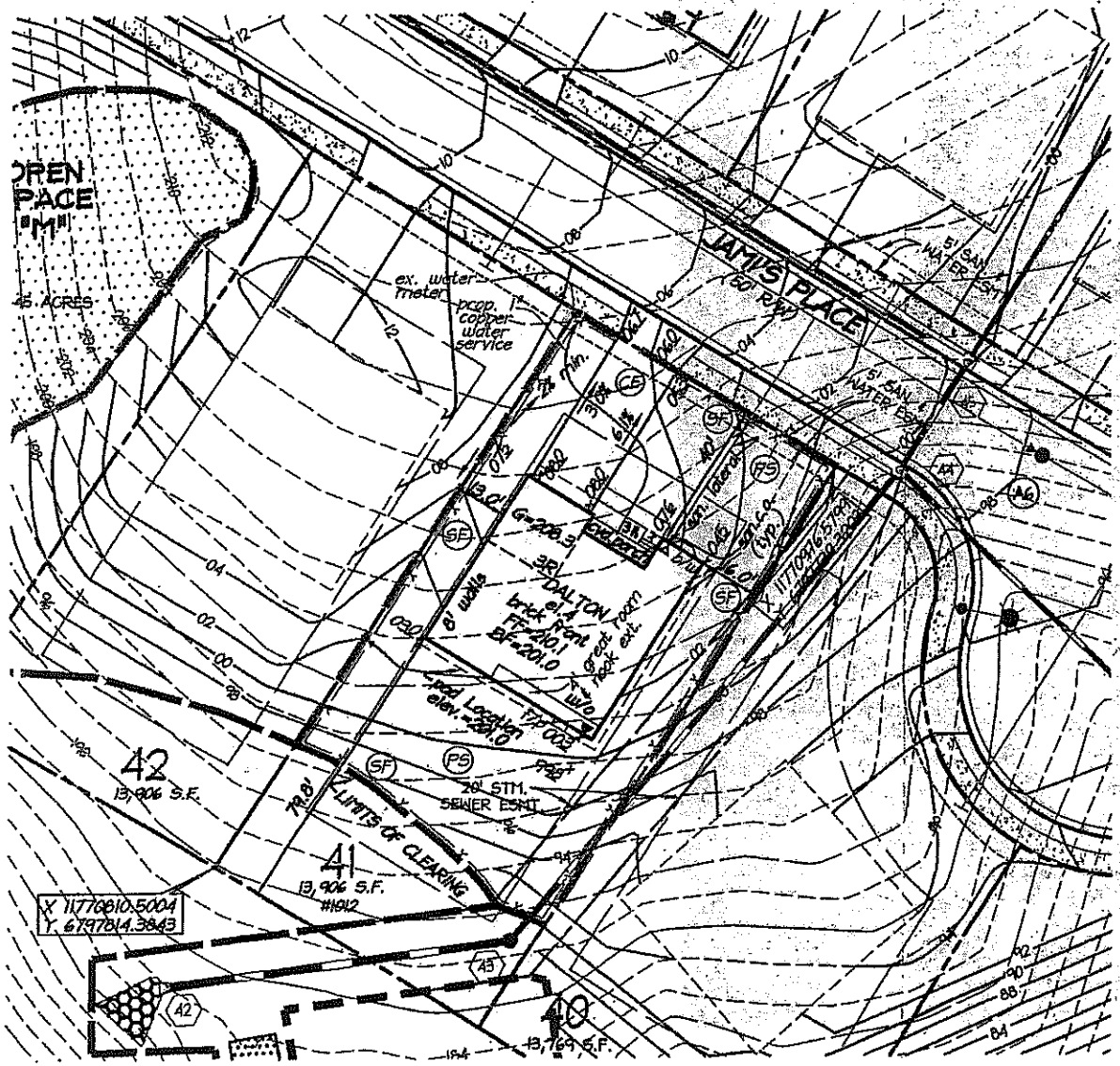
Name: Adam Hosenmond
Address: 1400 Preserve Lo
Telephone Number: 540-503-5366
Professional Registration: 32420
DCR Certification Valid Through: 4-4-15

PASS: GENERAL NOTE:
DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN THE PROXIMITY OF THE CITY OF FREDERICKSBURG, IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID SULPHATE SOILS AS WELL AS OTHER SOILS THAT PRODUCE A PH OF <4 ARE PRESENT ON THE PROJECT SITE EXTENSIVE TREATMENT TO BRING THE SOILS ACID/PH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

OVERLOT GRADING PLAN
PRESERVE AT SMITH RUN II
LOT 41
1012 JAMI'S PLACE
INSTRUMENT #070001847
PLAT BOOK 14 PAGE 117
DATE: JANUARY 11, 2013 SCALE: N/A
LDC# 08032-1-0 DESIGN: CS
CITY OF FREDERICKSBURG, VIRGINIA
HUC CODE: RA46

LDC
UNLOCKING YOUR LAND'S POTENTIAL
4585 DAISY REID AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

SHEET 1 OF 2.



Approval of these plans does not relieve the contractor of responsibility to perform the work in accordance with the requirements of the City of Fredericksburg, State of Virginia and Federal Code for items which have been missed or omitted.

APPROVED
JAN 28 2013
ESC Administrator

STATE GRID NORTH (NAD83)

for Erosion and Sediment Control Practices

NO.	TITLE	KEY	SYMBOL
3.05	SILT FENCE	SF	— X —
3.32	PERMANENT SEEDING	PS	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	

THIS PLAN IS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND INSTALLATION OF THE DRIVEWAY AND UTILITY CONNECTIONS.

COMMONWEALTH OF VIRGINIA
GREGORY S. DREW
Lic. No. 038892
1/15/13
PROFESSIONAL ENGINEER

OVERLOT GRADING PLAN
PRESERVE AT SMITH RUN II
LOT 41
1012 JAMI'S PLACE
INSTRUMENT #070001847
PLAT BOOK 14 PAGE 117

APPROVED AS TO ZONING
DATE: 4 FEB 2013
SIGNATURE:

DATE: JANUARY 11, 2013 SCALE: 1" = 30'
LDC# 08032-1-0 DESIGN: CS
CITY OF FREDERICKSBURG, VIRGINIA
HUC CODE: RA46

LDC
UNLOCKING YOUR LAND'S POTENTIAL
4585 DAISY REID AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

SHEET 2 OF 2

APPROVED
JAN 31 2013
PER: Jim Bahre
Certified Plan Reviewer.

FILE COPY

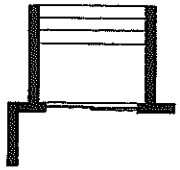
The Dalton

The Dalton
Elevation 4

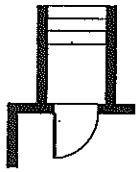
The Dalton, with the flexibility to accommodate your lifestyle, starts at 1,960 square feet and has the ability to expand to 4,754 square feet depending on your needs. All on the first floor, The Dalton includes an Owner's Suite, spacious second and third bedrooms, two full baths; and a two car garage. Show your personal style by selecting from four available elevations, and a wide variety of options and colors.

BRYTON HOMES
A Georgelas Company

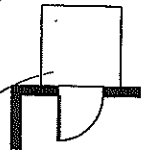
APPROVAL OF THESE PLANS DOES NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR ITEMS WHICH MAY HAVE BEEN MISSED OR OMITTED



PARTIAL FOUNDATION PLAN W/
OPT. DOUBLE WELLED EXIT COND.

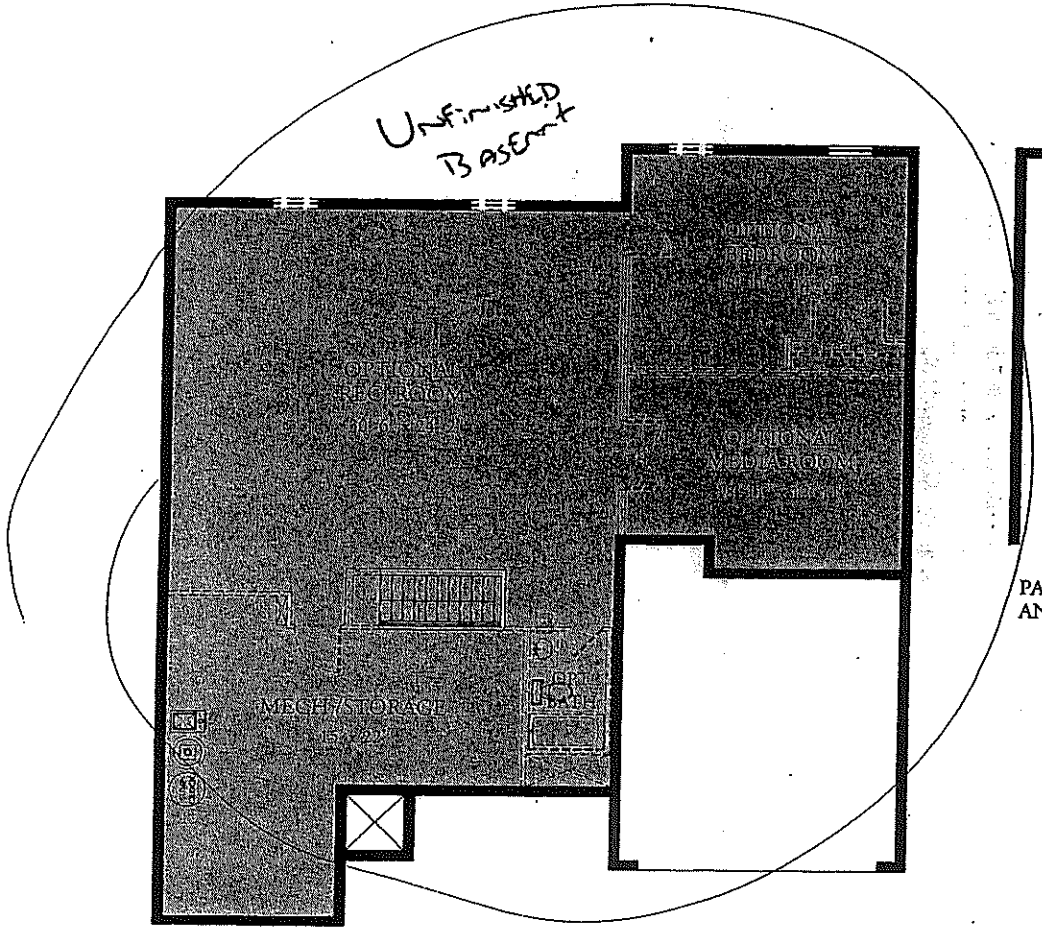


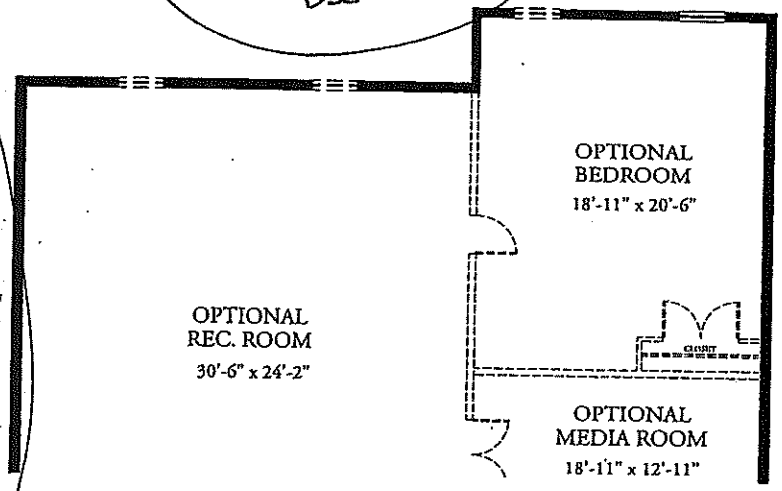
PARTIAL FOUNDATION PLAN W/
OPT. SINGLE WELLED EXIT COND.



PARTIAL FOUNDATION PLAN W/
OPT. WALK-OUT CONDITION

Double Door





PARTIAL FOUNDATION PLAN W/ OPT. 4'-0" GREAT ROOM/NOOK EXT.
AND 6'-0" BEDROOM EXT.

EDERICKSBURG VA 22404 7447
EN AGENT: BENJAMIN WINN 703-968-9350
5875 TRINITY PARKWAY SUITE 180
CENTERVILLE, VA
20120

PERMIT NUMBER: 000059 - 2013
USBC: 2009
APPLICATION DATE: 1/22/2013
ISSUANCE DATE: 2/05/2013
RENEWAL DATE:
DATE: 2/04/2013

ER NAME/ADDRESS
H RUN PRESERVE LLC
GEORGELAS GROUP
GREENSBORO DR P130
AN VA 22102
E:

SITE ADDRESS
1012 JAMI'S PLACE
LOT: 13,906 SQ FT 00000

CONTRACTOR NAME/ADDRESS
BRYTON HOMES LLC
8405 GREENSBORO DR
STE P-130
MCLEAN, VA 22102
PHONE: 703 821 1540

CCOUNT#: 9115
MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: 41 BLOCK: SECTION: BLDG NO.:

BACKS:
ONT: 40 BACK: 79.8
GHT: 6 LEFT: 13
TR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN: N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

ROUP: RESIDENTIAL
TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED SQ FEET: 4562
NATURE/WRK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT, 431 SF GARAGE & 81 SF PORCH (2009 IRC)

BUILDING 2: RESIDENTIAL

ORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
ROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
BATH 2	WALL TYPE	3 FLR SQFT		SQFT	
BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	SQFT	81 PORCH
PLACE 1	FLUE TYPE				

E HM POOL NOTE DALTON MODEL
FEE REFLECTS DEPOSIT PAID *

JOB VALUE:	165,000.00
PERMIT FEE:	1,383.60
ADM FEE:	
CERT OF OCCUP:	50.00
% SURCHARGE :	32.67
AMENDMENT FEE:	
% SURCHARGE :	
DEPOSIT:	
TAL FEES:	1,466.27

THIS PERMIT IS ISSUED IN ACCORDNANCE WITH CHAPTER 18 OF THE CODE OF THE CITY OF FREDERICKSBURG, VA. THE PERMIT HOLDER AGREES TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF FREDERICKSBURG, VA. WORK MUST COMMENCE WITHIN A 6 MONTH PERIOD OR PERMIT IS VOID UNLESS RENEWED. REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT AT (540) 372-1080 BEFORE 3:30 P.M.

REQUIRED SIGNATURES

CODE OFFICIAL

ZONING ~~ADMINISTRATOR~~ Officer

2/11/13
DATE

FILE COPY

USBC: 2009

INSPECTION DATE: 2/22/2013 11:15
INSPECTION TIME:

BLDG-R

ER NAME/ADDRESS
TH RUN PRESERVE LLC
GEORGELAS GROUP
5 GREENSBORO DR P130
EAN VA 22102
NE:

SITE ADDRESS
1012 JAMI'S PLACE
LOT: 13,906 SQ FT 00000

CONTRACTOR NAME/ADRESS
BRYTON HOMES LLC
8405 GREENSBORO DR
STE P-130
MCLEAN, VA 22102
PHONE: 703 821 1540

ACCOUNT#: 9115
MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

-BACKS:
ONT: 40 BACK: 79.8
GHT: 6 LEFT: 13
ITR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

E GROUP: RESIDENTIAL
T. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

ATE: 2/05/2013 RENEWAL DATE:
ORIES 2
ROOMS 3
BATH 2
BATH NONE
PLACE 1

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM

CONTRACTOR: BRYTON HOMES LLC
DECK SQFT NONE
GARAG SQFT 431
_____SQFT
_____SQFT 81 PORCH

NOTE DALTON MODEL *
*

FEE REFLECTS DEPOSIT PAID

TO INSPECTOR:
D UP 2/21/2013
APPROVED ACID SOIL REPORT BEFORE FINALS

EROSION - Inspection Results:
DULED INSPECTOR: BAH
ASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 2/22/13 TIME: _____

COMMENTS

ECTOR SIGNATURE: Jim Bahre

384

FILE COPY

EXHIBIT G

RE: 1012 JAMI'S PLACE
FREDERICKSBURG, VA

INSPECTION REPORTS BY

THE CITY OF FREDERICKSBURG
And
3rd PARTY INSPECTIONS BY
BARRY J. JONES, LLC

- Footings dated 02-28-13
- Walls dated 03-01-13
- Basement Slab dated 03-08-13
- Garage Slab dated 03-21-13

:DERICKSBURG VA 22404 7447
USBC: 2009

PERMIT NUMBER: 0000057 - 2013

INSPECTION DATE: 2/28/2013
INSPECTION TIME:

BLDG-R

R NAME/ADDRESS
H RUN PRESERVE LLC
GEORGELAS GROUP
GREENSBORO DR P130
AN VA 22102
E:

SITE ADDRESS
1012 JAMI'S PLACE
LOT: 13,906 SQ FT 00000

CONTRACTOR NAME/ADRESS
BRYTON HOMES LLC
8405 GREENSBORO DR
STE P-130
MCLEAN, VA 22102
PHONE: 703 821 1540

CCOUNT#: 9115
MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

BACKS:
ONT: 40 BACK: 79.8
GHT: 6 LEFT: 13
TR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

E GROUP: RESIDENTIAL
. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

ATE: 2/05/2013 RENEWAL DATE:
ORIES 2
ROOMS 3
BATH 2
BATH NONE
PLACE 1

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM

CONTRACTOR: BRYTON HOMES LLC
DECK SQFT NONE
GARAG SQFT 431
_____SQFT
_____SQFT 81 PORCH

NOTE DALTON MODEL
*

FEE REFLECTS DEPOSIT PAID

TO INSPECTOR:
OSION 2/22/2013
UP 2/21/2013
APPROVED ACID SOIL REPORT BEFORE FINALS

MAR - 1 2013

NG - Inspection Results:
ULED INSPECTOR: BJJ
SS: ____ FAIL: ____ RESCHEDULE____ DATE: 2-28-13 TIME: 12:00

COMMENTS

8" F 18X8 + 2 #4 REBAR, 3 INT. PIERS 36X36X18, Ground rod left Side
to 36" frost left Side F 3/4 OF REAR

CTOR SIGNATURE:

FILE COPY

Stephen J. Smallwood, C.B.O.
Director of Building and
Development Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

THIRD PARTY INSPECTION FORM
CITY OF FREDERICKSBURG
MARCH 1, 2007
(Revised JULY 3, 2008)

This form is to be used by all approved third party inspection agencies.

Permit #: 57-2013 **Lot#:** 41

Subdivision: Smith Run

Address: 1012 Jami's Place

Inspection Agency: BARRY J. JONES LLC **Telephone:** 540-786-5600

- The Registered Design Professional (RDP), the RDP's firm, or the field inspectors shall have no financial interest in the project.
- **All incomplete inspection forms will be rejected.** No further inspections will be conducted by the City of Fredericksburg on a job site when an inspection report is rejected or is not received.
- An inspection rejected by the City of Fredericksburg **may not** be reinspected by a third party inspector without prior approval by Fredericksburg's Building Official.
- All inspection reports must be received by the Building and Development Services Department within 72 hours of the completed inspection (Three City of Fredericksburg business days.)
- All reports must be original documents; **FAXES and copies will not be accepted.**
- Requests for inspections must be provided to the City of Fredericksburg before 3:30 PM on the day preceding the date of the inspection.
- Inspection tickets and Third Party Inspection forms shall be picked up after 8:30 AM, on the date of inspection, at the Building and Development Services Department, prior to the inspection.
- The erosion and sediment controls must be approved by the City of Fredericksburg **prior** to any footing inspection being conducted.
- Approved footing inspections shall be recorded and verified by Building and Development Services prior to scheduling a foundation wall inspection.
- The City of Fredericksburg reserves the right to audit third party inspection procedures at any time.
- **Abuse of the requirements, listed above or within the Third Party Inspection Policy will void the City of Fredericksburg's approval for the third party inspector and agency.**

FOOTINGS: (circle yes/no)

1ST EROSION APPROVAL DATE _____ (Do not make inspection with out approved 1st Erosion) 16x8 & 18x8+2 #4 rebar, 3 int. piers @ 36x36x15, ground rod left side 24 to 36" frost left side & 3/4 of rear.

Listed footings inspected: House, garage, Pond

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain: _____

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer designed footing. If yes, RDP's design must be attached.

YES NO Steel in place per City of Fredericksburg Stamped Approved plans

YES NO All footings installed per City of Fredericksburg Stamped Approved plans. If pier footing being poured in conjunction with slab, please indicate: _____

YES NO Perimeter footing is continuous. If not, RDP's design must be attached.

YES NO **FOOTING APPROVED** Date: 2-28-13 Time: 12:40

WALLS: (circle yes/no)

Must verify that the footing inspection has been approved and accepted prior to inspecting the walls.

YES NO Expanding clay or other unstable/unsuitable conditions? If yes, please explain: _____

YES NO Steel in place per City of Fredericksburg Stamped Approved plans

YES NO ACI approved form release applied to panels prior to assembly. Type and brand of form release used: _____

YES NO Reinforcing steel bars, panel ties, footing and sill plate anchors are clean and free from foreign substances. (dirt, form release, oil, petroleum products etc.)

YES NO Foundation wall designed to withstand lateral soil pressure (based on backfill material).

YES NO **FOUNDATION WALL APPROVED** Date: _____ Time: _____

***Maximum Backfill Height: _____

***Backfill material shall not be placed against any foundation wall until the structural framing has been erected and secured.**

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Waterproofing/Draintile: (circle yes/no)

Waterproofing is required on all walls below grade enclosing habitable or usable space. Dampproofing is not permitted in the City of Fredericksburg on basement walls.

*** Must verify walls and footings have been approved prior to inspection of backfill**

*** Waterproofing/Draintile inspections shall not be performed until the first floor structural framing and decking has been installed and secured.**

YES NO Drain tile installed per code. 2" gravel under and 6" gravel over

YES NO Drain tile daylighted
Location: _____

YES NO Walls waterproofed per Code. (Waterproofing certification must be attached and filled out and signed by applicator)

YES NO Backfill material per approved plans and meets minimum code requirements

YES NO **WATERPROOFING APPROVED** Date: _____ Time: _____

YES NO **DRAINTILE APPROVED** Date: _____ Time: _____

SLABS: (circle yes/no)

Must verify that all trade inspections below the slab and wall certifications have been received and approved prior to inspecting slab.

Please list the slabs inspected on this inspection_____

YES NO Perimeter Insulation installed. If not required, please indicate:

_____

YES NO Vapor barrier installed. 6mil. polyethylene or approved other;
List:_____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain:

_____

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer design for slab. If yes, design must be attached with slab identified/listed:

_____

Type of reinforcement utilized: □ Fiber Mesh □ Welded Wire □ Other _____

YES NO **SLAB APPROVED** Date: _____ Time: _____

INTERIOR DRAINTILE/SUMP CROCK:

Inspections conducted: _____

YES NO Interior drain tile installed and ran to sump crock.

YES NO Sump crock installed and drain tile/area-way drain are connected.

OTHER INSPECTIONS:

Other inspections conducted: _____

YES NO Other inspections approved.

YES NO Engineer report attached.

CODE STANDARDS USED FOR INSPECTIONS:

YES NO All work inspected conforms to the current Virginia USBC.

(YES) NO **FOR RESIDENTIAL WORK:** All work conforms to the current, adopted, IRC edition.

YES NO **FOR COMMERCIAL WORK:** All work conforms to the current, adopted, IBC edition.

INSPECTION CERTIFICATION: I certify that the foregoing information is true & accurate, that I comply with the minimum qualifications for 3rd-party inspections as established by the City of Fredericksburg Building Official & the Virginia USBC, & that neither I, nor my firm, has a financial interest in the project/structure inspected, other than the fees received for this inspection.

Date of Inspection: 2-28-13 Time of Inspection: 12:40 footing

Name of Field Inspector: J. Condington Permit 57-2013

Weather Conditions: PT Cloudy 48°

Signature of RDP:

Print Name of RDP: Robert H. Harris, P.E.

COMMONWEALTH OF VIRGINIA SEAL ROBERT H. HARRIS Lic. No. 030950 MAR 01 2013 PROFESSIONAL ENGINEER

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
USBC: 2009

[redacted]

PERMIT NUMBER: 0000057 - 2013

INSPECTION DATE: 3/01/2013
INSPECTION TIME:

BLDG-R

OWNER NAME/ADDRESS
SMITH RUN PRESERVE LLC
C/O GEORGELAS GROUP
8405 GREENSBORO DR P130
MCLEAN VA 22102
PHONE:

SITE ADDRESS
1012 JAMI'S PLACE
LOT: 13,906 SQ FT 00000

CONTRACTOR NAME/ADRESS
BRYTON HOMES LLC
8405 GREENSBORO DR
STE P-130
MCLEAN, VA 22102
PHONE: 703 821 1540

RE ACCOUNT#: 9115
TAX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

SET-BACKS:
FRONT: 40 BACK: 79.8
RIGHT: 6 LEFT: 13
CNTR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

USE GROUP: RESIDENTIAL
CONST. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

SS.DATE: 2/05/2013 RENEWAL DATE:
STORIES 2
BEDROOMS 3
FULL BATH 2
HALF BATH NONE
FIREPLACE 1
OOL

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM

CONTRACTOR: BRYTON HOMES LLC
DECK SQFT NONE
GARAG SQFT 431
SQFT
SQFT 81 PORCH

NOTE DALTON MODEL *
*

FEE REFLECTS DEPOSIT PAID

TES TO INSPECTOR:
ICKED UP 2/21/2013
EDS APPROVED ACID SOIL REPORT BEFORE FINALS

ALL - Inspection Results:
SCHEDULED INSPECTOR: BJJ
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 3-1-13 TIME: 1:30

COMMENTS

8"x8"x16", 4#4 over all openings, #4 rebar 12"&18" vert., Horz rebar 18"oc
Ground run left side

NSPECTOR SIGNATURE:

FILE COPY

Stephen J. Smallwood, C.B.O.
Director of Building and
Development Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

THIRD PARTY INSPECTION FORM
CITY OF FREDERICKSBURG
MARCH 1, 2007
(Revised JULY 3, 2008)

This form is to be used by all approved third party inspection agencies.

Permit #: 57-2013 **Lot#:** 41

Subdivision: Smith Run

Address: 1012 Jami's Place

Inspection Agency: Barry J. Jones LLC **Telephone:** 540-786-5600

- The Registered Design Professional (RDP), the RDP's firm, or the field inspectors shall have no financial interest in the project.
- **All incomplete inspection forms will be rejected.** No further inspections will be conducted by the City of Fredericksburg on a job site when an inspection report is rejected or is not received.
- An inspection rejected by the City of Fredericksburg **may not** be reinspected by a third party inspector without prior approval by Fredericksburg's Building Official.
- All inspection reports must be received by the Building and Development Services Department within 72 hours of the completed inspection (Three City of Fredericksburg business days.)
- All reports must be original documents; **FAXES and copies will not be accepted.**
- Requests for inspections must be provided to the City of Fredericksburg before 3:30 PM on the day preceding the date of the inspection.
- Inspection tickets and Third Party Inspection forms shall be picked up after 8:30 AM, on the date of inspection, at the Building and Development Services Department, prior to the inspection.
- The erosion and sediment controls must be approved by the City of Fredericksburg **prior** to any footing inspection being conducted.
- Approved footing inspections shall be recorded and verified by Building and Development Services prior to scheduling a foundation wall inspection.
- The City of Fredericksburg reserves the right to audit third party inspection procedures at any time.
- **Abuse of the requirements, listed above or within the Third Party Inspection Policy will void the City of Fredericksburg's approval for the third party inspector and agency.**

FOOTINGS: (circle yes/no)

1ST EROSION APPROVAL DATE _____ (Do not make inspection with out approved 1st Erosion)

Listed footings inspected: _____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain: _____

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer designed footing. If yes, RDP's design must be attached.

YES NO Steel in place per City of Fredericksburg Stamped Approved plans

YES NO All footings installed per City of Fredericksburg Stamped Approved plans. If pier footing being poured in conjunction with slab, please indicate: _____

YES NO Perimeter footing is continuous. If not, RDP's design must be attached.

YES NO **FOOTING APPROVED** Date: _____ Time: _____

WALLS: (circle yes/no) 9"x 9" & 10", 4 #4 rebar overall openings
Ground rod left side

Must verify that the footing inspection has been approved and accepted prior to inspecting the walls.

YES NO Expanding clay or other unstable/unsuitable conditions? If yes, please explain: _____

YES NO Steel in place per City of Fredericksburg Stamped Approved plans

YES NO ACI approved form release applied to panels prior to assembly. Type and brand of form release used: Poured Dry

YES NO Reinforcing steel bars, panel ties, footing and sill plate anchors are clean and free from foreign substances. (dirt, form release, oil, petroleum products etc.)

YES NO Foundation wall designed to withstand lateral soil pressure (based on backfill material).

YES NO **FOUNDATION WALL APPROVED** Date: 3-1-13 Time: 1:30

*****Maximum Backfill Height:** 7'

***Backfill material shall not be placed against any foundation wall until the structural framing has been erected and secured.**

Waterproofing/Draintile: (circle yes/no)

Waterproofing is required on all walls below grade enclosing habitable or usable space. Dampproofing is not permitted in the City of Fredericksburg on basement walls.

*** Must verify walls and footings have been approved prior to inspection of backfill**

*** Waterproofing/Draintile inspections shall not be performed until the first floor structural framing and decking has been installed and secured.**

YES NO Drain tile installed per code. 2" gravel under and 6" gravel over

YES NO Drain tile daylighted
Location: _____

YES NO Walls waterproofed per Code. (Waterproofing certification must be attached and filled out and signed by applicator)

YES NO Backfill material per approved plans and meets minimum code requirements

YES NO **WATERPROOFING APPROVED** Date: _____ Time: _____

YES NO **DRAINTILE APPROVED** Date: _____ Time: _____

SLABS: (circle yes/no)

Must verify that all trade inspections below the slab and wall certifications have been received and approved prior to inspecting slab.

Please list the slabs inspected on this inspection_____

YES NO Perimeter Insulation installed. If not required, please indicate:
_____

YES NO Vapor barrier installed. 6mil. polyethylene or approved other;
List:_____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain:
_____
_____

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer design for slab. If yes, design must be attached with slab identified/listed:
_____

Type of reinforcement utilized: ☐ Fiber Mesh ☐ Welded Wire ☐ Other _____

YES NO **SLAB APPROVED** Date: _____ Time: _____

INTERIOR DRAINTILE/SUMP CROCK:

Inspections conducted: _____

YES NO Interior drain tile installed and ran to sump crock.

YES NO Sump crock installed and drain tile/area-way drain are connected.

OTHER INSPECTIONS:

Other inspections conducted: _____

YES NO Other inspections approved.

YES NO Engineer report attached.

CODE STANDARDS USED FOR INSPECTIONS:

YES NO All work inspected conforms to the current Virginia USBC.

(YES) NO **FOR RESIDENTIAL WORK:** All work conforms to the current, adopted, IRC edition.

YES NO **FOR COMMERCIAL WORK:** All work conforms to the current, adopted, IBC edition.

INSPECTION CERTIFICATION: **I certify that the foregoing information is true & accurate, that I comply with the minimum qualifications for 3rd-party inspections as established by the City of Fredericksburg Building Official & the Virginia USBC, & that neither I, nor my firm, has a financial interest in the project/structure inspected, other than the fees received for this inspection.**

Date of Inspection: 3-1-13 Time of Inspection: 12:30

Name of Field Inspector: J Goodwin 57-2013

Weather Conditions: Cloudy 43°

Signature of RDP:

Print Name of RDP: Robert H. Harris, P.E.

SEAL ROBERT H. HARRIS Lic. No. 030950 MAR 04 2013

EDERICKSBURG VA 22404 7447
USBC: 2009

INSPECTION DATE: 3/06/2013
INSPECTION TIME:

BLDG-R

ER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
TH RUN PRESERVE LLC		BRYTON HOMES LLC
GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
5 GREENSBORO DR P130		STE P-130
EAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
NE:		PHONE: 703 821 1540

ACCOUNT#: 9115
MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

-BACKS:
ONT: 40 BACK: 79.8
GHT: 6 LEFT: 13
ITR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

E GROUP: RESIDENTIAL
T. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

ATE: 2/05/2013 RENEWAL DATE:
ORIES 2
ROOMS 3
. BATH 2
BATH NONE
PLACE 1

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM

CONTRACTOR: BRYTON HOMES LLC
DECK SQFT NONE
GARAG SQFT 431
_____SQFT
_____SQFT B1 PORCH

NOTE DALTON MODEL *
*

FEE REFLECTS DEPOSIT PAID

TO INSPECTOR:
D UP 2/21/2013
APPROVED ACID SOIL REPORT BEFORE FINALS

GRNDWKS - Inspection Results:
DULED INSPECTOR:
ASS: _____ FAIL: _____ RESCHEDULE_____ DATE: _____ TIME: _____

* * C O M M E N T S * *

Cancel

ECTOR SIGNATURE: _____

FILE COPY

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
USBC: 2009

[redacted]

PERMIT NUMBER: 0000057 - 2013

INSPECTION DATE: 3/08/2013
INSPECTION TIME:

BLDG-R

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
SMITH RUN PRESERVE LLC		BRYTON HOMES LLC
C/O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
8405 GREENSBORO DR P130		STE P-130
MCLEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
PHONE:		PHONE: 703 821 1540

RE ACCOUNT#: 9115
TAX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

SET-BACKS:
FRONT: 40 BACK: 79.8
RIGHT: 6 LEFT: 13
CNTR : FRTGE:

UTILITY CO/INO#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

USE GROUP: RESIDENTIAL
CONST. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

ISS.DATE: 2/05/2013 RENEWAL DATE:
BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

# STORIES	2	MANF TRUSS	1 FLR SQFT	DECK SQFT	NONE
# BEDROOMS	3	FNDTN TYPE	2 FLR SQFT	GARAG SQFT	431
#FULL BATH	2	WALL TYPE	3 FLR SQFT	_____SQFT	
#HALF BATH	NONE	SIDNG TYPE	BSMNT SQFT 2020	_____SQFT	81 PORCH
#FIREPLACE	1	FLUE TYPE	MOBILE HM		

POOL
NOTE DALTON MODEL *
FEE REFLECTS DEPOSIT PAID
*

NOTES TO INSPECTOR:
PICKED UP 2/21/2013
NEEDS APPROVED ACID SOIL REPORT BEFORE FINALS

BASEMENT SLAB - Inspection Results:
SCHEDULED INSPECTOR: BJJ
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 3/11/13 TIME: 8:40

COMMENTS

Basement Slab Thickened per Plan, Insulated rear & up left side approx. 30'
6"x6" W.W. vapor Barrier

INSPECTOR SIGNATURE:

MAR 19 2013

FILE COPY

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
USBC: 2009

[redacted]

PERMIT NUMBER: 0000057 - 2013

INSPECTION DATE: 3/08/2013
INSPECTION TIME:

BLDG-R

INER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
ITH RUN PRESERVE LLC		BRYTON HOMES LLC
O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
05 GREENSBORO DR P130		STE P-130
LEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
ONE:		PHONE: 703 821 1540

ACCOUNT#: 9115
(MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

-BACKS:
RONT: 40 BACK: 79.8
IGHT: 6 LEFT: 13
NTR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

SE GROUP: RESIDENTIAL
T. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

ATE: 2/05/2013 RENEWAL DATE:
ORIES 2
ROOMS 3
BATH 2
BATH NONE
PLACE 1

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM

CONTRACTOR: BRYTON HOMES LLC
DECK SQFT NONE
GARAG SQFT 431
_____SQFT
_____SQFT 81 PORCH

NOTE DALTON MODEL *
*

FEE REFLECTS DEPOSIT PAID

TO INSPECTOR:
D UP 2/21/2013
APPROVED ACID SOIL REPORT BEFORE FINALS

ENT SLAB - Inspection Results:
ULED INSPECTOR: BJJ
SS: ✓ FAIL: ____ RESCHEDULE____ DATE: 3/11/13 TIME: 8:40

* * C O M M E N T S * *

Cement Slab Thickened per Plan, Insulated regs & up left side approx. 30'
6" U.W. vapor Barrier

CTOR SIGNATURE:

MAR 19 2013

398

FILE COPY

BLDG-R

INSPECTION DATE: 3/08/2013
INSPECTION TIME:

Fill on lot

OWNER NAME/ADDRESS
SMITH RUN PRESERVE LLC
C/O GEORGELAS GROUP
8405 GREENSBORO DR P130
MCLEAN VA 22102
PHONE:

SITE ADDRESS
1012 JAMI'S PLACE
LOT: 13,906 SQ FT 00000

CONTRACTOR NAME/ADRESS
BRYTON HOMES LLC
8405 GREENSBORO DR
STE P-130
MCLEAN, VA 22102
PHONE: 703 821 1540

RE ACCOUNT#: 9115
TAX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

SET-BACKS:
FRONT: 40 BACK: 79.8
RIGHT: 6 LEFT: 13
CNTR : FRTGE:

UTILITY CO/IND#:
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

USE GROUP: RESIDENTIAL
CONST. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING DETACHED
SQ FEET: 4562

S.DATE: 2/05/2013 RENEWAL DATE:
STORIES 2
BEDROOMS 3
ULL BATH 2
ALF BATH NONE
IREPLACE 1
OL

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM
DECK SQFT NONE
GARAG SQFT 431
SQFT
SQFT 81 PORCH

NOTE
*
DALTON MODEL
*

FEE REFLECTS DEPOSIT PAID

S TO INSPECTOR:
KED UP 2/21/2013
DS APPROVED ACID SOIL REPORT BEFORE FINALS

EMENT SLAB - Inspection Results:
EDULED INSPECTOR: BJJ
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 3/11/13 TIME: 8:40

COMMENTS

Basement Slab Thickened per Plan, Insulated rear & up left side approx. 30'
x6" U.W. Vapor Barrier

ECTOR SIGNATURE:

MAR 19 2013

FILE COPY

Stephen J. Smallwood, C.B.O.
Director of Building and
Development Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

THIRD PARTY INSPECTION FORM
CITY OF FREDERICKSBURG
MARCH 1, 2007
(Revised JULY 3, 2008)

This form is to be used by all approved third party inspection agencies.

Permit #: 57-2013 **Lot#:** 41

Subdivision: Smith Run

Address: 1012 Jami's Place

Inspection Agency: Barry J. Jones LLC **Telephone:** 540-786-5600

- The Registered Design Professional (RDP), the RDP's firm, or the field inspectors shall have no financial interest in the project.
- **All incomplete inspection forms will be rejected**. No further inspections will be conducted by the City of Fredericksburg on a job site when an inspection report is rejected or is not received.
- An inspection rejected by the City of Fredericksburg **may not** be reinspected by a third party inspector without prior approval by Fredericksburg's Building Official.
- All inspection reports must be received by the Building and Development Services Department within 72 hours of the completed inspection (Three City of Fredericksburg business days.)
- All reports must be original documents; **FAXES and copies will not be accepted.**
- Requests for inspections must be provided to the City of Fredericksburg before 3:30 PM on the day preceding the date of the inspection.
- Inspection tickets and Third Party Inspection forms shall be picked up after 8:30 AM, on the date of inspection, at the Building and Development Services Department, prior to the inspection.
- The erosion and sediment controls must be approved by the City of Fredericksburg **prior** to any footing inspection being conducted.
- Approved footing inspections shall be recorded and verified by Building and Development Services prior to scheduling a foundation wall inspection.
- The City of Fredericksburg reserves the right to audit third party inspection procedures at any time.
- **Abuse of the requirements, listed above or within the Third Party Inspection Policy will void the City of Fredericksburg's approval for the third party inspector and agency.**

400

FOOTINGS: (circle yes/no)

1ST EROSION APPROVAL DATE _____ (Do not make inspection with out approved 1st Erosion)

Listed footings inspected: _____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain: _____

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer designed footing. If yes, RDP's design must be attached.

YES NO Steel in place per City of Fredericksburg Stamped Approved plans

YES NO All footings installed per City of Fredericksburg Stamped Approved plans. If pier footing being poured in conjunction with slab, please indicate: _____

YES NO Perimeter footing is continuous. If not, RDP's design must be attached.

YES NO **FOOTING APPROVED** Date: _____ Time: _____

WALLS: (circle yes/no)

Must verify that the footing inspection has been approved and accepted prior to inspecting the walls.

YES NO Expanding clay or other unstable/unsuitable conditions? If yes, please explain: _____

YES NO Steel in place per City of Fredericksburg Stamped Approved plans

YES NO ACI approved form release applied to panels prior to assembly. Type and brand of form release used: _____

YES NO Reinforcing steel bars, panel ties, footing and sill plate anchors are clean and free from foreign substances. (dirt, form release, oil, petroleum products etc.)

YES NO Foundation wall designed to withstand lateral soil pressure (based on backfill material).

YES NO **FOUNDATION WALL APPROVED** Date: _____ Time: _____

*****Maximum Backfill Height:** _____

***Backfill material shall not be placed against any foundation wall until the structural framing has been erected and secured.**

Waterproofing/Draintile: (circle yes/no)

Waterproofing is required on all walls below grade enclosing habitable or usable space. Dampproofing is not permitted in the City of Fredericksburg on basement walls.

*** Must verify walls and footings have been approved prior to inspection of backfill**

*** Waterproofing/Draintile inspections shall not be performed until the first floor structural framing and decking has been installed and secured.**

YES NO Drain tile installed per code. 2" gravel under and 6" gravel over

YES NO Drain tile daylighted
Location: _____

YES NO Walls waterproofed per Code. (Waterproofing certification must be attached and filled out and signed by applicator)

YES NO Backfill material per approved plans and meets minimum code requirements

YES NO **WATERPROOFING APPROVED** Date: _____ Time: _____

YES NO **DRAINTILE APPROVED** Date: _____ Time: _____

SLABS: (circle yes/no)

Must verify that all trade inspections below the slab and wall certifications have been received and approved prior to inspecting slab.

Please list the slabs inspected on this inspection Basement Slab

YES NO Perimeter Insulation installed. If not required, please indicate:

YES NO Vapor barrier installed. 6mil. polyethylene or approved other;
List: _____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain:

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer design for slab. If yes, design must be attached with slab identified/listed:

Type of reinforcement utilized: ☑ Fiber Mesh ☑ Welded Wire ☐ Other _____

YES NO **SLAB APPROVED** Date: 3/11/13 Time: 8:40

Rep

Waterproofing/Draintile: (circle yes/no)

Waterproofing is required on all walls below grade enclosing habitable or usable space. Dampproofing is not permitted in the City of Fredericksburg on basement walls.

*** Must verify walls and footings have been approved prior to inspection of backfill**

*** Waterproofing/Draintile inspections shall not be performed until the first floor structural framing and decking has been installed and secured.**

YES NO Drain tile installed per code. 2" gravel under and 6" gravel over

YES NO Drain tile daylighted
Location: _____

YES NO Walls waterproofed per Code. (Waterproofing certification must be attached and filled out and signed by applicator)

YES NO Backfill material per approved plans and meets minimum code requirements

YES NO **WATERPROOFING APPROVED** Date: _____ Time: _____

YES NO **DRAINTILE APPROVED** Date: _____ Time: _____

SLABS: (circle yes/no)

Must verify that all trade inspections below the slab and wall certifications have been received and approved prior to inspecting slab.

Please list the slabs inspected on this inspection Basement Slab

YES NO Perimeter Insulation installed. If not required, please indicate: _____

YES NO Vapor barrier installed. 6mil. polyethylene or approved other;
List: _____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain: _____

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer design for slab. If yes, design must be attached with slab identified/listed: _____

ee 1/30/15 Hey A TexCom

Type of reinforcement utilized: ☑ Fiber Mesh ☑ Welded Wire ☐ Other _____

YES NO **SLAB APPROVED** Date: 3/11/13 Time: 8:40

False report "verified" by AlexCom AND ECS AND survey report. Lot has [illegible] fill.

INTERIOR DRAINTILE/SUMP CROCK:

Inspections conducted: _____

YES NO Interior drain tile installed and ran to sump crock.

YES NO Sump crock installed and drain tile/area-way drain are connected.

OTHER INSPECTIONS:

Other inspections conducted: _____

YES NO Other inspections approved.

YES NO Engineer report attached.

CODE STANDARDS USED FOR INSPECTIONS:

YES NO All work inspected conforms to the current Virginia USBC.

(YES) NO **FOR RESIDENTIAL WORK:** All work conforms to the current, adopted, IRC edition.

YES NO **FOR COMMERCIAL WORK:** All work conforms to the current, adopted, IBC edition.

INSPECTION CERTIFICATION: I certify that the foregoing information is true & accurate, that I comply with the minimum qualifications for 3rd-party inspections as established by the City of Fredericksburg Building Official & the Virginia USBC, & that neither I, nor my firm, has a financial interest in the project/structure inspected, other than the fees received for this inspection.

Date of Inspection: 3/11/13 Time of Inspection: 8:40

Name of Field Inspector: J. Coddington 57-2013

Weather Conditions: Cloudy 40° Basement Shell

Signature of RDP: _____

Print Name of RDP: Robert H. Harris, P.E.

COMMONWEALTH OF VIRGINIA
SEAL
ROBERT H. HARRIS
Lic. No. 030950
MAR 12 2013
PROFESSIONAL ENGINEER

USBC: 2009

INSPECTION DATE: 3/13/2013
INSPECTION TIME: 9 45

BLDG-R

WNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
MITH RUN PRESERVE LLC		BRYTON HOMES LLC
/O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
405 GREENSBORO DR P130		STE P-130
CLEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
HONE:		PHONE: 703 821 1540

E ACCOUNT#: 9115
AX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

CT-BACKS:
FRONT: 40 BACK: 79.8
RIGHT: 6 LEFT: 13
CNTR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

USE GROUP: RESIDENTIAL
NST. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

.DATE: 2/05/2013 RENEWAL DATE:

BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

STORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
EDROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
L BATH 2	WALL TYPE	3 FLR SQFT		____SQFT	
F BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	____SQFT	81 PORCH
REPLACE 1	FLUE TYPE		MOBILE HM		

NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

S TO INSPECTOR:
ED UP 2/21/2013
S APPROVED ACID SOIL REPORT BEFORE FINALS

L PLATE - Inspection Results:
EDULED INSPECTOR:
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 3/13 TIME: _____

* * C O M M E N T S * *

PECTOR SIGNATURE: KP

FILE COPY

OF FREDERICKSBURG
ERICKSBURG VA 22404 7447
USBC: 2009

SHEAR WALL

PERMIT NUMBER: 0000057 - 2013

INSPECTION DATE: 3/18/2013
INSPECTION TIME: 11 AM

LDG-R

NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
RUN PRESERVE LLC		BRYTON HOMES LLC
EORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
GREENSBORO DR P130		STE P-130
N VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
:		PHONE: 703 821 1540

COUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
AP NO.: 313 C L41 SECTION: BLOCK: LOT: 41 BLDG NO.:

ACKS: UTILITY CO/INO#: / DISTRICT:
NT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
HT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
R : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

IRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

ATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

TE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

RIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
OOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
BATH 2	WALL TYPE	3 FLR SQFT		_____SQFT	
BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	_____SQFT	81 PORCH
LACE 1	FLUE TYPE		MOBILE HM		

NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

D INSPECTOR:
UP 2/21/2013
APPROVED ACID SOIL REPORT BEFORE FINALS
TER 3/14/13

WALL - Inspection Results:
ULED INSPECTOR:
SS: _____ FAIL: _____ RESCHEDULE ✓ DATE: 3/18 TIME: _____

COMMENTS

Cancel

CTOR SIGNATURE: Kenni Pellet

USBC: 2009

INSPECTION DATE: 3/19/2013
INSPECTION TIME: 1:45-2:15

BLDG-R

WNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
MITH RUN PRESERVE LLC		BRYTON HOMES LLC
/O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
405 GREENSBORO DR P130		STE P-130
CLEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
HONE:		PHONE: 703 821 1540

E ACCOUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
AX MAP NO.: 313 C L41 SECTION: BLOCK: LOT: 41 BLDG NO.:

ET-BACKS: UTILITY CO/INO#: / DISTRICT:
FRONT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
RIGHT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
CNTR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

USE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
NST. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

.DATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

STORIES	2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
EDROOMS	3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
ULL BATH	2	WALL TYPE	3 FLR SQFT		_____ SQFT	
ALF BATH	NONE	SIDNG TYPE	BSMNT SQFT	2020	_____ SQFT	81 PORCH
REPLACE	1	FLUE TYPE		MOBILE HM		

IL NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

ES TO INSPECTOR:
CKED UP 2/21/2013
EDS APPROVED ACID SOIL REPORT BEFORE FINALS
E-METER 3/14/13

HEAR WALL - Inspection Results:
CHEDULED INSPECTOR:
PASS: ____ FAIL: ✓ RESCHEDULE____ DATE: 3/19 TIME: _____

COMMENTS

Not Ready

NSPECTOR SIGNATURE: Kevin Pelletio

FILE COPY

OF FREDERICKSBURG
ERICKSBURG VA 22404 7447
USBC: 2009

ROOF PAPER

PERMIT NUMBER: 0000057 - 2013

INSPECTION DATE: 3/20/2013
INSPECTION TIME: 11:

LDG-R

NAME/ADDRESS
RUN PRESERVE LLC
EORGELAS GROUP
GREENSBORO DR P130
N VA 22102

SITE ADDRESS
1012 JAMI'S PLACE
LOT: 13,906 SQ FT 00000

CONTRACTOR NAME/ADRESS
BRYTON HOMES LLC
8405 GREENSBORO DR
STE P-130
MCLEAN, VA 22102
PHONE: 703 821 1540

COUNT#: 9115
AP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

ACKS:
NT: 40 BACK: 79.8
NT: 6 LEFT: 13
: FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N
AREA:
RIGHT-OF-WAY:

HEALTH PERMIT#:
GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

RECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

ATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

GROUP: RESIDENTIAL
TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

E: 2/05/2013 RENEWAL DATE:

BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

IES	2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
OMS	3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
ATH	2	WALL TYPE	3 FLR SQFT		____ SQFT	
ATH	NONE	SIDNG TYPE	BSMNT SQFT	2020	____ SQFT	81 PORCH
ACE	1	FLUE TYPE		MOBILE HM		

NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

INSPECTOR:
UP 2/21/2013
PPROVED ACID SOIL REPORT BEFORE FINALS
ER 3/14/13

APER - Inspection Results:
ILED INSPECTOR:
S: ____ FAIL: X RESCHEDULE X DATE: 3/20/13 TIME: _____

COMMENTS

Not complete

TOR SIGNATURE: R Cropp

408

USBC: 2009

INSPECTION DATE: 3/20/2013
INSPECTION TIME:

BLDG-R

JNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
1ITH RUN PRESERVE LLC		BRYTON HOMES LLC
/O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
:05 GREENSBORO DR P130		STE P-130
:LEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
IONE:		PHONE: 703 821 1540

: ACCOUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
:X MAP NO.: 313 C L41 SECTION: BLOCK: LOT: 41 BLDG NO.:

T-BACKS: UTILITY CO/INQ#: / DISTRICT:
FRONT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
RIGHT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
CNTR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

JSE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
NST. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

.DATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

STORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
EDROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
L BATH 2	WALL TYPE	3 FLR SQFT		____ SQFT	
F BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	____ SQFT	81 PORCH
REPLACE 1	FLUE TYPE		MOBILE HM		

NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

S TO INSPECTOR:
NSPECTION
KED UP 2/21/2013
DS APPROVED ACID SOIL REPORT BEFORE FINALS
-METER 3/14/13

EARWALL - Inspection Results:
HEDULED INSPECTOR:
PASS: X FAIL: ____ RESCHEDULE____ DATE: 3/20/13 TIME: _____

* * C O M M E N T S * *

SPECTOR SIGNATURE: R Capp

FILE COPY

OF FREDERICKSBURG ROOF PAPER REIN PERMIT NUMBER: 0000057 - 2013
ERICKSBURG VA 22404 7447
USBC: 2009

INSPECTION DATE: 3/21/2013
INSPECTION TIME: 10:15

LDG-R

NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
RUN PRESERVE LLC		BRYTON HOMES LLC
EORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
GREENSBORO DR P130		STE P-130
N VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
:		PHONE: 703 821 1540

COUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
AP NO.: 313 C L41 SECTION: BLOCK: LOT: 41 BLDG NO.:

ACKS: UTILITY CO/INO#: / DISTRICT:
NT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
HT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
R : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

IRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

ATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

TE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

RIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
OOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
BATH 2	WALL TYPE	3 FLR SQFT		_____SQFT	
BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	_____SQFT	81 PORCH
LACE 1	FLUE TYPE		MOBILE HM		

NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

O INSPECTOR:
ECTION
UP 2/21/2013
APPROVED ACID SOIL REPORT BEFORE FINALS
TER 3/14/13

PAPER REIN - Inspection Results:
ULED INSPECTOR:
SS: X FAIL: _____ RESCHEDULE_____ DATE: 3/21/13 TIME: _____

* * C O M M E N T S * *

ECTOR SIGNATURE: R Gapp

410

FILE COPY

INSPECTION DATE: 3/21/2013
INSPECTION TIME:

BLDG-R

WNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
MITH RUN PRESERVE LLC		BRYTON HOMES LLC
/O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
405 GREENSBORO DR P130		STE P-130
CLEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
HONE:		PHONE: 703 821 1540

E ACCOUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
AX MAP NO.: 313 C L41 SECTION: BLOCK: LOT: 41 BLDG NO.:

ET-BACKS: UTILITY CO/IND#: / DISTRICT:
FRONT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
RIGHT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
CNTR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

USE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
NST. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

.DATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

STORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
EDROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
LL BATH 2	WALL TYPE	3 FLR SQFT		____ SQFT	
LF BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	____ SQFT	81 PORCH
REPLACE 1	FLUE TYPE	MOBILE HM			
L	NOTE	DALTON MODEL			FEE REFLECTS DEPOSIT PAID

S TO INSPECTOR:
KED UP 2/21/2013
DS APPROVED ACID SOIL REPORT BEFORE FINALS
-METER 3/14/13

RAGE SLAB - Inspection Results:
HEDULED INSPECTOR: BJJ
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 3-21-13 TIME: 11:30

COMMENTS

Structural garage slab

SPECTOR SIGNATURE: BJJ

FILE COPY

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
USBC: 2009

GARAGE SLAB

see rear page #4A

PERMIT NUMBER: 0000057 - 2013
INSPECTION DATE: 3/21/2013
INSPECTION TIME:

BLDG-R

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
SMITH RUN PRESERVE LLC		BRYTON HOMES LLC
C/O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
8405 GREENSBORO DR P130		STE P-130
MCLEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
PHONE:		PHONE: 703 821 1540

ACCOUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
MAP NO.: 313 C L41 SECTION: BLOCK: LOT: 41 BLDG NO.:

SET-BACKS: UTILITY CO/IND#: DISTRICT:
FRONT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
RIGHT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
INTR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON-LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT;

USE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
CONST. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

DATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

STORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
ROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
BATH 2	WALL TYPE	3 FLR SQFT		SQFT	
HALF BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	SQFT	81 PORCH
FIREPLACE 1	FLUE TYPE		MOBILE HOME		

NOTE DALTON MODEL

FEE REFLECTS DEPOSIT PAID

NOTE TO INSPECTOR:
BOND UP 2/21/2013
NEED APPROVED ACID SOIL REPORT BEFORE FINALS
ENTER 3/14/13

GARAGE SLAB - Inspection Results:
SCHEDULED INSPECTOR: BJJ
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 3-21-13 TIME: 11:30

COMMENTS

Structural garage slab - failed - see 11-30-13 letter by Alex Com.

INSPECTOR SIGNATURE: [signature]

412

ITY OF FREDERICKSBURG
REDERICKSBURG VA 22404 7447
USBC: 2009

VENEER

PERMIT NUMBER: 0000057 - 2013

INSPECTION DATE: 3/29/2013
INSPECTION TIME:

BLDG-R

ER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
TH RUN PRESERVE LLC		BRYTON HOMES LLC
GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
5 GREENSBORO DR P130		STE P-130
EAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
NE:		PHONE: 703 821 1540

ACCOUNT#: 9115
MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

-BACKS:
RONT: 40 BACK: 79.8
IGHT: 6 LEFT: 13
NTR : FRTGE:

UTILITY CO/INO#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

GE GROUP: RESIDENTIAL
ST. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

DATE: 2/05/2013 RENEWAL DATE:
TORIES 2
DROOMS 3
. BATH 2
F BATH NONE
EPLACE 1

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM

CONTRACTOR: BRYTON HOMES LLC
DECK SQFT NONE
GARAG SQFT 431
SQFT
SQFT 81 PORCH

NOTE DALTON MODEL *
*

FEE REFLECTS DEPOSIT PAID

TO INSPECTOR:
ED UP 2/21/2013
S APPROVED ACID SOIL REPORT BEFORE FINALS
METER 3/14/13

ER - Inspection Results:
EDULED INSPECTOR:
PASS: ✓ FAIL: ✓ RESCHEDULE____ DATE: 3/29 TIME: _____

COMMENTS

Front window missing @ Bay

PECTOR SIGNATURE: KP

413

FILE COPY

EDERICKSBURG VA 22404 7447
USBC: 2009

INSPECTION DATE: 3/29/2013
INSPECTION TIME: 200

BLDG-R

ER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
TH RUN PRESERVE LLC		BRYTON HOMES LLC
GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
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SE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
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F BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	____SQFT	81 PORCH
EPLACE 1	FLUE TYPE		MOBILE HM		

NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

TO INSPECTOR:
ED UP 2/21/2013
S APPROVED ACID SOIL REPORT BEFORE FINALS
METER 3/14/13

MING - Inspection Results:
EDULED INSPECTOR:
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 3/29 TIME: _____

* * C O M M E N T S * *

PECTOR SIGNATURE: KP

414

FILE COPY

Stephen J. Smallwood, C.B.O.
Director of Building and
Development Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

THIRD PARTY INSPECTION FORM
CITY OF FREDERICKSBURG
MARCH 1, 2007
(Revised JULY 3, 2008)

Brytan

This form is to be used by all approved third party inspection agencies.

Permit #: 0057-13 **Lot#:** 41

Subdivision: Smith Run

Address: 1012 Jamie's Place

Inspection Agency: BARRY J. JONES LLC **Telephone:** 540-786-5600

- The Registered Design Professional (RDP), the RDP's firm, or the field inspectors shall have no financial interest in the project.
- **All incomplete inspection forms will be rejected.** No further inspections will be conducted by the City of Fredericksburg on a job site when an inspection report is rejected or is not received.
- An inspection rejected by the City of Fredericksburg **may not** be reinspected by a third party inspector without prior approval by Fredericksburg's Building Official.
- All inspection reports must be received by the Building and Development Services Department within 72 hours of the completed inspection (Three City of Fredericksburg business days.)
- All reports must be original documents; **FAXES and copies will not be accepted.**
- Requests for inspections must be provided to the City of Fredericksburg before 3:30 PM on the day preceding the date of the inspection.
- Inspection tickets and Third Party Inspection forms shall be picked up after 8:30 AM, on the date of inspection, at the Building and Development Services Department, prior to the inspection.
- The erosion and sediment controls must be approved by the City of Fredericksburg **prior** to any footing inspection being conducted.
- Approved footing inspections shall be recorded and verified by Building and Development Services prior to scheduling a foundation wall inspection.
- The City of Fredericksburg reserves the right to audit third party inspection procedures at any time.
- **Abuse of the requirements, listed above or within the Third Party Inspection Policy will void the City of Fredericksburg's approval for the third party inspector and agency.**

FOOTINGS: (circle yes/no)

1ST EROSION APPROVAL DATE _____ (Do not make inspection with out approved 1st Erosion)

Listed footings inspected: _____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain: _____

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer designed footing. If yes, RDP's design must be attached.

YES NO Steel in place per City of Fredericksburg Stamped Approved plans

YES NO All footings installed per City of Fredericksburg Stamped Approved plans. If pier footing being poured in conjunction with slab, please indicate: _____

YES NO Perimeter footing is continuous. If not, RDP's design must be attached.

YES NO **FOOTING APPROVED** Date: _____ Time: _____

WALLS: (circle yes/no)

Must verify that the footing inspection has been approved and accepted prior to inspecting the walls.

YES NO Expanding clay or other unstable/unsuitable conditions? If yes, please explain: _____

YES NO Steel in place per City of Fredericksburg Stamped Approved plans

YES NO ACI approved form release applied to panels prior to assembly. Type and brand of form release used: _____

YES NO Reinforcing steel bars, panel ties, footing and sill plate anchors are clean and free from foreign substances. (dirt, form release, oil, petroleum products etc.)

YES NO Foundation wall designed to withstand lateral soil pressure (based on backfill material).

YES NO **FOUNDATION WALL APPROVED** Date: _____ Time: _____

*****Maximum Backfill Height:** _____

***Backfill material shall not be placed against any foundation wall until the structural framing has been erected and secured.**

416

Waterproofing/Draintile: (circle yes/no)

Waterproofing is required on all walls below grade enclosing habitable or usable space. Dampproofing is not permitted in the City of Fredericksburg on basement walls.

*** Must verify walls and footings have been approved prior to inspection of backfill**

*** Waterproofing/Draintile inspections shall not be performed until the first floor structural framing and decking has been installed and secured.**

YES NO Drain tile installed per code. 2" gravel under and 6" gravel over

YES NO Drain tile daylighted
Location: _____

YES NO Walls waterproofed per Code. (Waterproofing certification must be attached and filled out and signed by applicator)

YES NO Backfill material per approved plans and meets minimum code requirements

YES NO **WATERPROOFING APPROVED** Date: _____ Time: _____

YES NO **DRAINTILE APPROVED** Date: _____ Time: _____

SLABS: (circle yes/no)

Must verify that all trade inspections below the slab and wall certifications have been received and approved prior to inspecting slab.

Please list the slabs inspected on this inspection Garage

YES NO Perimeter Insulation installed. If not required, please indicate:

YES NO Vapor barrier installed. 6mil. polyethylene or approved other;
List: _____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain:

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer design for slab. If yes, design must be attached with slab identified/listed:
See Plans on file

Type of reinforcement utilized: ☐ Fiber Mesh ☐ Welded Wire ☒ Other #4 rebar

YES NO **SLAB APPROVED** Date: 3-21-13 Time: 11:15

a1 Report

garage

Waterproofing/Draintile: (circle yes/no)

Waterproofing is required on all walls below grade enclosing habitable or usable space. Dampproofing is not permitted in the City of Fredericksburg on basement walls.

*** Must verify walls and footings have been approved prior to inspection of backfill**

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YES NO Drain tile installed per code. 2" gravel under and 6" gravel over

YES NO Drain tile daylighted
Location: _____

YES NO Walls waterproofed per Code. (Waterproofing certification must be attached and filled out and signed by applicator)

YES NO Backfill material per approved plans and meets minimum code requirements

YES NO **WATERPROOFING APPROVED** Date: _____ Time: _____

YES NO **DRAINTILE APPROVED** Date: _____ Time: _____

SLABS: (circle yes/no)

Must verify that all trade inspections below the slab and wall certifications have been received and approved prior to inspecting slab.

Please list the slabs inspected on this inspection Garage

YES (NO) Perimeter Insulation installed. If not required, please indicate:

(YES) NO Vapor barrier installed. 6mil. polyethylene or approved other;
List: _____

YES (NO) Expanding clay or other unstable/unsuitable conditions. If yes, please explain:

YES (NO) Filled lot site. If the fill supports the structure, compaction test must be attached.

(YES) NO Engineer design for slab. If yes, design must be attached with slab identified/listed: See Plan on file

generic plans not specific not indicate states rebar used but not how far apart

Type of reinforcement utilized: ☐ Fiber Mesh ☐ Welded Wire ☒ Other #4 rebar

(YES) NO **SLAB APPROVED** Date: 3-21-13 Time: 11:15

418

INTERIOR DRAINTILE/SUMP CROCK:

Inspections conducted: _____

YES NO Interior drain tile installed and ran to sump crock.

YES NO Sump crock installed and drain tile/area-way drain are connected.

OTHER INSPECTIONS:

Other inspections conducted: _____

YES NO Other inspections approved.

YES NO Engineer report attached.

CODE STANDARDS USED FOR INSPECTIONS:

YES NO All work inspected conforms to the current Virginia USBC.

YES NO **FOR RESIDENTIAL WORK:** All work conforms to the current, adopted, IRC edition.

YES NO **FOR COMMERCIAL WORK:** All work conforms to the current, adopted, IBC edition.

INSPECTION CERTIFICATION: I certify that the foregoing information is true & accurate, that I comply with the minimum qualifications for 3rd-party inspections as established by the City of Fredericksburg Building Official & the Virginia USBC, & that neither I, nor my firm, has a financial interest in the project/structure inspected, other than the fees received for this inspection.

Date of Inspection: 3-21-13 Time of Inspection: 11:30

Name of Field Inspector: Ryan Jones #0057-13

Weather Conditions: Overcast 11:35-38

Signature of RDP:

Print Name of RDP: Robert H. Harris, P.E.

COMMONWEALTH OF VIRGINIA
SEAL
ROBERT H. HARRIS
Lic. No. 030950
MAR 22 2013
PROFESSIONAL ENGINEER

fa re po

#1

Waterproofing/Draintile: (circle yes/no)

Waterproofing is required on all walls below grade enclosing habitable or usable space. Dampproofing is not permitted in the City of Fredericksburg on basement walls.

*** Must verify walls and footings have been approved prior to inspection of backfill**

*** Waterproofing/Draintile inspections shall not be performed until the first floor structural framing and decking has been installed and secured.**

YES NO Drain tile installed per code. 2" gravel under and 6" gravel over

YES NO Drain tile daylighted
Location: _____

YES NO Walls waterproofed per Code. (Waterproofing certification must be attached and filled out and signed by applicator)

YES NO Backfill material per approved plans and meets minimum code requirements

YES NO **WATERPROOFING APPROVED** Date: _____ Time: _____

YES NO **DRAINTILE APPROVED** Date: _____ Time: _____

SLABS: (circle yes/no)

Must verify that all trade inspections below the slab and wall certifications have been recei approved prior to inspecting slab.

Please list the slabs inspected on this inspection Front Porch

YES NO Perimeter Insulation installed. If not required, please indicate: _____

YES NO Vapor barrier installed. 6mil. polyethylene or approved other;
List: _____

YES NO Expanding clay or other unstable/unsuitable conditions. If yes, please explain: _____

YES NO Filled lot site. If the fill supports the structure, compaction test must be attached.

YES NO Engineer design for slab. If yes, design must be attached with slab identified/listed: _____

Type of reinforcement utilized: ☑ Fiber Mesh ☐ Welded Wire ☑ Other #4 ReBN 16" o.c. E.W

YES NO **SLAB APPROVED** Date: 4-4-13 Time: 10:45

tow truck had to be paid by Bryton to pull backho free from cla (stuck on Lot 2 photo shows lag "staked" rectan ular hole to have water dra into.

Fake report

pond is on fill dirt minimum 7'

- soil Report-see ECS + Alex Com

INTERIOR DRAINTILE/SUMP CROCK:

Inspections conducted: _____

YES NO Interior drain tile installed and ran to sump crock.

YES NO Sump crock installed and drain tile/area-way drain are connected.

OTHER INSPECTIONS:

Other inspections conducted: _____

YES NO Other inspections approved.

YES NO Engineer report attached.

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YES NO All work inspected conforms to the current Virginia USBC.

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INSPECTION CERTIFICATION: **I certify that the foregoing information is true & accurate, that I comply with the minimum qualifications for 3rd-party inspections as established by the City of Fredericksburg Building Official & the Virginia USBC, & that neither I, nor my firm, has a financial interest in the project/structure inspected, other than the fees received for this inspection.**

Date of Inspection: 4-4-13 Time of Inspection: 10:45

Name of Field Inspector: J. Goodwilton Porch Shed

Weather Conditions: 50° Pt. Sunny 50° Sunny 5-7-2012

Signature of RDP: _____

Print Name of RDP: **Robert H. Harris, P.E.**

SEAL
COMMONWEALTH OF VIRGINIA
ROBERT H. HARRIS
Lic. No. 030050
APR 05 2013
PROFESSIONAL ENGINEER

OF FREDERICKSBURG
RICHMOND VA 22404 1447
USBC: 2009

PORCH SLAB

PERMIT NUMBER: 0000057 - 2013

INSPECTION DATE: 4/02/2013
INSPECTION TIME:

DG-R

NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
RUN PRESERVE LLC		BRYTON HOMES LLC
ORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
REENSBORO DR P130		STE P-130
VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
		PHONE: 703 821 1540

OUNT#: 9115
P NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

CKS:
T: 40 BACK: 79.8
T: 6 LEFT: 13
: FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

RECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

TURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

GROUP: RESIDENTIAL
TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

E: 2/05/2013 RENEWAL DATE:
RIES 2
DOMS 3
BATH 2
BATH NONE
LACE 1

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL - CONTRACTOR: BRYTON HOMES LLC
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM

DECK SQFT NONE
GARAG SQFT 431
SQFT
SQFT 81 PORCH

NOTE DALTON MODEL *

FEE REFLECTS DEPOSIT PAID

D INSPECTOR:
UP 2/21/2013
APPROVED ACID SOIL REPORT BEFORE FINALS
TER 3/14/13
IC SERVICE E-MAILED 4/01/2013

SLAB - Inspection Results:
ULED INSPECTOR: BJJ
SS: ✓ FAIL: ____ RESCHEDULE____ DATE: 4-4-13 TIME: 10:45

COMMENTS

W/ MST 16" oc Each Way, SlaB on min. 4" lose Bm Sides

APR - 8 2013

CTOR SIGNATURE:

422

INSPECTION DATE: 4/02/2013
INSPECTION TIME:

BLDG-R

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
SMITH RUN PRESERVE LLC		BRYTON HOMES LLC
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RE ACCOUNT#: 9115
TAX MAP NO.: 313 C L41

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IL NOTE DALTON MODEL FEE REFLECTS DEPOSIT PAID

S TO INSPECTOR:
KED UP 2/21/2013
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-METER 3/14/13
CTRIC SERVICE E-MAILED 4/01/2013

RCH SLAB - Inspection Results:
HEDULED INSPECTOR: BJJ
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 4-4-13 TIME: 10:45

COMMENTS

eBA/ MST 16"oc Each WAY, SLAB on min. 4" (GOOD BAS Lines)

APR - 8 2013

INSPECTOR SIGNATURE:

Stephen J. Smallwood, C.B.O.
Director of Building and
Development Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

THIRD PARTY INSPECTION FORM
CITY OF FREDERICKSBURG
MARCH 1, 2007
(Revised JULY 3, 2008)

This form is to be used by all approved third party inspection agencies.

Permit #: 57-2013 **Lot#:** 41

Subdivision: Smith Run

Address: 1012 Jami's Place

Inspection Agency: Barry J. Jones LLC **Telephone:** 540-786-5600

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- **Abuse of the requirements, listed above or within the Third Party Inspection Policy will void the City of Fredericksburg's approval for the third party inspector and agency.**

Waterproofing/Draintile: (circle yes/no)

Waterproofing is required on all walls below grade enclosing habitable or usable space. Dampproofing is not permitted in the City of Fredericksburg on basement walls.

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YES NO Drain tile daylighted
Location: _____

YES NO Walls waterproofed per Code. (Waterproofing certification must be attached and filled out and signed by applicator)

YES NO Backfill material per approved plans and meets minimum code requirements

YES NO **WATERPROOFING APPROVED** Date: _____ Time: _____

YES NO **DRAINTILE APPROVED** Date: _____ Time: _____

SLABS: (circle yes/no)

Must verify that all trade inspections below the slab and wall certifications have been received and approved prior to inspecting slab.

Please list the slabs inspected on this inspection Front Porch

YES (NO) Perimeter Insulation installed. If not required, please indicate: _____

YES (NO) Vapor barrier installed. 6mil. polyethylene or approved other;
List: _____

YES (NO) Expanding clay or other unstable/unsuitable conditions. If yes, please explain: _____

YES (NO) Filled lot site. If the fill supports the structure, compaction test must be attached.

YES (NO) Engineer design for slab. If yes, design must be attached with slab identified/listed: _____

Type of reinforcement utilized: ☑ Fiber Mesh ☐ Welded Wire ☑ Other #4 Rebar 16" O.C. E.W

(YES) NO **SLAB APPROVED** Date: 4-4-13 Time: 10:45

USBC: 2009

INSPECTION DATE: 4/11/2013
INSPECTION TIME: 10 30

BLDG-R

R NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
H RUN PRESERVE LLC		BRYTON HOMES LLC
GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
GREENSBORO DR P130		STE P-130
AN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
E:		PHONE: 703 821 1540

CCOUNT#: 9115
MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

BACKS: UTILITY CO/ING#: / DISTRICT:
ONT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
GHT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
TR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

E GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
T. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

ATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

ORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
ROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
BATH 2	WALL TYPE	3 FLR SQFT		_____SQFT	
BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	_____SQFT	81 PORCH
PLACE 1	FLUE TYPE		MOBILE HM		

NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

TO INSPECTOR:
PECTION
D UP 2/21/2013
APPROVED ACID SOIL REPORT BEFORE FINALS
ETER 3/14/13
RIC SERVICE E-MAILED 4/01/2013

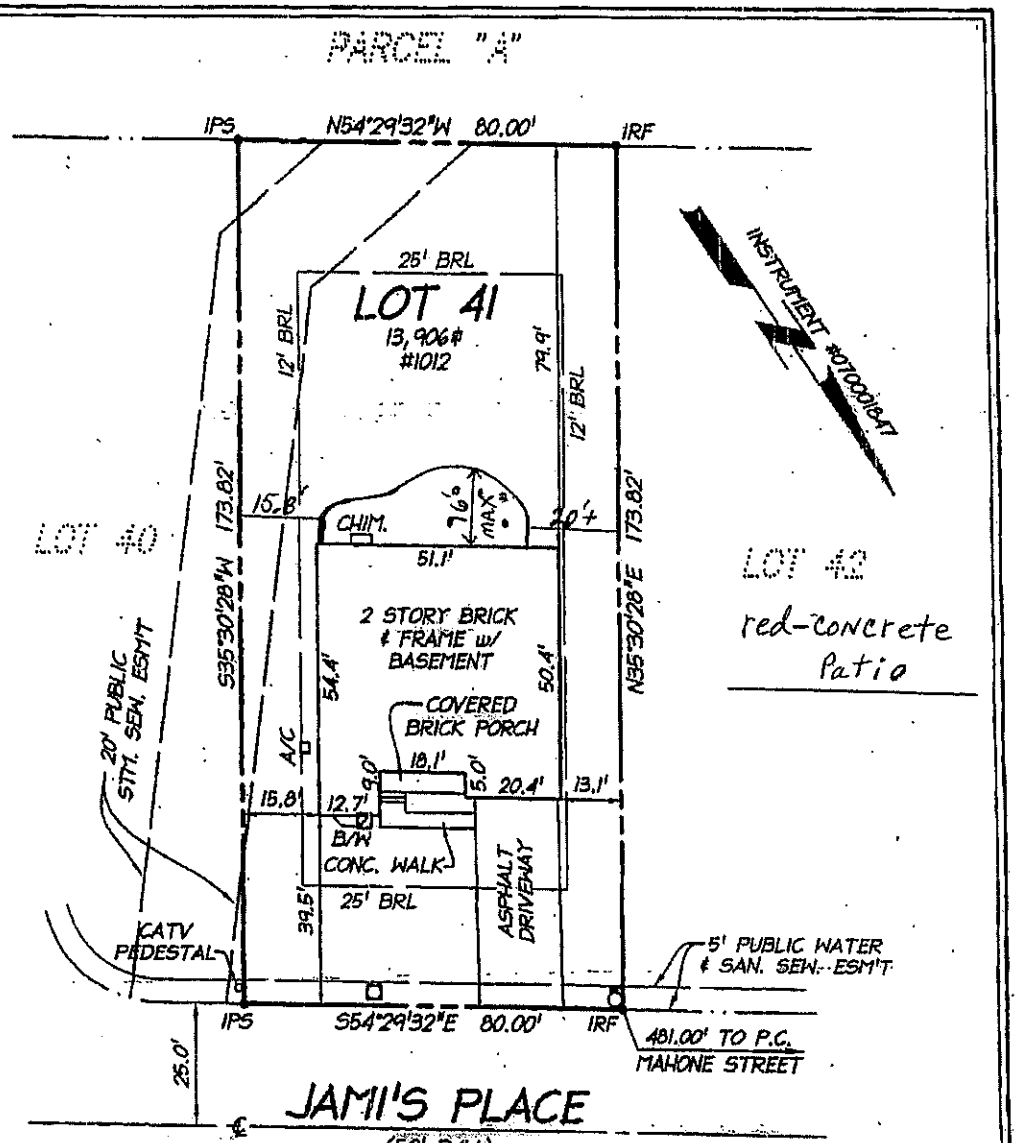
ER - Inspection Results:
DULED INSPECTOR:
ASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 4/11 TIME: _____

COMMENTS

ECTOR SIGNATURE: Kevin Pellet

426

FILE COPY



COMMONWEALTH OF VIRGINIA
5-1-13
KEVIN D. VAUGHN
Lic. No. 1508
LAND SURVEYOR

LEGEND

IRF	IRON ROD FOUND
IPS	IRON PIPE SET
A/C	AIR CONDITIONER
B/W	BAY WINDOW
	WATER METER
	CLEANOUT

NOTES

1. NO TITLE REPORT FURNISHED.
2. THE IMPROVEMENTS SHOWN DO NOT LIE WITHIN A H.U.D. DESIGNATED AREA OF SPECIAL FLOOD HAZARD.
3. THE BUILDING DIMENSIONS AND PROPERTY TIES SHOWN ON THIS SURVEY ARE NOT INTENDED TO BE USED IN RE-ESTABLISHING LOT CORNERS OR DETERMINING THE LOCATION OF FUTURE CONSTRUCTION OF EXTERIOR IMPROVEMENTS.
4. ALL EASEMENTS SHOWN HEREON ARE RECORDED IN INSTRUMENT #070001847 UNLESS OTHERWISE NOTED.
5. THERE IS A 10' WIDE EASEMENT ALONG THE FRONT AND REAR LOT LINES AND A 5' EASEMENT ALONG THE SIDE LOT LINES FOR DRAINAGE AND UTILITIES FOR PUBLIC USE.
6. WALLCHECK : 3-04-2013
7. FINAL : 4-24-2013

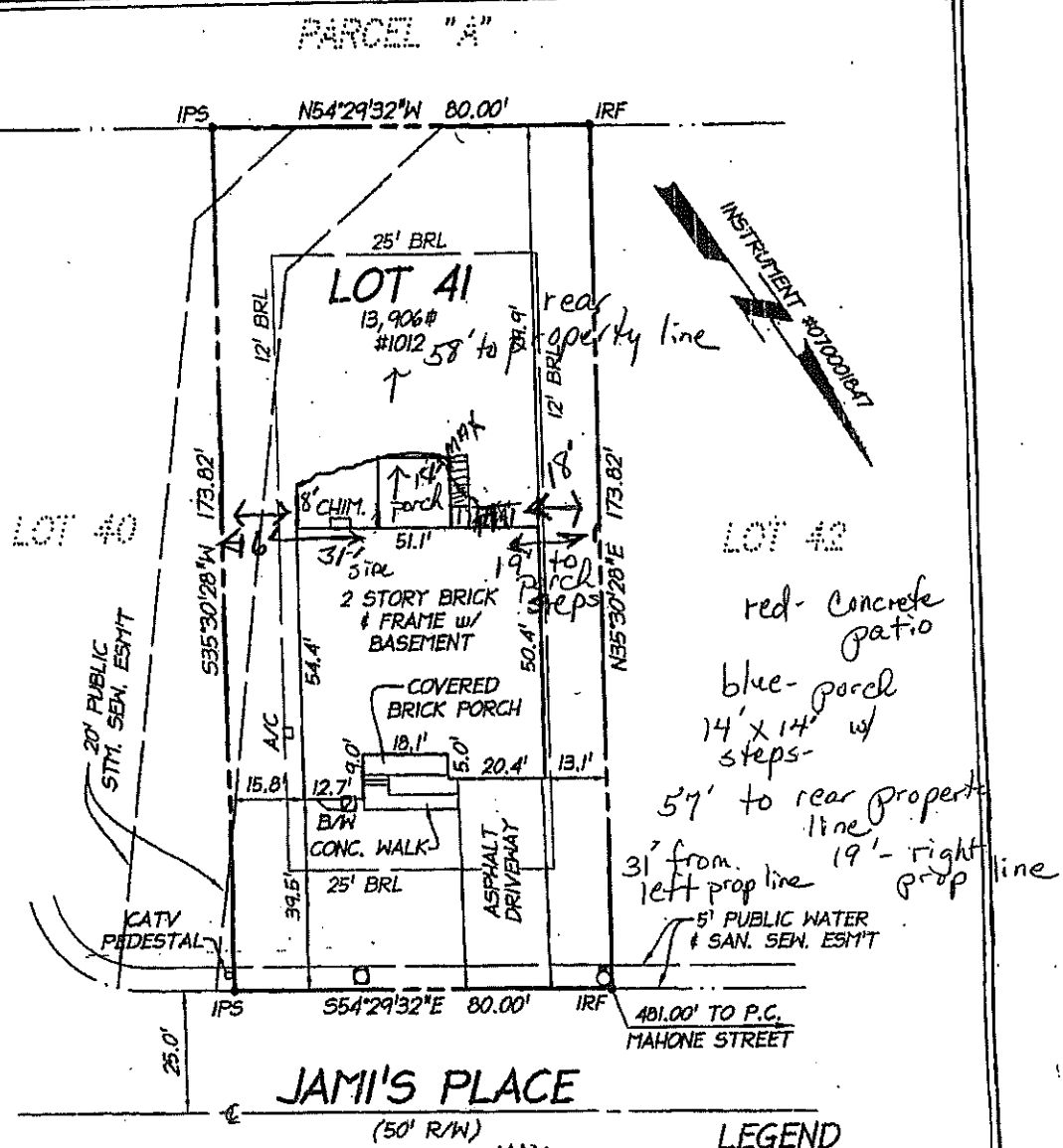
HOUSE LOCATION SURVEY

LOT 41
THE PRESERVE AT SMITH RUN PHASE TWO

INSTRUMENT #070001847
PLAT BOOK 14 PAGE 117
THE CITY OF FREDERICKSBURG, VIRGINIA
SCALE : 1" = 30' DATE: MAY, 2013

LDC
UNLOCKING YOUR LAND'S POTENTIAL
4585 DAILY REID AVENUE, SUITE 120
WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

P:\PY 2008\08032-1-0 Preserve at Smith Run\SURVEY\HLS\HLS-41.DWG



LEGEND

IRF	IRON ROD FOUND
IPS	IRON PIPE SET
A/C	AIR CONDITIONER
B/W	BAY WINDOW
⊗	WATER METER
□	CLEANOUT

COMMONWEALTH OF VIRGINIA
5-1-13
KEVIN D. VAUGHN
Lic. No. 1508
LAND SURVEYOR

1" = 28'

NOTES

1. NO TITLE REPORT FURNISHED.
2. THE IMPROVEMENTS SHOWN DO NOT LIE WITHIN A H.U.D. DESIGNATED AREA OF SPECIAL FLOOD HAZARD.
3. THE BUILDING DIMENSIONS AND PROPERTY TIES SHOWN ON THIS SURVEY ARE NOT INTENDED TO BE USED IN RE-ESTABLISHING LOT CORNERS OR DETERMINING THE LOCATION OF FUTURE CONSTRUCTION OF EXTERIOR IMPROVEMENTS.
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THE CITY OF FREDERICKSBURG, VIRGINIA
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WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

P:\PY 2008\08032-1-0 Preserve at Smith Run\SURVEY\HLS\HLS-41.DWG

USBC: 2009

INSPECTION DATE: 5/08/2013
INSPECTION TIME:

BLDG-R

ER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
TH RUN PRESERVE LLC		BRYTON HOMES LLC
GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
5 GREENSBORO DR P130		STE P-130
EAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
NE:		PHONE: 703 821 1540

ACCOUNT#: 9115
MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

-BACKS:
RONT: 40 BACK: 79.8
GHT: 6 LEFT: 13
NTR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N
AREA:
RIGHT-OF-WAY:
HEALTH PERMIT#:
GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

SE GROUP: RESIDENTIAL
T. TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

DATE: 2/05/2013 RENEWAL DATE:
TORIES 2
ROOMS 3
. BATH 2
BATH NONE
PLACE 1

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM
DECK SQFT NONE
GARAG SQFT 431
SQFT
SQFT 81 PORCH

NOTE * DALTON MODEL *

EEE REFLECTS DEPOSIT PAID

TO INSPECTOR:
ED UP 2/21/2013
SOIL REMDEIATION COMPLETE 5/7/2013
METER 3/14/13
TRIC SERVICE E-MAILED 4/01/2013

LDING FINAL - Inspection Results:
EDULED INSPECTOR:
PASS: _____ FAIL: _____ RESCHEDULE_____ DATE: _____ TIME: _____

* * C O M M E N T S * *

Cancel

PECTOR SIGNATURE: _____

FILE COPY

USBC: 2009

INSPECTION DATE: 5/09/2013
INSPECTION TIME:

BLDG-R

:R NAME/ADDRESS
'H RUN PRESERVE LLC
GEORGELAS GROUP
; GREENSBORO DR P130
:AN VA 22102
IE:

SITE ADDRESS
1012 JAMI'S PLACE
LOT: 13,906 SQ FT 00000

CONTRACTOR NAME/ADRESS
BRYTON HOMES LLC
8405 GREENSBORO DR
STE P-130
MCLEAN, VA 22102
PHONE: 703 821 1540

:CCOUNT#: 9115
MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

BACKS: UTILITY CO/INQ#: / DISTRICT:
ONT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
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TR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

E GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
T. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

ATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

ORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
ROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
BATH 2	WALL TYPE	3 FLR SQFT		____ SQFT	
BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	____ SQFT	81 PORCH
PLACE 1	FLUE TYPE		MOBILE HM		

NOTE DALTON MODEL *
*

FEE REFLECTS DEPOSIT PAID

TO INSPECTOR:
D UP 2/21/2013
SOIL REMDEIATION COMPLETE 5/7/2013
ETER 3/14/13
RIC SERVICE E-MAILED 4/01/2013

FINAL - Inspection Results:
DULED INSPECTOR: KUE
ASS: X FAIL: ____ RESCHEDULE____ DATE: _____ TIME: _____

* * C O M M E N T S * *

ECTOR SIGNATURE: [signature]

FILE COPY

INSPECTION TIME: 9:30

BLDG-R

NER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
ITH RUN PRESERVE LLC		BRYTON HOMES LLC
'O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
05 GREENSBORO DR P130		STE P-130
LEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
ONE:		PHONE: 703 821 1540

ACCOUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
X MAP NO.: 313 C L41 SECTION: BLOCK: LOT: 41 BLDG NO.:

T-BACKS: UTILITY CO/INQ#: / DISTRICT:
FRONT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
RIGHT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
CNTR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

USE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
NST. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

.DATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

STORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
EDROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
LL BATH 2	WALL TYPE	3 FLR SQFT		_____SQFT	
LF BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	_____SQFT	81 PORCH
REPLACE 1	FLUE TYPE		MOBILE HM		

L NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

S TO INSPECTOR:
KED UP 2/21/2013
D SOIL REMDEIATION COMPLETE 5/7/2013
-METER 3/14/13
CTRIC SERVICE E-MAILED 4/01/2013

TE FINAL - Inspection Results:
HEDULED INSPECTOR: BAH
PASS: ____ FAIL: ____ RESCHEDULE____ DATE: _____ TIME: _____

COMMENTS

CANCEL

NSPECTOR SIGNATURE: _____

FILE COPY

RICKSBURG VA 22404 7447
USBC: 2009

INSPECTION DATE: 5/09/2013
INSPECTION TIME: 10 30

DG-R

NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
RUN PRESERVE LLC		BRYTON HOMES LLC
ORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
REENSBORO DR P130		STE P-130
VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
		PHONE: 703 821 1540

OUNT#: 9115
P NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

CKS:
T: 40 BACK: 79.8
T: 6 LEFT: 13
: FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

RECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

ATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

GROUP: RESIDENTIAL
TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
SQ FEET: 4562

TE: 2/05/2013 RENEWAL DATE:
RIES 2
OOMS 3
BATH 2
BATH NONE
LACE 1

MANF TRUSS
FNDTN TYPE
WALL TYPE
SIDNG TYPE
FLUE TYPE

BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC
1 FLR SQFT
2 FLR SQFT
3 FLR SQFT
BSMNT SQFT 2020
MOBILE HM

DECK SQFT NONE
GARAG SQFT 431
SQFT
SQFT 81 PORCH

NOTE DALTON MODEL *
*

FEE REFLECTS DEPOSIT PAID

D INSPECTOR:
) UP 2/21/2013
OIL REMDEIATION COMPLETE 5/7/2013
TER 3/14/13
RIC SERVICE E-MAILED 4/01/2013

) FNL REIN - Inspection Results:
DULED INSPECTOR:
ASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 5/9 TIME: _____

* * C O M M E N T S * *

Unfinished Basement

No Deck

ECTOR SIGNATURE: Kevin Pellet

432

FILE COPY

FREDERICKSBURG VA 22404 7447
USBC: 2009

INSPECTION DATE: 5/10/2013
INSPECTION TIME:

BLDG-R

INER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
ITH RUN PRESERVE LLC		BRYTON HOMES LLC
O GEORGELAS GROUP	1012 JAMI'S PLACE	8405 GREENSBORO DR
05 GREENSBORO DR P130		STE P-130
LEAN VA 22102	LOT: 13,906 SQ FT 00000	MCLEAN, VA 22102
ONE:		PHONE: 703 821 1540

ACCOUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
X MAP NO.: 313 C L41 SECTION: BLOCK: LOT: 41 BLDG NO.:

T-BACKS: UTILITY CO/INO#: / DISTRICT:
FRONT: 40 BACK: 79.8 FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION: PRESERVE AT SMITH RUN
RIGHT: 6 LEFT: 13 AREA: ZONE: RESIDENTIAL-LOW DENSITY
CNTR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT,

USE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
NST. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4562

.DATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

STORIES 2	MANF TRUSS	1 FLR SQFT		DECK SQFT	NONE
EDROOMS 3	FNDTN TYPE	2 FLR SQFT		GARAG SQFT	431
LL BATH 2	WALL TYPE	3 FLR SQFT		SQFT	
LF BATH NONE	SIDNG TYPE	BSMNT SQFT	2020	SQFT	81 PORCH
REPLACE 1	FLUE TYPE		MOBILE HM		

L NOTE DALTON MODEL * FEE REFLECTS DEPOSIT PAID
*

S TO INSPECTOR:
KED UP 2/21/2013
D SOIL REMDEIATION COMPLETE 5/7/2013
-METER 3/14/13
CTRIC SERVICE E-MAILED 4/01/2013

TE FINAL - Inspection Results:
HEDULED INSPECTOR: UTT
PASS: X FAIL: ____ RESCHEDULE____ DATE: 5.10.13 TIME: _____

COMMENTS

TS - call for inspection after sod

NSPECTOR SIGNATURE: _____

FILE COPY

OF FREDERICKSBURG

Certificate of Occupancy

t Number: 0000057-2013 Permit Type:BLDG-R Date Issued: 5/10/2013

ner Name: SMITH RUN PRESERVE LLC
Address: 1012 JAMI'S PLACE

LOT: 13,906 SQ FT 00000

Contractor: BRYTON HOMES LLC
8405 GREENSBORO DR
STE P-130
MCLEAN, VA 22102

lumber: 313 C L41
ict:
)ivision: PRESERVE AT SMITH RUN
ng: R-1RESIDENTIAL-LOW DENSITY
)ant Load: N/A Health Permit#:
er of Bedrooms->Approved: 0 Built: 3
Completed: 5/09/2013

Lot: 41 Section: N/A Block: N/A
USBC Edition: 2009
Use Group: RESID RESIDENTIAL
Usage: R-5A SF DWELLING - DETACHED
Construction: 5B 5B COMB. UN-PROTECTED
Water: N/A
Sewer: N/A
Sprinkler: N Required: N

re of Work: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT, 431 SF GARAGE & 81 SF PORCH (2009 IRC)
fications: NONE
fications:
C.O.)

hereby certify that I, BRYTON HOMES LLC, am making this application
or 1012 JAMI'S PLACE and that the statements made herein are true.
pplicant: BRYTON HOMES LLC
8405 GREENSBORO DR STE P-130
MCLEAN, VA 22102
Date: 5/10/2013

BUILDING OFFICIAL,

MAY 10, 2013
Date

447-17

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4 and 5 of this form. If electrical work, complete also Part 6. If plumbing work, complete also Part 7. If mechanical work, complete also Part 8. For other permits, complete also Part 9. Site Plan (Part 10) is to be shown on Page 4 or attached hereto. Parts 11-18 (Pages 5 and 6) are for department use only.

App. Date	Type Permit				Is Owner Applicant (Y/N)
___/___/___	☒ Building (B)	☒ Electrical (E) ☐ Mechanical (M)	☐ Plumbing (P) ☐ Other (O) (See item 9)		N Y

1. PROPERTY INFORMATION

Street Address	Apt.	Zip	Parcel Number	Zoning
1012 Jamis Place		22401		

Subdivision	Lot Number	Parcel Type
Preserve at Smith Run Phase II	41	☒ Residential (R) ☐ Industrial (I) ☐ Commercial (C) ☐ Other (O)

2. OWNER INFORMATION

First Name	Last name or Business Name	Phone
Sabrina	Anderson	540 845 6760

Street Address	City	State	Zip
1012 Jamis Place	Fredericksburg	VA	22401

3. CONTRACTORS INFORMATION

	NAME OF CONTRACTOR (LAST NAME, FIRST NAME)	ST. ADDRESS	CITY, ST.	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor	OWNER			
Excavation				
Concrete	Ken Caperton			
Carpentry				
Electrical	OWNER			
Plumbing				
Sewer				
Mechanical				
Roofing	Ken Caperton			
Masonry				
Drywall or Lathing			MAY	29 2013
Sprinkler				
Paving				
Fire Alarm				

No. Street

4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Sabrina Anderson — SIGNATURE OF APPLICANT
1012 Jamis place Fredericksburg, VA — ADDRESS
(540) 845 6760 — PHONE NO.

OWNER — RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE
540 845 6760 — PHONE NO.

© Copyright 1990 B.O.C.A.

435

5. BUILDING PERMIT APPLICATION

Dept. Only	Request Plan No. Assignment (Y/N) N
Number	

PROVEMENT TYPE:

- NEW CONSTRUCTION (1)
- ADDITION (2)
- ALTERATION (3)
- REPAIR / REPLACEMENT (4)
- DEMOLITION (5)
- RELOCATION (6)
- FOUNDATION ONLY (7)
- CHANGE OF USE ONLY (8)

PROPOSED USE:

ASSEMBLY
- ☐ THEATRE (1)
- ☐ NIGHT CLUB (2)
- ☐ RESTAURANT (3)
- ☐ CHURCH (4)
- ☐ OTHER ASSEMBLY (5)

☐ **BUSINESS (6)**

EDUCATIONAL
- ☐ (GRADES 1-12) (7)
- ☐ DAY CARE FACILITY (8)

FACTORY
- ☐ MODERATE HAZARD (9)
- ☐ LOW HAZARD (10)

☐ **HIGH HAZARD (11)**

INSTITUTIONAL
- ☐ GROUP HOME (12)
- ☐ HOSPITAL (13)
- ☐ JAIL (14)

☐ **MERCANTILE (15)**

RESIDENTIAL
- ☐ HOTEL, MOTEL (16)
- ☐ MULTI-FAMILY (17)
- ☐ BOCA TWO FAMILY (18)
- ☐ CABO TWO FAMILY (19)
- ☒ ~~BOCA~~ SINGLE FAMILY (20)
- ☒ ~~CABO~~ SINGLE FAMILY (21)

STORAGE
- ☐ MODERATE HAZARD (22)
- ☐ LOW HAZARD (23)

☐ **OTHER (24)**
- PARKING GARAGE
- CARPORT
- MOTOR FUEL SERV.
- REPAIR GARAGE
- PUBLIC UTILITY
- HPM

VRC-09

ructural (check that applicable)
ame

☐ Steel (1) ☒ Concrete (3) ☐ Other (5), Identify:
☐ Masonry (2) ☒ Wood (4)

Exterior (Check those applicable)
Walls

☐ Steel (1) ☐ Concrete (3) ☐ Other (5), Identify:
☐ Masonry (2) ☒ Wood (4) Screen

re any **structural assemblies** fabricated off-site? ☐ Yes ☒ No

eet Frontage (Feet)	Stories (Number)	Lot Area (Sq. feet) 13,906
nt Setback (Feet)	Bed Rooms (Number)	Building Area (Sq. feet)
ar Setback (Feet)	Full Baths (Number)	Parking Area (Sq. feet)
t Setback (Feet)	Partial Baths (Number)	Living Area (Sq. feet)
ht Setback (Feet)	Garages (Number)	Basement Area (Sq. feet)
ght Above Grade (Feet)	Windows (Number)	Garage Area (Sq. feet)
w Residential Units (Number)	Fireplaces (Number)	Office/Sales (Sq. feet)
sting Residential Units (Number)	Enclosed Parking (Number)	Service (Sq. feet)
vators / Escalator (Number)	Outside Parking (Number)	Manufacturing (Sq. feet)
Start 6/6/2013	Est. Finish 6/20/2013	Building Est. Value $

6. ELECTRICAL PERMIT APPLICATION

Electrical Work ☒ **Yes** ☐ **No**

al Service ____ AMPS | Number of Circuits: ____ 2 WIRE ____ 3 WIRE ____ 4 WIRE | Number of Service Outlets: 2 110V ____ 220V

POWER DEVICES	No.	OUTPUT/LOAD		POWER DEVICES	No.	OUTPUT/LOAD
Ceiling fan/light			7			
possibly one outlet			8			
			9			
			10			
			Total Number of Motors			

lity Service Revisions:

t. Start 6/9/2013	Est. Finish 6/12/2013	Electrical Work Est. Value $

7. PLUMBING PERMIT APPLICATION

Plumbing Work ☐ Yes ☐ No

Enter the Number of Fixtures Being Installed, Replaced or Repaired

Tubs/Showers		Drinking Fountains		Back Flow Preventers	
Shower Stalls		Floor Drains		Water Pumps	
Lavatories		Water Heaters		Roof Openings	
Toilets		Water Softeners		Parking Lot Drains	
Urinals		Sewage Ejectors		Inside Downspouts	
Sinks		Sump Pumps		Swimming Pools	
Laundry Tubs		Grease Traps		Standpipes (Y/N) (Number Hose Outlets)	N
Dishwashers		Bidets		Fire Sprinklers (Y/N) (Number of Heads)	N
Garbage Disposals				Lawn Sprinklers (Y/N) (Number of Heads)	N
				Total Fixtures	

Public Water (Y/N)	N	Public Sewer (Y/N)	N		
Water Service Size	_____IN.	Water Meter Size	_____IN.	Avg. Daily Water Use	_____GPD

Utility Service Revisions:

Est. Start ____/____/____	Est. Finish ____/____/____	Plumbing Work Est. Value $

8. MECHANICAL PERMIT APPLICATION

Mechanical Work ☐ Yes ☐ No

Enter Number of New or Replacement Units

Forced Air Furnace		Incinerator		Air Handling Unit	
Unit Heater		Boiler		Heat Pump	
Gas/Oil Conversion		Coil Unit		Air Cleaner	
Space Heater		Window A/C Unit		Kitchen Exhaust Hood	
Gravity Furnace		Split System A/C		Hazardous Exhaust System	
Solid Fuel Appliance		A/C Compressor		Electric Furnace	

Utility Service Revisions:

Type of Heating Fuel: (Check One) ☐ Gas (1) ☐ Oil (2) ☐ Electric (3) ☐ Coal (4) ☐ Wood (5) ☐ Other (6)

Est. Start ____/____/____	Est. Finish ____/____/____	Mechanical Work Est. Value $

9. OTHER REQUIRED PERMIT APPLICATION(S)

Permit Type: installation of 12' x 50' concrete pad @ rear of home

Description of Work: drawing enclosed

14' x 14' SCREENED PORCH / ELEVATED

Est. Start 6/6/2013	Est. Finish 6/20/2013	Est. Value $ 5,000 —

PAGES 5 AND 6 ARE FOR DEPARTMENT USE ONLY

11. DATA ENTRY

lication Received: / /

By:

lication Reviewed: / /

By:

a Entry: / /

By:

12. FLOODPLAIN EVALUATION

OOD MAP NUMBER & DATE _____ LOWEST FLOOR ELEVATION _____

OOD ZONE _____ BASE FLOOD ELEVATION _____

13. ZONING PLAN EVALUATION

NING DISTRICT _____ MAP NUMBER _____

T AREA (From Page 2) _____ LOT COVERAGE (%) _____

T AREA PER ROOM _____ ENCROACHMENTS _____

F STREET PARKING SPACES, REQUIRED _____ PROVIDED _____

ADING SPACE _____

GNS; NUMBER _____ SIZE OF EACH SIGN _____

ANNING COMMISSION APPROVAL REQUIRED _____

ARD OF ZONING APPEALS APPROVAL REQUIRED _____

14. PLAN REVIEW RECORD

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		$			5-29-13	B	
PLUMBING		$					
MECHANICAL		$					
ELECTRICAL		$			5-29-13	B	
		$					
TOTAL		$	TO BE ENTERED ON PART 18				

15. ADDITIONAL PERMITS REQUIRED

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					DEMOLITION				

TYPE DRAWINGS/REPORT	SUBMITTED	SIGNED AND SEALED	DATE	REVISION DATE
Site Plan	☐ Yes ☐ No	☐ Yes ☐ No		
Soil Report	☐ Yes ☐ No	☐ Yes ☐ No		
Architectural Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
Structural Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
Mechanical Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
Electrical Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
Job Specifications	☐ Yes ☐ No	☐ Yes ☐ No		
Structural Connect. Drwngs.	☐ Yes ☐ No	☐ Yes ☐ No		
Structural Calculations	☐ Yes ☐ No	☐ Yes ☐ No		
Special Inspection Data	☐ Yes ☐ No	☐ Yes ☐ No		
Sprinkler Drawings	☐ Yes ☐ No	☐ Yes ☐ No		
Sprinkler Calculations	☐ Yes ☐ No	☐ Yes ☐ No		

17. OTHER DEPARTMENT APPROVALS

Signature	Date	Signature	Date
Fire		Health and Sanitation	
Public Works		Water	
Zoning Planning R. L. Mathis	6/5/13	Architectural Review	
Environmental Management			

18. VALIDATION

	Date	Number	Permit/Insp. Fee
Building Permit			
Electrical Permit			
Plumbing Permit			
Mechanical Permit			

Plan Review Fee (From Part 14)	
Certificate of Occupancy Fee	
Other Fee	
TOTAL FEES	

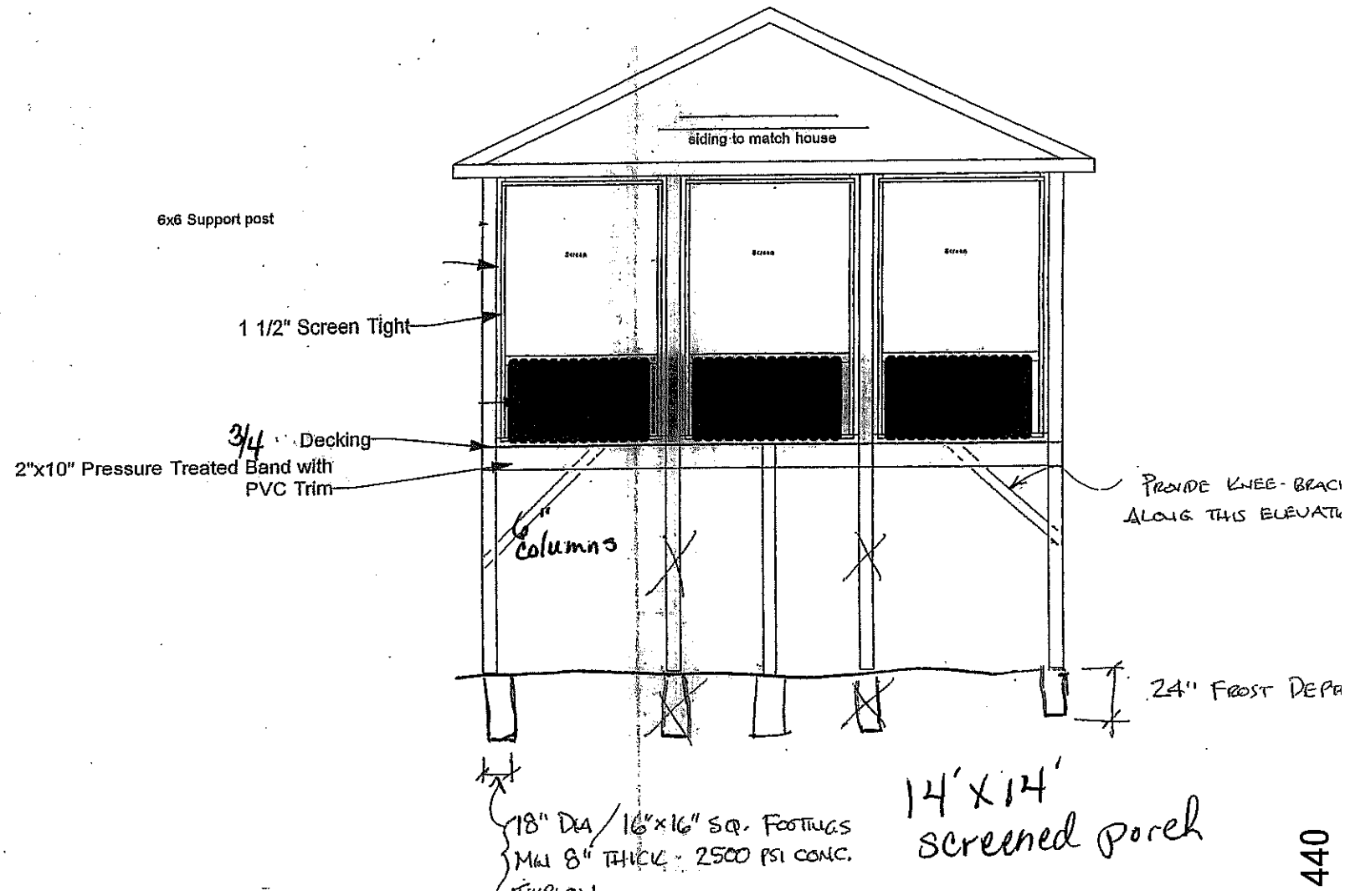
Prepared By:_____ Date_____

Approved By:_____ Title_____

FILE COPY

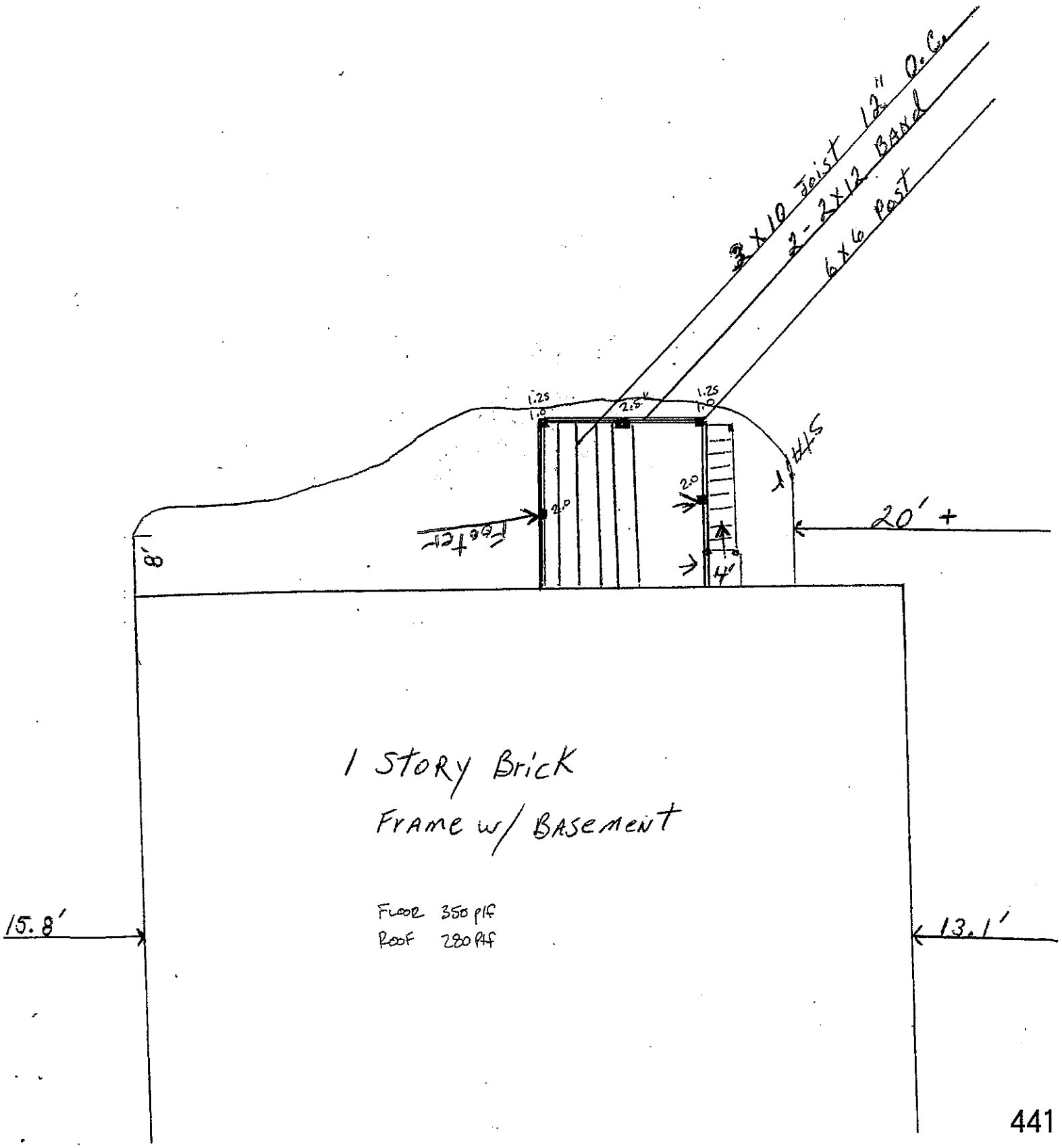
APPROVAL OF THESE PLANS DOES NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR ITEMS WHICH MAY HAVE BEEN MISSED OR OMITTED

APPROVED
MAY 30 2013
PER _____
Certified Plan Reviewer

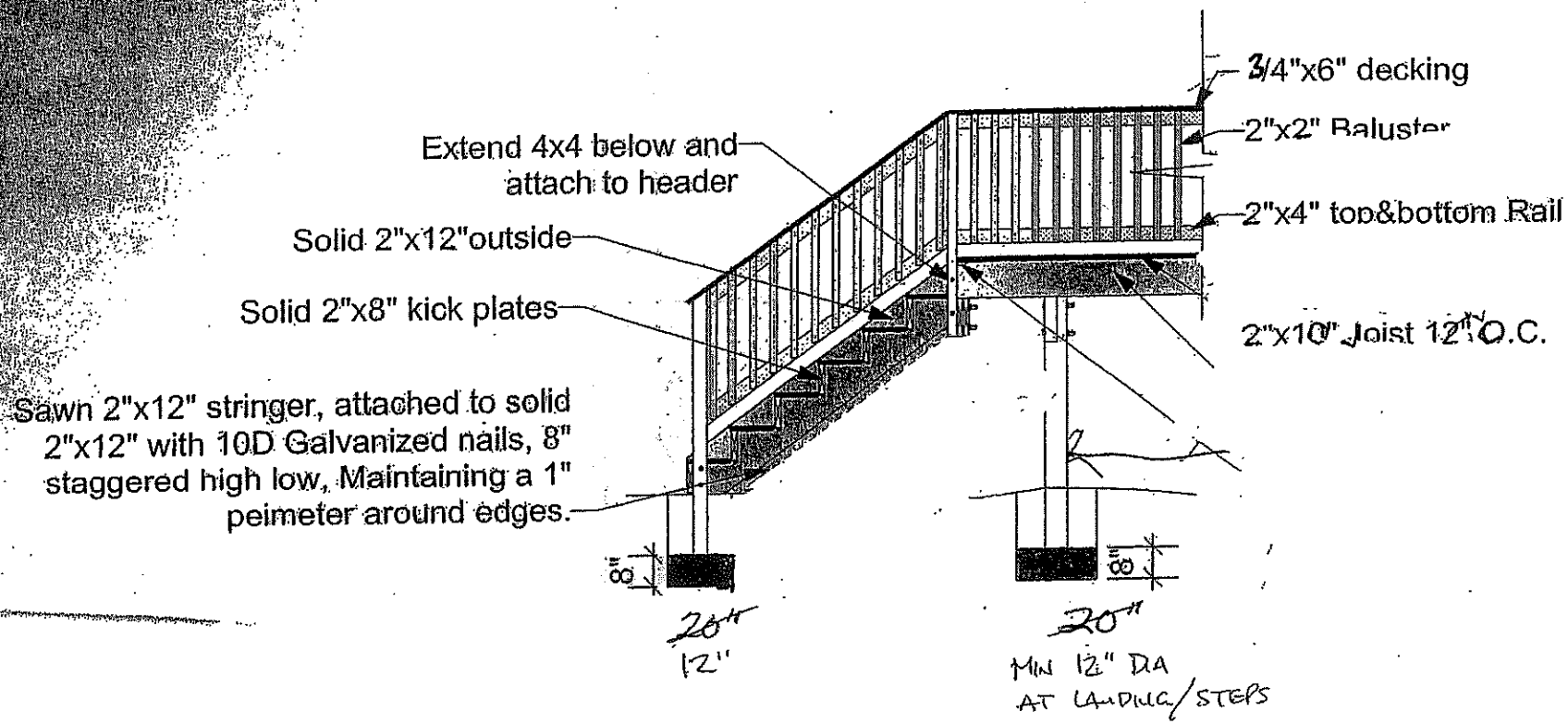


440

Screen Porch Deck Layout



4' landing w/4 steps

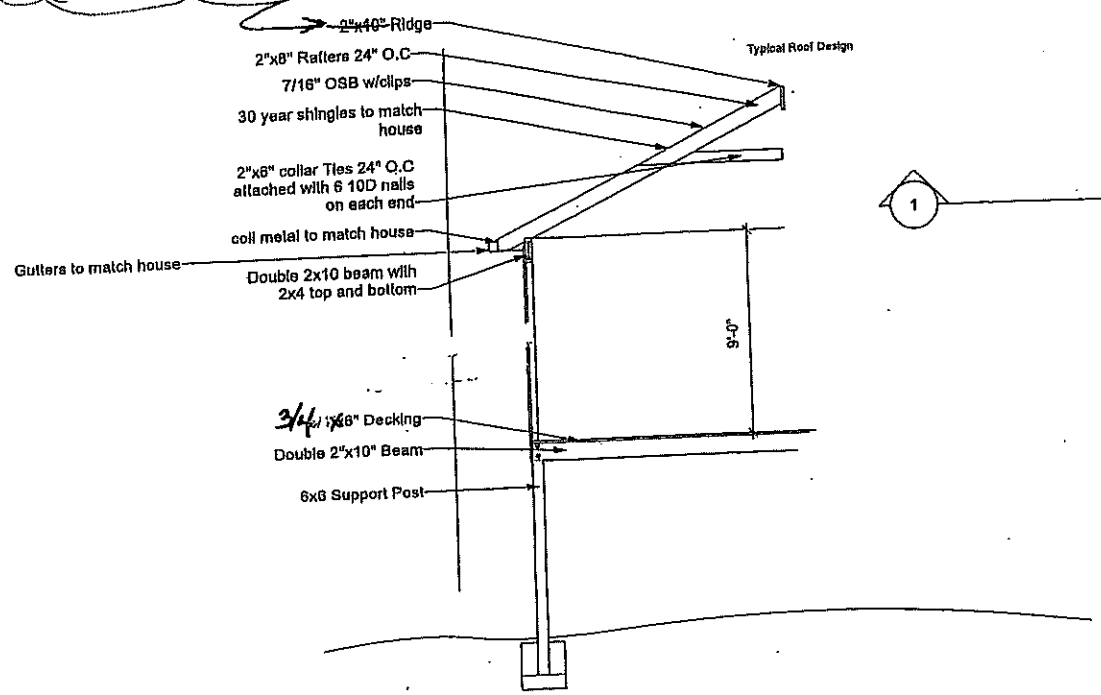


1012 Jami's place

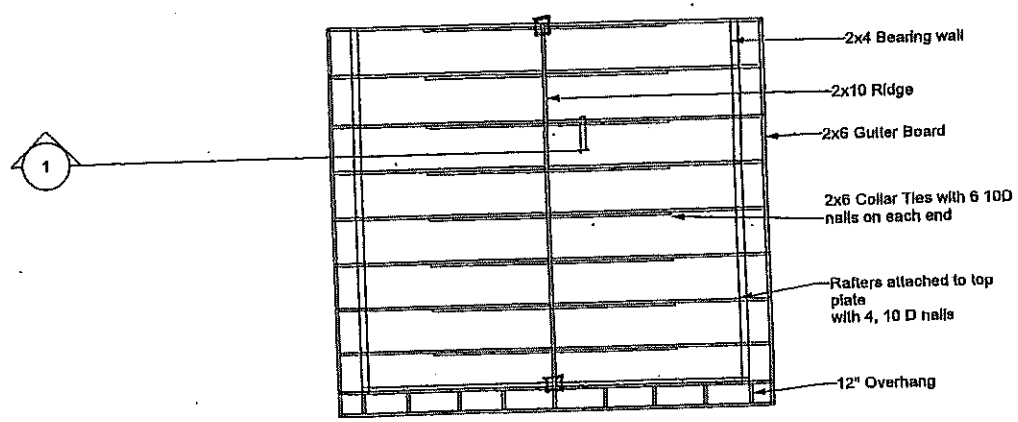
SUBMIT DESIGN FROM SUPPLIER

(1) LVL 14"

Section 1



Rafter Layout



□ - POST DOWN FROM LVL RIDGE

1012 Jamis

JF FREDERICKSBURG
RICKSBURG VA 22404 7447
AGENT:

BUILDING 2: RESIDENTIAL

PERMIT NUMBER: .0000447 - 2013
USBC: 2009
APPLICATION DATE: 5/29/2013
ISSUANCE DATE: 5/30/2013
RENEWAL DATE:
DATE: 5/30/2013

NAME/ADDRESS
RUN PRESERVE LLC
ORGELAS GROUP
REENSBORO DR P130
VA 22102

SITE ADDRESS
1012 JAMI'S PLACE
LOT: 13,906 SQ FT 00000

CONTRACTOR NAME/ADDRESS
OWNER
PHONE: 000 000 0000

OUNT#: 9115
P NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

CKS:
T: BACK:
T: LEFT:
: FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN: N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION:
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

IRECTIONS TO SITE: SUBCONTRACTOR: ELECTRICAL - OWNER

OUP: RESIDENTIAL
YPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED SQ FEET: 196
NATURE/WRK: ADDITION OF A SCREENED PORCH TO AN EXISTING RESIDENCE (2009 IRC)

BUILDING 2: RESIDENTIAL

IRIES	MANF TRUSS	1 FLR SQFT	DECK SQFT
OOMS	FNDTN TYPE	2 FLR SQFT	GARAG SQFT
BATH	WALL TYPE	3 FLR SQFT	SQFT
BATH	SIDNG TYPE	BSMNT SQFT	SQFT
LACE	FLUE TYPE		
HM	POOL	NOTE	SCREENED PORCH

PERMIT INCLUDES ELECTRIC * FEE REFLECTS DEPOSIT PAID *

JOB VALUE:	5,000.00
PERMIT FEE:	125.00
ADM FEE:	
CERT OF OCCUP:	
0% SURCHARGE :	4.00
MMENDMENT FEE:	
0% SURCHARGE :	
DEPOSIT:	
TAL FEES:	129.00

THIS PERMIT IS ISSUED IN ACCORDNANCE WITH CHAPTER 18 OF THE CODE OF THE CITY OF FREDERICKSBURG, VA. THE PERMIT HOLDER AGREES TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF FREDERICKSBURG, VA. WORK MUST COMMENCE WITHIN A 6 MONTH PERIOD OR PERMIT IS VOID UNLESS RENEWED. REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT AT (540) 372-1080 BEFORE 3:30 P.M.

REQUIRED SIGNATURES

CODE OFFICIAL

D. L. Mathis
ZONING ~~ADMINISTRATOR~~ Officer

6/5/13
DATE

City of Fredericksburg
Building and Development Services
715 Princess Anne Street
P. O. Box 7447
Fredericksburg, VA 22404
Phone: (540) 372-1080
Fax: (540) 310-0636

AND BUILDING PERMIT

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4 and 5 of this form. If electrical work, complete also Part 6. If plumbing work, complete also Part 7. If mechanical work, complete also Part 8. For other permits, complete also Part 9. Site Plan (Part 10) is to be shown on Page 4 or attached hereto. Parts 11-18 (Pages 5 and 6) are for department use only.

App. Date	Type Permit				Is Owner Applicant (Y/N)
10/01/2013	☐ Building (B)	☐ Electrical (E) ☐ Mechanical (M)	☒ Plumbing (P) ☐ Other (O) (See item 9)		

No.

1. PROPERTY INFORMATION

Street Address	Apt.	Zip	Parcel Number	Zoning
1012 JAMES PLACE	—	22401		

Subdivision	Lot Number	Parcel Type
PRESERVE AT SMITH RUN		☒ Residential (R) ☐ Industrial (I) ☐ Commercial (C) ☐ Other (O)

2. OWNER INFORMATION

First Name	Last name or Business Name	Phone

Street Address	City	State	Zip

3. CONTRACTORS INFORMATION

	NAME OF CONTRACTOR (LAST NAME, FIRST NAME)	ST. ADDRESS	CITY, ST.	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing	OWNER			
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

Street

RECEIVED OCT - 1 2013

4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT — 1012 JAMES PLACE, FREDERICKSBURG VA (ADDRESS) — 540-845-6760 (PHONE NO.)

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE — PHONE NO.

5. BUILDING PERMIT APPLICATION

Dept. Only	Request Plan No. Assignment (Y/N)
Number	

PROPOSED USE:

ASSEMBLY
- ☐ THEATRE (1)
- ☐ NIGHT CLUB (2)
- ☐ RESTAURANT (3)
- ☐ CHURCH (4)
- ☐ OTHER ASSEMBLY (5)

☐ **BUSINESS (6)**

EDUCATIONAL
- ☐ (GRADES 1-12) (7)
- ☐ DAY CARE FACILITY (8)

FACTORY
- ☐ MODERATE HAZARD (9)
- ☐ LOW HAZARD (10)

☐ **HIGH HAZARD (11)**

INSTITUTIONAL
- ☐ GROUP HOME (12)
- ☐ HOSPITAL (13)
- ☐ JAIL (14)

☐ **MERCANTILE (15)**

RESIDENTIAL
- ☐ HOTEL, MOTEL (16)
- ☐ MULTI-FAMILY (17)
- ☐ BOCA TWO FAMILY (18)
- ☐ CABO TWO FAMILY (19)
- ☐ BOCA SINGLE FAMILY (20)
- ☒ ~~CABO~~ SINGLE FAMILY (21)

STORAGE IRC 2009
- ☐ MODERATE HAZARD (22)
- ☐ LOW HAZARD (23)

☐ **OTHER (24)**
- PARKING GARAGE
- CARPORT
- MOTOR FUEL SERV.
- REPAIR GARAGE
- PUBLIC UTILITY
- HPM

PROVEMENT TYPE:
-] NEW CONSTRUCTION (1)
-] ADDITION (2)
-] ALTERATION (3)
-] REPAIR / REPLACEMENT (4)
-] DEMOLITION (5)
-] RELOCATION (6)
-] FOUNDATION ONLY (7)
-] CHANGE OF USE ONLY (8)

tructural (check that applicable)
rame

☐ Steel (1) ☐ Concrete (3) ☐ Other (5), Identify: _____
☐ Masonry (2) ☐ Wood (4)

Exterior (Check those applicable)
Walls

☐ Steel (1) ☐ Concrete (3) ☐ Other (5), Identify: _____
☐ Masonry (2) ☐ Wood (4)

re any **structural assemblies** fabricated off-site? ☐ Yes ☐ No

eet Frontage (Feet)	Stories (Number)	Lot Area (Sq. feet)
ont Setback (Feet)	Bed Rooms (Number)	Building Area (Sq. feet)
ar Setback (Feet)	Full Baths (Number)	Parking Area (Sq. feet)
ft Setback (Feet)	Partial Baths (Number)	Living Area (Sq. feet)
ght Setback (Feet)	Garages (Number)	Basement Area (Sq. feet)
eight Above Grade (Feet)	Windows (Number)	Garage Area (Sq. feet)
ew Residential Units (Number)	Fireplaces (Number)	Office/Sales (Sq. feet)
isting Residential Units (Number)	Enclosed Parking (Number)	Service (Sq. feet)
evators / Escalator (Number)	Outside Parking (Number)	Manufacturing (Sq. feet)
st. Start ____/____/____	Est. Finish ____/____/____	Building Est. Value $

6. ELECTRICAL PERMIT APPLICATION

Electrical Work ☐ **Yes** ☐ **No**

otal Service_____AMPS | Number of Circuits:_____2 WIRE _____3 WIRE _____4 WIRE | Number of Service Outlets:_____110V _____220V

	POWER DEVICES	No.	OUTPUT/LOAD		POWER DEVICES	No.	OUTPUT/LOAD
				7			
				8			
				9			
				10			
				Total Number of Motors			

tility Service Revisions:

st. Start ____/____/____	Est. Finish ____/____/____	Electrical Work Est. Value $

Enter the Number of Fixtures Being Installed, Replaced or Repaired					
Tubs/Showers		Drinking Fountains		Back Flow Preventers	1
Shower Stalls		Floor Drains		Water Pumps	
Lavatories		Water Heaters		Roof Openings	
Toilets		Water Softeners		Parking Lot Drains	
Urinals		Sewage Ejectors		Inside Downspouts	
Sinks		Sump Pumps		Swimming Pools	
Laundry Tubs		Grease Traps		Standpipes (Y/N) (Number Hose Outlets)	
Dishwashers		Bidets		Fire Sprinklers (Y/N) (Number of Heads)	
Garbage Disposals				Lawn Sprinklers (Y/N) (Number of Heads)	
				Total Fixtures	

Public Water (Y/N)	Public Sewer (Y/N)	
Water Service Size _____IN.	Water Meter Size _____IN.	Avg. Daily Water Use _____GPD
Utility Service Revisions:		
Est. Start ____/____/____	Est. Finish ____/____/____	Plumbing Work Est. Value $ 350.00

8. MECHANICAL PERMIT APPLICATION

Mechanical Work ☐ Yes ☐ No

Enter Number of New or Replacement Units					
Forced Air Furnace		Incinerator		Air Handling Unit	
Unit Heater		Boiler		Heat Pump	
Gas/Oil Conversion		Coil Unit		Air Cleaner	
Space Heater		Window A/C Unit		Kitchen Exhaust Hood	
Gravity Furnace		Split System A/C		Hazardous Exhaust System	
Solid Fuel Appliance		A/C Compressor		Electric Furnace	

Utility Service Revisions:		
Type of Heating Fuel: (Check One) ☐ Gas (1) ☐ Oil (2) ☐ Electric (3) ☐ Coal (4) ☐ Wood (5) ☐ Other (6)		
Est. Start ____/____/____	Est. Finish ____/____/____	Mechanical Work Est. Value $

9. OTHER REQUIRED PERMIT APPLICATION(S)

Permit Type:		
Description of Work:		
Est. Start ____/____/____	Est. Finish ____/____/____	Est. Value $

DERICKSBURG VA 22404 7447
N AGENT:

USBC: 2009
APPLICATION DATE: 10/01/2013
ISSUANCE DATE: 10/01/2013
RENEWAL DATE:
DATE: 10/01/2013

NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADDRESS
SON SABRINA J		OWNER
JAMI'S PL	1012 JAMI'S PLACE	
RICKSBURG VA 22401		
	025 SMITH RUN 00000	
:		PHONE: 000 000 0000

COUNT#: 9115
AP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

ACKS:
NT: BACK:
HT: LEFT:
R : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN: N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

IRECTIONS TO SITE:

OUP: RESIDENTIAL
YPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED SQ FEET:
NATURE/WRK: INSTALLATION OF A BACKFLOW PREVENTER FOR A LAWN IRRIGATION SYSTEM AT AN EXISTING RESIDENCE (2009 IRC)

PLUMBING : RESIDENTIAL

URES	WATER SERV	SEWER SERV
PRV 1	SIZE	SIZE
	MATERIAL	MATERIAL

BACKFLOW PREVENTER OTHER NOTE

JOB VALUE: 350.00

PERMIT FEE: 75.00
ADM FEE:
% SURCHARGE : 1.50
DEPOSIT:

TAL FEES: 76.50

INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL PLUMBING CODE

REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT (540) 372-1080 BEFORE 3:30 P.M.

WORK MUST COMMENCE WITHIN A 6 MONTH PERIOD OR PERMIT IS VOID UNLESS RENEWED.

REQUIRED SIGNATURES

Stephen J Smallwood
CODE OFFICIAL
by Sherry E Sessa

10-1-13
DATE

FILE COPY

USBC: 2009

INSPECTION DATE: 11/06/2013
INSPECTION TIME: 1100

BLDG-R

WNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
1ITH RUN PRESERVE LLC		OWNER
'O GEORGELAS GROUP	1012 JAMI'S PLACE	
105 GREENSBORO DR P130		
CLEAN VA 22102	LOT: 13,906 SQ FT 00000	
IONE:		PHONE: 000 000 0000

: ACCOUNT#: 9115 DESCRIPTION OF CONSTRUCTION LOCATION
X MAP NO.: 313 C L41 SECTION: BLOCK: LOT: BLDG NO.:

:T-BACKS: UTILITY CO/INQ#: / DISTRICT:
FRONT: BACK: FLOODPLAIN: N HEALTH PERMIT#: SUB-DIVISION:
RIGHT: LEFT: AREA: ZONE: RESIDENTIAL-LOW DENSITY
CNTR : FRTGE: RIGHT-OF-WAY: GREEN CARD: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTOR: ELECTRICAL - OWNER

NATURE OF WORK: ADDITION OF A SCREENED PORCH TO AN EXISTING RESIDENCE (2009 IRC)

USE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
NST. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 196

.DATE: 5/30/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: OWNER

STORIES	MANF TRUSS	1 FLR SQFT	DECK	SQFT
EDROOMS	FNDTN TYPE	2 FLR SQFT	GARAG	SQFT
ILL BATH	WALL TYPE	3 FLR SQFT		SQFT
ALF BATH	SIDNG TYPE	BSMNT SQFT		SQFT
REPLACE	FLUE TYPE	MOBILE HM		

NOTE: SCREENED PORCH * PERMIT INCLUDES ELECTRIC

FEE REFLECTS DEPOSIT PAID

:S TO INSPECTOR:

EC ROUGH - Inspection Results:
CHEDULED INSPECTOR:
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: _____ TIME: _____

COMMENTS

NSPECTOR SIGNATURE: Kenna Pellett

FILE COPY

— Lie from Bryton — city code change — not true @all 4-8-

From: Worth Jenkins [mailto:Worth@georgelasgroup.com]
Sent: Tuesday, April 08, 2014 4:13 PM
To: sabrina@cbcarriagehouse.com
Cc: Adam Hagermann
Subject: RE: Please respond to request for Engineer's specs

← Bryton Homes V.P.

Sabrina,

Thank you for your response. I am sorry to hear that you continue to have concerns regarding your home. We look forward to addressing them expeditiously. To that effect, please find the floor joist layout for your floorplan attached. We have requested a copy of the specs from the manufacturer that detail where it is acceptable to cut the floor joists. As you may be aware, one of the benefits of using engineered joists versus conventional lumber is that engineered joists are designed so that pipes and ductwork can run through them. This limits the need for a dropdown ceiling. While it is more work for our mechanical vendors, it provides a better product for our customers (more headroom in the basement).

NEVER supplied

I know you are not asking my opinion, but I will offer it anyway. It seems to me that it would be more cost effective for you if we were to have the floor design engineer from the manufacturer come look at your floors along with Adam and me. That would be zero cost to you. If you are not satisfied with the resulting evaluation and/or proposed next steps, then it would make sense for you to hire a third party for your peace of mind. Obviously you are free to do whatever you would like, but I would hate to see you spend money if we can properly address the concern.

— The cam alon NO spe Not even prin empr hande

changed CODE.

I recall the issue with your bay window in the front of your home. I am sorry that you are unhappy with it. Unfortunately our architect made the window smaller for that elevation due to the new code change adopted in the City prior to the construction of your home. New wall bracing requirements limited the width of the windows allowed from corners of the home. We did not realize the windows changed until your home was under construction. Yours is the only one with a front bay window constructed after the code change, which is why others are different as they are older. I am sorry you are not happy with the additional window we installed. I know Adam worked hard to try to make it work the best for you, even moving the window well after drywall was installed. [redacted]

In regard to your concerns about the jets, sink, and water line: this is the first we have heard of this. We will take a look at these when we meet. This Friday does not work for me as I am out of town. Do you have time next week? Tuesday afternoon and anytime Wednesday work for me. I can come early in the morning if that suits you better.

I look forward to hearing back from you.

Worth Jenkins
Division President
8405 Greensboro Drive Suite P-130
McLean, VA 22102
(703) 821-1540 ext 574
Fax: (703) 226-0195
www.brytonhomes.com
BRYTON HOMES
A Georgelas Company

*window moved because installed in wrong location.

** Blatant falsehood

FRAUDULENT statement City has NO Codes just enforces STATE.

Stephen J. Smallwood, C.B.O.
Director of Building and Development Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

LICENSURE EXEMPTION AFFIDAVIT

PROJECT ADDRESS: 1012 JAMES PLACE, FREDERICKSBURG VA 22401

APPLICANT: ERIC L. TURNER

MAILING ADDRESS: SAME AS PROJECT

I HEREBY CERTIFY THAT I AM NOT SUBJECT TO LICENSURE OR CERTIFICATION AS A CONTRACTOR OR SUBCONTRACTOR PURSUANT TO CHAPTER 11 OF TITLE 54.1 OF THE CODE OF VIRGINIA BECAUSE I QUALIFY UNDER ONE OF THE FOLLOWING EXEMPTIONS:

- ☒ Any person who performs or supervises the construction, removal, repair or improvement of no more than one primary residence owned by him and for his own use during any 24-month period.
- ☐ Any person who performs or supervises the construction, removal, repair or improvement of a house upon his own real property as a bona fide gift to a member of his immediate family provided such member lives in the house. For purposes of this section, "immediate family" includes one's mother, father, son, daughter, brother, sister, grandchild, grandparent, mother-in-law and father-in-law.
- ☐ Any person who performs or supervises the repair or improvement of industrial or manufacturing facilities, or a commercial or retail building, for his own use.
- ☐ Any person who performs or supervises the repair or improvement of residential dwelling units owned by him that are subject to the Virginia Residential Landlord and Tenant Act (§ 55-248.2 et seq.).
- ☐ Any owner-developer, provided that any third party purchaser is made a third party beneficiary to the contract between the owner-developer and a licensed contractor whereby the contractor's obligation to perform the contract extends to both the owner-developer and the third party. Owner-developer means any person who, for a third party purchaser, orders or supervises the construction, removal, repair, or improvement of any building or structure permanently annexed to real property owned, controlled, or leased by the owner-developer, or any other improvement to such property and who contracts with a person licensed in accordance with this chapter for the work undertaken.

Signature of Applicant

10/1/2013
Date

EXHIBIT 1

COLDWELL BANKER
CARRIAGE HOUSE REALTY, INC.

520 WILLIAM STREET, SUITE A
FREDERICKSBURG, VA 22401
BUS. (540) 373-0100
TOLL FREE (800) 852-1798
FAX (540) 371-4657

To:
Worth Jenkins, VP
Bryton Homes- Georgelas Group
8405 Greensboro Drive Suite P-130
McLean, VA 22102

May 8, 2014

RE: Warranty Repairs and Truss Issue

You will find attached a 3 page signed document listing the repairs needed at this time- most as a result of the undersized floor trusses.
I have printed some of the photos related to the list as a reference.
I am waiting on a confirmation for a time when your engineer and Adam can do another inspection as requested. I hope you understand my reasoning behind wanting a Bryton Homes representative to be present.

This has been a most stressful situation as I have stated before. My home has not been a place to relax and unwind after managing 54 REALTORS and helping them solve their issues. I welcome the final decision and seeing the comprehensive plan for a resolution.

Regards,

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401
540-373-0100

cc: Ted Georgelas

Each Office Is Independently Owned And Operated.

1012 Jami's Place Fredericksburg, VA 22401

1 year warranty list and/or code violations

Interior:

1. Severe Floor Deflection (bounce) and overall sagging throughout home- floor trusses are incorrect- Trusses are more than 2 sizes smaller than architects' engineered stamped design in 2009 and stamped approved plans submitted to the city in 2012 and again for permit in 2013 (grandfather clock tines constantly chime/rattle, brass candlestick bounced off dresser twice, knives rock on the table when had dinner party if 6 and 9 pound dogs come around table or grandchild walks, items rattle with any movement Signed, Stamped, Approved plans call for IB 400 series and TJI 210s are installed
   The strength of an engineered beam is in the size of the flange. TJI makes only 5 sizes floor trusses- 210s being the second to the smallest. The closest size to the IB 400s is the second to the largest TJI truss and even that is 3/16th inch smaller in width and 1/8th inch smaller thickness.
2. The concrete foundation is higher than the first floor truss span.
3. Floor trusses cut during framing at whirlpool tub- floor is dropping from tub and tub has dropped also
4. Entire truss that was bowed was installed and 4 ft 2x4 nailed for sub-floor to grab
5. Duct run widened to 26 inches in 2 spans and narrowed on adjacent run- violation of both approved prints AND incorrect framing specs 19.2 o.c run
6. Showering leaves large puddle of water outside of shower door on the floor, shower unit (flooring) has dropped and door is cockeyed leaving opening at bottom on left side
7. Master bath water closet floor shows sagging as well as master bedroom doorway and door (wall above door has drywall tape ripped in zig zag above doorway and when closed, door itself drops to one side)
8. Master Vanity shows sagging- marble side splash dropping with vanity on right side and on left side splash has stayed glued to wall and is separating from marble top
9. Kitchen granite shows sagging from tile back splash and at end of cabinet run
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11. Master bath shower has reduced velocity compared to exact same shower head in hall bath- water is affected when vanity sinks or washer is being used (3/4 inch pvc reduced to ½ inch BOCA plumbing code minimum for running to the source of water) ½ inch pvc is run consecutively to several sources after reduced to ½ inch (BOCA plumbing code violation)
12. Master whirlpool tub has one jet weaker than the 5 others.
13. Master whirlpool tub structure had broken pipe inside framed area compromised during installation (had a piece of sheet metal screwed over this area) and previously revealed in original meeting April 15th** flooded basement April 26th when tub had water run in it was discovered April 29th, determined 2 hand-knotted Tabriz and Persian rugs that had been moved as well as some furniture to allow access for original meeting for access by ladder to field cut trusses had been ruined from water from water that had been run upon moving in and during the next ten month(had showed VP and others 2 water marks where rugs had lain and suggested the vapor barrier was possibly torn due to no other wetness in foundation) VP's response was "No, it takes a year for concrete to cure and dry out so that is why it was damp below rugs" Took rugs to slider in light and exposed tremendous amount of black mold, green fungi and colors that had run- removed to shed awaiting response due to asthma and allergy to mold.
14. Kitchen cabinet run has raw exposed wood - matching almond base installed was too short
15. J boxes for master bedroom closet lights are not secured but on one side, push up into attic when trying to mount new light (electrical code violation and potential fire hazard due to installation)

EXHIBIT D

DOMINION
Engineering Associates, Inc.

May 8, 2014

Mr. Adam Hagermann
Georgelas Group
8405 Greensboro Drive
Suite P-130
McLean, Va. 22102

Reference: Driveway and Subgrade Evaluation
The Preserve at Smith Run
1012 Jami's Place
Fredericksburg, VA

Dear Mr. Hagerman:

Dominion Engineering Associates, Inc. (DEA) is pleased to present this letter report regarding our evaluation of the driveway and subgrade soils at the above referenced residence. Reportedly, the homeowner has had concerns with isolated areas of the driveway staying wet and turning gray in color, possible resulting from a spring or shallow groundwater.

An engineer from Dominion Engineering Associates, Inc. (DEA) visited the site on multiple occasion's over a period of about two (2) weeks from the end of April through the first week in May, on both sunny dry days and the day after a heavy rain. On each of those visits, the driveway was observed to be completely dry.

DEA performed a shallow hand auger on the left side of the driveway near the street to observe the condition of subsurface soils. Below the topsoil, clayey Sand (SC) and then 21A graded aggregate (driveway subbase stone) was encountered. The sand and aggregate was observed to be dry on a continuum from dry, moist, and wet. DEA took photographs of the driveway (attached).

Based on our observations, no groundwater or springs appear to be present in the vicinity of the driveway. The driveway is in good condition with no signs of failure (i.e., cracks, depressions). It is our opinion the gray coloration in a few areas of the driveway as reported by the homeowner is the result of water transporting sediment from the right side top of the driveway to the left lower side of the driveway. Soil on both sides of the driveway is slightly higher than the asphalt, so when it rains, water runs off the higher elevated soils on the right onto the driveway. This appears evident in the photographs. This condition may be improved when the surface asphalt is placed.

8511 Indian Hills Ct. Suite 202 • Fredericksburg, Virginia • (540) 710-9339 Fax (540) 710-7449
107 Hanover Avenue • Ashland, Virginia • (804) 798-8474

In summary, there does not appear to be a spring or groundwater condition that is keeping the driveway wet. Furthermore, there is no indication the driveway is failing in any manner. Slight ponding of water, staining from sediment transport would be considered a normal condition for a residential driveway as asphalt paving equipment for residential driveway construction does not have self-leveling capability to account for slight differences in subgrade elevation. Based on our observations, DEA does not recommend any remedial measures or further evaluation.

If you should have any questions regarding the information and recommendations contained in this letter report, or if we can be of further assistance, please do not hesitate to contact us.

Respectfully,

Dominion Engineering Associates, Inc.

Kevin L. Parris
President

Attachments: Photographs (1)

1012 JAMI'S PLACE
THE PRESERVE AT SMITH RUN
FREDERICKSBURG, VIRGINIA

Driveway – Dry day after rain

Staining from sediment transport from left to right

Bonded Builders
WARRANTY GROUP

May 8, 2014

Sabrina Anderson
1012 Jamis Place
Fredericksburg, VA 22401

Re:
Correspondence Received: 04/08/2014
Certificate Number: 780659
Case Number: G54042
Warranty Program: 890659 WK & GP
Enrollment Date: 05/14/2013
Builder: Bryton Homes of Virginia, LLC

Dear Ms. Anderson:

This response will serve as acknowledgement of your correspondence to the third party administrator, Bonded Builders Warranty Group (BBWG).

BBWG can only provide coverage as outlined within the specific terms of the warranty. This coverage will be based upon the applicable time frame, any applicable exclusion, or pursuant to the Construction Performance Standards.

The matters raised in your correspondence are excluded from coverage pursuant to the General Warranty Provisions, Section B. Exclusions. Accordingly, BBWG does not warrant deficiencies or defects regardless of (a) the cause of the excluded event; or (b) other causes of loss; or (c) whether other causes acted concurrently or in any sequence with the excluded events to produce the deficiency or defect. Thus, BBWG shall not provide coverage pursuant to:

Item 12) *"Failure of the Builder to complete construction of the Home or any component part of the Home in conformity with construction plans or specifications or to complete agreed upon walk-through 'punch-out' items."*

Unfortunately BBWG is unable to assist you with this matter.

Sincerely,

BBWG Claims Associate
Claims Department

They were informed the approved plans had the structural floor joists downsized.

Claims Office · P.O. Box 33026 · St. Petersburg, FL 33733-8026 · 800.749.0381
www.BondedBuilders.com

EXHIBIT 1

COLDWELL BANKER
CARRIAGE HOUSE REALTY, INC.

520 WILLIAM STREET, SUITE A
FREDERICKSBURG, VA 22401
BUS. (540) 373-0100
TOLL FREE (800) 852-1798
FAX (540) 371-4657

May 8, 2014

To:
Worth Jenkins, VP
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Sabrina Anderson
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Fredericksburg, VA 22401
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cc: Ted Georgelas

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1 year warranty list and/or code violations

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15. J boxes for master bedroom closet lights are not secured but on one side, push up into attic when trying to mount new light (electrical code violation and potential fire hazard due to installation)

16. There is no backing between any doubled joists (per building framing code) including fireplace and bay window cantilever. (confirmed at meeting with VP and others present)
17. There are no bolts (per building code) within one foot of corner of home tying wall to poured concrete foundation *nor straps* (confirmed at meeting with VP and others present)
18. There are no foundation straps at section of sill plate where top piece of lumber joins a new piece in various spots (per building/framing code- violation)
19. The stairs to main level does not have support (by code)- confirmed at meeting with VP- remedy discussed
20. HVAC ductwork is cut through 3 pieces of joist in violation of the TJI-Truss website regarding allowable holes in their joists- See page 11 from the manufacturer. (Truss manufacturer installation violation)
21. Large Main steel beam is unlevel (by laser measurement but easily visible with naked eye) 3/8 inch, entire set of trusses are only supported by the edge of the beam due to being cocked on one side
22. Main steel column supporting 2 main beams is crooked (by laser measurement but easily seen with std 4 ft level) ½ inch, (all steel columns have had length marked out by black magic marker, however, 7 ft 10 inches is visible if light held against one- ???)
23. There are only two nails out of 7 holes in almost every hanger (code violation- see Truss joist guide to framing shows allowable hangers and nailing requirements states in the top position: ***Fill all round holes with the proper nails.*** (says 10 penny nails required in some instances and 16 penny in others- some clinched). Violation per Truss manufacturer's installation requirements
24. There are no nails in any of the hangers that have the diamond symbol and protruding metal (framing code violation confirmed at meeting with VP, truss "designer" and others present)
25. One truss near fireplace has absolutely no hanger present at end of cut - (framing violation)
26. Smoke detector located less than 8 feet from kitchen constantly goes off when cooking/baking last episode- only pancakes were being done

Exterior:

1. Sidewalk is settling and has a 5 foot crack from the first step diagonally across sidewalk (when it hits the freeze/crack joint- it does not follow the joint but continues on another 4 feet to yard
2. Water runs between gutter and fascia when it rains just to left of porch
3. Fireplace vent remains in open position
4. Asphalt has had water problem with large spots- (sometimes half of the driveway) appearing from ground water percolating up even in extreme drought and high heat conditions while all other neighboring driveways are dry. It was confirmed after I moved in and reported such, there were no water leaks. Superintendent said Asphalt Company said they could only stop the water from surfacing by digging up the driveway, installing gravel to drain water, put in "good" dirt and then resurface or create a sump pump/drywell condition. The superintendent sent via text after conversation with me the asphalt company wanted to do it in the spring when doing the final coating on the street and other driveways.* I slipped on an icy patch and ended on my rearabout 4 feet from my garage when getting mail this winter when we had no ice or snow. About another ten feet, there was another. It occurred to me it was from groundwater surfacing in the driveway.

*The lot has a severe clay condition and the clay holds water- not sure if it is expanding clay or not as I haven't had a test and the city doesn't require it. There are 11 levels of PH associated with soil (Wikipedia) and this lot was the second to the most extreme level. The soil sample was taken only 12 inches from the surface. Lime was added but a second test was never required. Soil Scientists say some clay is resistant to lime and it doesn't work. When replanting a tree, water filled the hole. I recorded it because of how fast it filled. The severe clay condition is more than likely connected to the driveway water issue.

While local jurisdictions can enforce stricter building codes, they cannot be less restrictive than National codes or the Manufacturer's specs. I am not sure how the floor system can be corrected with the appropriate size trusses at this time or the floors leveled to prevent future damage.

Signed: _____

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401

To: Sabrina Anderson

From: Worth Jenkins, Division President Bryton Homes

Re: 1012 Jami's Place Warranty List and Structural Concerns

Date: May 15, 2014

Ms. Anderson,

Please see below the Bryton Homes responses to your list titled "1 Year Warranty List and/or Code Violations" dated May 8th, 2014. The numbers below correspond to the numbers on the list in the above referenced document:

1. **Concern:** Floor Deflection and joists installed versus joists on the city plans:
   a. **Response:** Please see attached Structural Engineering report from Freeland Engineering. Per the report, the flooring system is structurally adequate. What you are experiencing in your floors is not excessive deflection, it is vibration. We will follow the manufacturer's recommendation (See Attachment 2 in the engineer report) for improving comfort by reducing the vibration. We will install either strong backs or drywall; depending on your preference. If you still plan on finishing your basement, we are willing to give you the dollar equivalent of the drywall for the ceiling in the amount of $1,600. That way, you can continue with the mechanical work and can hang the ceiling along with the rest of the basement. In regard to your concern about the joists that were installed versus what was on the city's plans: In the Purchase Agreement between Seller and Purchaser dated December 12, 2012, Paragraph 7 "Seller's Changes" states the following:

i. In 7 (a) "Seller shall have the right to substitute similar materials of substantially equivalent quality, in Seller's sole discretion."

ii. In 7 (b) "Seller reserves the right to make changes in the plans and specifications for the purposes of mechanical installations, building code and site requirements, and reasonable architectural design improvements subsequent to the date of this Agreement."

2. **Concern:** The concrete foundation is higher than the first floor truss span.
   a. **Response:** The foundation and floor are within tolerance.
3. **Concern:** Floor trusses under the owner's tub trap where joists are headed off.
   a. **Response:** We will repair per the engineer's report item #2.
4. **Concern:** Bowed joist..
   a. **Response:** We will repair per the engineer's report item #4.
5. **Concern:** Joists spaced at 26" o.c. near HVAC under dining room.
   a. **Response:** We will repair per engineer's report item #6.
6. **Concern:** Regarding puddle outside of shower:
   a. **Response:** Weep holes have been caulked over. We will open up the weep holes. We also adjust the door and weatherstripping.
7. **Concern:** Master bath water closet settlement.
   a. **Response:** Per the engineering report Item #3, this is due to normal settlement that as occurred in the house. This is within tolerance. That said, the engineer made some suggestions on tightening up the joists underneath to help mitigate future settlement. We will follow his recommendations per the report. In addition we will adjust the bathroom door and repair the drywall crack as part of the one year drywall service.
8. **Concern:** Master Vanity settlement
   a. **Response:** Please see response #7 above.
9. **Concern:** Kitchen granite shows settlement
   a. **Response:** This is due to normal settlement and is within tolerance.
10. **Concern:** Master vanity has sewer smell occasionally.
    a. **Response:** Plumber will inspect at next appointment and take any corrective action if necessary. Sinks that are not used frequently will eventually smell as the water in the P-trap evaporates. Run water in theses sinks to fill up trap and stop sewer smell.
11. **Concern:** Master shower reduced velocity.
    a. **Response:** Atlas Plumbing to address when they come to repair tub jets.
12. **Concern:** Master whirlpool tub jet is not as strong as others.
    a. **Response:** Atlas Plumbing will test after repairing broken jet mentioned in #13.
13. **Concern:** Master tub jets broken.
    a. **Response:** Atlas has ordered parts and will repair.
14. **Concern:** Kitchen cabinet run has raw wood exposed.
    a. **Response:** We will review at next visit and address appropriately.
15. **Concern:** J boxes in master closet lights.
    a. **Response:** Electrician will inspect and repair as required.
16. **Concern:** There is no backing between double joists.

a. **Response:** No action required per engineer's report Item #7.

17. **Concern:** Bolts within one foot of corner of home.
    a. **Response:** Framer will install a bolt.
18. **Concern:** Foundation strap spacing.
    a. **Response:** We will review and install a bolt(s) in the places needed.
19. **Concern:** Stairs to main level does not have support.
    a. **Response:** Stairs are adequately supported. I previously agreed to install a wall for extra support as a good gesture. We will install as previously agreed.
20. **Concern:** HVAC ductwork cut in to joist.
    a. **Response:** Will repair as suggested by manufacturer and engineer.
21. **Concern:** Steel beam issue.
    a. **Response:** We will shim as suggested in the engineer's report.
22. **Concern:** Metal column under beam not plumb.
    a. **Response:** We will add additional column as suggested in engineer's report.
23. **Concern:** Nail holes not filled in joist hangers.
    a. **Response:** We will fill the appropriate nail holes with nails.
24. **Concern:** Diamond shaped "nail holes".
    a. **Response:** These are not nail holes and do not require nails.
25. **Concern:** Missing joist hanger.
    a. **Response:** We will review and add a hanger if needed.
26. **Concern:** Smoke detector near kitchen.
    a. **Response:** We will have electrician inspect and make the appropriate correction or replacement, if any is required.

Exterior

1. **Concern:** Sidewalk settling:
    a. **Response:** We will measure cracks and settling and repair as needed per warranty guidelines.
2. **Concern:** Water runs between gutter and fascia.
    a. **Response:** We will inspect and address appropriately.
3. **Concern:** Fireplace vent in open position.
    a. **Response:** Typically fireplace vents do not have a damper thus they are always in the "open" position. That said, we will inspect and address appropriately.
4. **Concern:** Driveway moisture/water.
    a. **Response:** We have not been able to determine that a problem exists. We will dig up a section of the driveway to see what is underneath prior to topping. We will repair as appropriate depending on what we find.

Thank you again for your patience during this time. After you have had a chance to review these documents, please give me a call with any questions. We need to also discuss next steps as well as how you would like us to handle the drywall on the ceiling in the basement. I can be reached at 703-226-0188.

b. **UPDATED 8/5/14:** We dug up a section of driveway and found no moisture issue. We repaired driveway and topped.

UPDATED 8/5/14:

1. In conjunction with the above responses, we will follow our responses to the City of Fredericksburg Order to Correct and Directive dated July 7, 2014. In the event a response in the above letter to you is in conflict with a response made to the City on July 7, 2014, the response to the City will supersede.
2. We will also follow the comment responses by Freeland Engineering to the City, which is clarifying the data from the previous report.
3. We will coordinate with the HVAC contractor to see how we can fit a boot on the on duct under the vanity.

Thank you again for your patience during this time. After you have had a chance to review these documents, please give me a call with any questions. We need to also discuss next steps as well as how you would like us to handle the drywall on the ceiling in the basement. I can be reached at 703-226-0188.

Best Regards,

Worth Jenkins

Division President

Agreed and Accepted this ___ day of August, 2014:

_____

Sabrina Anderson, Owner

1012 Jami's Place

Fredericksburg, VA 22401

Best Regards,

Worth Jenkins

Division President

Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408
Telephone: (540) 898-3092
Fax: (877) 658-7735
Email: rfreeland@freelandengineeringpc.com
www.freelandengineeringpc.com

May 15, 2014

RE: Structural Assessment
1012 Jami's Place
Fredericksburg, VA 22401

Freeland Engineering, P.C. performed site visits on May 1, 2014 and May 12, 2014 at the above referenced site at the request of Bryton Homes, the builder of the house at this location. The purpose of this visit was to evaluate the items identified by the builder and the homeowner as issues, and to recommend remedies to the issues identified. We visually inspected the items identified that are listed below. The structural condition of the items listed below are the only areas addressed by Freeland Engineering, P.C. and our observations were limited to readily visible structural elements of these areas. Following is a list of the issues that we were asked to address. Our opinions and recommendations follow the list of issues.

1. Vibration and deflection in the floors.
2. Installed a TJI joist to header off the floor joist under the master bathroom tub drain.
3. Settlement of the master bathroom vanity.
4. A TJI floor joist is bowed.
5. A hole is cut in a TJI floor joist to close to the end for a HVAC duct.
6. The on center spacing of the TJI floor joists on the sides of the main HVAC chase is 26 inches on center.
7. Blocking at the cantilever at the fireplace needs addressed
8. The main steel floor beam has a twist at one end.
9. A column supporting the main steel floor beam is out of plumb

Opinions and Recommendations:

1. Vibration and deflection in the floors.

The actual I-Joist that were installed are Trus-Joist TJI 210 Series. We have run calculations on the TJI 210 floor joist that were used and have found that they are structurally adequate for reaction load, shear, moment, live and total load deflection (See attachment 1). Because the deflections are within acceptable limits, it is our opinion that the issue is Dynamic Wave Motion and Dampening. This has been an issue with this type of engineered floor systems and Weyerhaeuser has written a Technical Bulletin (TB-104) dated January 2012 (See

attachment 2) that addresses this issue. It is our recommendation that the basement ceiling be supplemented with one of the enhancements listed in the Technical Bulletin which have been developed to address this issue.

2. Installed a TJI joist to header off the floor joist under the master bathroom tub drain.

The tub drain from the master bathroom is located where a joist was running so the joist was headered off to allow for the drain to be placed. The truss supplier has provided a repair design and we agree with their approach (See attachment 3).

3. Settlement of the master bathroom vanity, tub and floor.

There is approximately ¼" – ½" of differential in the master bathroom around the vanity top, tub surround and floor. This could be the result of allowable deflection of the floor joists below. To stiffen the joists, blocking should be installed between the existing floor joists at 18" on center and the floor shimmed to the proper elevation in the bathroom area.

4. A TJI floor joist is bowed.

The truss supplier has provided a repair design and we agree with their approach (See attachment 4).

5. A hole is cut in a TJI floor joist to close to the end for a HVAC duct.

The truss supplier has provided a repair design and we agree with their approach (See attachment 5).

6. The on center spacing of the TJI floor joists on the sides of the main HVAC chase is 26 inches on center.

The truss supplier has provided a repair design and we agree with their approach (See attachment 6).

7. Blocking at the cantilever at the fireplace needs addressed.

The truss supplier has determined that no repair is required. (See attachment 7).

8. The main steel floor beam has a twist at one end.

The main steel floor beam has a slight twist at the one end of it. The bottom flange is out of level by approximately ¼" – ½". The structural capacity of the steel beam is not impacted by this, it is mostly a cosmetic issue. However, the bearing area of the floor joists sitting on top of the beam could be. We recommend that all the floor joist that bear on the twisted area of the beam be shimmed to provide solid bearing area for each joist.

9. A column supporting the main steel floor beam is out of plumb.

The middle support column for the main steel floor beam is out of plumb by approximately ½". We recommend that an additional steel column that is identical to the original one used be installed beside the original column in a plumb condition. The bottom of the additional column should be anchored to the floor using (4) ½" concrete anchor bolts and the top secured to the bottom flange of the steel beam using (4) ½" bolts. The bearing between the column and bottom flange of the steel beam needs to be solid, and steel shims could be used to ensure full bearing area between the column and bottom flange.

The findings, opinions, and recommendations above are this company's professional opinion. These findings and recommendations do not warrantee or guarantee future performance or condition of any part of the structure not assessed. Please don't hesitate to contact me if you have any questions regarding this matter.

Sincerely,

COMMONWEALTH OF VIRGINIA
RAYMOND P. FREELAND
Lic. No. 040752
5/15/14
PROFESSIONAL ENGINEER

Raymond P. Freeland, P.E.
President
Freeland Engineering, P.C.

oject:

ication: Floor Joist 1
oor Joist
009 International Building Code(2005 NDS)]
I 210 / 11.875 - iLevel Trus Joist x 31.84 FT (19.2 + 12.7) @ 19.2 O.C.
ction Adequate By: 10.2%
ntrolling Factor: Deflection

Ray Freeland
Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408

StruCalc Version 8.0.113.0 5/12/2014 11:29:18 AM

EFLECTIONS

	Center		Right	
ve Load	0.43	IN L/529	-0.12	IN L/1278
ead Load	0.14	in	-0.02	in
otal Load	0.57	IN L/402	-0.13	IN L/1186

ve Load Deflection Criteria: L/480 Total Load Deflection Criteria: L/360

EACTIONS

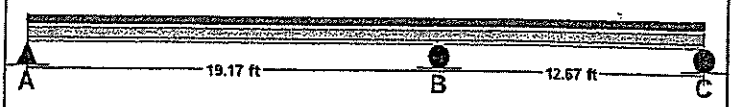
	A	B	C
ve Load	521 lb	1318 lb	365 lb
ead Load	185 lb	494 lb	85 lb
otal Load	707 lb	1812 lb	450 lb
olift (1.5 F.S)	0 lb	0 lb	-83 lb
aring Length	1.75 in	3.50 in	1.75 in
eb Stiffeners	No	No	No

EAM DATA

	Center	Right
an Length	19.17 ft	12.67 ft
braced Length-Top	0 ft	0 ft
braced Length-Bottom	0 ft	0 ft

or sheathing applied to top of joists-top of joists fully braced.
or Duration Factor 1.00

LOADING DIAGRAM



JOIST LOADING

Uniform Floor Loading		Center	Right
Live Load	LL =	40 psf	40 psf
Dead Load	DL =	15 psf	15 psf
Total Load	TL =	55 psf	55 psf
TL Adj. For Joist Spacing	wT =	88 plf	88 plf

OIST PROPERTIES

210 / 11.875 - iLevel Trus Joist

	Base Values		Adjusted	
ment Cap:	Mcap =	3795 ft-lb	Mcap' =	3795 ft-lb
	Cd = 1.00			
ear Stress:	Vcap =	1655 lb	Vcap' =	1655 lb
	Cd = 1.00			
d Reaction:	Rcap =	1005 lb	Rcap' =	1005 lb
	Cd = 1.00			
w/ web stiffeners:	RcapWS =	0 lb	RcapWS' =	0 lb
	Cd = 1.00			
rior Reaction:	IRcap =	2145 lb	IRcap' =	2145 lb
	Cd = 1.00			
w/ web stiffeners:	IRcapWS =	2505 lb	IRcapWS' =	2505 lb
	Cd = 1.00			
:	EI =	315 lb-in2	EI' =	315 lb-in2

ntrolling Moment: 3136 ft-lb
.17 Ft from left support of span 3 (Right Span)
eated by combining all dead and live loads.
ntrolling Shear: -1007 lb
.0 Ft from left support of span 2 (Center Span)
eated by combining all dead and live loads.

nparisons with required sections:	Req'd	Provided
	286 in2-lb E6	315 in2-lb xE6
nent:	-3136 ft-lb	3795 ft-lb
ar:	-1007 lb	1655 lb

TES

ATTACHMENT 1

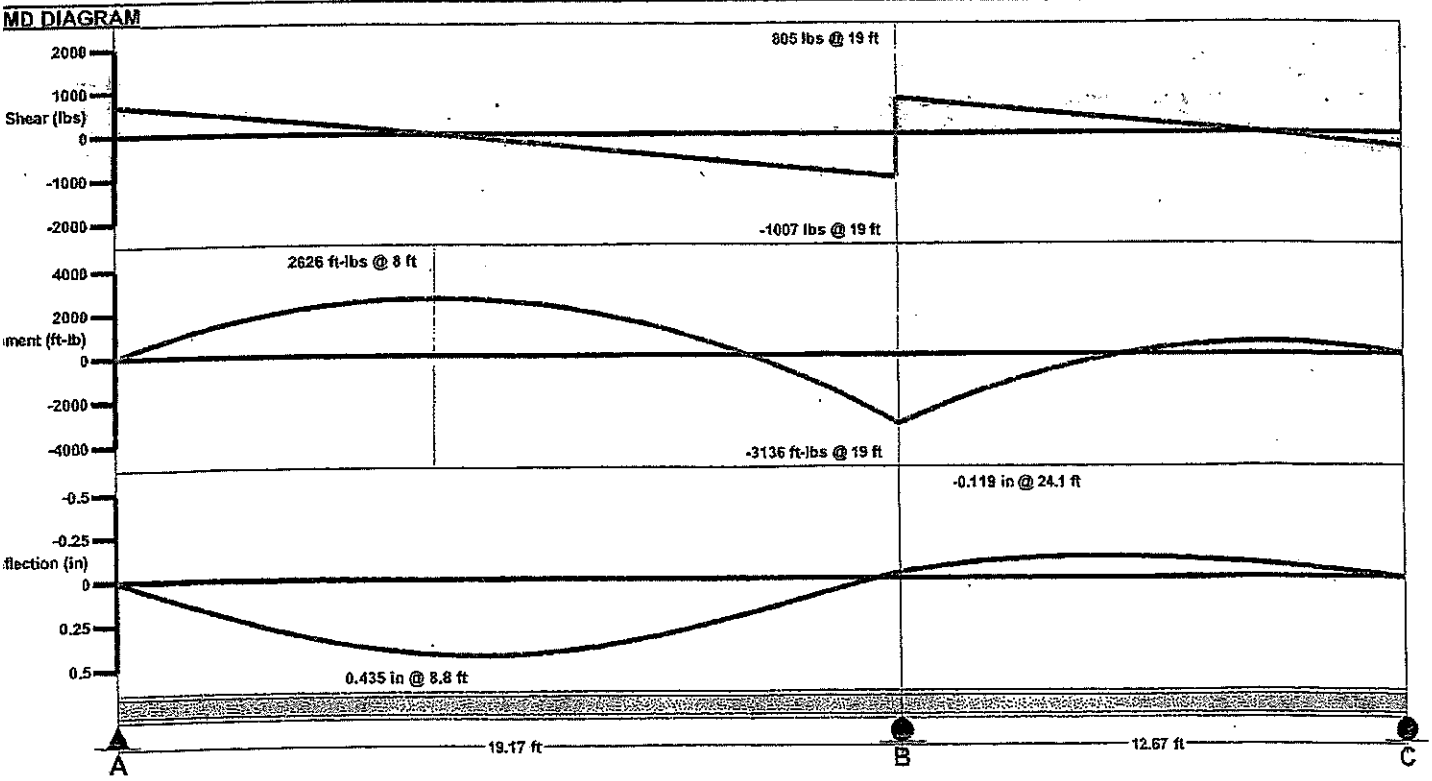
Ray Freeland
Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408

StruCalc Version 8.0.113.0 5/12/2014 11:29:18 AM

roject:
ocation: Floor Joist 1
loor Joist
009 International Building Code(2005 NDS)]
JI 210 / 11.875 - iLevel Trus Joist x 31.84 FT (19.2 + 12.7) @ 19.2 O.C.
ection Adequate By: 10.2%
ontrolling Factor: Deflection

LOADING DIAGRAM

MD DIAGRAM



Information About Floor Performance

Introduction

Perceptions of unacceptable dynamic floor motion have challenged designers, contractors, and material suppliers for many years. Normal working loads, usually from the movement of occupants, sometimes result in floor motions considered annoying by other occupants. This can occur even on floors where structural design loads are extremely large compared to the forces generated by a person walking. Conforming to static deflection criteria, as dictated by building codes, does not eliminate this potential problem. Weyerhaeuser has thoroughly investigated floor performance issues for floors framed with TJI® joist and structural composite lumber (SCL) products. The company reviewed theory and existing research and conducted additional laboratory experiments, and used extensive floor performance survey results to link research and theory to the perceptions of floor users.

Weyerhaeuser believes that the TJ-Pro™ Rating System (though currently limited to floors containing Trus Joist® TJI® products) is the most comprehensive indication of floor performance ever developed for wood-based assemblies. However, this does not mean there is a single floor rating above which everyone will be completely satisfied with a floor. Acceptable floor motions vary among individuals.

The general rule is that the higher the floor performance rating, the better. The discriminating user is advised to explore various system options to obtain the highest practical rating. With the TJ-Pro™ Rating System and its relative cost index, it is often possible to significantly increase the rating with little or no increase in assembly cost.

History and Background

Since the mid 1960s, Weyerhaeuser has been involved in evaluating floor performance. The company's TJI® joist, introduced in 1969, extended floor spans beyond those traditionally used in wood frame construction. Weyerhaeuser soon recognized that the usual code deflection limitation L/360 under live load did not necessarily result in satisfactory floors and began recommending live load deflection limits of L/480 for residential floors and L/600 for commercial floors. The improved deflection criteria resulted in more satisfactory floors and provided a reasonable starting point for floor designs today.

As the business grew rapidly through the 1970s, additional field experience revealed that some occupants still had floor performance complaints in spite of the stiffer static deflection criteria. This was a strong indicator that static deflection criteria alone would not guarantee an acceptable floor system. In the late 1970s, Weyerhaeuser held preliminary discussions with various universities about developing a research program to define floor assembly design criteria based on dynamics. Concurrently, a review of literature on the topic indicated that, despite a significant amount of research, there was no consensus about the dynamic property acceptance criteria for floors.

Through the 1980s, as business continued to grow, the number of complaints about "bouncy floors" grew proportionally. There was also a steady increase in observations about likely causes and possible corrections. Although unacceptable floor movement became better defined, satisfactory solutions were not evident: complaints were not solely related to dynamic properties, but also to other senses and even social criteria. Unacceptable dynamic performance is often perceived visually when a chandelier swings or a tall cabinet sways. A noise, such as a squeak emanating from a floor system, can also trigger perceptions of unacceptable dynamic response.

Even the history and the economic status of the observer were found to be important. For example, someone moving from a small slab-on-grade floor system to their first framed floor or a buyer spending large amounts of money on a home might often be more sensitive to floor performance. Motion perceptions on commercial floors, particularly those with large open areas, are thought to affect the value of the business. Although research continued through the decade, clear acceptance criteria still had not been defined.

In 1991, Weyerhaeuser formed a committee made up of engineers, marketers and line managers to formally study floor performance. The objective was to find a rating system for design that adequately accounted for dynamic response for floor assemblies under normal working loads (in this context, working load means movement of occupants).

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The project included a review of existing literature and laboratory research to investigate and confirm dynamic response properties. The committee conducted field investigations of typical assemblies and a comprehensive subjective survey of field floors to investigate the relative "feel" of these typical floors.

The survey considered the following floor assembly components:

- joist stiffness and spacing
- joist span
- continuous member or single span
- deck stiffness
- composite action between joist and deck
- effects of ceilings and bridging
- effects of transverse partitions
- whether supports for joists were walls (considered rigid) or beams of some defined stiffness

The research committee reached its objective in late 1995, and the project formed the basis for the TJ-Pro™ Rating System, which is now part of Weyerhaeuser Structural Frame software, Forte® and Javelin®.

Basic Dynamic Properties and Assembly Component Effects

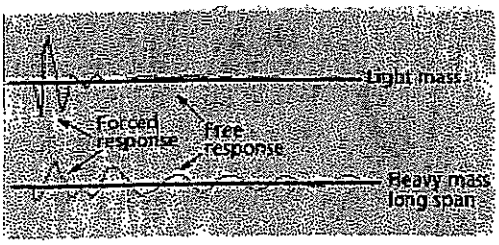
The following are simple fundamental dynamic properties and their relative effects:

Frequency: Most people agree that low frequencies, particularly in the range of 8 Hz or less, are uncomfortable. Most of the TJI® floors investigated in the survey, which consisted of joists and decks only, have a natural (first) frequency from 10 to 20 Hz. Some researchers found higher-order frequencies (second or third) to be important.

Amplitude: In general, large movements are more noticeable regardless of frequency. Amplitude increases with span.

Damping: If the wave motion caused by a moving load decays rapidly, the movement is less noticeable regardless of frequency and amplitude. Damping increases with the addition of a ceiling and with a solid partition transverse to the joists. Adding mass reduces damping. Typical dynamic wave motions and damping related to mass are shown in Figure 1 below.

FIGURE 1: DYNAMIC WAVE MOTION AND DAMPING



The addition of a poured topping on the deck increases the transverse stiffness of the floor, which is a positive effect. The added mass, however, decreases damping. An appropriate method of accounting for these contradictory effects is still being investigated (see Poured Toppings).

Other Components: Acceleration and velocity are sometimes used as variables in floor performance evaluations.

The following notes discuss the relative effects of various floor assembly components:

- **Assembly Stiffness:** This is an assembly parameter often related to the dynamic properties of the system. This stiffness is represented by the deflection obtained from a concentrated load placed at the center of the assembly. On a relative basis,

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this measure includes the combined stiffness of the major components of the assembly and shows their interaction. Increasing assembly stiffness has a positive effect.

- **Basic Stiffness:** This is a combination of joist depth and span. Greater basic stiffness increases frequency and assembly stiffness. For a given span, increasing the joist depth results in the greatest increase in basic stiffness.
- **Joist Spacing and Deck Stiffness:** Reduced joist spacing or increased deck thickness generally improves the performance of a floor by increasing assembly stiffness.
- **Composite Action:** This is a measure of how the deck component of the assembly interacts with the joist to effectively increase basic stiffness. Increasing deck stiffness or the use of construction adhesives increases composite action for short-term dynamic loads.
- **Continuity:** Joists that are continuous over several supports generally enhance floor performance. Care must be taken if such joists continue into an adjoining occupancy as these members can transmit vibration and sound through the floor assembly.
- **Ceilings:** A directly applied (not suspended) gypsum ceiling or equivalent strapping (minimum 1 x 4 applied flat to the joist at 5 feet on-center or less) improves floor performance. Assembly stiffness and damping are slightly increased.
- **Bridging/Blocking:** (See next section)
- **Beams:** When joists are supported on beams there is a small increase in deflection under normal working loads, which slightly reduces the rating. Beams designed for relatively large tributary floor areas have less effect.

Additional Contributing Factors: Full-height framed partitions that are transverse to the joist and away from supports have the effect of damping vibrations, which improves floor performance. However, such partitions must be solidly connected to the floor assembly.

Materials and Construction: The use of quality materials and careful attention to details can increase the rating by a number of points. At present, there is insufficient data to measure this effect; however, it is beneficial to ensure that:

- all fasteners hit the joist members
- all supports are solid and level
- hangers, when used, are carefully installed in accordance with manufacturer's instructions

Remember that a floor assembly deflects even under light working loads. Bridging of 1x _ that splits during installation and duct work that rubs against joists can produce noise that may reduce the perceived quality of the floor.

Floor Performance Enhancements and Field Fixes

The most effective and economical technique for ensuring good floor performance is the identification of the proper depth, series and spacing for the floor joist during the design phase. A deeper, stiffer joist is the most economical solution for increasing floor performance for a given span. Bridging/blocking, strapping, ceilings and extra flanges are considered to be floor performance enhancements and field fixes—not span extenders.

According to the results from the research, measuring the static, dynamic and subjective performance of floor systems, the enhancements listed above can, when properly installed, improve floor performance by reducing point load deflection. However, if such enhancements are used to expand the span of a given floor system, they can significantly reduce dynamic floor performance. Therefore, span extensions based on the increased number of effective joists from enhancements are not recommended. The TJ-Pro™ Rating System accounts for this behavior.

Bridging/Blocking and Strapping

Enhanced TJ-Pro™ ratings for bridging/blocking and strapping are allowed for approved systems installed at 8' on-center or less. Bridging/blocking and strapping should be continuous from wall to wall (or support beam) and evenly spaced along the floor span.

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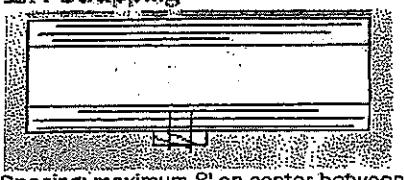
When interruptions from HVAC equipment and/or changes in joist depth occur, the proper detail should be applied. The list below includes installation details and material specifications for each of these systems.

TJI® blocking and IBS 2000 are currently the only approved blocking systems for use in TJI® joist floor systems. When IBS 2000 products are used, the manufacturer's installation details should be followed. Installation details must include cases for uneven joist depths and HVAC interruption. The product must be clearly labeled with references to manufacturing date and location as well as part number, size, and all necessary contact and warranty information. Weyerhaeuser will publish all literature supporting TJI® joist products and systems. A manufacturer must assume responsibility for servicing the product's installation and performance for the life of the floor system. The TJ-Pro™ Rating System will be the only approved method of describing floor system performance.

1x4 Strapping

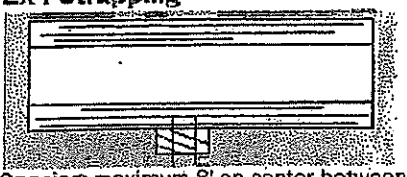


Spacing: maximum 8' on-center between rows

Material: sawn lumber

Connection: two 2" long screws at each joist (nails may cause squeak and damage to joist flanges)

2x4 Strapping

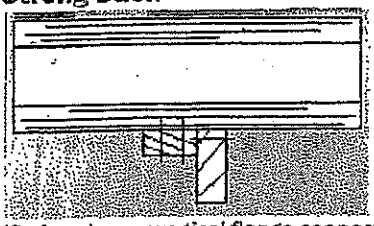


Spacing: maximum 8' on-center between rows

Material: 1.3E TimberStrand® LSL or No. 2 (or better) sawn lumber

Connection: two 2½" long screws at each joist (nails may cause squeak and damage to joist flanges)

Strong Back



(2x4 or deeper vertical flange connected to 2x4 flat strap)

Spacing: maximum 8' on-center between rows

Material: 1.3E TimberStrand® LSL or No 2 (or better) sawn lumber

Connection: two 2½" long screws at each joist for the strap (nails may cause squeak and damage to joist flanges).
2½" 8d box nails at 12" on-center for connection of vertical flange to strap

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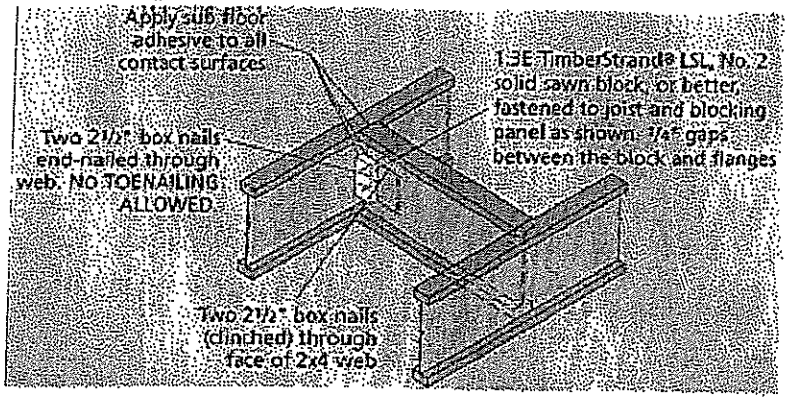
TJI Blocking with End Blocks



Spacing: maximum 8' on-center between rows

Material: specified in the illustration above

Connections: specified in the illustration below

Poured Toppings

Poured toppings are used to significantly increase the fire and sound ratings of single and multi-family floor systems. The addition of lightweight or normal weight toppings (¾" to 3" thickness) can affect floor performance. Weyerhaeuser conducted research measuring the static, dynamic and subjective performance of floor systems with poured toppings.

Research results show that poured toppings reduce the point load deflection of floor systems by increasing the load sharing between joists. However, poured toppings can significantly reduce the dynamic performance of long span floor systems. The TJ-Pro™ Rating System accounts for this behavior. Span extensions based on the composite action of the topping to sheathing connection are not recommended. Weyerhaeuser recommends accounting for the additional mass of topping by including the topping weight in the uniform dead load calculations.

Each specific design should consider the long-term performance of poured toppings. Weyerhaeuser considers toppings a separate component and considers it the responsibility of the topping manufacturer to warrant topping materials and their performance. The following recommendations guard against field problems and enhance long-term systems performance:

- Shear transfer studs (double headed nails) and/or bonding agents applied to clean dry sheathing before pouring can enhance the connection between the poured topping and the floor sheathing.
- Pouring toppings during conditions optimal for curing can increase the performance of the bond between the poured topping and floor sheathing.
- Protecting the floor against impact loads and excessive moisture during cure and service can increase the effective life of the topping.
- The curling of poured toppings at corners and edges can be minimized with good construction practices such as assuring uniform curing rates and edge tie downs.
- Good construction practices should be followed to avoid performance problems when using radiant heating systems in poured toppings on wood framed floor systems. Heating system manufacturers should be consulted to address heating and cooling cycles, installation details and proper topping section to use in combination with heating coils.
- Professional engineers and topping manufacturers should be consulted to address any unusual environmental and service conditions.

Weyerhaeuser publishes all literature supporting Trus Joist products and systems. The TJ-Pro™ Rating System will be the only approved method of describing floor system performance.

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Research

As part of the project, dynamic research was conducted on a variety of floor assemblies. User perception research was conducted internally, as briefly discussed in the next section. Weyerhaeuser personnel and various consultants have conducted additional research at universities and on field floor assemblies.

The study included a worldwide literature search on the subject of floor performance. Although much of this international research was not specific to wood-based assemblies, it was helpful in understanding the scope of the floor performance issue. The research team studied approximately 100 documents, including content and references contained in the following list:

Dolan JD, Li X, Woeste FE. Effect of imposed load on solid-sawn wood-joist floor vibrations. Forest Products Journal 1995 Jan; 45(1).
Galambos TV. Vibration of steel joist-concrete slab floors. Technical Digest 1988;(5) Steel Joist Institute.

Murray, TM. Building floor vibrations. Engineering Journal/American Institute of Steel Construction 1991 third quarter.

Ohlsson, SV. Ten years of floor vibration research - a review of aspects and some results. Proceedings of the National Research Council of Canada Symposium/Workshop on Serviceability of Buildings. 1988 May 16-18;(1): 435-50

Onysko, DM. Deflection serviceability criteria for residential floors. Project no. 43-10C-204, 1988. Forintek Canada Corp.

Smith, I, Chui Ying Hei. Design of lightweight wooden floors to avoid human discomfort. Canadian Journal of Civil Engineering 1988;(15):254-62.

Researchers have proposed a considerable number and variety of dynamic floor performance criteria. Although general consensus has not been reached, Weyerhaeuser believes that many approaches have merit. In the Trus Joist® TJI® project, the committee did not find a single criterion that correlated to the field surveys. Therefore, Weyerhaeuser developed the TJ-Pro™ Rating System, which provides better correlation to the research.

There is a worldwide trend toward building code adoption of minimum performance criteria for floors. For wood construction, the most noted are the National Building Code of Canada, which contains criteria based on D.M. Onysko's work for sawn lumber, and Euro-Code (EC) 5, which is being adopted by the EC and contains criteria based upon Sven Ohlsson's work. Criteria similar to that used for sawn lumber have been proposed for engineered wood products in Canada and are currently being reviewed.

While the adoption of minimum criteria by codes is valuable, such criteria may not be appropriate in all cases. Weyerhaeuser investigations led to the conclusion that a design tool was needed to permit the selection of performance appropriate to any application. Weyerhaeuser uses the TJ-Pro™ Rating System as a floor performance tool.

Surveys

The subjective data used in the floor performance project came from surveys conducted on approximately 1000 floors over a period of several years. The floor assemblies used in the survey included residential and commercial floors as well as a wide range of Trus Joist products from the shallowest and smallest flanged TJI® joists to the deepest and largest flanged TJI® products.

Analysis and Ratings

Weyerhaeuser's data analysis procedure required input of all the assembly parameters and the subjective ratings of the observers into a computer application devised for that purpose. Researchers calculated a wide variety of assembly parameters, both static and dynamic, and correlated the results to the subjective ratings from the surveys. The best correlation obtained was an r^2 of 0.5. The correlation produced a regression equation that predicts a floor assembly rating on a scale comparable to that of the survey ratings. This predicted rating is not limited to the integer values in the survey, but is continuous from a range near 0 to about 6, with the lower values representing the best floors. This rating system was thought to be confusing, so an arithmetic conversion was applied to yield a rating system in which higher values represent better floors. The final rating ranges from 25 to 60.

Figure 2 represents the percentage of the population expected to perceive a floor as being good to excellent. Notice that as the rating increases past 40, the percentage of the population that judges the floor to be excellent rises sharply. However, even at high ratings, which may not always be economically practical, no more than 60 to 70% are expected to judge the floors as excellent. This

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seems to support our view of human nature since many of us have difficulty rating anything as excellent. On the lower side, note that the excellent rating begins to dramatically decrease at around 35 points, and the better rating drops sharply at about the same rating level. However, there is a relatively constant percentage (about 25%) that rate floors good across a range from 25 to about 40. This seems to indicate a degree of uncertainty on the part of many observers. As the rating drops below 25, the evaluation becomes quite unstable but still clearly indicates a region of unsatisfactory floors.

FIGURE 2: PERCENT POPULATION PERCEIVING A FLOOR TO BE GOOD TO EXCELLENT VS. FLOOR PERFORMANCE

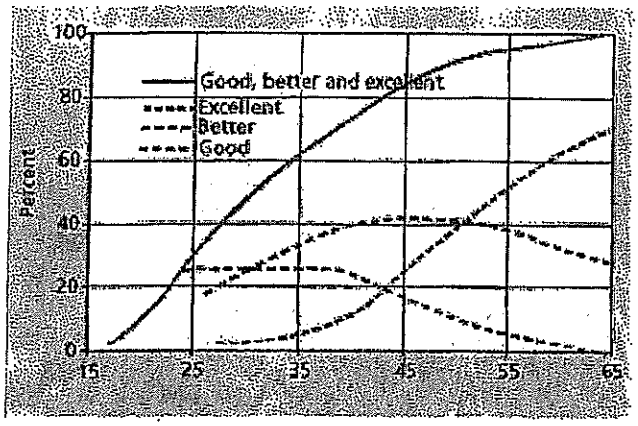
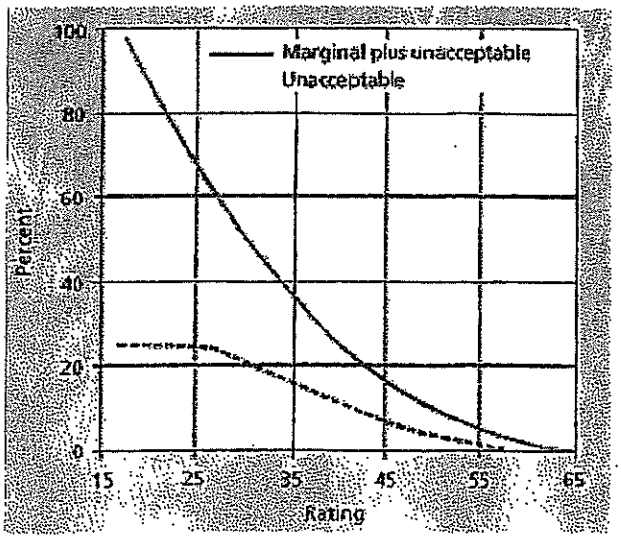


Figure 3 represents the percentage of the population that is expected to perceive a floor as being unacceptable. Notice that the upper line in Figure 3 is an inverse of the upper line in Figure 2. That is, the value of either of these lines is equal to 100 minus the value of the other line. Notice also that there is a flat portion in the unacceptable rating curve at about 25%. This indicates to us that a percentage of the population is either sensitive or tends to hold negative opinions. Even at quite high ratings, there is a small percentage of the population that can be expected to find floors unacceptable. Of course, it is possible that some of these negatives are due to unreported construction problems or errors in describing certain assemblies.

FIGURE 3: PERCENT POPULATION PERCEIVING A FLOOR TO BE UNACCEPTABLE TO EXCELLENT VS. FLOOR PERFORMANCE



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Selecting an Appropriate Rating

The TJ-Pro™ Rating System is intended for typically loaded floors (i.e. not for dance halls, weight rooms, etc.).

Floor performance is highly subjective and selecting an appropriate rating level cannot guarantee 100% satisfaction. However, the TJ-Pro™ Rating System enables the designer to select an approximate level of acceptability. The factors that go into this selection are not complicated: the designer knows the type of occupancy and activities, and can estimate the number of people who will participate in these activities. For example:

- A large open area in a store should be judged differently than a residential bedroom. Many people will use the store and annoying floor motions could deter business.
- Different areas of a single-family dwelling could require different considerations. For example, a recreation room designed for entertaining might be considered separate from the den.
- Should rental apartment unit floors be considered from the same view point as those in expensive condominiums? That might depend on the size of the rental units, the expected rental income and perhaps even the part of town where the rentals will be located.

While it is desirable to obtain the highest possible rating for all floors, there are always economic considerations. The TJ-Pro™ System gives designers a comparison cost value based on an input cost of decking and the volume of floor joists in the assembly. This is not an accurate cost per square foot, but it gives a reasonable relative number. Some experimentation with varying components of the assembly will give the designer a good feel for how to obtain the best value in the assembly, from both cost and performance rating standpoints. For example, depending on building details, it may cost very little to increase joist depth. In other cases, a smaller joist section at reduced spacing may be the best choice.

The rating system should not be interpreted as precise. Survey results indicate that sensitive individuals may detect a difference with a rating change as small as 3 to 5 points.

Finally, a note to international users: There is no reason to expect Europeans to respond to a floor very differently than North Americans do. However, perceptions should be judged against traditional floor assemblies in each country. Particular concerns might be for dissimilarities in design loads and deflection limitations, either in codes or as usually applied in design. Differences in typical constructin details might also be significant. For example, in the United Kingdom it is common practice to allow floor edges to "float" along walls parallel to the joists, as opposed to supporting the decking on the wall or a ledger.

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ATTACHMENT 3

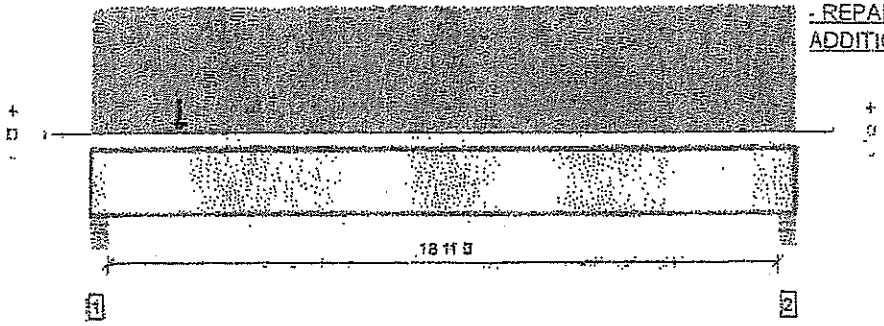
FORTE MEMBER REPORT *Level: TJI's w/plumbers box*

2 piece(s) 11 7/8" TJI® 210 @ 16" OC

REPAIR ANALYSIS PERFORMED

- MEMBER SHOWN HAS BEEN ANALYZED TO DETERMINE IF REPAIR IS REQUIRED.
- REPAIR (IF REQ'D) IS SHOWN ON ADDITIONAL PAGES.

Overall Length: 19 10 0



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	1325 @ 0 4 8	2920 (3.50")	Passed (45%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1301 @ 0 5 8	3310	Passed (39%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3975 @ 8 9 0	7590	Passed (52%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.310 @ 9 7 10	0.477	Passed (L/739)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.408 @ 9 7 8	0.954	Passed (L/561)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	49	20	Passed	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 4 6 4 o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - SPF	5.50"	4.25"	1.75"	335	998	1333	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	4.25"	1.75"	181	588	769	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 0 0 to 19 10 0	16"	12.0	48.0	Residential - Living Areas
2 - Point (lb)	7 6 0	N/A	198	528	Linked from: Clear Joist, Support 1

Member Notes

TJI needs to be a double to handle the plumbers box from hearered off TJI. Currently a single, added. please detail below the deck as a shearing connection.

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Signature Statement	Job Notes
[illegible]	[illegible]

Forte v4.5, Engine [illegible]
[illegible]

Page 1 of 1

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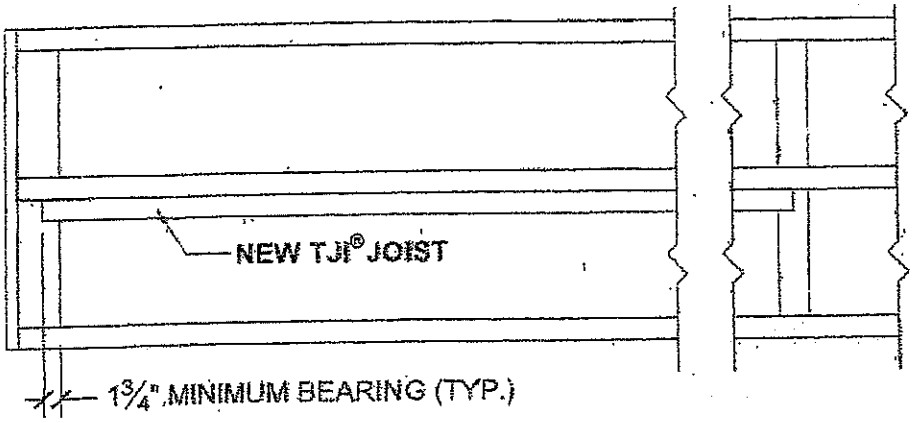
The product application, input design loads, dimensions and support information have been provided by Dave Williams - Weyerhaeuser

SUSTAINABLE FORESTRY INITIATIVE

**CONNECT TOP FLANGE OF NEW JOIST TO SHEATHING W/ 1.5" LONG #6 SCREWS AT 6" o.c. FROM BELOW



ADD NEW JOIST BESIDE PLUMBER BOX SUPPORT TJI

– PACK OUT WEB WITH 2X6 + 3/8" OSB FILLER BLOCK. NAIL WITH (10) 10d NAILS, CLINCHED

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DREXEL M. HERMANN 5/4/15
PROFESSIONAL ENGINEER
VA: 44656

ATTACHMENT 4

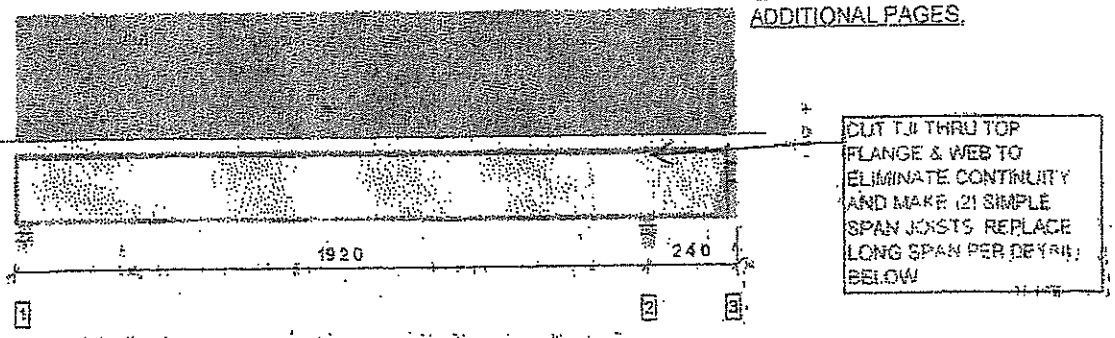
FORTE MEMBER REPORT Level, Multi joist bowed

1 piece(s) 11 7/8" TJI® 210 @ 19.2" OC

REPAIR ANALYSIS PERFORMED

- MEMBER SHOWN HAS BEEN ANALYZED TO DETERMINE IF REPAIR IS REQUIRED.
- REPAIR (IF REQ'D) IS SHOWN ON ADDITIONAL PAGES.

Overall Length: 21 6 0



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	2565 @ 19 2 0	2565 (5.25")	Passed (100%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1544 @ 21 2 8	1655	Passed (93%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	-3189 @ 19 2 0	3795	Passed (84%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.263 @ 8 6 11	0.470	Passed (L/857)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.329 @ 8 6 10	0.940	Passed (L/686)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	33	20	Passed	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 3 6 13 o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - SPF	5.50"	4.25"	1.75"	122	490	612	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	5.50"	5.25"	513	2052	2565	None
3 - Hanger on SPF stud wall	3.50"	Hanger[1]	1.75"	-291	82/-1229	82/-1520	See note [1]

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- [1] See Connector grid below for additional information and/or requirements.

Connector: Simpson Strong-Tie Connectors						
Support	Model	Seat Length	Top Nails	Face Nails	Member Nails	Accessories
3 - Top Mount Hanger	Connector not found	N/A	N/A	N/A	N/A	

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 0 0 to 21 6 0	19.2"	10.0	40.0	Residential - Living Areas

Member Notes

TJI is bowed by 3". Replace TJI per detail below. Split TJI at support to cut thru top flange & web.

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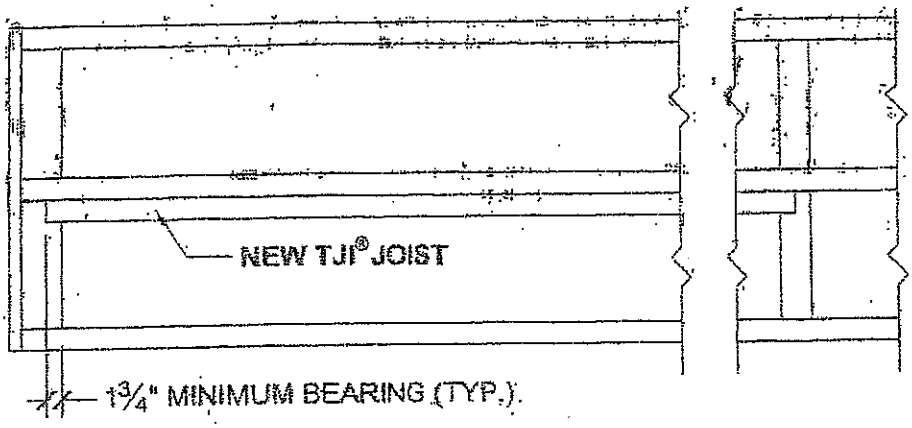
The product application, input design loads, dimensions and support information have been provided by Dave Williams - Weyerhaeuser

SUSTAINABLE FORESTRY INITIATIVE

CONNECT TOP FLANGE OF NEW JOIST TO SHEATHING W/ 1.5" LONG #6 SCREWS AT 6" o.c. FROM BELOW



ADD NEW JOIST BESIDE PLUMBER BOX SUPPORT TJI.

+ PACK OUT WEB WITH 2X6 + 3/8" OSB FILLER BLOCK, NAIL WITH (10) 10d NAILS, CLINCHED

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NO. 44656

ATTACHMENT 5

FORTE

MEMBER REPORT Level: Multi joist duct hole

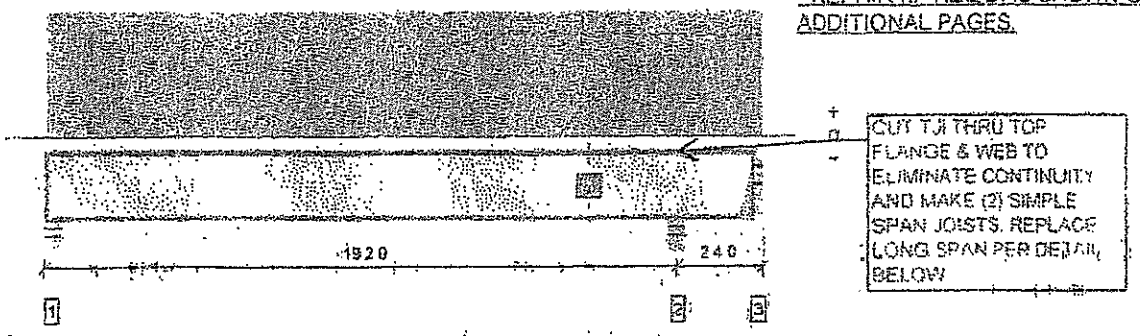
1 piece(s) 11 7/8" TJI® 210 @ 19.2" OC

[illegible] 1591 lbs at support 21 [illegible]

REPAIR ANALYSIS PERFORMED

- MEMBER SHOWN HAS BEEN ANALYZED TO DETERMINE IF REPAIR IS REQUIRED
- REPAIR (IF REQ'D) IS SHOWN ON ADDITIONAL PAGES.

Overall Length: 21 6 0



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	2565 @ 19 2 0	2565 (5.25")	Passed (100%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1544 @ 21 2 8	1655	Passed (93%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	-3189 @ 19 2 0	3795	Passed (84%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.263 @ 8 6 9	0.470	Passed (L/857)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.329 @ 8 6 9	0.940	Passed (L/686)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	33	20	Passed	--	--

System: Floor
Member Type: Joist
Building Use: Residential
Building Code: IBC
Design Methodology: ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 3 6 13 o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - SPF	5.50"	4.25"	1.75"	122	490	612	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	5.50"	5.25"	513	2052	2565	None
3 - Hanger on SPF stud wall	3.50"	Hanger[1]	1.75"	291	82/-1229	82/-1520	See note [1]

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- [1] See Connector grid below for additional information and/or requirements.

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Connector: Simpson Strong-Tie Connectors						
Support	Model	Seat Length	Top Nails	Face Nails	Member Nails	Accessories
3 - Top Mount Hanger	Connector not found	N/A	N/A	N/A	N/A	

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 0 0 to 21 6 0	19.2"	10.0	40.0	Residential - Living Areas

Holes (Size)	Width	Height	Vertical Offset	Location	Shear (lbs)			Comments
					Actual	Allowed	Result	
1 - Rectangular [illegible]	7.00"	7.00"	0 5 15	16 6 0	133	N/A	Found [illegible]	

- Hole locations are measured from the outside face of left support (or left cantilever end) to the centerline of the hole.
- Vertical Offset is measured from the top of the member to the centerline of the hole.

Member Notes

Duct hole too close to support. Replace TJI on long span.

TJI fails due to uplift; Split TJI at support to remove short span/long span uplift result

[illegible]

[illegible]

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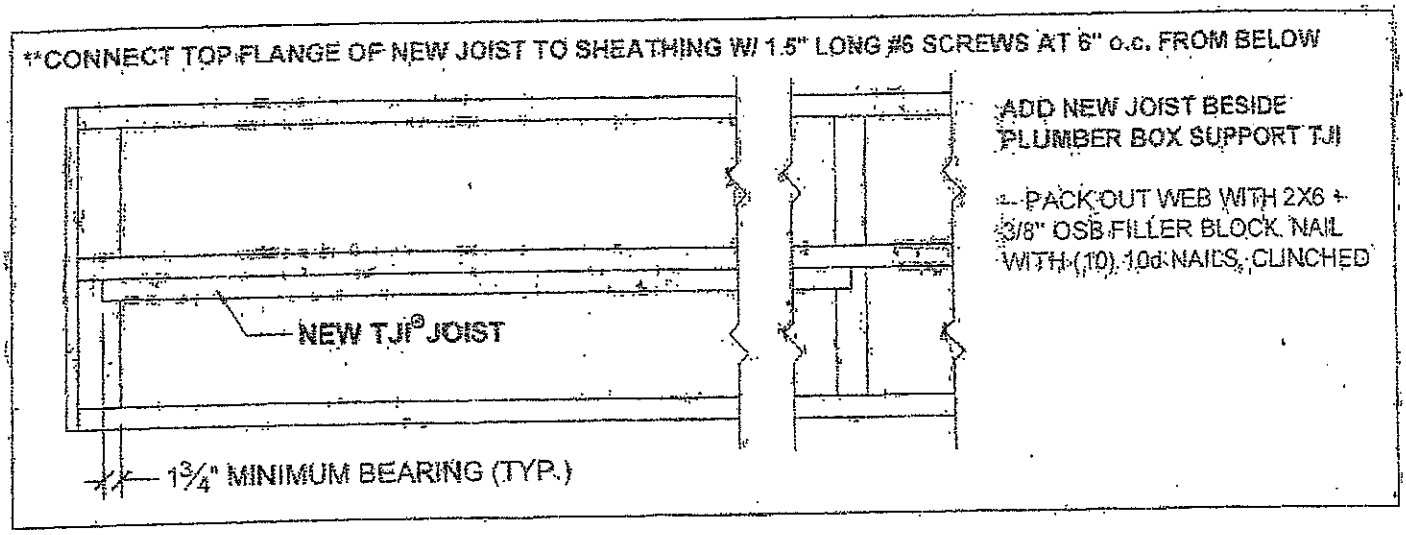
The product application, input design loads, dimensions and support information have been provided by Dave Williams - Weyerhaeuser

SUSTAINABLE FORESTRY INITIATIVE



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ATTACHMENT 6

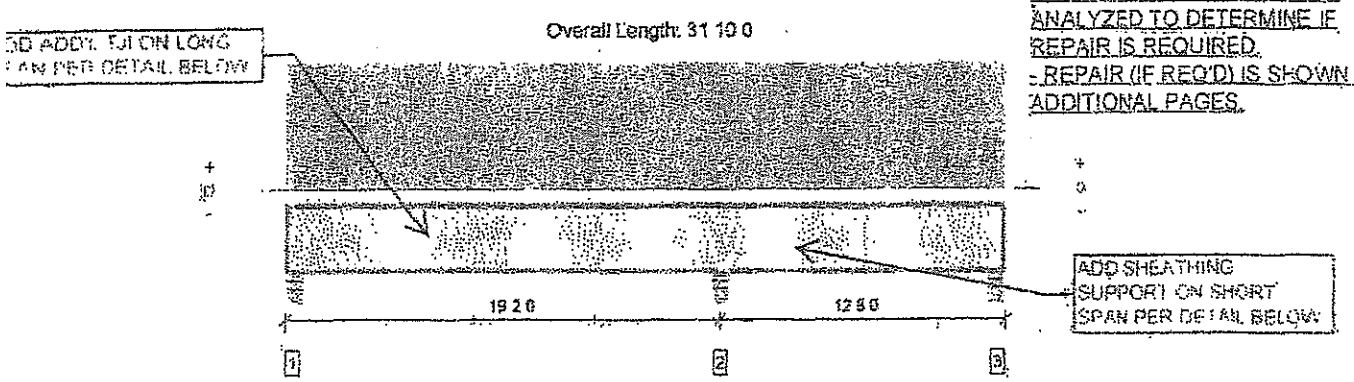
FORTE MEMBER REPORT *Level, wide space joist at duct.*

1 piece(s) 11 7/8" TJI® 210 @ 22" OC

REPAIR ANALYSIS PERFORMED

- MEMBER SHOWN HAS BEEN ANALYZED TO DETERMINE IF REPAIR IS REQUIRED.
- REPAIR (IF REQ'D) IS SHOWN ON ADDITIONAL PAGES.

Overall Length: 31 10 0



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	2031 @ 19 2 0	2565 (5.25")	Passed (79%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1040 @ 18 11 4	1821	Passed (57%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (ft-lbs)	-3444 @ 19 2 0	3795	Passed (91%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.372 @ 9 1 5	0.470"	Passed (L/606)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.493 @ 9 0 7	0.940	Passed (L/457)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	38	20	Passed	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 3 5 4 o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 7/8" Weyerhaeuser Edge Gold™ Panel (32" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length			Loads to Supports (lbs)			
	Total	Available	Required	Dead	Floor Live	Total	Accessories
1 - Stud wall - SPF	5.50"	4.25"	1.75"	219	612/-22	831/-22	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	5.50"	1.50"	554	1477	2031	None
3 - Stud wall - SPF	5.50"	4.25"	1.75"	103	434/-152	537/-152	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 0 0 to 31 10 0	22"	15.0	40.0	Residential - Living Areas

Member Notes

Joist @ HVAC Line. Spacing exceeds allowable spacing for the sheathing.

On the long span, add joist inside the 36" bay to reduce spacing to under 22" o.c maximum. On the short span (over the furnace), there is no room for add'l joist. Therefore, to support sheathing, add PB1 detail as shown below. TJI is sufficient for add'l floor load.

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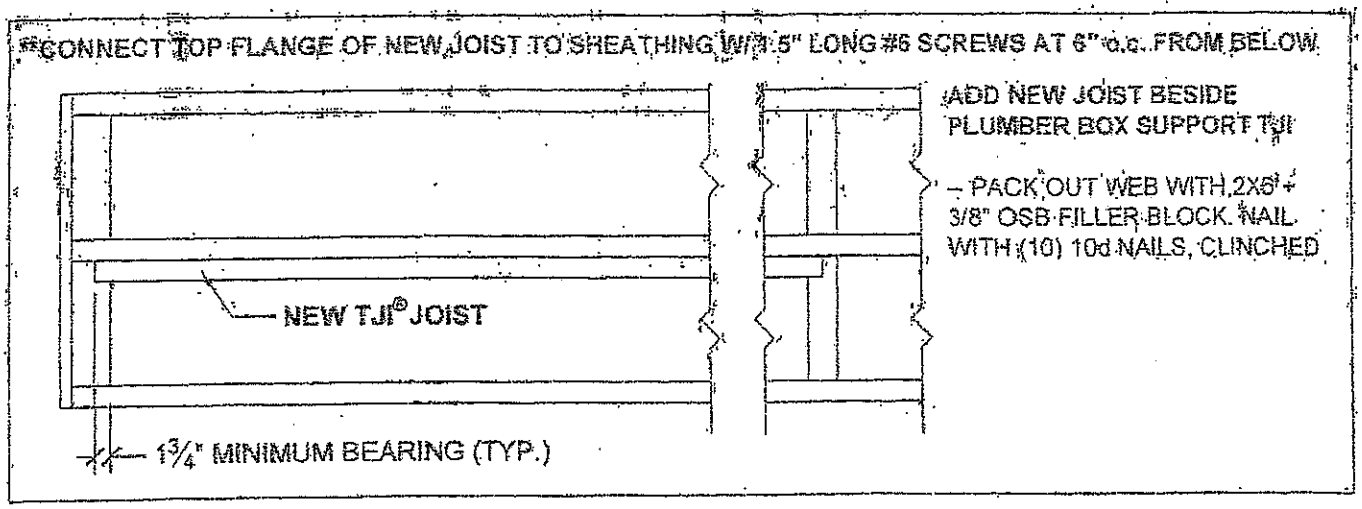

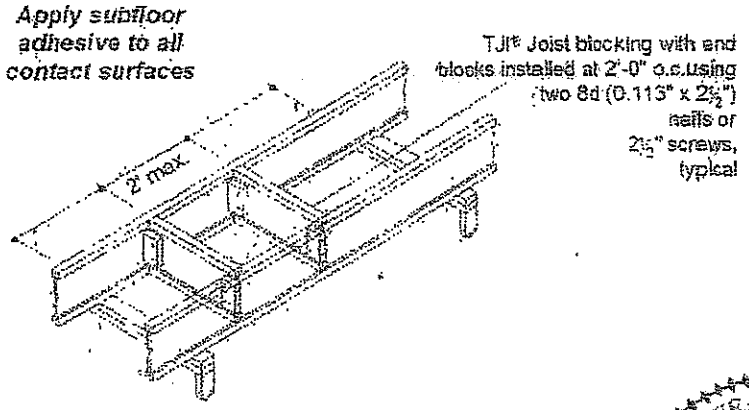

PB1

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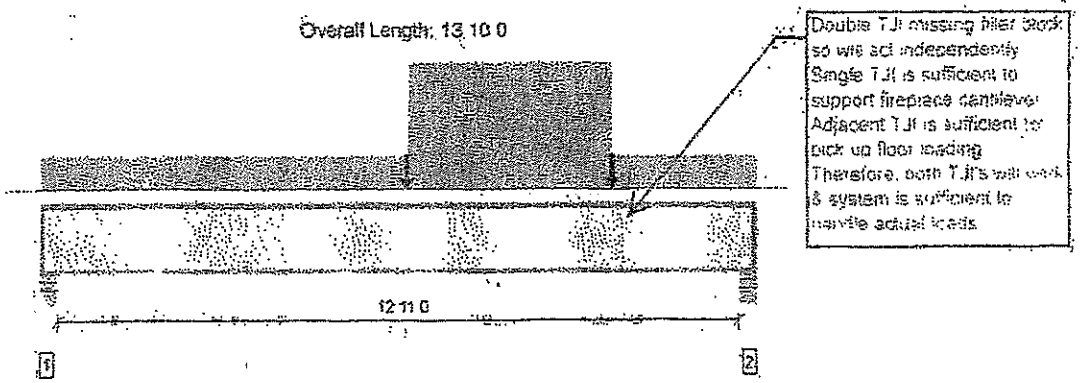
ATTACHMENT 7

FORTE MEMBER REPORT Level: Joist of F.P. cantilever

PASSED

1 piece(s) 11 7/8" TJI® 210 @ 19.2" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	890 @ 13 5 8	1460 (3.50")	Passed (61%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	874 @ 13 4 8	1655	Passed (53%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3413 @ 7 0 0	3795	Passed (90%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.220 @ 7 1 6	0.327	Passed (L/714)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.306 @ 7 1 6	0.654	Passed (L/514)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	52	20	Passed	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 3 5 7 o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - SPF	5.50"	4.25"	1.75"	192	489	681	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	4.25"	1.75"	250	644	894	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 0 0 to 13 10 0	19.2"	8.0	20.0	Residential - Living Areas
2 - Uniform (PLF)	7 0 0 to 11 0 0	N/A	35.0	90.0	Cantilever load
3 - Point (lb)	7 0 0	N/A	105	270	point from left
4 - Point (lb)	11 0 0	N/A	20	60	point from right

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Member Notes

Joist at fireplace cantilever. This joist is not actually doubled since has no filler block.

Joist works to pick up fireplace ONLY. Adjacent joist works with floor loading ONLY. Therefore, each joist will work & system is acceptable.

Weyerhaeuser Notes

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The product application, input design loads, dimensions and support information have been provided by Dave Williams - Weyerhaeuser

NO REPAIR REQUIRED

JOIST RETAINS SUFFICIENT CAPACITY TO SUPPORT LOADS SHOWN

[illegible]

[illegible] 2016 [illegible]
[illegible]
[illegible]

Page 1 of [illegible]

FILE COPY

Stephen J. Smallwood, CBO
Deputy Director/Building Official
Building Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

June 25, 2014

ORDER TO CORRECT

CERTIFIED MAIL

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive, Suite P-130
Mclean, Virginia 22102

Re: **1012 Jami's Place**

Mr. Jenkins:

This is an order to correct Building Code violations at 1012 Jami's Place, issued under Virginia Construction Code §115. I inspected the home on June 19, 2014 for possible Building Code violations, after receiving a complaint from the homeowner, Ms. Sabrina Anderson. I observed the following violations of the Virginia Construction Code:

1. Install missing joist hanger at cantilever, over I-beam.
2. Supply manufacturer's installation instructions for proper nailing of the joist hangers that have been utilized. (Manufacturer not known)
3. The required filler block between the doubled I-Joists appears to be missing.
4. Joist hanger backer blocks have not been installed correctly.
5. The header for the basement stairway is not supported properly. Support from below or double the floor joists on either side of the header.
6. Supply an acceptance or repair by a Virginia Registered Design Professional for the attachment of the sill plate to the steel girder beam in the basement. (Cinched nails or bolted connection?)
7. Several interior door frames have experienced unequal settling and shall be removed and reinstalled correctly.

8. The bathtub in the master bathroom has been leaking and shall be repaired.

9. The shower door, in the master bath, is not self sealing at the bottom sweep when closed.

10. The drain line, from the clothes washer emergency pan, is bowed upwards and does not provide for proper drainage.

11. There is a HVAC boot missing under the master bathroom vanity.

12. A ductwork support hanger has failed over the mechanical area. The hanger has pulled away from the plywood web of the joist.

13. The electrical ceiling boxes in the master bedroom closet are loose in the ceiling and need to be attached on both ends of the hanging bar.

A plan shall be submitted, to this office, within ten (10) days of receipt of this notice, detailing the actions that are proposed to correct these violations. Items requiring permits shall be corrected within 30 days of obtaining requisite building or trades permits.

The Contractors responsible for many of the corrections for the items listed may be required to obtain permits prior to performing the corrections. Please call this office for direction for permitting and inspections.

Appeals may be filed in accordance with Virginia Statewide Building Code Section 119.

If you have any questions I can be reached at (540) 372-1080.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director/ Building Official

Cc: Sabrina Anderson, Owner
Kathleen Dooley, City Attorney
Charles Johnston, Director
Beverly Cameron, City Manager

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FREDERICKSBURG VA 22407 USPS
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06/25/2014

Sent To: Mr. Worth Jenkins Dir. President
Street, Apt. No.; or PO Box No.: Pulte Homes 8405 Greensboro Dr, Ste P-130
City, State, ZIP+4: McLean, VA 22102

PS Form 3800, August 2006 — See Reverse for Instructions

Stephen J. Smallwood, CBO
Deputy Director/Building Official
Building Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

June 25, 2014

ORDER TO CORRECT

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive, Suite P-130
Mclean, Virginia 22102

CERTIFIED MAIL

Re: **1012 Jami's Place**

Mr. Jenkins:

This is an order to correct Building Code violations at 1012 Jami's Place, issued under Virginia Construction Code §115. I inspected the home on June 19, 2014 for possible Building Code violations, after receiving a complaint from the homeowner, Ms. Sabrina Anderson. I observed the following violations of the Virginia Construction Code:

1. Install missing joist hanger at cantilever, over I-beam. Response: Installed new hanger.
2. Supply manufacturer's installation instructions for proper nailing of the joist hangers that have been utilized. (Manufacturer not known)Response: Per manufacturer holes that were not filled are V grooves meant to grab the joist when it is set in place. These are not nail holes.
3. The required filler block between the doubled I-Joists appears to be missing. Response: Per the engineer's report, the filler is not required.
4. Joist hanger backer blocks have not been installed correctly.Response: Joist hanger at Owner's Bathroom was removed and two joists were added per engineer's direction in the report.
5. The header for the basement stairway is not supported properly. Support from below or double the floor joists on either side of the header.Response: Stairs were headed off per the plans and did not require any additional support. However, a wall was added to ease Ms. Anderson's concern.

6. Supply an acceptance or repair by a Virginia Registered Design Professional for the attachment of the sill plate to the steel girder beam in the basement. (Cinched nails or bolted connection?)Response: Bolts were added per the engineer (Virginia Registered Design Professional)

7. Several interior door frames have experienced unequal settling and shall be removed and reinstalled correctly.Response: All interior doors were checked and adjusted as required. The settling experienced is normal.

8. The bathtub in the master bathroom has been leaking and shall be repaired. Response: Atlas Plumbing ordered the wrong part. The correct part is due in by Monday, October 27th, 2014. Atlas will schedule the repair directly with Ms. Anderson next week.

9. The shower door, in the master bath, is not self sealing at the bottom sweep when closed.Response: Shower door was missing a trap at the end of the J-channel. Trap was added.

10. The drain line, from the clothes washer emergency pan, is bowed upwards and does not provide for proper drainage. Response: Atlas Plumbing will address this on the next visit when they fix the tub.

11. There is a HVAC boot missing under the master bathroom vanity. Response: Boot was added.

12. A ductwork support hanger has failed over the mechanical area. The hanger has pulled away from the plywood web of the joist.Response: Hanger was re-secured.

13. The electrical ceiling boxes in the master bedroom closet are loose in the ceiling and need to be attached on both ends of the hanging bar.Response: Hanging bar was secured to the trusses. Blocking was added for additional support.

A plan shall be submitted, to this office, within ten (10) days of receipt of this notice, detailing the actions that are proposed to correct these violations. Items requiring permits shall be corrected within 30 days of obtaining requisite building or trades permits.

The Contractors responsible for many of the corrections for the items listed may be required to obtain permits prior to performing the corrections. Please call this office for direction for permitting and inspections.

Appeals may be filed in accordance with Virginia Statewide Building Code Section 119.

If you have any questions I can be reached at (540) 372-1080.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director/ Building Official

Cc: Sabrina Anderson, Owner
Kathleen Dooley, City Attorney
Charles Johnston, Director
Beverly Cameron, City Manager

Violations never done-

Stephen J. Smallwood, CBO
Deputy Director/Building Official
Building Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

June 25, 2014

ORDER TO CORRECT

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive, Suite P-130
Mclean, Virginia 22102

CERTIFIED MAIL

Re: **1012 Jami's Place**

Mr. Jenkins:

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1. Install missing joist hanger at cantilever, over I-beam.
2. Supply manufacturer's installation instructions for proper nailing of the joist hangers that have been utilized. (Manufacturer not known)
3. The required filler block between the doubled I-Joists appears to be missing.
4. Joist hanger backer blocks have not been installed correctly.
5. The header for the basement stairway is not supported properly. Support from below or double the floor joists on either side of the header.
6. Supply an acceptance or repair by a Virginia Registered Design Professional for the attachment of the sill plate to the steel girder beam in the basement. (Cinched nails or bolted connection?).
7. Several interior door frames have experienced unequal settling and shall be removed and reinstalled correctly.

Never addressed- City never inspected- city insp. asked builder hired engineer to check.

8. The bathtub in the master bathroom has been leaking and shall be repaired.

9. The shower door, in the master bath, is not self sealing at the bottom sweep when closed.

10. The drain line, from the clothes washer emergency pan, is bowed upwards and does not provide for proper drainage.

11. There is a HVAC boot missing under the master bathroom vanity.

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13. The electrical ceiling boxes in the master bedroom closet are loose in the ceiling and need to be attached on both ends of the hanging bar.

A plan shall be submitted, to this office, within ten (10) days of receipt of this notice, detailing the actions that are proposed to correct these violations. Items requiring permits shall be corrected within 30 days of obtaining requisite building or trades permits.

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Deputy Director/ Building Official

Cc: Sabrina Anderson, Owner
Kathleen Dooley, City Attorney
Charles Johnston, Director
Beverly Cameron, City Manager

Stephen J. Smallwood, CBO
Deputy Director/Building Official
Building Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

June 25, 2014

DIRECTIVE

CERTIFIED MAIL

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive, Suite P-130
Mclean, Virginia 22102

Re: **1012 Jami's Place, Directive to Evaluate Floor System**

Mr. Jenkins:

This is a directive to evaluate the floor system at 1012 Jami's Place, issued under Virginia Construction Code §115. I inspected the home on June 19, 2014 for possible Building Code violations, after receiving a complaint from the homeowner, Ms. Sabrina Anderson. I observed the following possible violations of the Virginia Construction Code:

1. The floor system exhibits signs of deflection in several locations. The deflection limits set forth by Section 301 of the Virginia Construction Code (V.C.C.) appear to have been exceeded.

2. The spacing of several of the floor joists has exceeded the manufacturer's specifications and shall be evaluated. (Section 109 of the V.C.C.)

3. Holes have been cut through the web of the I-Joists in several locations. It appears that some of the holes are too close to the joist end bearing points. Have the holes in the floor system evaluated.

4. One of the joists has a severe lateral bow in the span and shall be repaired or replaced.

5. Should there be blocking over the foundation wall at the cantilevered floor joists? The manufacturer's specifications are unclear.

The floor system shall be evaluated by a Virginia Registered Design Professional and an Engineer from the manufacturer, Weyerhaeuser/Truss Joist. Please schedule the on-site

evaluation to occur within the next 20 days. Please give me at least one week notice so that I may attend this evaluation. The purpose of the evaluation is to determine whether the floor system, as installed, complies with the manufacturer's requirements, the building plans, and the V.C.C. If the floor system does not comply with these governing documents, then the evaluation shall identify an appropriate corrective action(s) and establish a reasonable time for the corrective action(s) to be complete.

6. It appears that the foundation anchorage system has not been installed in accordance with Section R403 of the V.C.C.

7. The water pressure to several fixtures appears to be low at peak demands. (P2903 I.R.C.) Please provide documentation from a Virginia Licensed Plumbing Contractor demonstrating conformance to Chapter 29 of the 2009 I.R.C.

8. There appears to be an issue with water saturation around the driveway and the lawn areas adjacent to the driveway. Please investigate and provide a response.

Appeals may be filed in accordance with Virginia Statewide Building Code Section 119.

If you have any questions I can be reached at (540) 372-1080.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director/ Building Official

Cc: Sabrina Anderson, Owner
Kathleen Dooley, City Attorney
Charles Johnston, Director
Beverly Cameron, City Manager

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08/25/2010

Sent To: Mr. Worth Jenkins Div. President
Street, Apt. No.; or PO Box No.: Bryan Homes 8405 Greensboro Dr, STE P-130
City, State, ZIP+4: McLean, VA 22102

PS Form 3800, August 2006 — See Reverse for Instructions

Stephen J. Smallwood, CBO
Deputy Director/Building Official
Building Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

June 25, 2014

DIRECTIVE

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive, Suite P-130
Mclean, Virginia 22102

CERTIFIED MAIL

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Mr. Jenkins:

This is a directive to evaluate the floor system at 1012 Jami's Place, issued under Virginia Construction Code §115. I inspected the home on June 19, 2014 for possible Building Code violations, after receiving a complaint from the homeowner, Ms. Sabrina Anderson. I observed the following possible violations of the Virginia Construction Code:

1. The floor system exhibits signs of deflection in several locations. The deflection limits set forth by Section 301 of the Virginia Construction Code (V.C.C.) appear to have been exceeded. Response: The engineer and manufacturer tested the floors and determined that the deflection is within tolerance. In an effort to increase Ms. Anderson's comfort, strong backs were installed per the manufacturer and engineer's recommendation.

2. The spacing of several of the floor joists has exceeded the manufacturer's specifications and shall be evaluated. (Section 109 of the V.C.C.) Response: Per the engineer and manufacturer's direction, a joist was added in the area near the HVAC system where the spacing had exceeded tolerance.

3. Holes have been cut through the web of the I-Joists in several locations. It appears that some of the holes are too close to the joist end bearing points. Have the holes in the floor system evaluated. Response: At the location where the HVAC contractor had cut a hole to close to the end of a joist, a joist was added and the HVAC line was relocated per the engineer's direction.

4. One of the joists has a severe lateral bow in the span and shall be repaired or replaced. Response: A joist was added next to the bowed joist per the engineer's direction.

5. Should there be blocking over the foundation wall at the cantilevered floor joists? The manufacturer's specifications are unclear.Response: Per the engineer, no blocking is required.

The floor system shall be evaluated by a Virginia Registered Design Professional and an Engineer from the manufacturer, Weyerhaeuser/Truss Joist. Please schedule the on-site evaluation to occur within the next 20 days. Please give me at least one week notice so that I may attend this evaluation. The purpose of the evaluation is to determine whether the floor system, as installed, complies with the manufacturer's requirements, the building plans, and the V.C.C. If the floor system does not comply with these governing documents, then the evaluation shall identify an appropriate corrective action(s) and establish a reasonable time for the corrective action(s) to be complete.

6. It appears that the foundation anchorage system has not been installed in accordance with Section R403 of the V.C.C.Response: In two locations where bolts where not visible, bolts were added.

7. The water pressure to several fixtures appears to be low at peak demands. (P2903 I.R.C.) Please provide documentation from a Virginia Licensed Plumbing Contractor demonstrating conformance to Chapter 29 of the 2009 I.R.C.Response: The water pressure in the house was 75 PSI per Atlas Plumbing. The owner's shower was the concern as communicated by Ms. Anderson. After further investigation, it was discovered that the shower head was clogged with debris. This was cleaned and Ms. Anderson has communicated that the pressure is acceptable.

8. There appears to be an issue with water saturation around the driveway and the lawn areas adjacent to the driveway. Please investigate and provide a response. Response: Three sections of the driveway were cut and pulled up in order to observe the condition of the ground underneath. There were no signs of water. A report from Dominion Engineering was supplied to Ms. Anderson and the City of Fredericksburg regarding the driveway and that no action is needed. The driveway has since been top coated.

Appeals may be filed in accordance with Virginia Statewide Building Code Section 119.

If you have any questions I can be reached at (540) 372-1080.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director/ Building Official

Cc: Sabrina Anderson, Owner
Kathleen Dooley, City Attorney
Charles Johnston, Director
Beverly Cameron, City Manager

Stephen J. Smallwood, CBO
Deputy Director/Building Official
Building Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

June 25, 2014

DIRECTIVE

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive, Suite P-130
Mclean, Virginia 22102

CERTIFIED MAIL

Re: **1012 Jami's Place, Directive to Evaluate Floor System**

Mr. Jenkins:

This is a directive to evaluate the floor system at 1012 Jami's Place, issued under Virginia Construction Code §115. I inspected the home on June 19, 2014 for possible Building Code violations, after receiving a complaint from the homeowner, Ms. Sabrina Anderson. I observed the following possible violations of the Virginia Construction Code:

1. The floor system exhibits signs of deflection in several locations. The deflection limits set forth by Section 301 of the Virginia Construction Code (V.C.C.) appear to have been exceeded. Did not use TJI pro. per manufacturer and smaller joists than on approved plans
2. The spacing of several of the floor joists has exceeded the manufacturer's specifications and shall be evaluated. (Section 109 of the V.C.C.)
3. Holes have been cut through the web of the I-Joists in several locations. It appears that some of the holes are too close to the joist end bearing points. Have the holes in the floor system evaluated.
4. One of the joists has a severe lateral bow in the span and shall be repaired or replaced.
5. Should there be blocking over the foundation wall at the cantilevered floor joists? The manufacturer's specifications are unclear. Provided specs but accepted Bryton's paid engineer to disregard specs.

The floor system shall be evaluated by a Virginia Registered Design Professional and an Engineer from the manufacturer, Weyerhaeuser/Truss Joist. Please schedule the on-site

never addressed

N/A Did not happen

evaluation to occur within the next 20 days. Please give me at least one week notice so that I may attend this evaluation. The purpose of the evaluation is to determine whether the floor system, as installed, complies with the manufacturer's requirements, the building plans, and the V.C.C. If the floor system does not comply with these governing documents, then the evaluation shall identify an appropriate corrective action(s) and establish a reasonable time for the corrective action(s) to be complete.

clearly does not comply with approved PLANS.

6. It appears that the foundation anchorage system has not been installed in accordance with Section R403 of the V.C.C. Installed 1 bolt missing 3 others @ corners

7. The water pressure to several fixtures appears to be low at peak demands. (P2903 I.R.C.) Please provide documentation from a Virginia Licensed Plumbing Contractor demonstrating conformance to Chapter 29 of the 2009 I.R.C.

8. There appears to be an issue with water saturation around the driveway and the lawn areas adjacent to the driveway. Please investigate and provide a response.

Appeals may be filed in accordance with Virginia Statewide Building Code Section 119.

If you have any questions I can be reached at (540) 372-1080.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director/ Building Official

Cc: Sabrina Anderson, Owner
Kathleen Dooley, City Attorney
Charles Johnston, Director
Beverly Cameron, City Manager

Steve Smallwood

Deputy Director/Building Official

Building Services Division

City of Fredericksburg

July 7, 2014

Re: 1012 Jami's Place Order to Correct and Directive

Mr. Smallwood,

Here is the response from Bryton Homes on the Order to Correct and the Directive that we received from your office on June 27, 2014. The numbers below correspond to the Order to Correct and the Directive respectively. We will perform the below list in a timely manner, however Ms. Anderson would have to grant us access which is something she has not done as of yet. Most of these items were on a list that I provided to her in writing months ago. Some of the items are new.

ORDER TO CORRECT

1. Install missing joist hanger. Response: This is new. We will order joist hanger and install.
2. Manufacturing installation instructions on joist hangers. Response: We will ask our supplier, Builders First Source, to track down the instructions and will pass along to you.
3. Filler block missing between doubed I-joist. Response: The Structural Engineer has review them and has communicated in his report that no blocking is needed. The report is attached.
4. Joist hanger backer blocks not installed correctly. Response: We will have the framer install them correctly.
5. Header for the basement stairway is not supported. Response: We looked at this with the engineer and it appeared to be supported properly. We will review again at our next visit.
6. Supply acceptance or repair for the attachment of sill plate to the steel girder beam. Response: This is new. We will have the engineer review and provide acceptance or repair.

7. Interior door frames have experience unsettling. Response: We will repair as necessary.
8. Bathroom tub is leaking. Response: The plumber has attempted to make several appointment with Ms. Anderson but she has not allowed them to come in and do the repair.
9. Shower door is not self sealing at the bottom. Response: We will repair as needed.
10. The drain line is bowed upwards from emergency drain pan. Response: We will have the plumber address this when they come in to do the repair.
11. HVAC boot missing under the vanity. Response: This is not missing. This is by design. If this is addressed in the code, please provide the code.
12. Ductwork support hanger has failed over mechanical area. Response: We will have the HVAC contractor evaluate and repair.
13. Electrical ceiling boxes in master bedroom closet are loose. Response: Electrical contractor will address and repair if required.

DIRECTIVE

1. Deflection in the floors. Response: We have had the floors evaluated by a Virginia Registered Design Professional and are within tolerance. The engineer provided recommendations on lessening vibration in the floor to increase the comfort factor. We have agreed to take those actions as we previously communicated in writing in the attached letter.
2. Spacing of some floor joist too far apart. Response: We acknowledge the issue and are prepared to make the repair per the engineer's report.
3. Holes cut in joists. Response: The engineer made recommendations in his report for repairs that we agreed to perform.
4. Bowed joist. Response: We agreed to repair per the engineer's report.
5. Should there be blocking over foundation wall at cantilevered joist. Response: We will have the engineer evaluate and provide acceptance or repair.
6. It appears that the foundation anchorage system has not been installed correctly. Response: We have agreed to add bolts and or straps as required.
7. Water pressure to several fixtures appears to be low. Response: Plumber will provide appropriate documentation as required in the letter.
8. Driveway saturation. Response: We hired a geotechnical engineer to observe the driveway over time and to dig a couple test pits. He was unable to observe the saturation issue that Ms. Anderson reported. The test pits did not show any unusual conditions. We also agreed that when we top the driveway, we will cut a section up and look underneath and evaluate. If there is water issue, we will not top the driveway until we understand what is going on. If no unusual condition exists, then we will top the driveway.

IF you have any questions, please contact me at 703-821-1540 x574. We look forward to bringing these items in Ms. Anderson's home to a close in a timely manner.

Sincerely,

Worth Jenkins

Division President

Stephen J. Smallwood, CBO
Deputy Director/Building Official
Building Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

July 16, 2014

CERTIFIED MAIL

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive, Suite P-130
McLean, Virginia 22102

Re: **1012 Jami's Place**

Mr. Jenkins:

I am in receipt of your response to my Order to Correct and the investigative Directive dated June 25, 2014. It is unfortunate that the manufacturer does not have an Engineer available to assess the issues raised by Ms. Anderson. However, the possible issues remain and must be addressed. Therefore, the original Virginia Registered Design Professional (VaRDP) shall submit a written response, specifically addressing, items 1 through 6 listed in the Directive as shown below. The response shall include a narrative for each item and repair options if repairs are necessary or warranted. Any supporting documentation may be attached for reference.

1. The floor system exhibits signs of deflection in several locations. The deflection limits set forth by Sections R301 and R501of the Virginia Construction Code (V.C.C.) appear to have been exceeded. Show allowable limits and actual deflection.

2. The spacing of several of the floor joists has exceeded the manufacturer's specifications and shall be evaluated. (Sections 109 and R501of the V.C.C.)

3. Holes have been cut through the web of the I-Joists in several locations. It appears that some of the holes are too close to the joist end bearing points. Have the holes in the floor system evaluated.

4. One of the joists has a severe lateral bow in the span and shall be repaired or replaced.

5. Should there be blocking over the foundation wall at the cantilevered floor joists? The manufacturer's specifications are unclear.

6. It appears that the foundation anchorage system has not been installed in accordance with Section R403 of the V.C.C.

The VaRDP shall also submit his acceptance or a repair plan for item 6 of the Order to Correct as follows.

6. Supply an acceptance or repair by a Virginia Registered Design Professional for the attachment of the sill plate to the steel girder beam in the basement. (Cinched nails or bolted connection?)

I understand that some of the items that are being requested have already been addressed; however, I must have a document that is uncluttered, completely readable, and specifically addresses issues relating to the Virginia Construction Code.

Lastly, item 11, in the Order to Correct, shall be addressed and any ductwork terminating under all cabinets shall be continued to the cabinet face as is required by Sections M1601.1 and M1601.4 of the 2009 International Residential Code. I am quite confident that the current technique would not pass any type of infiltration test listed in Chapter 4 of the International Energy Conversation Code. The current condition can also create a moisture and condensation problem under the base cabinet.

The Contractors responsible for many of the corrections for the items listed may be required to obtain permits prior to performing the corrections. Please call this office for direction for permitting and inspections.

Appeals may be filed in accordance with Virginia Statewide Building Code Section 119.

If you have any questions I can be reached at (540) 372-1080.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director/ Building Official

Cc: Sabrina Anderson, Owner
Kathleen Dooley, City Attorney
Charles Johnston, Director
Beverly Cameron, City Manager

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive
Suite P-130
McLean, VA 22102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) W Galayda

C. Date of Delivery 7/18/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

re: 1012 Jami's Place

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☑ Certified Mail ☐ [illegible]
☐ Registered ☑ [illegible]pt for Merchandise
☐ Insured Mail ☐ [illegible]

4. Restricted Delivery? ([illegible]) ☐ Yes

2. Article Number
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USPS FREDERICKSBURG VA 22401 JUL 16 2014

Sent To Mr. Worth Jenkins, Division President
Street, Apt. No., or PO Box No. Bryton Homes, 8405 Greensboro Dr, Ste P130
City, State, ZIP+4 McLean, VA 22102

PS Form 3800, August 2006 See Reverse for Instructions

AlexCom & Associates, Inc.
11 Debruen Lane
Fredericksburg, Virginia 22405
Tel: (540) 371-3157 Fax: (540) 371-7920
Email: alexcom@vacoxmail.com

July 25, 2014

Sabrina Anderson
1012 Jami's Place
Fredericksburg, Va. 22401

Reference: 1012 Jami's Place
Shrink Swell Soil Investigation
Fredericksburg, Virginia
AlexCom Project #140622

To Whom It May Concern:

Purpose:
As per your request, AlexCom & Associates performed a shrink/swell soil investigation of the above referenced lot in Fredericksburg, Virginia. The investigation was conducted in a manner that would allow for determination of problematic soil conditions such as bearing capacity, high water table indicators, and potential shrink/swell soils.

Procedure:
The investigation, which was performed in accordance with the ASTM D427 Soil Testing Procedure, included the evaluation of auger borings at opposite corners of the structure.

Based upon a client provided site plan, the borings were extended to a depth of at least two feet (2') beyond anticipated footing elevation unless auger refusal occurred. Encountered soil horizons were visually categorized and logged utilizing the Unified Soils Classification System (USCS) with additional notes regarding any soft, moist, or unsuitable soils. The presence and depth of encountered subsurface water was estimated during excavation. Unless denoted by a laboratory number, the soil horizon descriptions and classifications contained in the boring logs are based upon visual observation by a Soil Technician. The soil bearing capacity was determined as the boring was advanced based upon auger resistance and use of a dynamic cone penetrometer test.

Per Code - ASTM D427

A sample of the soil deemed to have the greatest potential for expansive behavior at or below footing depth was taken for laboratory analysis of its grain size distribution, Atterberg Limits, and linear shrinkage. The shrinkage test was performed in accordance with ASTM D427 and the USCS Classification was based on Atterberg Limits conducted in accordance with ASTM D4318 and ASTM D2487.

Results:
Summarized findings of the borings and laboratory tests are presented in the underlying table with detailed results attached to this report:

Summarized Investigation Results

Recommended Soil Bearing Capacity	1000 psf
Fill Encountered	YES
Groundwater Indicators Encountered	YES
Auger Refusal Encountered	NO
Sample Classification	MH
Liquid Limit	80.1
Plasticity Index	41.9
Natural Moisture Content	41.36%
Linear Shrinkage	18.9%
Shrink/Swell Potential	High
Anticipated Backfill Type	*NOTE
Special Foundation Design Required	Yes

Recommendations:
Based upon the findings of the investigation, it appears that the soil horizons encountered within the zone of influence for the foundation exhibit a very high potential for shrink/swell behavior and poor bearing strength. A special foundation design will be required to resist the lateral soil pressures and remediate the settlement that has occurred in the house.

Fill has been placed on this lot and it may have occurred at different times based on the existing topography shown on the site plan. Helical piers will be recommended to stabilize the house. The helical piers should be place around the perimeter footing and under the column footing in the basement.

Sincerely yours,

Joe F. Alexander, PE
Geotechnical Engineer

ENC: Stafford County Shrink/Swell Soil Form, Boring Logs, Laboratory Results, Foundation Design
CC: File

File Path: P:\Geotech\2014\2014 Shrink Swell\Anderson, Sabrina\1012 Janil's Place - City of Fredericksburg Letter.doc7u

ALEXCOM & ASSOCIATES, INC
SHRINK / SWELL REPORT

Project Name: 1012 Jami's Place
Project Number: 140622
Client Name: Anderson, Sabrina
Date: June 26, 2014
Section: _____ Phase: _____ Lot : _____
County: City of Fredericksburg

Lab No.	Sample	Depth	USCS	Description
3331 - 14	B-2	36"	MH	Red Elastic Silt w/ Sand

PROPERTY	3331 - 14				
Shrinkage Limit :	25.4%				
Shrinkage Ratio:	1.5				
Volumetric Shrinkage:	88%				
Linear Shrinkage:	18.9%				
Specific Gravity:	2.46				

SHRINKAGE LIMIT: The shrinkage limit of a soil is the maximum water content at which a reduction in water will not cause a decrease in volume of soil mass.

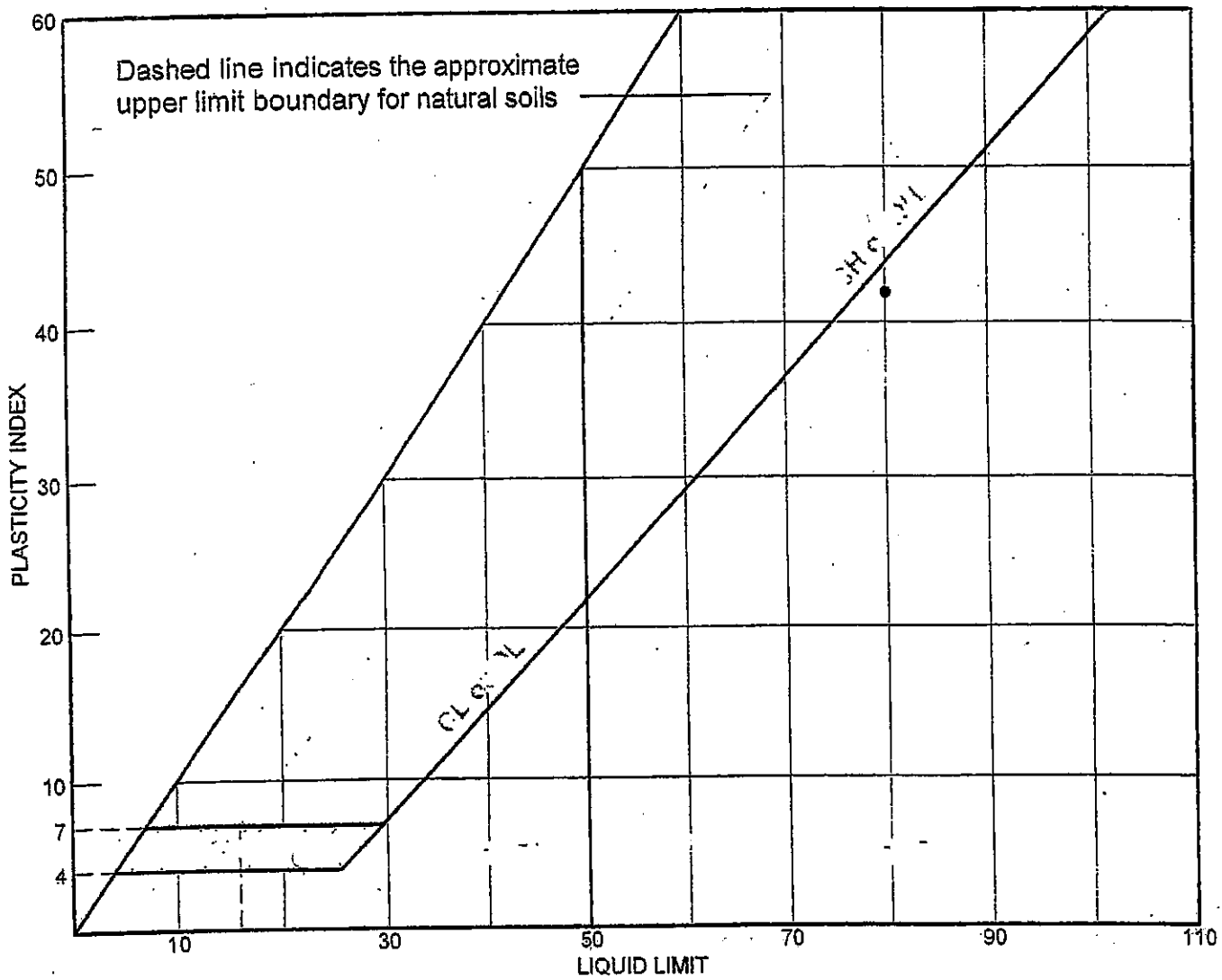
SHRINKAGE RATIO: The shrinkage ratio of a soil is the ratio of a given volume change expressed as a percent of the dry volume relative to the corresponding change in water content above the shrinkage limit, expressed as a percentage of the mass of oven dried soil

VOLUMETRIC SHRINKAGE: The volumetric shrinkage of the soil is the decrease in volume, expressed as a percentage of the soil mass when dried, of a soil mass when the water content is reduced from a given value to the shrinkage limit.

LINEAR SHRINKAGE: The linear shrinkage of a soil is the decrease in one dimension of a soil mass, expressed as a percentage of the original dimension when the water content is reduced from a given value to the shrinkage limit.

SPECIFIC GRAVITY: The specific gravity of a soil is the weight in air of a given volume of soil particles at a stated temperature to the weight in air of an equal volume of water at the stated temperature.

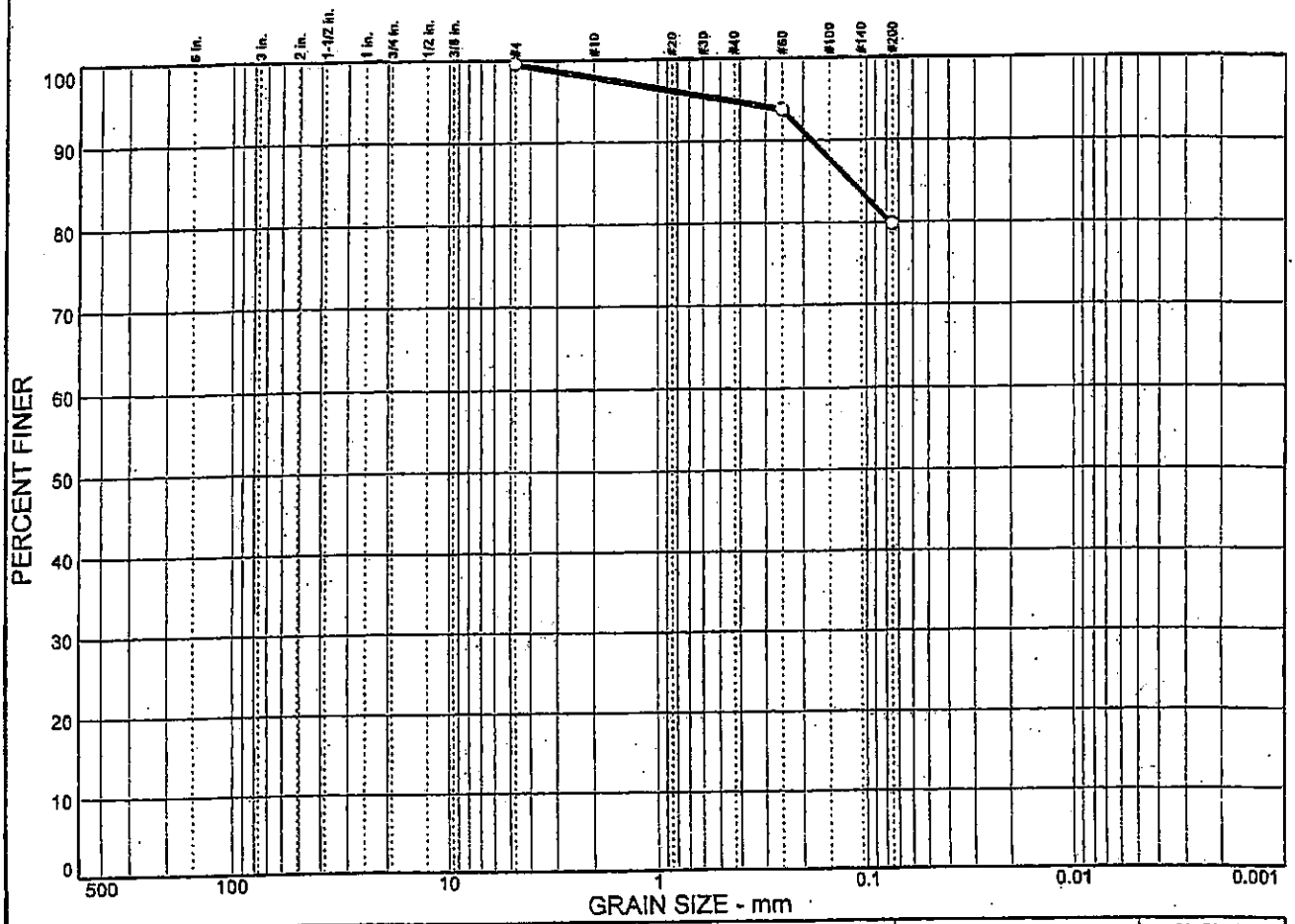
LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA								
SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●	3331-14	B-2	36"	41.36	38.2	80.1	41.9	MH

LIQUID AND PLASTIC LIMITS TEST REPORT **AlexCom & Associates, Inc.** **Consulting Engineers** **Phone: 540-371-3157 * Fax: 540-371-7920**	**Client:** Anderson, Sabrina **Project:** 1012 Jami's Place **Project No.:** 140622 **Plate**

Particle Size Distribution Report



% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
		19.8	79.8	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	99.6		
#60	93.8		
#200	79.8		

* (no specification provided)

Soil Description

Red Elastic silt with sand

Atterberg Limits

PL= 38.2 LL= 80.1 PI= 41.9

Coefficients

D_{85}= 0.117 D_{60}= D_{50}=
D_{30}= D_{15}= D_{10}=
C_u= C_c=

Classification

USCS= MH AASHTO= A-7-5(39)

Remarks

Sample No.: B-2 Source of Sample: 3331-14 Date: 6/26/14
Location: Left Rear Corner Elev./Depth: 36"

AlexCom & Associates, Inc. Consulting Engineers Phone: 540-371-3157 * Fax: 540-371-7920	Client: Anderson, Sabrina Project: 1012 Jami's Place Project No: 140622 Plate

PROJECT	PROJECT NO.
1012 Jami's Place	140622
CLIENT	DATE
Anderson, Sabrina	6/26/14
LOCATION	ELEV.
Left Rear Corner	93' as
EXCAVATION METHOD	LOGGER
Hand Auger	RClark

DEPTH TO - Water: N/A When checked: 6/26/14 Caving: N/A

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS: GRAPHIC	BULK	DRIVEN	USCS	LIQUID LIMIT	PLASTIC INDEX	LINEAR SHRINKAGE	DESCRIPTION	SPECIFIC GRAVITY	NATURAL MOISTURE %
0				TPS				Top Soil		
92				CL-ML				Red Brown Silty Clay		
2				MH				Red Brown Elastic Silt w/ Grey Mottles. DCP @ 7' 5/5/4. 1500 psf soil.		
90										
4										
88				MH				Sample @ 3'. DCP @ 5'. 3/2/3. 1000 psf soil.		
6										
86										
8										
84										
10										
82										

ALL SOIL CLASSIFICATIONS WERE FIELD ASSIGNED UNLESS DENOTED BY A LABORATORY NUMBER.

ALEXCOM & ASSOCIATES, INC.

PROJECT: 1012 Jami's Place	PROJECT NO.: 140622
CLIENT: Anderson, Sabrina	DATE: 6/26/14
LOCATION: Left Rear Corner	ELEV.: 93' as
EXCAVATION METHOD: Hand Auger	LOGGER: RClark

DEPTH TO - Water: N/A When checked: 6/26/14 Caving: N/A

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS: GRAPHIC	BULK	DRIVEN	USCS	LIQUID LIMIT	PLASTIC INDEX	LINEAR SHRINKAGE	DESCRIPTION	SPECIFIC GRAVITY	NATURAL MOISTURE %
0				TPS				Top Soil		
92				CL-ML				Red Brown Silty Clay		
2				MH				Red Brown Elastic Silt w/ Grey Mottles. DCP @ 7' 5/5/4. 1500 psf soil.		
90										
4										
88				MH				Sample @ 3'. DCP @ 5' - 3/2/3. 1000 psf soil.		
6										
86										
8										
84										
10										
82										

Poor bearing strength per code

unsuitable for fill per code R403 and R405

ALL SOIL CLASSIFICATIONS WERE FIELD ASSIGNED UNLESS DENOTED BY A LABORATORY NUMBER.

ALEXCOM & ASSOCIATES, INC.

PROJECT	PROJECT NO.
1012 Jami's Place	140622
CLIENT	DATE
Anderson, Sabrina	6/26/14
LOCATION	ELEV.
Right Front Corner	100' as
EXCAVATION METHOD	LOGGER
Hand Auger	RClark

DEPTH TO - Water: N/A When checked: 6/26/14 Caving: N/A

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS: GRAPHIC	BULK	DRIVEN	USCS	LIQUID LIMIT	PLASTIC INDEX	LINEAR SHRINKAGE	DESCRIPTION	SPECIFIC GRAVITY	NATURAL MOISTURE %
100 – 0				TPS				Top Soil		
				FILL				Fill		
98 – 2										
96 – 4										
94 – 6										
				MH				Red Brown Elastic Silt w/ Grey Mottles. DCP @ 7' 5/5/4. 1000 psf soil.		
92 – 8				MH						
90 – 10										

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PROJECT	PROJECT NO.
1012 Jami's Place	140622
CLIENT	DATE
Anderson, Sabrina	6/26/14
LOCATION	ELEV.
Right Front Corner	100' as
EXCAVATION METHOD	LOGGER
Hand Auger	RClark

DEPTH TO - Water: N/A When checked: 6/26/14 Caving: N/A

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100 – 0				TPS				Top Soil		
				FILL				Fill		
98 – 2								7' Fill		
96 – 4										
94 – 6				MH				Red Brown Elastic Silt w/ Grey Mottles. DCP @ 7' 5/5/4. 1000 psf soil.		
92 – 8				MH						
90 – 10										

Poor Strength + unsuitable for Fill

ALL SOIL CLASSIFICATIONS WERE FIELD ASSIGNED UNLESS DENOTED BY A LABORATORY NUMBER.

ALEXCOM & ASSOCIATES, INC.

ALEXCOM & ASSOCIATES, INC

SHRINK / SWELL REPORT

roject Name: 1012 Jami's Place Project Number: 140622

lient Name: Anderson, Sabrina Date: June 26, 2014

ection: _____ Phase: _____ Lot : _____ County: City of Fredericksburg

Lab No.	Sample	Depth	USCS	Description
331 - 14	B-2	36"	MH	Red Elastic Silt w/ Sand

PROPERTY	3331 - 14				
Shrinkage Limit :	25.4%				
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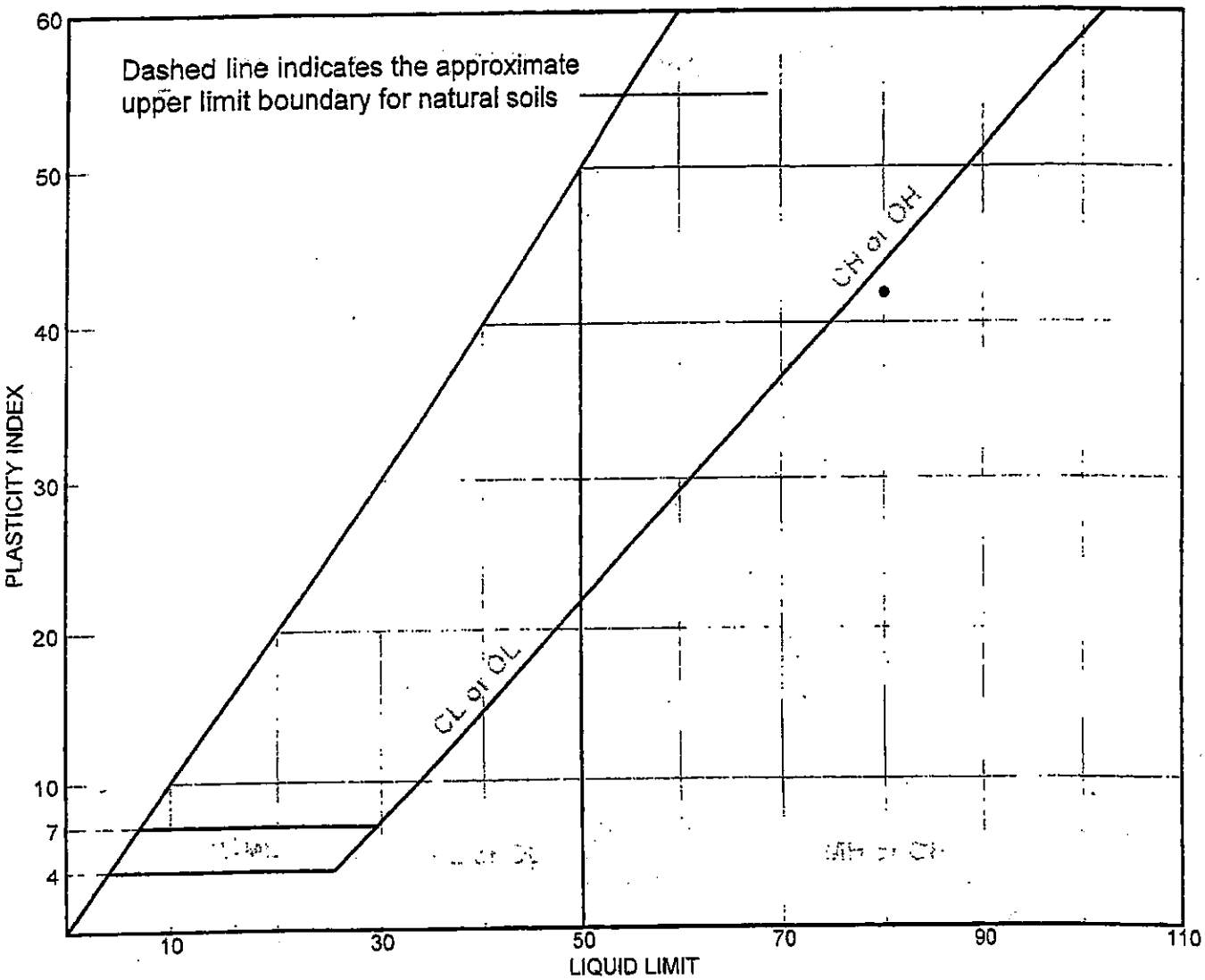
LIQUID AND PLASTIC LIMITS TEST REPORT



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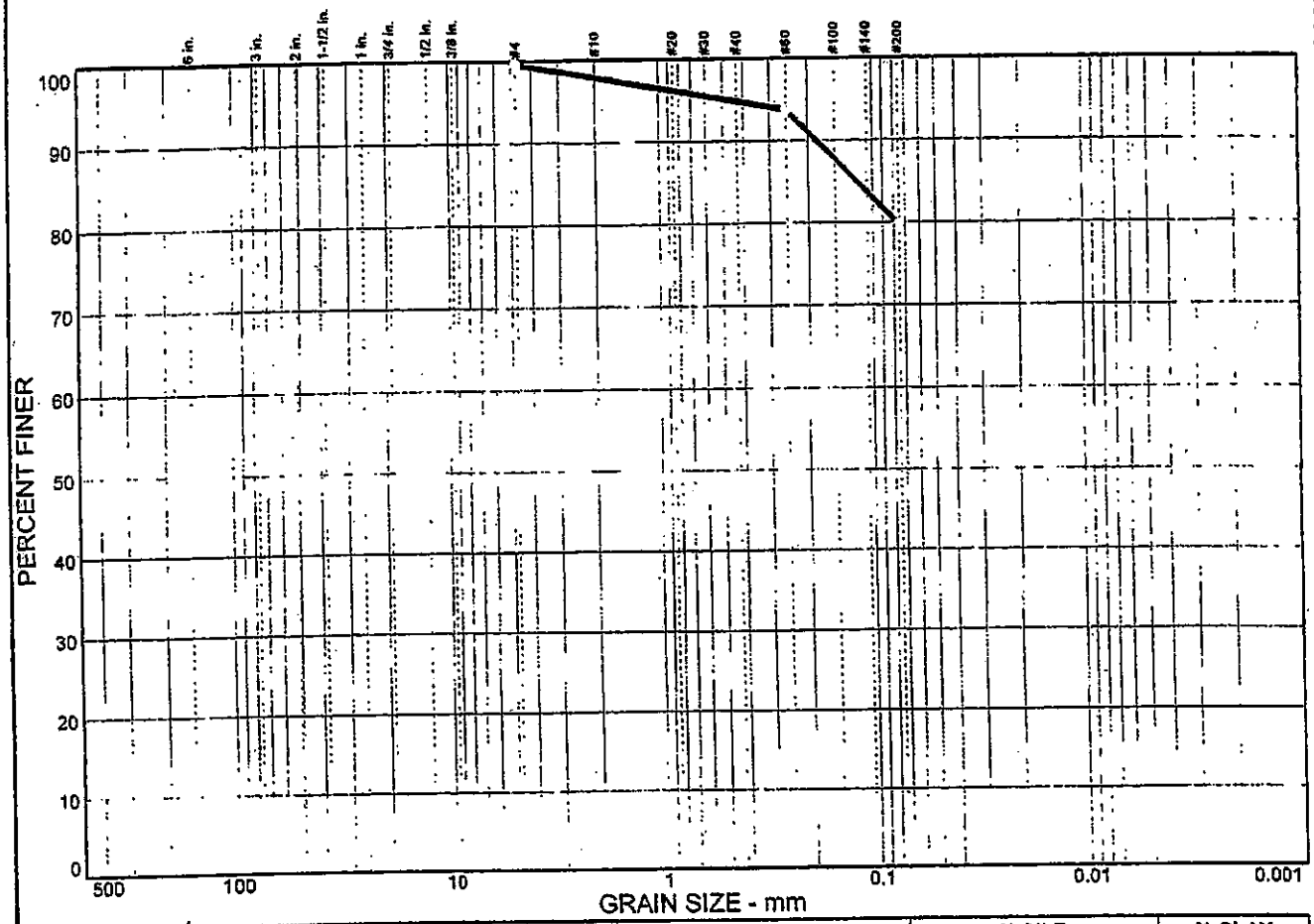
LIQUID AND PLASTIC LIMITS TEST REPORT AlexCom & Associates, Inc. Consulting Engineers Phone: 540-371-3157 * Fax: 540-371-7920	Client: Anderson, Sabrina Project: 1012 Jami's Place Project No.: 140622 Plate

Particle Size Distribution Report



% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
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SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
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Remarks

Sample No.: B-2 **Source of Sample:** 3331-14 **Date:** 6/26/14
Location: Left Rear Corner **Elev./Depth:** 36"

AlexCom & Associates, Inc.
Consulting Engineers
Phone: 540-371-3157 * Fax: 540-371-7920

Client: Anderson, Sabrina
Project: 1012 Jami's Place
Project No: 140622 **Plate**

BORING LOG
BORE HOLE No.: B-1

PROJECT: 1012 Jami's Place	PROJECT NO.: 140622
CLIENT: Anderson, Sabrina	DATE: 6/26/14
LOCATION: Right Front Corner	ELEV.: 100' as
EXCAVATION METHOD: Hand Auger	LOGGER: RClark

DEPTH TO - Water: N/A When checked: 6/26/14 Caving: N/A

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS: GRAPHIC	BULK	DRIVEN	USCS	LIQUID LIMIT	PLASTIC INDEX	LINEAR SHRINKAGE	DESCRIPTION	SPECIFIC GRAVITY	NATURAL MOISTURE %
100 – 0				TPS				Top Soil		
				FILL				Fill		
98 – 2										
96 – 4										
94 – 6										
				MH				Red Brown Elastic Silt w/ Grey Mottles. DCP @ 7' 5/5/4. 1000 psf soil.		
92 – 8				MH						
90 – 10										

ALL SOIL CLASSIFICATIONS WERE FIELD ASSIGNED UNLESS DENOTED BY A LABORATORY NUMBER.

ALEXCOM & ASSOCIATES, INC.

BORING LOG
BORE HOLE No.: B-2

PROJECT: 1012 Jami's Place	PROJECT NO.: 140622
CLIENT: Anderson, Sabrina	DATE: 6/26/14
LOCATION: Left Rear Corner	ELEV.: 93' as
EXCAVATION METHOD: Hand Auger	LOGGER: RClark

DEPTH TO - Water: N/A When checked: 6/26/14 Caving: N/A

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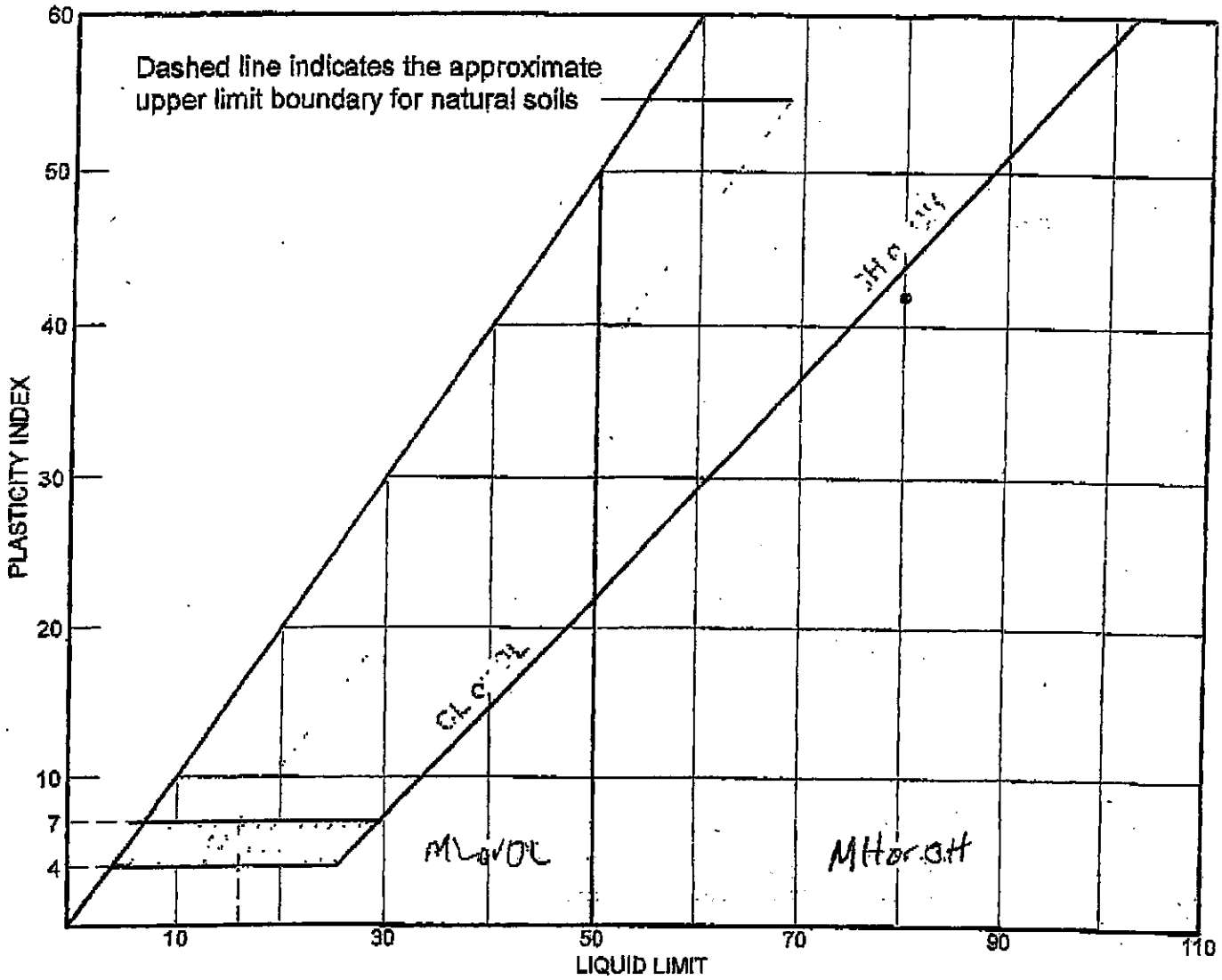
ALEXCOM & ASSOCIATES, INC.

LIQUID AND PLASTIC LIMITS TEST REPORT



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LIQUID AND PLASTIC LIMITS TEST REPORT **AlexCom & Associates, Inc.** **Consulting Engineers** **Phone: 540-371-3157 * Fax: 540-371-7920**	**Client:** Anderson, Sabrina **Project:** 1012 Jami's Place **Project No.:** 140622 **Plate**

FREDERICKSBURG VA 22404 7447
USBC: 2009

INSPECTION DATE: 7/31/2014
INSPECTION TIME:

BLDG-R

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
SMITH RUN PRESERVE LLC		OWNER
C/O GEORGELAS GROUP	1012 JAMI'S PLACE	
9405 GREENSBORO DR P130		
MCLEAN VA 22102	LOT: 13,906 SQ FT 00000	
PHONE:		PHONE: 000 000 0000

RE ACCOUNT#: 9115
TAX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN GARDEN

DISTRICT:
SUB-DIVISION:
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTOR: ELECTRICAL - OWNER

NATURE OF WORK: ADDITION OF A SCREENED PORCH TO AN EXISTING RESIDENCE (2009 IRC)

USE GROUP: RESIDENTIAL USE CODE: SF-DWELLING-DETACHED
CONST. TYPE: 5B COMB. UNPROTECTED GS REQT:

ISS.DATE: 5/30/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: OWNER

# STORIES	MANF TRUSS	1 FLR SQFT	DECK SQFT
# BEDROOMS	FNDTN TYPE	2 FLR SQFT	GARAG SQFT
#FULL BATH	WALL TYPE	3 FLR SQFT	_____SQFT
#HALF BATH	SIDNG TYPE	BSMNT SQFT	_____SQFT
#FIREPLACE	FLUE TYPE	MOBILE HM	
POOL	NOTE:		PERMIT INCLUDES ELECTRIC

* FEE REFLECTS DEPOSIT PAID *

NOTES TO INSPECTOR:

PORCH FRAMING - Inspection Results:
SCHEDULED INSPECTOR:
PASS: ____ FAIL: ✓ RESCHEDULE____ DATE: 7/31 TIME: _____

COMMENTS

INSPECTOR SIGNATURE: Pelletier

526

FILE COPY

USBC: 2009

INSPECTION DATE: 8/01/2014
INSPECTION TIME: 10 30

BLDG-R

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
SMITH RUN PRESERVE LLC		OWNER
C/O GEORGELAS GROUP	1012 JAMI'S PLACE	
8405 GREENSBORO DR P130		
MCLEAN VA 22102	LOT: 13,906 SQ FT 00000	
PHONE:		PHONE: 000 000 0000

RE ACCOUNT#: 9145
TAX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

UTILITY CO/IND#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION:
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTOR: ELECTRICAL OWNER

NATURE OF WORK: ADDITION OF A SCREENED PORCH TO AN EXISTING RESIDENCE (2009 IRC)

USE GROUP: RESIDENTIAL USE CODE: 1 SF DWELLING DETACHED
CONST. TYPE: 5B COMB. UN-PROTECTED SQ FEET:

ISS.DATE: 5/30/2013 RENEWAL DATE: BUILDING: RESIDENTIAL CONTRACTOR: OWNER

# STORIES	MANF TRUSS	1 FLR SQFT	DECK SQFT
# BEDROOMS	ENGTN TYPE	2 FLR SQFT	GARAG SQFT
#FULL BATH	WALL TYPE	3 FLR SQFT	_____SQFT
#HALF BATH	SIDNG TYPE	BSMNT SQFT	_____SQFT
#FIREPLACE	RLF TYPE	MOBILE HM	
POOL	NOTE		

* FEE REFLECTS DEPOSIT PAID

PERMIT INCLUDES ELECTRIC

NOTES TO INSPECTOR:

PRCH FRMNG REIN - Inspection Results:
SCHEDULED INSPECTOR:
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 8/1 TIME: _____

COMMENTS

INSPECTOR SIGNATURE: Pellotes

FILE COPY

FREDERICKSBURG VA 22404 /447
USBC: 2009

INSPECTION DATE: 8/01/2014
INSPECTION TIME:

BLDG-R

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
SMITH RUN PRESERVE LLC		OWNER
C/O GEORGELAS GROUP	1012 JAMI'S PLACE	
8405 GREENSBORO DR P130		
MCLEAN VA 22102	LOT: 13,906 SQ FT 00000	
PHONE:		PHONE: 000 000 0000

RE ACCOUNT#: 9115
TAX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

UTILITY CO/INQ#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION:
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTOR: ELECTRICAL - OWNER

NATURE OF WORK: ADDITION OF A SCREENED PORCH TO AN EXISTING RESIDENCE (2009 IRC)

USE GROUP: RESIDENTIAL USE CODE: 1SF-DWELLING-DETACHED
CONST. TYPE: 5B COMB. UNPROTECTED SQ FEET:

ISS.DATE: 5/30/2013 RENEWAL DATE: BUILDING: RESIDENTIAL CONTRACTOR: OWNER

# STORIES	MANF TRUSS	1 FLR SQFT	DECK SQFT
# BEDROOMS	FNDTN TYPE	2 FLR SQFT	GARAG SQFT
#FULL BATH	WALL TYPE	3 FLR SQFT	_____SQFT
#HALF BATH	SIDNG TYPE	BSMNT SQFT	_____SQFT
#FIREPLACE	FLUE TYPE	MOBILE HM	
POOL	NOTE: SCREENED PORCH		PERMIT INCLUDES ELECTRIC

* FEE REFLECTS DEPOSIT PAID

NOTES TO INSPECTOR:

PORCH FINAL REI - Inspection Results:
SCHEDULED INSPECTOR:
PASS: ✓ FAIL: ____ RESCHEDULE____ DATE: 8/1 TIME: _____

COMMENTS

196 SF SCREEN Porch w/ steps to grade

INSPECTOR SIGNATURE: Pellotw

528

FILE COPY

Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408
Telephone: (540) 898-3092
Fax: (877) 658-7735
Email: rfreeland@freelandengineeringpc.com
www.freelandengineeringpc.com

August 2, 2014

RE: City of Fredericksburg - Comment Responses
Order to Correct and Investigative Directive
1012 Jami's Place
Fredericksburg, VA 22401

Freeland Engineering, P.C. has prepared responses to the City of Fredericksburg's comments dated July 16, 2014 regarding construction issues at the above referenced site. We have included each comment in italics below followed by our response.

1. *The floor system exhibits signs of deflection in several locations. The deflection limits set forth by Sections R301 and R501of the Virginia Construction Code (V.C.C.) appear to have been exceeded. Show allowable limits and actual deflection.*

   The 2009 International Residential Code (IRC) allows for live load deflection of L/360 (where L = span length) as detailed in Table R301.7 of the 2009 IRC. The amount of deflection allowable for a 19'-2" floor joist span is 0.639". We have included calculations (Attachment 1) that shows actual deflection in these spans to be 0.43" (L/529). We have also included deflection calculations from the manufacturer that shows the deflection in the floor joists is less than L/360. It is our professional opinion that the deflection in the floor joists are within IRC building code specifications.

2. *The spacing of several of the floor joists has exceeded the manufacturer's specifications and shall be evaluated. (Sections 109 and R501of the V.C.C.)*

   The floor joist running on each side of the main duct chase are spaced at 26" on center. The manufacturer has provided a repair that adds an additional floor joist closer to the main duct chase and decreases the spacing to 22" on center. The manufacturer has prepared the calculations and design for on center spacing of 22" and has determine that the floor joists are adequate at that spacing. It is our professional opinion that the manufacturer's repair is structurally adequate for this item (See Attachment 2).

3. *Holes have been cut through the web of the I-Joists in several locations. It appears that some of the holes are too close to the joist end bearing points. Have the holes in the floor system evaluated.*

   The manufacturer has provided a repair for the joists that have holes cut into them to close to the ends. Attachment 3 is the repair design and manufacturer's specification for the joists that need to be repaired. We can provide a supplemental repair if the joists can't be replaced.

4. *One of the joists has a severe lateral bow in the span and shall be repaired or replaced.*

   The joist needs to be replaced. See attachment 4.

5. *Should there be blocking over the foundation wall at the cantilevered floor joists? The manufacturer's specifications are unclear.*

   Per the manufacturer's response and design, there is no blocking required at the cantilevered floor joists. See attachment 5.

6. *It appears that the foundation anchorage system has not been installed in accordance with Section R403 of the V.C.C.*

   There should be foundation anchor bolts or straps installed per Section R403.1.6 of the IRC. If there are currently not enough anchor bolts to meet the specifications, then ½" diameter bolts should be added at least every 6' on center. The bolts need to be installed at least 7" deep into the existing concrete walls and have 2" square washers and nuts installed on them.

   The VaRDP shall also submit his acceptance or a repair plan for item 6 of the Order to Correct as follows.

6. *Supply an acceptance or repair by a Virginia Registered Design Professional for the attachment of the sill plate to the steel girder beam in the basement. (Cinched nails or bolted connection?)*

   The sill plate should be attached to the steel beams in the basement using ½" diameter bolts spaced 24" on center. The end of the bolt that is bearing on the wood sill plate should have 2" square washers installed over the wood.

If there are any questions or concerns with the repair plan outline above, we can meet onsite and go over the procedures and locations for all the repairs outlined above. The findings, opinions, and recommendations above are this company's professional opinion. These findings and recommendations do not warrantee or guarantee future performance or condition of any part of the structure not assessed. Please don't hesitate to contact me if you have any questions regarding this matter.

Sincerely,

COMMONWEALTH OF VIRGINIA
RAYMOND P. FREELAND
Lic. No. 040752
8/2/14
PROFESSIONAL ENGINEER

Raymond P. Freeland, P.E.
President
Freeland Engineering, P.C.

Project: 2577 - Bryton Floor Joists

Location: Floor Joist 1
Floor Joist
[2009 International Building Code(2005 NDS)]
TJI 210 / 11.875 - iLevel Trus Joist x 31.84 FT (19.2 + 12.7) @ 19.2 O.C.
Section Adequate By: 10.2%
Controlling Factor: Deflection

Ray Freeland
Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408

ATTACHMENT 1

StruCalc Version 8.0.113.0 8/2/2014 2:00:20 PM

DEFLECTIONS	Center		Right	
Live Load	0.43	IN L/529	-0.12	IN L/1278
Dead Load	0.14	in	-0.02	in
Total Load	0.57	IN L/402	-0.13	IN L/1186

Live Load Deflection Criteria: L/480 Total Load Deflection Criteria: L/360

REACTIONS	A	B	C
Live Load	521 lb	1318 lb	365 lb
Dead Load	185 lb	494 lb	85 lb
Total Load	707 lb	1812 lb	450 lb
Uplift (1.5 F.S)	0 lb	0 lb	-83 lb
Bearing Length	1.75 in	3.50 in	1.75 in
Web Stiffeners	No	No	No

BEAM DATA	Center	Right
Span Length	19.17 ft	12.67 ft
Unbraced Length-Top	0 ft	0 ft
Unbraced Length-Bottom	0 ft	0 ft

Floor sheathing applied to top of joists-top of joists fully braced.
Floor Duration Factor 1.00

LOADING DIAGRAM

JOIST LOADING

Uniform Floor Loading		Center	Right
Live Load	LL =	40 psf	40 psf
Dead Load	DL =	15 psf	15 psf
Total Load	TL =	55 psf	55 psf
TL Adj. For Joist Spacing	wT =	88 plf	88 plf

JOIST PROPERTIES
TJI 210 / 11.875 - iLevel Trus Joist

	Base Values		Adjusted	
Moment Cap:	Mcap =	3795 ft-lb	Mcap' =	3795 ft-lb
	Cd = 1.00			
Shear Stress:	Vcap =	1655 lb	Vcap' =	1655 lb
	Cd = 1.00			
End Reaction:	Rcap =	1005 lb	Rcap' =	1005 lb
	Cd = 1.00			
w/ web stiffeners:	RcapWS =	0 lb	RcapWS' =	0 lb
	Cd = 1.00			
Interior Reaction:	IRcap =	2145 lb	IRcap' =	2145 lb
	Cd = 1.00			
w/ web stiffeners:	IRcapWS =	2505 lb	IRcapWS' =	2505 lb
	Cd = 1.00			
E.I.:	EI =	315 lb-in2	EI' =	315 lb-in2

Controlling Moment: 3136 ft-lb
19.17 Ft from left support of span 3 (Right Span)
Created by combining all dead and live loads.
Controlling Shear: -1007 lb
19.0 Ft from left support of span 2 (Center Span)
Created by combining all dead and live loads.

Comparisons with required sections:	Req'd	Provided
E.I.:	286 in2-lb E6	315 in2-lb xE6
Moment:	-3136 ft-lb	3795 ft-lb
Shear:	-1007 lb	1655 lb

NOTES

'roject: 2577 - Bryton Floor Joists

ocation: Floor Joist 1

loor Joist

:009 International Building Code(2005 NDS)]

JI 210 / 11.875 - iLevel Trus Joist x 31.84 FT (19.2 + 12.7) @ 19.2 O.C.

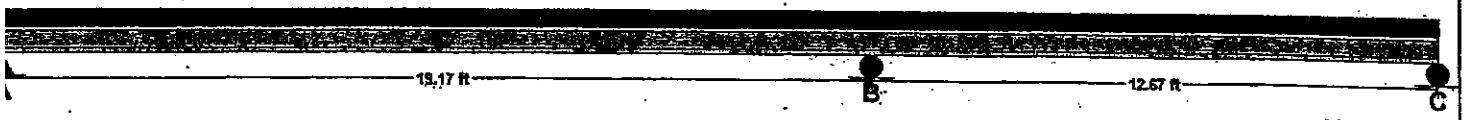
ection Adequate By: 10.2%

ontrolling Factor: Deflection

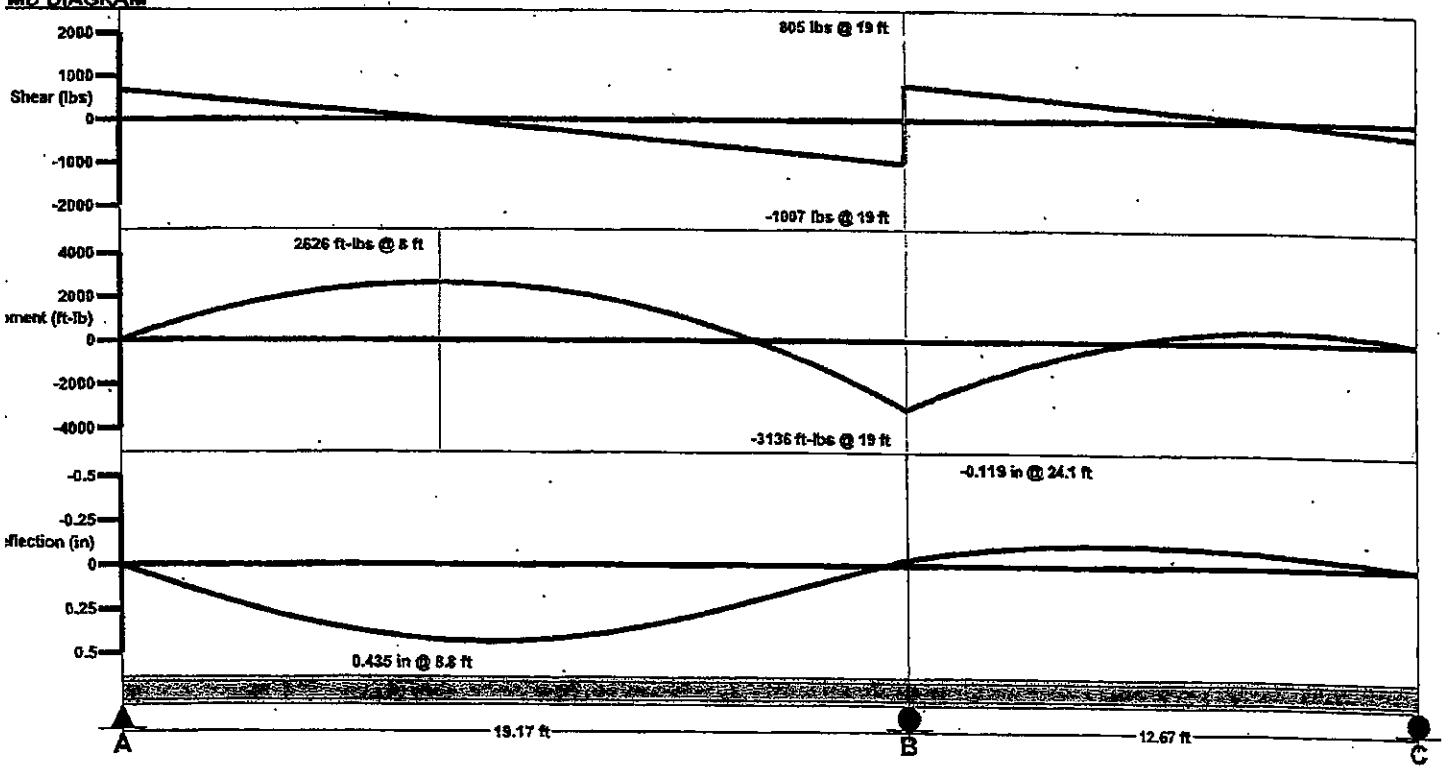
Ray Freeland ATTACHMENT 1
Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408

StruCalc Version 8.0.113.0 8/2/2014 2:00:20 PM

LOADING DIAGRAM



MD DIAGRAM



FORTE MEMBER REPORT Level: Multijoist duct hole

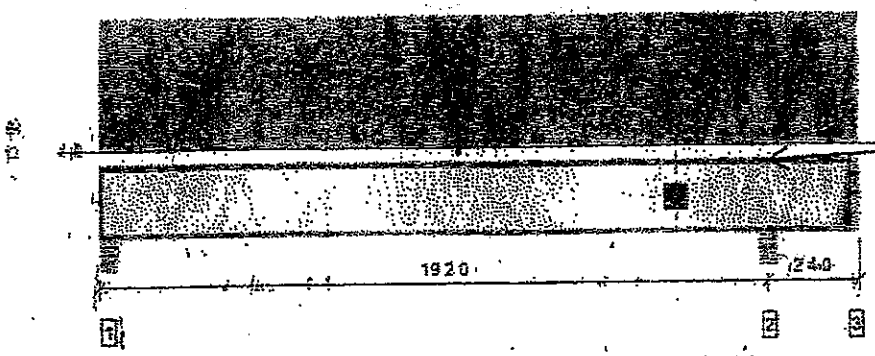
1 piece(s) 11 7/8" TJI® 210 @ 19.2" OC

ATTACHMENT 1

REPAIR ANALYSIS PERFORMED

- MEMBER SHOWN HAS BEEN ANALYZED TO DETERMINE IF REPAIR IS REQUIRED.
- REPAIR (IF REQ'D) IS SHOWN ON ADDITIONAL PAGES.

Overall Length: 21 6 0



CUT TJI THRU TOP FLANGE & WEB TO ELIMINATE CONTINUITY AND MAKE (2) SIMPLE SPAN JOISTS. REPLACE LONG SPAN PER DETAIL BELOW.

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	2565 @ 19 2 0	2565 (5.25")	Passed (100%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1544 @ 21 2 8	1655	Passed (93%)	1.00	1.0 D + 1.0 L (Alt Spans)
Moment (ft-lbs)	-3189 @ 19 2 0	3795	Passed (84%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.263 @ 8 6 9	0.470	Passed (L/857)	—	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.329 @ 8 6 9	0.940	Passed (L/686)	—	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	33	20	Passed	—	—

System: Floor
Member Type: Joist
Building Use: Residential
Building Code: IBC
Design Methodology: ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 3 6 15 o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - SPF	5.50"	4.25"	1.75"	122	490	612	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	5.50"	3.25"	513	2052	2565	None
3 - Hanger on SPF stud wall	3.50"	Hanger[1]	1.75"	-291	82/-1229	82/-1520	See note [2]

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger.
- [1] See Connector grid below for additional information and/or requirements.

COMMONWEALTH OF VIRGINIA
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4/30/14

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PROFESSIONAL ENGINEER
VA: 44656

Connector: Simpson Strong-Tie Connectors						
Support	Model	Seat Length	Top Nails	Face Nails	Member Nails	Accessories
3 - Top Mount Hanger	Connector not found	N/A	N/A	N/A	N/A	

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 0 0 to 21 6 0	19.2"	10.0	40.0	Residential - Living Areas

Holes (Size)	Width	Height	Vertical Offset	Location	Shear (lbs)			Comments
					Actual	Allowed	Result	
1 - Rectangular	7.80"	7.00"	0 5 15	16 6 0	33	364	Failed [illegible]	

- Hole locations are measured from the outside face of left support (or left cantilever end) to the centerline of the hole.
- Vertical Offset is measured from the top of the member to the centerline of the hole.

Member Notes

Duct hole too close to support. Replace TJI on long span.

TJI fails due to uplift. Split TJI at support to remove short span/long span uplift result

Forte Software Operator	Job Notes
Drexel Hermann Weyerhaeuser [illegible] [illegible]	[illegible] [illegible] [illegible] [illegible]

[illegible]
Forte [illegible] Design Engineer [illegible]
[illegible]

Page [illegible]

Weyerhaeuser Notes

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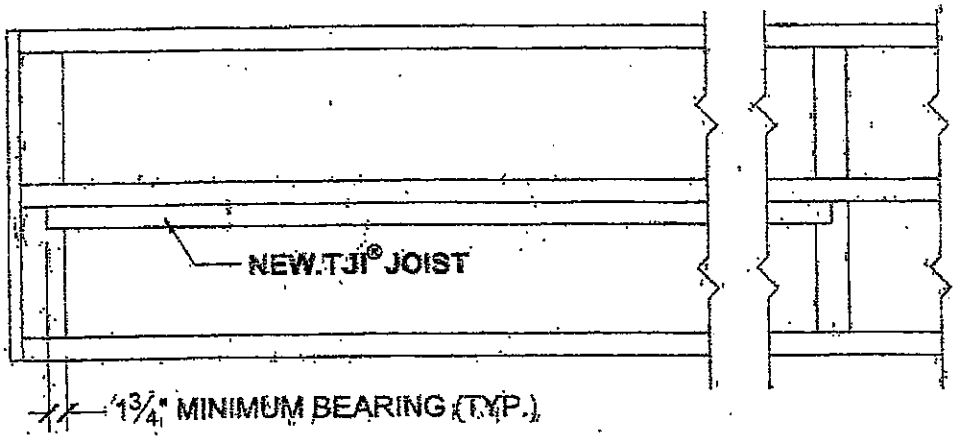
The product application, input design loads, dimensions and support information have been provided by Dave Williams - Weyerhaeuser.

ATTACHMENT 1

CONNECT TOP FLANGE OF NEW JOIST TO SHEATHING W/ 1.5" LONG #6 SCREWS AT 6" o.c. FROM BELOW



ADD NEW JOIST BESIDE PLUMBER BOX SUPPORT TJI

— PACK OUT WEB WITH 2X6 + 3/8" OSB FILLER BLOCK. NAIL WITH (10) 10d NAILS, CLINCHED

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Forte Software Operator	Job Notes
[illegible]	[illegible]

5/2/2016 [illegible]
Forte [illegible] Design Engine [illegible]
[illegible]

Page [illegible]

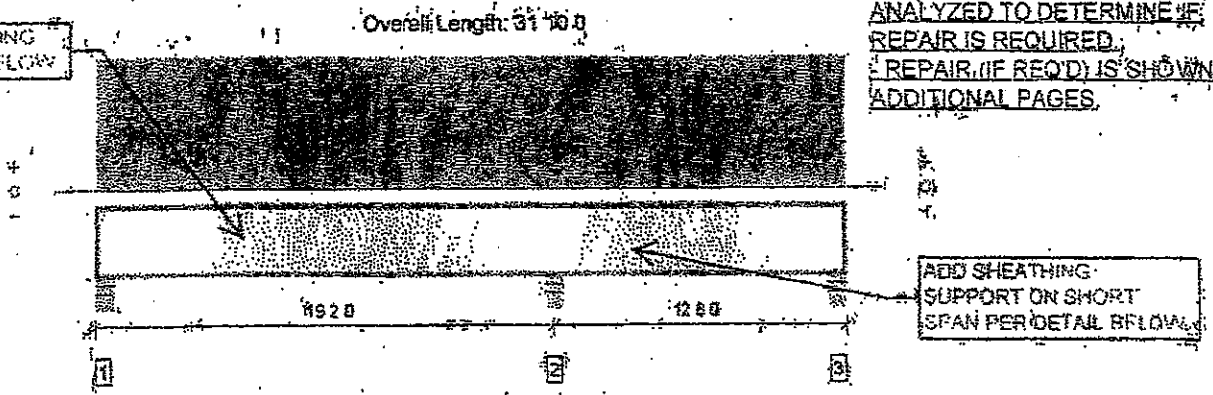
FORTE MEMBER REPORT Level, wide-space joist at duct

1 piece(s) 11 7/8" TJI@210 @ 22" OC

ATTACHMENT 2 REPAIR ANALYSIS PERFORMED

- MEMBER SHOWN HAS BEEN ANALYZED TO DETERMINE IF REPAIR IS REQUIRED.
- REPAIR (IF REQ'D) IS SHOWN ON ADDITIONAL PAGES.

Overall Length: 31' 10.0"



Locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Position)
Member Reaction (lbs)	2031 @ 19' 2.0"	2565 (5.25")	Passed (79%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1040 @ 18' 11.4"	1821	Passed (57%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3444 @ 19' 2.0"	3795	Passed (91%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.372 @ 8' 1.5"	0.470	Passed (L/606)	-	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.493 @ 9' 0.7"	0.940	Passed (L/457)	-	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	38	20	Passed	-	-

System: Floor
Member Type: Joist
Building Use: Residential
Building Code: IBC
Design Methodology: ASD

Deflection Criteria: LL (L/480) and TL (L/240).

- Bracing (Lu): All compression edges (top and bottom) must be braced at 31' 4" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 7/8" Weyerhaeuser Edge Gold™ Panel (32" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length			Loads to Supports (lbs)			
	Total	Available	Required	Dead	Floor Live	Total	Accessories
1 - Stud wall - SPF	5.50"	4.25"	1.75"	219	612/-22	831/-22	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	5.50"	3.50"	584	1477	2031	None
3 - Stud wall - SPF	5.50"	4.25"	1.75"	103	434/-152	537/-152	1 1/4" Rim Board

* Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0.0 to 31.10.0	22"	15.0	40.0	Residential - Living Areas

Member Notes

Joist @ HVAC Line. Spacing exceeds allowable spacing for the sheathing.

On the long span, add joist inside the 26" bay to reduce spacing to under 22" o.c. (maximum on the short span over the furnace), there is no room for add'l joist. Therefore, to support sheathing, add PB1 detail as shown below. TJI is sufficient for add'l floor load.

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Project Software Version	Notes
[illegible]	[illegible]

[illegible]
Trus Joist Design Engineer [illegible]
SSD [illegible]

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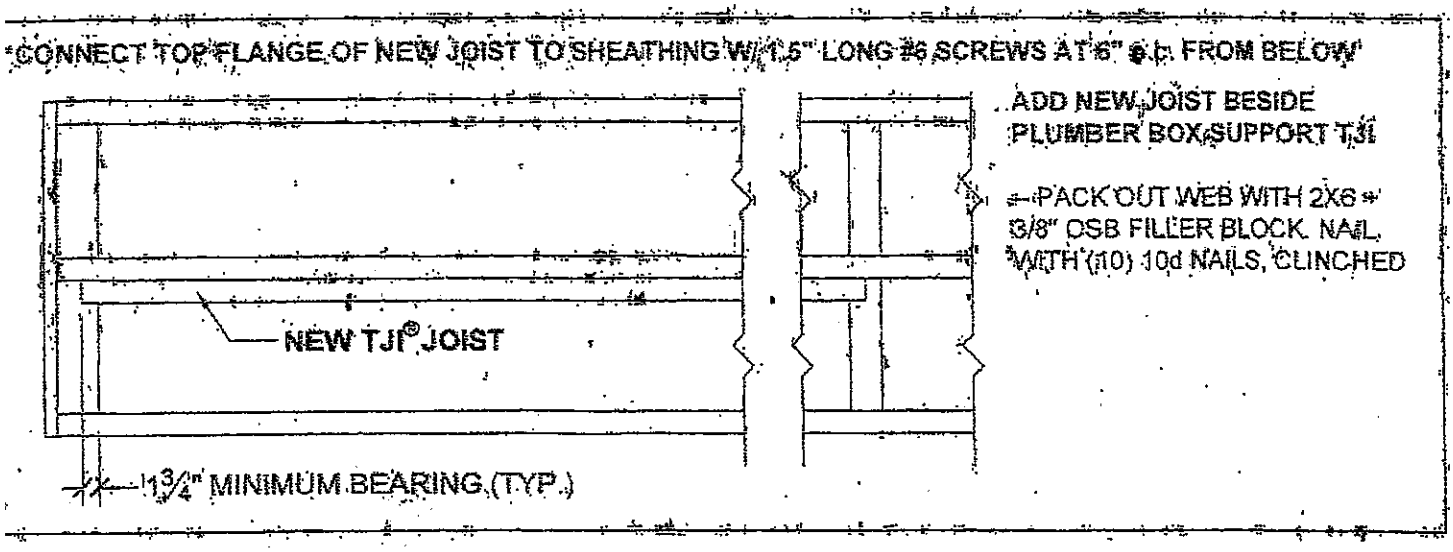
The product application, input design loads, dimensions and support information have been provided by Dave Williams - Weyerhaeuser.

ATTACHMENT 2



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FORTE MEMBER REPORT *Level, Multi-joist duct hole*

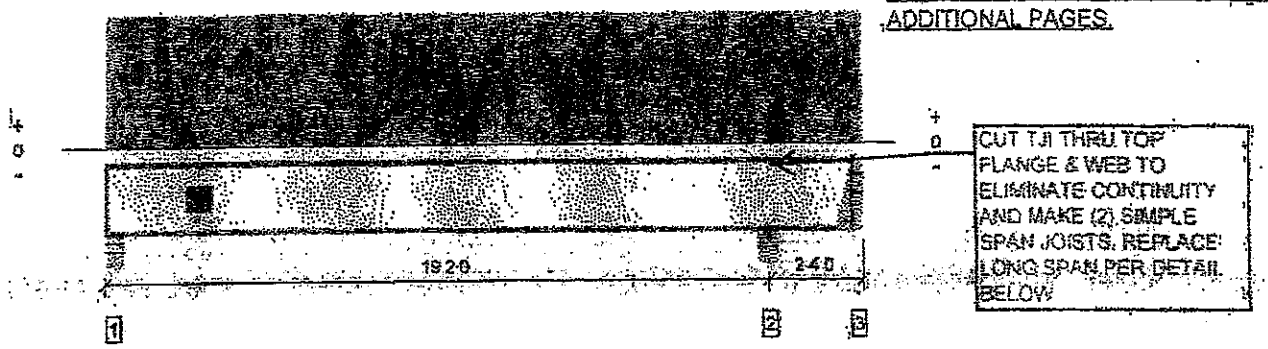
1 piece(s) 11 7/8" TJI® 210 @ 19.2" OC ATTACHMENT 3

REPAIR ANALYSIS PERFORMED

- MEMBER SHOWN HAS BEEN ANALYZED TO DETERMINE IF REPAIR IS REQUIRED.
- REPAIR (IF REQ'D) IS SHOWN ON ADDITIONAL PAGES.

This product fails for an excessive uplift of -1521 lbs at support 2.

Overall Length: 21' 6"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	2565 @ 19' 2"	2565 (5.25")	Passed (100%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1544 @ 21' 2"	1655	Passed (93%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (ft-lbs)	3189 @ 19' 2"	3795	Passed (84%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.263 @ 8' 6"	0.470	Passed (L/857)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.329 @ 8' 6"	0.940	Passed (L/686)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	33	20	Passed	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD

- Deflection criteria: L(40) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 3' 6" 13" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length Total	Bearing Length Available	Bearing Length Required	Loads to Support (lbs) Dead	Floor Live	Total	Accessories
1 - Stud wall - SPF	5.50"	4.25"	1.75"	122	490	612	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	5.50"	5.25"	513	2052	2565	None
3 - Hanger on SPF stud wall	3.50"	Hanger[1]	1.75"	-291	82/-1229	82/-1520	See note [1]

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger.
- [1] See Connector and below for additional information and/or requirements.

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Connector: Simpson Strong-Tie Connectors	Model	Seat Length	Top Nails	Face Nails	Member Nails	Accessories
3 - Top Mount Hanger	Connector not found	N/A	N/A	N/A	N/R	

Loads	Location	Spacing	Dead (lb/ft)	Floor Live (lb/ft)	Comments
1 - Uniform (PSF)	0' 0" to 21' 6"	19.2"	10.0	40.0	Residential - Living Areas

Holes (Size)	Width	Height	Vertical Offset	Location	Shear (lbs) Actual	Allowed	Result	Comments
1 - Rectangular (h)	7.00"	7.00"	0' 5" 15"	2' 8" 0"	452	164	Failed (11[illegible]%)	

- Hole locations are measured from the outside face of left support (or left cantilever end) to the centerline of the hole.
- Vertical Offset is measured from the top of the member to the centerline of the hole.

Member Notes

Duct hole too close to support. Replace TJI on long span.

TJI fails due to uplift. Split TJI at support to remove short spans/long span uplift result.

Forte Software Operator	Job Notes
Drexel Hermann Weyerhaeuser (859) 797-3871 drexel.hermann@weyerhaeuser.com	Hyatt Hames Fairfax, Fairfax VA 1112 James Place Air Buildings Fairfax Job Roll #220-[illegible]

Forte® Design Engine [illegible]
[illegible]

Page 1 of 1

ALLOWABLE HOLES

ATTACHMENT 3

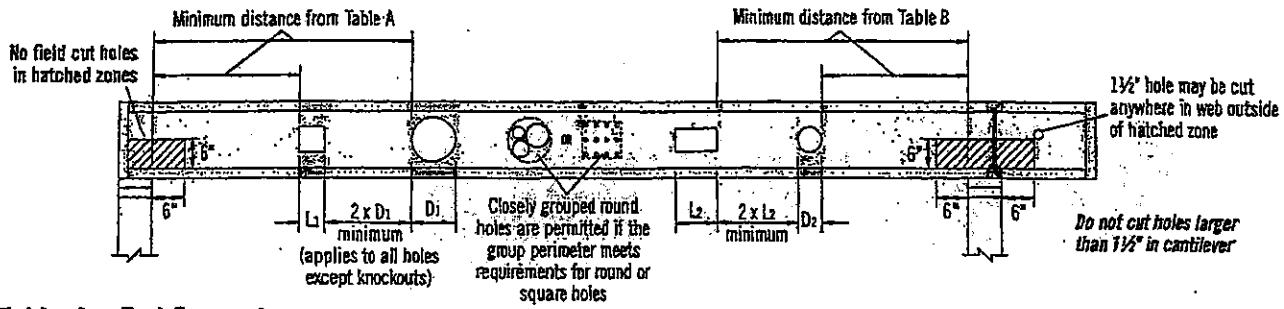


Table A—End Support

Minimum distance from edge of hole to inside face of nearest end support

Depth	TJI®	Round Hole Size 2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"	Square or Rectangular Hole Size* 2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-6"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"		
	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-6"	2'-6"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"		
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"			1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"		
	560	1'-6"	2'-6"	3'-0"	4'-0"	5'-6"	6'-0"	8'-0"			2'-6"	3'-6"	4'-6"	5'-6"	7'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"		1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"		1'-0"	1'-6"	2'-6"	4'-0"	6'-0"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"		1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-0"	11'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	3'-0"	4'-0"	7'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-6"	6'-6"	9'-0"	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	9'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-6"	7'-0"	10'-0"	11'-0"	12'-0"

Table B—Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

Depth	TJI®	Round Hole Size 2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"	Square or Rectangular Hole Size* 2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"
9½"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"					2'-0"	3'-0"	4'-0"	6'-6"	7'-6"				
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"			1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"			1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"		
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	3'-6"	5'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	13'-0"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"		1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	6'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	8'-0"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	4'-6"	5'-6"	10'-0"	12'-6"	16'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-6"	16'-6"
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	16'-6"	17'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"

* Rectangular holes based on measurement of longest side.

How to Use These Tables

1. Using **Table A, Table B,** or both if required, determine the hole shape/size and select the TJI® joist and depth.
2. Scan horizontally until you intersect the correct hole size column.
3. Measurement shown is minimum distance from edge of hole to support.
4. Maintain the required minimum distance from the end and the intermediate or cantilever support.

WARNING: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coatings on this product may contain titanium dioxide. Wood dust and titanium dioxide are substances known to the State of California to cause cancer. For more information on Proposition 65, visit wy.com/inform.

General Notes

- Holes may be located vertically anywhere within the web. Leave ⅛" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement.
- For simple span (5' minimum) uniformly loaded joists meeting the requirements of this guide, one maximum size round hole may be located at the center of the joist span provided that no other holes occur in the joist.
- Distances are based on the maximum uniform loads shown in this guide. For other load conditions or hole configurations, use Forte® software or contact your Weyerhaeuser representative.

DO NOT cut or notch flange.

DO NOT cut holes in cantilever reinforcement.

FORTE MEMBER REPORT Level Multi joist bowed

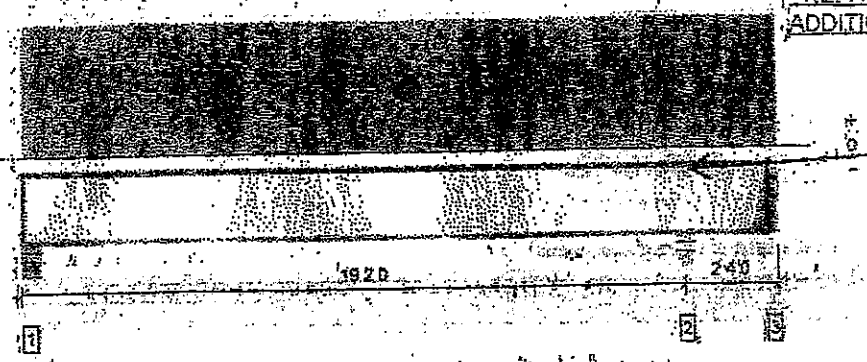
1 piece(s) 11 7/8" TJI® 210 @ 19.2" OC

ATTACHMENT 4

REPAIR ANALYSIS PERFORMED

MEMBER SHOWN HAS BEEN ANALYZED TO DETERMINE IF REPAIR IS REQUIRED.
REPAIR (IF REQ'D) IS SHOWN ON ADDITIONAL PAGES.

Overall Length: 21'6"



CUT TJI THRU TOP FLANGE & WEB TO ELIMINATE CONTINUITY AND MAKE (2) SIMPLE SPAN JOISTS. REPLACE LONG SPAN PER DETAIL BELOW

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	2565 @ 19'2"	2565 (5.25")	Passed (100%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1546 @ 21'2"	1655	Passed (93%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3189 @ 19'2"	3795	Passed (84%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.263 @ 8'6.11"	0.470	Passed (L/857)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.329 @ 8'6.10"	0.940	Passed (L/686)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating		20	Passed	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD

Deflection criteria: LL (L/480) and TL (L/240).

- Bracing (Lu): All compression edges (top and bottom) must be braced at 3'6.13" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length Total	Available	Required	Loads to Supports (lbs) Dead	Floor Live	Total	Accessories
1 - Stud wall - SPF	5.50"	4.25"	1.75"	122	490	612	3 1/4" Rim Board
2 - Stud wall - SPF	5.50"	5.50"	5.25"	513	2052	2565	None
3 - Hanger on SPF stud wall	3.50"	Hanger[2]	1.75"	291	82/-1229	82/-1520	See note [1]

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger.
- [1] See Connector grid below for additional information and/or requirements.

Connector: Simpson Strong-Tie Connectors Support	Model	Seat Length	Top Nails	Face Nails	Member Nails	Accessories
3 - Top Mount Hanger	Connector not found	N/A	N/A	N/A	N/A	

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0'0" to 21'6"	19.2"	10.0	40.0	Residential - Living Areas

Member Notes

TJI is bowed by 3". Replace TJI per detail below. Split TJI at support by cutting field side flange & web

COMMONWEALTH OF VIRGINIA
DREXEL M. HERMANN
Lic. No. 44656
PROFESSIONAL ENGINEER
1/30/15

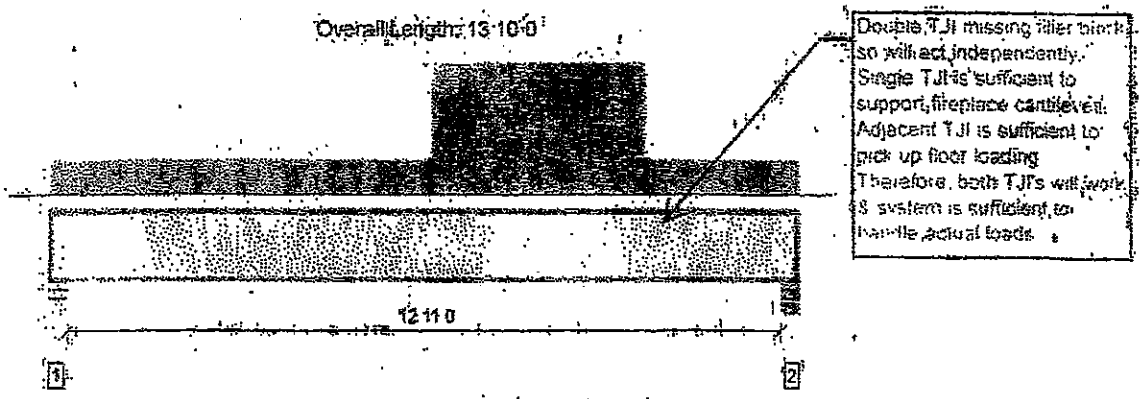
DREXEL M. HERMANN
PROFESSIONAL ENGINEER
VA. #44656

FORTE MEMBER REPORT Level Joist at F.P. cantilever

1 piece(s) 11 7/8" TJI® 210 @ 19.2" OC

ATTACHMENT 5

PASSED



Locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	890 @ 13 5 8	1460 (3.50")	Passed (61%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	874 @ 13 4 8	1655	Passed (53%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3413 @ 7 0 0	3795	Passed (90%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.220 @ 7 1 6	0.327	Passed (L/714)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.306 @ 7 1 6	0.654	Passed (L/514)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	52	20	Passed	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD

Deflection criteria: LL (L/480) and TL (L/240).

Bracing (Lu): All compression edges (top and bottom) must be braced at 3 5 7 o/c, unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

A structural analysis of the deck has not been performed.

Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.

Additional considerations for the TJ-Pro™ Rating include: None

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
- Stud wall - SPF	5.50"	4.25"	1.75"	192	489	681	1 1/4" Rim Board
- Stud wall - SPF	5.50"	4.25"	1.75"	250	644	894	1 1/4" Rim Board

Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
- Uniform (PSF)	0 0 0 to 13 10 0	19.2"	8.0	20.0	Residential - Living Areas
- Uniform (PLF)	7 0 0 to 11 0 0	N/A	35.0	90.0	Cantilever load
- Point (lb)	7 0 0	N/A	105	270	point from left
- Point (lb)	11 0 0	N/A	20	60	point from right

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PROFESSIONAL ENGINEER

DREXEL M. HERMANN
PROFESSIONAL ENGINEER
VA: 44656

Member Notes

Joist at fireplace cantilever. This joist is not actually doubled since has no filler block.

Joist works to pick up fireplace ONLY. Adjacent joist works with floor loading ONLY. Therefore, each joist will work & system is acceptable.

Weyerhaeuser Notes

SUSTAINABLE FORESTRY INITIATIVE

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Refer to current Weyerhaeuser literature for installation details. (www.woodbywy.com) Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards.

The product application, input design loads, dimensions and support information have been provided by Dave Williams - Weyerhaeuser

NO REPAIR REQUIRED

JOIST RETAINS SUFFICIENT CAPACITY TO SUPPORT LOADS SHOWN

Form Software Operator	Job Notes
[illegible]	[illegible]

540

EXHIBIT A

A + Home Inspection
PO Box 7484
Fredericksburg VA 22404
540-548-2822
aplushomeinsp@comcast.net

Report: 090514anderson **Address:** 1012 Jami's Place

Confidential Inspection Report

1012 Jami's Place
Fredericksburg, VA 22401

Prepared for: Ms. Sabrina Anderson

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

GENERAL INFORMATION 3
1012 Jami's Place 7

From: Ray Freeland [mailto:rfreeland@freelandengineeringpc.com]
Sent: Monday, August 04, 2014 8:59 AM
To: Steve Smallwood; Worth Jenkins
Cc: sabrina@cbcarriagehouse.com; Jeffrey Bragg; Sherry E. Sessamen; Debby Hall
Subject: RE: Report

Thanks Steve. Worth, I will do the inspections. Is there a time I can meet with someone on site to go over the repairs that need to be completed and then I will inspect them when completed.
Thanks,
Ray

Freeland Engineering, P.C.
Raymond P. Freeland, P.E.
10814 Courthouse Road
Fredericksburg, VA 22408
Office: (540) 898-3092
Mobile: (540) 295-2970
Fax: (877) 658-7735
Email: rfreeland@freelandengineeringpc.com
www.freelandengineeringpc.com

From: Steve Smallwood [mailto:sjsmallwood@fredericksburgva.gov]
Sent: Monday, August 4, 2014 8:40 AM
To: Ray Freeland; Worth Jenkins
Cc: sabrina@cbcarriagehouse.com; Jeffrey Bragg; Sherry E. Sessamen; Debby Hall
Subject: RE: Report

Thank you Mr. Freeland.
Your response has been reviewed and accepted. Since these repairs have been designed by a Virginia Registered Design Professional (RDP) it will be necessary to have said repairs inspected and approved by a RDP also. It is appropriate for you to inspect these repairs. A permit will be required for these modifications prior to installation. This will be a minimum framing permit and will be issued "over the counter".

From: Ray Freeland [mailto:rfreeland@freelandengineeringpc.com]
Sent: Monday, August 04, 2014 8:27 AM
To: Worth Jenkins
Cc: Steve Smallwood
Subject: RE: Report

Attached is the report for 1012 Jami's place. Give me a call with any questions.
Thanks,
Ray

Freeland Engineering, P.C.
Raymond P. Freeland, P.E.
10814 Courthouse Road
Fredericksburg, VA 22408
Office: (540) 898-3092

EXHIBIT 6

/orth Jenkins

om:	Worth Jenkins
ınt:	Thursday, August 07, 2014 10:26 AM
ı:	Sabrina@cbcarriagehouse.com
:	Steve Smallwood; 'adam@georgelasgroup.com'
ıbject:	Anderson Response
tachments:	Updated Anderson Letter 8-5-14.pdf; 1012 Jami's Place - Strucutral Assessment - 080214.pdf

ı. Anderson,

:ached, you will find the updated letter we sent you back in May. I updated the items that were either addressed by : City or completed. I have also included the Structural Assessment that Freeland Engineering sent Monday. We are ger to schedule this work at your home. Please sign the bottom of the updated letter and let me know what days vard the end of the month work for you to have us come in and do the work.

ı had asked us about how we are going to handle your belongings in the basement. I would prefer that you hire two ɔple to move your items and I will pay for it. A typical laborer's hourly rate is $18 per hour. Two guys for 8 hours uld be $288. So I propose that we write you a check for $300 to cover the labor.

ase let me know if that is acceptable at your convenience.

ınk you,

'orth Jenkins
vision President
)5 Greensboro Drive Suite P-130
Lean, VA 22102
3) 821-1540 ext 574
: (703) 226-0195
w.brytonhomes.com
YTON HOMES
A George-as Company

Worth Jenkins

From: Worth Jenkins
Sent: Wednesday, August 13, 2014 6:38 AM
To: Sabrina@cbcarriagehouse.com
Cc: Steve Smallwood; 'adam@georgelasgroup.com'
Subject: Follow Up

Ms. Anderson,

Have you had a chance to review the updated list with the engineer's report? Prior to finalizing how we are going to handle your belongings in your basement, I would like to confirm that you are going to sign the list and allow us to perform the work.

Please let me know at your earliest convenience. We are eager to get this work completed.

Thank you,

Worth Jenkins
Division President
8405 Greensboro Drive Suite P-130
McLean, VA 22102
(703) 821-1540 ext 574
Fax: (703) 226-0195
www.brytonhomes.com
BRYTON HOMES
A Georgelas Company

orth Jenkins

m:	Worth Jenkins
nt:	Tuesday, August 26, 2014 1:38 PM
:	Sabrina@cbcarriagehouse.com
:	Steve Smallwood; 'adam@georgelasgroup.com'
bject:	Schedule

. Anderson,

anted to follow up with you regarding your home. Adam and I reviewed his schedule for your house. I have asked n to update it with some additional information so that it flows easily with the letter I previously sent you. I should be e to send you the schedule by tomorrow afternoon. I apologize for the delay. I want to make sure we have erything covered.

regard to your belongings in the basement, we will not pay to have your belongings moved in to storage. I will still be ppy to reimburse you for labor costs to move your things out of the way as I had previously communicated. If you will t accept that, then we will cover everything in the basement with tarps, clean as we go, and remove the tarps at the mpletion. We request that you remove any fragile items that you believe should not be covered with tarps.

ase let me know which way you would like to go in regard to your belongings. In addition, I need written permission m you for us to enter your home to perform the work listed on the updated letter.

ank you,

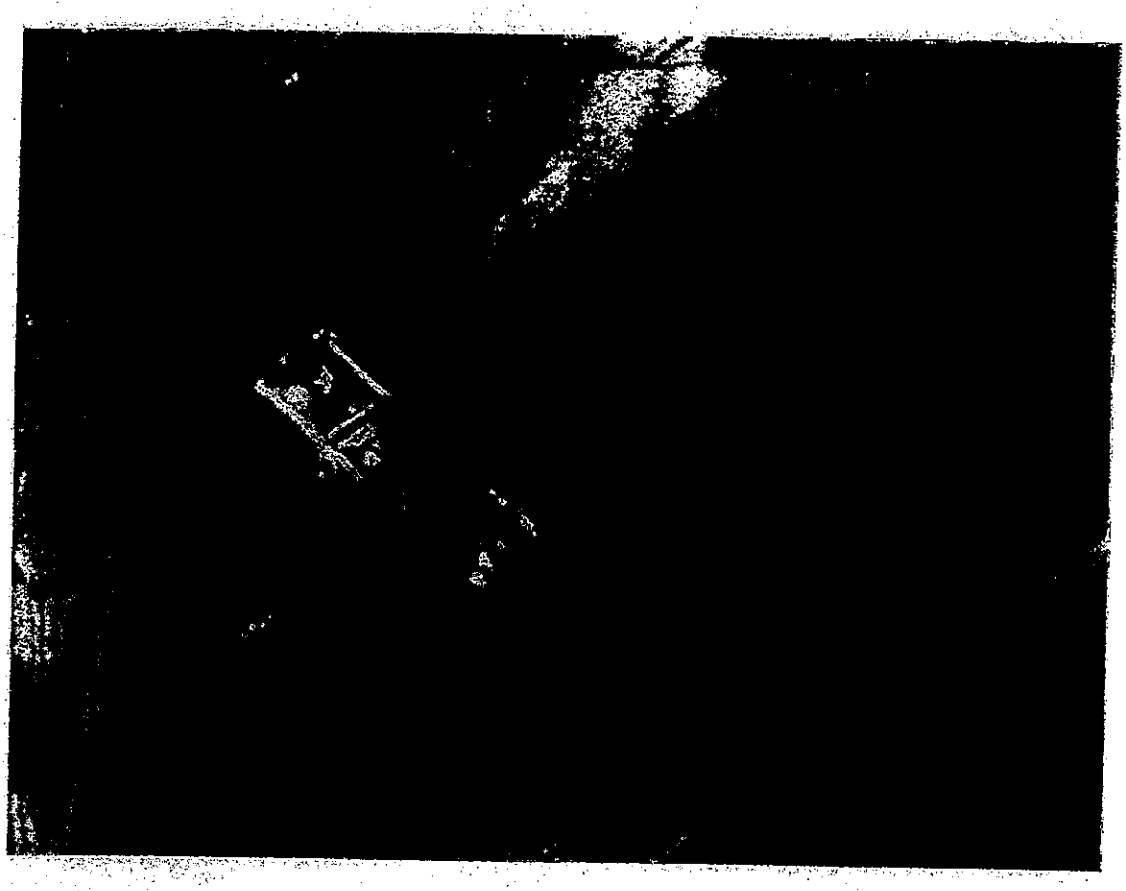
Vorth Jenkins
ivision President
05 Greensboro Drive Suite P-130
cLean, VA 22102
03) 821-1540 ext 574
x: (703) 226-0195
ww.brytonhomes.com
RYTON HOMES
A Georgelas Company

EXHIBIT A

A + Home Inspection
PO Box 7484
Fredericksburg VA 22404
540-548-2822
aplushomeinsp@comcast.net

Report: 090514anderson **Address:** 1012 Jami's Place

Confidential Inspection Report
1012 Jami's Place
Fredericksburg, VA 22401



Prepared for: Ms. Sabrina Anderson

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

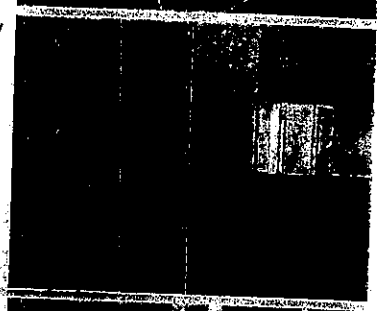
GENERAL INFORMATION

Client & Site Information:

Inspection Date:	September 5, 2014.
Client:	Ms. Sabrina Anderson
Inspection Site:	1012 Jami's Place Fredericksburg, VA 22401
House Occupied?	Yes.
People Present:	Selling agent, Purchaser.
Comments:	Started at 1000 and left site at 1145. This partial inspection was conducted at the owners request to confirm noted structural and mechanical defects.

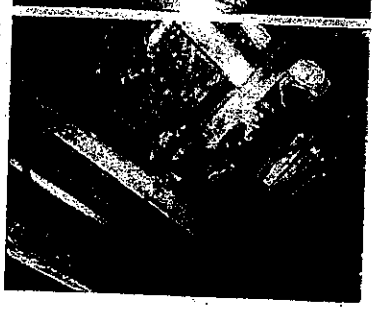
Joist hanger missing rear left beam area, install for safety.

Filler blocks do not appear to be installed at a few areas., add for proper insulation and safety.

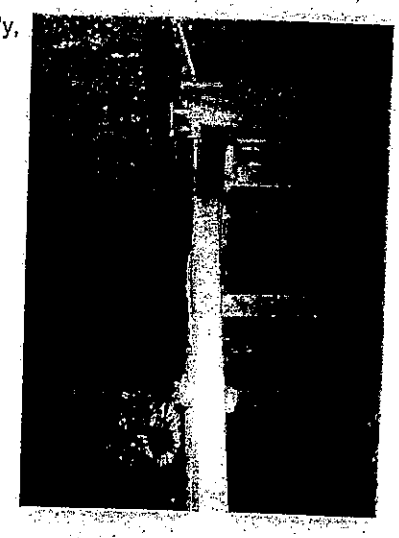


Backer blocks not installed in a few areas and some are not installed correctly, repair and install as needed for safety.

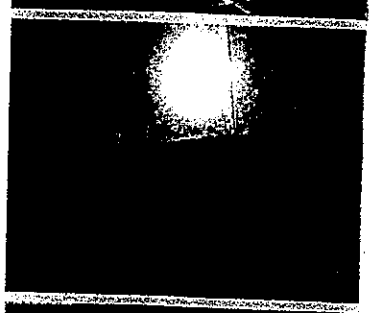
Standard joist hanger nailing patterns have not been followed, missing nails and loose nails noted at most hangers, proper repairs needed for safety.



Basement stairs framing is not supported properly, additional support is needed.

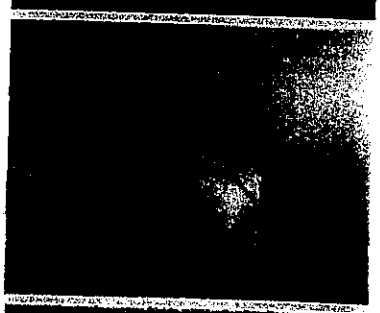


Steal beam has not been properly secured to framing, some holes were drilled and never filled and some cinching and bolts noted , install bolts or chenched nails per manufacturer standards.

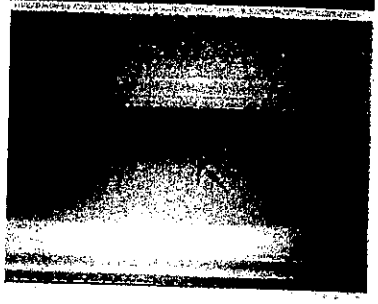


Master tub drain leaks, Master water supply drops when more then one fixture in use (some temperature difference noted), Master shower door leaks, several areas of cracked grout noted, repair as needed.

Settlement noted at sink back splash, repair.



Jagged cracks noted above a few door ways in dry wall , repair after determining and repairing cause.



Twisted floor framing noted. Repair / replacement needed.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

1012 Jami's Place

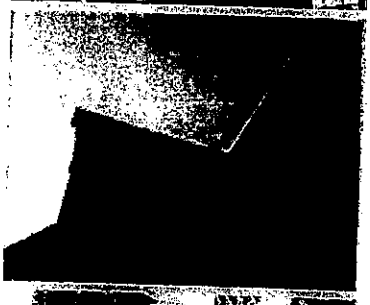
Some web stiffeners and or squash blocks are missing or are short, repair / install as needed.

some not all

Portions of rear left steel beam are twisted, repair/ replacement needed.

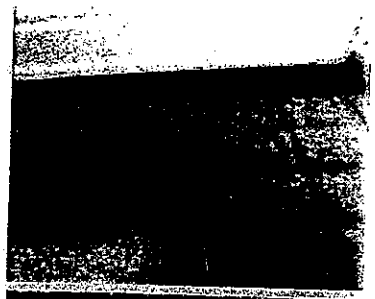
Gutter is not catching roof drainage and causing wash out / erosion, repair.

not done



Several cracks are noted in foundation , repair as needed.

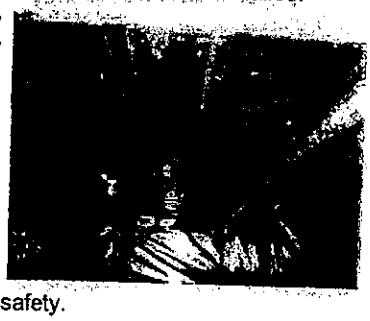
not done



Holes cut into web of I joist appear to be close to bearing point, repair as needed.

Movement / deflection noted in flooring throughout main floor , determine by building plans and or floor joist manufacturer the joist used are properly sized and installed.

Some joist appear to be over spaced, determine by floor joist manufacturer the joist used are properly spaced and installed.



No visible foundation bolts noted, add as needed for safety.

Washer pan drain line is pitched upwards, repair.

HVAC boot / connector missing under master bath vanity, add. HVAC trunk hanger has pulled away from framing, repair in front left of basement.

elec.

Master bed room closet ceiling fixture boxes are not secured properly, repair.

Because of the amount and type of issues noted in the above report a complete evaluation of building practices and structural integrity of this home are needed by an independent structural engineer and qualified framing contractor to determine the best path for the proper repairs that are needed.

EXHIBIT 8

Adam Hagermann

From: Worth Jenkins
Sent: Thursday, September 11, 2014 10:34 AM
To: Adam Hagermann
Subject: Fwd: Report
Attachments: image001.jpg; image002.png

Worth Jenkins

Begin forwarded message:

> **From:** Steve Smallwood <sjsmallwood@fredericksburgva.gov>
> **Date:** September 11, 2014 at 10:15:36 AM EDT
> **To:** "sabrina@cbcarriagehouse.com" <sabrina@cbcarriagehouse.com>
> **Cc:** Jeffrey Bragg <jbragg@fredericksburgva.gov>, "Sherry E. Sessamen" <ssessamen@fredericksburgva.gov>, Debby Hall <dhall@fredericksburgva.gov>, "ajfranklin1947@gmail.com" <ajfranklin1947@gmail.com>, "karl.mosier@yahoo.com" <karl.mosier@yahoo.com>, Worth Jenkins <Worth@georgelasgroup.com>
> **Subject: RE: Report**
>
> I will be involved in the permitting process and the inspections of your home.
>
> **From:** Sabrina Anderson [mailto:Sabrina@cbcarriagehouse.com]
> **Sent:** Thursday, September 11, 2014 10:05 AM
> **To:** Steve Smallwood
> **Cc:** Jeffrey Bragg; Sherry E. Sessamen; Debby Hall; ajfranklin1947@gmail.com; karl.mosier@yahoo.com
> **Subject:** RE: Report
>
> Mr. Smallwood,
>
> Can you please clarify? At the meeting at my home with myself and others, you stated you would be personally inspecting any repairs at my home. Do I understand you want the engineer the builder hired to also do the inspections?
>
> Thank-you,
>
> *Sabrina Anderson*
> Managing Broker
> Coldwell Banker Carriage House Realty
> 520 William St Suite A
> Fredericksburg, VA 22401
>
> Licensed to do Business in the Commonwealth of Virginia
>
> ***Considering Real Estate as a Career? Contact me for a confidential interview- love what you do and where you are!***
>
> To unsubscribe: Reply with Remove in the subject line.

04-17

City of Fredericksburg
Building and Development Services
715 Princess Anne Street
P. O. Box 7447
Fredericksburg, VA 22404
Phone: (540) 372-1080
Fax: (540) 310-0636

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4 and 5 of this form. If electrical work, complete also Part 6. If plumbing work, complete also Part 7. If mechanical work, complete also Part 8. For other permits, complete also Part 9. Site Plan (Part 10) is to be shown on Page 4 or attached hereto. Parts 11-18 (Pages 5 and 6) are for department use only.

App. Date	Type Permit				Is Owner Applicant (Y/N)
9/30/14	☐ Building (B)	☐ Electrical (E) ☐ Mechanical (M)	☐ Plumbing (P) ☐ Other (O) (See item 9)		

1. PROPERTY INFORMATION

Street Address	Apt.	Zip	Parcel Number	Zoning
1013 Sam's Place				

Subdivision	Lot Number	Parcel Type
Preserve @ Smith Run		☐ Residential (R) ☐ Industrial (I) ☐ Commercial (C) ☐ Other (O)

2. OWNER INFORMATION

First Name	Last name or Business Name	Phone
Beyton Homes		

Street Address	City	State	Zip

3. CONTRACTORS INFORMATION

	NAME OF CONTRACTOR (LAST NAME, FIRST NAME)	ST. ADDRESS	CITY, ST.	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor	Beyton Homes			
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

RECEIVED SEP 30 2014

No. Street

4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT — ADDRESS — PHONE NO. 540-903-5744

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE — PHONE NO.

5. BUILDING PERMIT APPLICATION

r Dept. se Only	Request Plan No. Assignment (Y/N)
an Number	

MPROVEMENT TYPE:

- ☐ NEW CONSTRUCTION (1)
- ☐ ADDITION (2)
- ☒ ALTERATION (3)
- ☐ REPAIR / REPLACEMENT (4)
- ☐ DEMOLITION (5)
- ☐ RELOCATION (6)
- ☐ FOUNDATION ONLY (7)
- ☐ CHANGE OF USE ONLY (8)

PROPOSED USE:

ASSEMBLY
- ☐ THEATRE (1)
- ☐ NIGHT CLUB (2)
- ☐ RESTAURANT (3)
- ☐ CHURCH (4)
- ☐ OTHER ASSEMBLY (5)

☐ **BUSINESS (6)**

EDUCATIONAL
- ☐ (GRADES 1-12) (7)
- ☐ DAY CARE FACILITY (8)

FACTORY
- ☐ MODERATE HAZARD (9)
- ☐ LOW HAZARD (10)

☐ **HIGH HAZARD (11)**

INSTITUTIONAL
- ☐ GROUP HOME (12)
- ☐ HOSPITAL (13)
- ☐ JAIL (14)

☐ **MERCANTILE (15)**

RESIDENTIAL
- ☐ HOTEL, MOTEL (16)
- ☐ MULTI-FAMILY (17)
- ☐ BOCA TWO FAMILY (18)
- ☐ CABO TWO FAMILY (19)
- ☐ BOCA SINGLE FAMILY (20)
- ☒ ~~CABO~~ SINGLE FAMILY (21)

STORAGE IRC 2009
- ☐ MODERATE HAZARD (22)
- ☐ LOW HAZARD (23)

☐ **OTHER (24)**
- PARKING GARAGE
- CARPORT
- MOTOR FUEL SERV.
- REPAIR GARAGE
- PUBLIC UTILITY
- HPM

Structural (check that applicable)
Frame

☐ Steel (1) ☐ Concrete (3) ☐ Other (5), Identify:
☐ Masonry (2) ☐ Wood (4) _____

Exterior (Check those applicable)
Walls

☐ Steel (1) ☐ Concrete (3) ☐ Other (5), Identify:
☐ Masonry (2) ☐ Wood (4) _____

Are any **structural assemblies** fabricated off-site? ☐ Yes ☐ No

treet Frontage (Feet)	Stories (Number)	Lot Area (Sq. feet)
ront Setback (Feet)	Bed Rooms (Number)	Building Area (Sq. feet)
ear Setback (Feet)	Full Baths (Number)	Parking Area (Sq. feet)
eft Setback (Feet)	Partial Baths (Number)	Living Area (Sq. feet)
ight Setback (Feet)	Garages (Number)	Basement Area (Sq. feet)
eight Above Grade (Feet)	Windows (Number)	Garage Area (Sq. feet)
ew Residential Units (Number)	Fireplaces (Number)	Office/Sales (Sq. feet)
xisting Residential Units (Number)	Enclosed Parking (Number)	Service (Sq. feet)
levators / Escalator (Number)	Outside Parking (Number)	Manufacturing (Sq. feet)
Est. Start ____/____/____	Est. Finish ____/____/____	Building Est. Value $

NOV 0 5 538

6. ELECTRICAL PERMIT APPLICATION

Electrical Work ☐ **Yes** ☒ **No**

Total Service_____AMPS | Number of Circuits:_____2 WIRE _____3 WIRE _____4 WIRE | Number of Service Outlets:_____110V _____220V

	POWER DEVICES	No.	OUTPUT/LOAD		POWER DEVICES	No.	OUTPUT/LOAD
1				7			
2				8			
3				9			
4				10			
5							
6					Total Number of Motors		

Utility Service Revisions:

Est. Start ____/____/____	Est. Finish ____/____/____	Electrical Work Est. Value $

556

7. PLUMBING PERMIT APPLICATION

Plumbing Work ☐ Yes ☒ No

Enter the Number of Fixtures Being Installed, Replaced or Repaired

bs/Showers		Drinking Fountains		Back Flow Preventers	
ower Stalls		Floor Drains		Water Pumps	
vatories		Water Heaters		Roof Openings	
ilets		Water Softeners		Parking Lot Drains	
inals		Sewage Ejectors		Inside Downspouts	
nks		Sump Pumps		Swimming Pools	
undry Tubs		Grease Traps		Standpipes (Y/N) (Number Hose Outlets)	
shwashers		Bidets		Fire Sprinklers (Y/N) (Number of Heads)	
rbage Disposals				Lawn Sprinklers (Y/N) (Number of Heads)	
				Total Fixtures	

blic Water (Y/N)	Public Sewer (Y/N)	
ater Service Size _____IN.	Water Meter Size _____IN.	Avg. Daily Water Use _____GPD
lity Service Revisions:		
t. Start ____/____/____	Est. Finish ____/____/____	Plumbing Work Est. Value $

8. MECHANICAL PERMIT APPLICATION

Mechanical Work ☐ Yes ☒ No

Enter Number of New or Replacement Units

rced Air Furnace		Incinerator		Air Handling Unit	
it Heater		Boiler		Heat Pump	
as/Oil Conversion		Coil Unit		Air Cleaner	
pace Heater		Window A/C Unit		Kitchen Exhaust Hood	
avity Furnace		Split System A/C		Hazardous Exhaust System	
olid Fuel Appliance		A/C Compressor		Electric Furnace	

ility Service Revisions:		
pe of Heating Fuel: (Check One) ☐ Gas (1) ☐ Oil (2) ☐ Electric (3) ☐ Coal (4) ☐ Wood (5) ☐ Other (6)		
st. Start ____/____/____	Est. Finish ____/____/____	Mechanical Work Est. Value $

9. OTHER REQUIRED PERMIT APPLICATION(S)

ermit Type:

escription of Work: Floor alterations at an existing residence.

- Adding stiff backs to existing joists
- Replacing 3 joists

Est. Start ____/____/____	Est. Finish ____/____/____	Est. Value $ 1500.00

11. DATA ENTRY

pplication Received: / /

By:

pplication Reviewed: / /

By:

ata Entry: / /

By:

12. FLOODPLAIN EVALUATION

LOOD MAP NUMBER & DATE _____ LOWEST FLOOR ELEVATION _____

LOOD ZONE _____ BASE FLOOD ELEVATION _____

13. ZONING PLAN EVALUATION

ONING DISTRICT _____ MAP NUMBER _____

OT AREA (From Page 2) _____ LOT COVERAGE (%) _____

OT AREA PER ROOM _____ ENCROACHMENTS _____

FF STREET PARKING SPACES, REQUIRED _____ PROVIDED _____

OADING SPACE _____

IGNS; NUMBER _____ SIZE OF EACH SIGN _____

LANNING COMMISSION APPROVAL REQUIRED _____

OARD OF ZONING APPEALS APPROVAL REQUIRED _____

14. PLAN REVIEW RECORD

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		$			9/30/14	SJS	PLANS - Freeland
PLUMBING		$					5/15/14
MECHANICAL		$					
ELECTRICAL		$					
		$					
TOTAL		$	TO BE ENTERED ON PART 18				

15. ADDITIONAL PERMITS REQUIRED

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					DEMOLITION				

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
LIEN AGENT:

BUILDING : RESIDENTIAL

PERMIT NUMBER: 0000806 - 2014
USBC: 2009
APPLICATION DATE: 9/30/2014
ISSUANCE DATE: 9/30/2014
RENEWAL DATE:
DATE: 9/30/2014

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADDRESS
ANDERSON SABRINA J		BRYTON HOMES LLC
1012 JAMI'S PL	1012 JAMI'S PLACE	8405 GREENSBORO DR
FREDERICKSBURG VA 22401		STE P-130
	025 SMITH RUN 00000	MCLEAN, VA 22102
PHONE:		PHONE: 703 821 1540

RE ACCOUNT#: 9115
TAX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN: N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-SUBDIVISION
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESIDENTIAL
CNST.TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
NATURE WORK: INTERIOR ALTERATION(S) AN EXISTING RESIDENCE (2009 IRC)

SQ FEET:

BUILDING : RESIDENTIAL

# STORIES	MANF TRUSS	1 FLR SQFT	DECK SQFT
# BEDROOMS	FNDTN TYPE	2 FLR SQFT	GARAG SQFT
#FULL BATH	WALL TYPE	3 FLR SQFT	_____SQFT
#HALF BATH	SIDNG TYPE	BSMNT SQFT	_____SQFT
#FIREPLACE	FLUE TYPE		
MOBILE HM	POOL		

NOTE ADDING STIFF BACKS TO
* EXISTING JOISTS & REPLACING 3 JOISTS *

JOB VALUE:	1,500.00
PERMIT FEE:	100.00
ADM FEE:	
CERT OF OCCUP:	2.00
2.0% SURCHARGE :	
AMMENDMENT FEE:	
2.0% SURCHARGE :	
DEPOSIT:	
TOTAL FEES:	102.00

THIS PERMIT IS ISSUED IN ACCORDANCE WITH CHAPTER 18 OF THE CODE OF THE CITY OF FREDERICKSBURG, VA. THE PERMIT HOLDER AGREES TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF FREDERICKSBURG, VA. WORK MUST COMMENCE WITHIN 6 MONTHS OR PERMIT IS VOID AND MUST BE RENEWED. REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT(540) 372-1080 BEFORE 3:30 P.M.

REQUIRED SIGNATURES

CODE OFFICIAL

ZONING ADMINISTRATOR

9/30/14
DATE

FILE COPY

EXHIBIT 9

MEMORANDUM

TO: Charles Johnston, Director, Community Planning and Building Department
FROM: Stephen Smallwood, Deputy Director, and Building Services Division
DATE: October 17, 2014

SUBJECT: City Council Meeting, Anderson Comments

During the public comment period of the October 14, 2014 City Council meeting, the owner of 1012 Jami's Place, Ms. Sabrina Anderson addressed Council on matters pertaining to her house. The complaints voiced at that meeting will be addressed in this memo.

Most of the complaints involve what Ms. Anderson feels is an unacceptable amount of vibration in her home's floor system. The builder hired a Virginia Certified Engineer to evaluate the floor system. The Engineer has determined that, "the deflection in the floor joists are within IRC building code specifications". The Engineer has specified additional corrections to be made to the floor system and those corrections are in process of being completed, by the contractor, at the time of this response. Please find his recommendations attached to this document.

Ms. Anderson also voiced concerns that the floor joists that were installed were not the ones specified on the approved construction plans. This is a fact; however, the joists that were installed are comparable in strength as verified by the Engineer. The building code allows for substitutions during construction. (Section 112 of the 2009 V.C.C.) During construction of a structure there are many factors that can change components due to availability, cost, dimensional changes, damages that may occur, or simply a change due to customer preference among others. In this particular case the floor joists were substituted because the engineered floor joists specified on the approved plans were not available through the contractor's supplier. At the time of inspection the floor joist manufacturer had the installation specifications on site for the inspector and they were utilized for the inspection. This is standard practice.

The jetted bath tub in the master bathroom has developed a leak. The timing and cause of this leak is undetermined. The leak is due to faulty piping installed by the factory. The tub was filled and the jets tested at the final inspection with no leak visible. The leak is the probable cause of the wet floor and the damaged carpets.

On June 19, 2014 you and I visited Ms. Anderson at her home and notes were taken of possible violations of the Virginia Construction Code. With assistance from the City Attorney the builder was sent two letters on June 25, 2014. An "Order to Correct" was sent that contained 13 suspected code violations that required the builder to investigate further and assess what may be done to correct the issues. Out of the 13 suspected violations 6 were regarding the previously mentioned floor system. The other 7 were minor corrections and were repaired on October 15th.

The second letter was a "Directive" that directed the builder to hire an independent Engineer to evaluate the floor system for code compliance. This office supplied the builder with three names of engineering firms capable of this evaluation. The builder did not want to use an Engineer that they were familiar with because of the appearance of misconduct. The Engineer that the builder selected was Ray Freeland of Freeland Engineering, P.C.. Mr. Freeland visited 1012 Jami's Place on May 1, 2014 and May 12, 2014 and developed the report that is attached. The Engineer feels that the floor system is "structurally adequate" and is "within acceptable limits". Further he feels that what Ms. Anderson is experiencing is "Dynamic Wave Motion and Dampening". According to Mr. Freeland, the floor system manufacturer, Weyerhaeuser, has developed a Technical Bulletin that addresses this dynamic. This bulletin also suggests several ways to address this issue. The builder and owner decided on which method to utilize to control this occurrence. They decided on the installation of a series of field constructed stiff backs installed along the bottom chord of the floor joists not to exceed 8 feet on center throughout the entire floor system. This system was installed on October 14th and 15th.

Also on this Directive were three items that were corrected on October 15th. There were two sill plate anchor bolts installed where it was suspected that two were missing. The shower head in the master bath was removed and debris was found and removed. Ms. Anderson reports that the shower is much improved. The driveway has been resurfaced and the moisture issue appears to have been corrected.

There were two locations within the floor system that required that additional floor joists be installed. The first was a floor joist that has an excessive bow and the other was caused by an excessive span due to the installation of some ductwork. The builder, on his own accord, added three additional joists to assist in the correction of the reported vibrations. One directly below a Grandfather clock that is a major factor in the vibration detection because it chimes whenever someone walks across the floor, and the other two directly below the master bath tub thus eliminating two unnecessary header joists.

In her comments, Ms. Anderson spoke of breach of contract, warranty company issues, and damages to rugs. All of these issues are civil in nature and should be handled within the legal system. The City has no involvement with such issues.

Condition.

City Of Fredericksburg
P.O. Box 7447
715 Princess Anne St
Fredericksburg, VA 22401

October 20, 2014.

Bryton Homes, LLC
8405 Greensboro Dr Suite P-130
McLean, VA 22102

Re: 1012 Jami's Place
Fredericksburg, VA 22401

Dear Sirs:

I am submitting a report regarding inspection and tests performed on my home at 1012 Jami's Place, Fredericksburg, VA 22401 by AlexCom & Associates, Inc.

My lot not only has HIGH shrink swell soil but the home was built on non-compacted fill dirt. The Fredericksburg GIS survey shows the topography of the lot and substantiates the soil engineer's findings regarding the lot being filled in. This is another code violation in addition to the 13 already cited for in June which are currently in the process of being remedied

The home has cracks in the foundation that go all the way through on the right side of the home and one above the rear basement window. The home has exhibited windows not opening all of the way, bedroom doors that are unable to close, doorways with drywall tape ripped above the center, marble thresholds that have cracked, deadbolts not working and so much more. The rear patio, permitted for and inspected by the City has numerous spider like cracks all over it as well as exhibits pulling away from the home. A finished 14 x 16 screened porch rests upon the patio area.

I had the sprinkler installer return in May because the box on the left side of the home had 4 inches of dirt on top of it. This box is located midway of house outside of the fence area. Since it was completed in the winter, the City had not done final inspection. His company men brought the piping and raised it above the ground. Fredericksburg Fencing installed my fence an inch above ground. The yard has walked and dirt on all sides is pushing against the boards, bowing some. There is as much as 8 inches of dirt in one area against the fence. The yard has "walked" away the entire 30+ foot patio. At first, revealing the concrete but currently shows about 4 inches of dirt below the concrete patio area even though a second layer of sod had been installed. The engineer says it is called "slipping slope". The engineer says in order to keep the yard from walking down the hillside, helical piers have to be installed and a wall built to stabilize. The dirt in the front shows, while not as severe, signs of slipping away from the home as well.

Please respond to this issue expeditiously. It was 4 months for Bryton to schedule the contractors to correct City cited violations which are currently not complete. That is totally unacceptable by even the worst standards in this industry.

Regards,
Sabrina Anderson
Sabrina Anderson
Homeowner- 1012 Jami's Place

cc: Steve Smallwood- Deputy Director of Building Services, Chuck Johnston-Director of Community Planning and Building, Beverly Cameron- City Manager, J.A.J. Franklin, Adam Hagerman- Superintendent Bryton Homes, Worth Jenkins- VP Bryton Homes

FREDERICKSBURG VA 22404 7447
USBC: 2009

INSPECTION DATE: 10/22/2014
INSPECTION TIME:

BLDG-R

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADRESS
SMITH RUN PRESERVE LLC C/O GEORGELAS GROUP 8405 GREENSBORO DR P130 MCLEAN VA 22102 PHONE:	1012 JAMI'S PLACE LOT: 13,906 SQ FT 00000	BRYTON HOMES LLC 8405 GREENSBORO DR STE P-130 MCLEAN, VA 22102 PHONE: 703 821 1540

RE ACCOUNT#: 9115
TAX MAP NO.: 313 C L41

DESCRIPTION OF CONSTRUCTION LOCATION
SECTION: BLOCK: LOT: 41 BLDG NO.:

SET-BACKS:
FRONT: 40 BACK: 79.8
RIGHT: 6 LEFT: 13
CNTR : FRTGE:

UTILITY CO/INO#: /
FLOODPLAIN: N HEALTH PERMIT#:
AREA:
RIGHT-OF-WAY: GREEN CARD:

DISTRICT:
SUB-DIVISION: PRESERVE AT SMITH RUN
ZONE: RESIDENTIAL-LOW DENSITY
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: SUBCONTRACTORS: ELECTRICAL - WASHINGTON LANEHART
MECHANICAL - WILLIAM H METCALFE
PLUMBING & GAS - ATLAS

NATURE OF WORK: NEW 3 BEDROOM 2 FULL BATH HOME W/2020 SF UNFINISHED BASEMENT, 431 SF GARAGE & 81 SF PORCH (2009 IRC)

USE GROUP: RESIDENTIAL USE CODE: SF DWELLING - DETACHED
CONST. TYPE: 5B COMB. UN-PROTECTED SQ FEET: 4362

ISS.DATE: 2/05/2013 RENEWAL DATE: BUILDING 2: RESIDENTIAL CONTRACTOR: BRYTON HOMES LLC

# STORIES	2	MANF TRUSS	1 FLR SQFT	DECK SQFT	NONE
# BEDROOMS	3	FNDTN TYPE	2 FLR SQFT	GARAG SQFT	431
#FULL BATH	2	WALL TYPE	3 FLR SQFT	_____SQFT	
#HALF BATH	NONE	SIDING TYPE	BSMT SQFT 2020	_____SQFT	81 PORCH
#FIREPLACE	1	FLUE TYPE	MOBILE HM		
POOL		NOTE	DAYTON MODEL		
*			*		FEE REFLECTS DEPOSIT PAID

NOTES TO INSPECTOR:
PICKED UP 2/21/2013
ACID SOIL REMDEIATION COMPLETE 5/7/2013
PRE-METER 3/14/13
ELECTRIC SERVICE E-MAILED 4/01/2013

SITE FNL BND RL - Inspection Results:
SCHEDULED INSPECTOR: KUE
PASS: X FAIL: ____ RESCHEDULE____ DATE: _____ TIME: _____

COMMENTS

INSPECTOR SIGNATURE: Nz

FILE COPY

teve Smallwood

om: Worth Jenkins [Worth@georgelasgroup.com]
nt: Wednesday, October 29, 2014 2:56 PM
: Steve Smallwood
: Adam Hagermann
bject: Response to Order to Correct and Directive
tachments: 1012 Jami's Place - Order to Correct Response 10-22-14.docx; 1012 Jami's Place - Directive Reponse 10-22-14.docx

r. Smallwood,

ease find attached our response to the Order to Correct and the Directive. In addition to the items on the attached cuments, Bryton Homes completed the following in Ms. Anderson's home, most of which are not covered under rranty but were completed anyway:

Recaulked throughout the home (Not a warranty item)
Leveled and glued owner's bath countertop
Adjusted doors that were sticking
Recaulked owner's shower (Not a warranty item)
Replaced cracked thresholds at bathrooms (Not a warranty item and were perhaps damaged when she had work ne in her home)
Cleaned out clogged gutters (Not a warranty item. This is homeowner maintenance not being done)
Re-grouted and caulked bathrooms (Not a warranty item)
Cleaned out owner's shower head screen (Homeowner Maintenance item, not warranty)

ease confirm that you are in receipt of these items and that all final inspections are complete as inspected by the City ring the work. Please also confirm that the City is satisfied with this report at this time.

ank you,

Worth Jenkins
ivision President
05 Greensboro Drive Suite P-130
cLean, VA 22102
03) 821-1540 ext 574
x: (703) 226-0195
ww.brytonhomes.com
RYTON HOMES
A Georgelas Company

B

CONFIDENTIAL MEMORANDUM

MEMO:

Steve Smallwood, Building Code Official
Kevin Utt, Stormwater Administrator
Beverly R. Cameron, City Manager
Charles Johnston, Director of Community Planning

FROM: Kathleen Dooley, City Attorney

RE: Records preservation directive – 1012 Jami's Place (GPIN 7779-07-8699)

DATE: October 31, 2014

The City has been in discussions with Ms. Sabrina Anderson and Bryton Homes over certain construction and building code issues related to 1012 Jami's Place. Bryton Homes pulled the building permit for this single family residence in February 2013. The occupancy permit was issued on May 10, 2013. Subsequently, Ms. Anderson complained of numerous building code violations. Mr. Smallwood issued Bryton Homes a Directive and an Order to Correct violations on June 25, 2014. As of today's date, a new Directive has been issued, with respect to suspected shrink-swell soils at the residence. At this point in time, we anticipate that the building code violations and alleged violations are likely to result in litigation against the City or City officials.

Please preserve all records you have that pertain to 1012 Jami's Place, including your entire address file for that property. Please also preserve all site plan files for phases one and two of the Smith Run Preserves development. Records that pertain to the grading of the site, compaction of soils, soils testing, the building permit, construction inspections, the certificate of occupancy, and the post-certificate of occupancy complaints, inspections, reports, and enforcement actions are all relevant. Records pertaining to meetings or conversations with Ms. Anderson and Bryton Homes representatives related to this property are relevant.

It is extremely important that you preserve all evidence related to this potential claim. This includes any and all records that are under your control. Please preserve all possibly relevant paper files and electronic files (all types - e.g. Word, Excel, Outlook emails, Adobe, MXIE phone logs, audio files, video files, etc., including drafts and versions), whether on your computer, laptop, network drive, portable storage (CD, flash drive, etc.), phone, or other device. Do not attempt to alter the records in any way – for example, if emails are still stored in Outlook, do not print them out or save as a .PDF document.

I will send you notice when it is okay to resume normal records retention procedures for these documents. Do not delete or destroy the records until you receive this notice.

Please contact me if you have any questions or concerns. If you know of other City departments with records that are related to this property, please advise me so that I may send them a preservation directive.

EXHIBIT 10

Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408
Telephone: (540) 898-3092
Fax: (877) 658-7735
Email: rfreeland@freelandengineeringpc.com
www.freelandengineeringpc.com

November 20, 2014

RE: Final Inspection Report - City of Fredericksburg
Order to Correct and Investigative Directive
1012 Jami's Place
Fredericksburg, VA 22401

On May 15, 2014 Freeland Engineering, P.C. completed a structural assessment report at the requested of the builder at the above referenced site. Following this assessment report the City of Fredericksburg issued an Order to Correct notice to the builder, Bryton Homes on June 25, 2014. On August 2, 2014 Freeland Engineering, P.C. prepared responses to comments provided by the City of Fredericksburg regarding several structural issues that were identified by them at the site. On August 4, 2014 we received an email from the building official, Mr. Steve Smallwood approving and accepting our responses to the issues addressed.

We have completed a site visit and inspected all the items that were addressed by Freeland Engineering, P.C. in the initial structural assessment and the response to the City's comments. All the items addressed in these documents have been completed as designed and meet standard engineering practices or the 2009 International Residential Code (2009 I.R.C.)

As suggested by the homeowner, the floor system may still be experiencing vibration and "bouncing". The solution for this condition was provided to us by the manufacturer of the floor joist. Our engineering analysis shows the floor joist meet the 2009 I.R.C. code and standard engineering practices.

The findings, opinions, and recommendations above are this company's professional opinion. These findings and recommendations do not warrantee or guarantee future performance or condition of any part of the structure. Please don't hesitate to contact me if you have any questions regarding this matter.

Sincerely,

COMMONWEALTH OF VIRGINIA
RAYMOND P. FREELAND
Lic. No. 040752
11/20/14
PROFESSIONAL ENGINEER

Raymond P. Freeland, P.E.
President
Freeland Engineering, P.C.

Adam Hagermann

From: Worth Jenkins
Sent: Friday, November 21, 2014 6:53 AM
To: 'Steve Smallwood'
Cc: Adam Hagermann
Subject: FW: Final Inspection Letter
Attachments: 1012 Jami's Place - Final Inspection.pdf

Steve,

The tub was fixed yesterday. Please confirm that Bryton Homes has satisfied all of the City's requests for Ms. Anderson's house as it relates to the Directive and Order to Correct.

Thank you,

Worth Jenkins
Division President
1005 Greensboro Drive Suite P-130
McLean, VA 22102
(703) 821-1510 ext 371
Fax: (703) 226-0195
www.brytonhomes.com
BRYTON HOMES

From: Ray Freeland [mailto:rfreeland@freelandengineeringpc.com]
Sent: Thursday, November 20, 2014 8:24 AM
To: Worth Jenkins; Steve Smallwood
Cc: Adam Hagermann
Subject: Final Inspection Letter

Attached is the final inspection letter for 1012 Jami's Place. Please contact me with any questions.
Thanks,
Ray

Freeland Engineering, P.C.
Raymond P. Freeland, P.E.
314 Courthouse Road
Fredericksburg, VA 22408
Office: (540) 898-3092
Mobile: (540) 295-2970
Fax: (877) 658-7735
Email: rfreeland@FreelandEngineeringPC.com
WWW.FreelandEngineeringPC.com

From: Worth Jenkins [mailto:Worth@georgelasgroup.com]
Sent: Tuesday, November 04, 2014 3:58 PM

-If this value is in lower range the soil tend to silt.

-In case of zero value, soil are considered to have little/no clay or silt and called non-plastic soil. -a low plasticity index is indicative to have high organic matter in soil.

-Plasticity index is an important parameter that can be used to classify soil.

We have all know more or less about plasticity chart this is nothing but a plot with plasticity index against liquid limit. Plasticity chart is extensively used in classifying fine grained soil.

See ECS Report 12-11-2014

HA1- LL-71, PL-48- PI-23 indicates MH- soil

HA2- LL-74, PL-42, PI-32- indicates MH-soil

HA3- LL-85, PL-46 PI-39 - " MH soil

HA4- LL-87, PL-34, PI-53 indicates MH soil

HA5-LL-82, PL-41, PI-41

ECS incorrectly identified 3 borings as SM

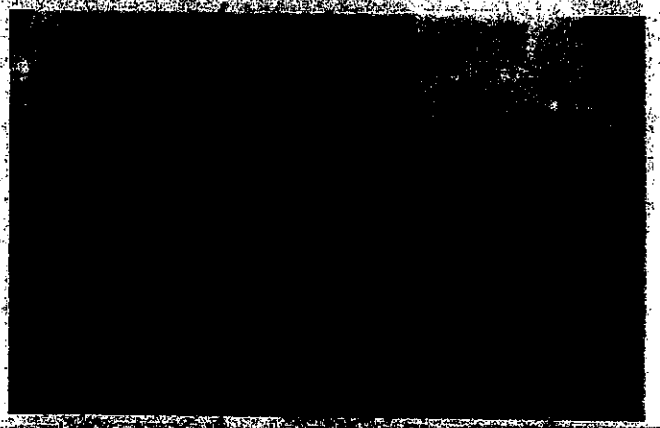
3·2

WRI/CRSI Design of Slab on Ground Foundations on Expansive Soils

Structural Slab: A Slab on Grade Foundation Repair Option

The most common problem that ***expansive soil*** can result in ***slab on grade foundation*** is expansion pressure exerted to slab and resulting impacts of this expansion pressure are discussed in many posts of this blog. Here we will try to find solution for such problem.

Structural slabs are provided with extra thickness and with the addition of steel reinforcement, it resists expansion pressure. In this process of foundation repair, the existing concrete slab are dismantled and structural slab are provided with reinforcement spacing generally satisfying shrinkage and temperature requirement of reinforced concrete through both directions.



Some may have seen application of dowels. This situation arises when existing load bearing foundation cannot be removed. To achieve this purpose, existing thin slab just above the load bearing foundation are isolated by cutting remaining slab by concrete saw. The reinforcement from new structural slab are welded to the existing slab.

Required holes are drilled in the vertical face of existing slab and epoxy-glued rebar are passed through the hole. The size and depth of hole are specified by the manufacturer depending on size of bar.

It is usual to remove existing soil and replacing it with non-expansive soil for both new construction of foundation on expansive soil and repair work of slab on grade foundation. But sometimes structural slab provides an economical and safer solution than replacing existing expansive soil with non-expansive one.

WRI/CRSI Foundation Repair

Underpinning

It stands to reason that when it comes to building work you need to make sure everything is done correctly. It is common sense that you want everything to be to a high standard especially from a safety point of view.

Underpinning is a large part of this. Underpinning works in such a way that it helps to strengthen an existing building. There can be any number of reasons that a building's foundation becomes unstable however that doesn't mean that they have to stay that way. It is obvious that an unstable building is unsafe and so should be looked at immediately. Be contacting an expert building company to carry out underpinning for you, you can get your building back to its former state.

There can be any number of reasons underpinning is necessary. These include:

* The building itself becoming unstable through age and general wear and tear
* The building usage has changed which means it needs to be stronger
* The ground beneath it is becoming unstable through subsidence
* The soil in the ground has changed and is no longer strong enough
* The soil was never strong enough and was built incorrectly to start with.
* Rather than build a new building from scratch you want to build up an old one
* Buildings nearby going up, which has changed the property of the supporting soil

Underpinning is an important part of improving a buildings structure and so is something that should be taken seriously. You should also make sure that any work carried out is done so by a professional, reputable company. If you are unsure of a company to use then just a quick search online should help you find what you are looking for.

Underpinning is great because it means that you can use a buildings existing structure to build up. This can save you both time and money on your building project, essential if you have a budget that you need to stick too.

When hiring a company for any type of building work make sure you get a completion date from them before you let them commence work so that you can time the rest of your work schedule around it.

1 of 3 X

Atterburg and State Code

Plasticity index[edit]

The plasticity index (PI) is a measure of the plasticity of a soil. The plasticity index is the size of the range of water contents where the soil exhibits plastic properties. The PI is the difference between the liquid limit and the plastic limit (PI = LL-PL). Soils with a high PI tend to be clay, those with a lower PI tend to be silt, and those with a PI of 0 (non-plastic) tend to have little or no silt or clay.

PI and their meanings[6]

- **(0-3)- Nonplastic**
- **(3-15) - Slightly plastic**
- **(15-30) - Medium plastic**
- **>30 - Highly plastic**

haboratory Testing

tons – ECS - 5 borings - PI - 23, 32, 39, 53, + 41
neer

1 boring indicates medium plasticity

4 borings indicate HIGHLY plastic soil by code.

of 3 X

8. Special design and construction provisions for footings or foundations founded on expansive soils, as necessary.
9. Compacted fill material properties and testing in accordance with Section 1803.5.

1803.5 Compacted fill material.

Where footings will bear on compacted fill material, the compacted fill shall comply with the provisions of an approved report, which shall contain the following:

1. Specifications for the preparation of the site prior to placement of compacted fill material.
2. Specifications for material to be used as compacted fill.
3. Test method to be used to determine the maximum dry density and optimum moisture content of the material to be used as compacted fill.
4. Maximum allowable thickness of each lift of compacted fill material.
5. Field test method for determining the in-place dry density of the compacted fill.
6. Minimum acceptable in-place dry density expressed as a percentage of the maximum dry density determined in accordance with Item 3.
7. Number and frequency of field tests required to determine compliance with Item 6.

filled 3-1-07 not tested

Exception: Compacted fill material less than 12 inches (305 mm) in depth need not comply with an approved report, provided it has been compacted to a minimum of 90 percent Modified Proctor in accordance with ASTM D 1557. The compaction shall be verified by a qualified inspector approved by the building official.

D.Q.

Lot 41 meets all of the criteria for 1802.3.2 on all 5 borings performed by ECS for Bryton Homes on December 14, 2014 in response to AlexCom's report of high shrink swell soil and non-compacted fill dirt on Lot 41 dated July 2014.

Lot 41 is in violation of 1803.5 as ECS's report submitted and confirmed by the City as lot being filled and tested on February 28th is FALSE according to same report- front page summary and Field Report #19 done by ECS on March 1, 2007 where indicated Lot 41 and 45 had overburden placed 3-1-2007. Lot 45 had compaction and testing done. Lot 41 did not.

1802.3.2 Expansive soils.

Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D 4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μm), determined in accordance with ASTM D 422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.
4. Expansion index greater than 20, determined in accordance with ASTM D 4829.

1802.4 Investigation.

Soil classification shall be based on observation and any necessary tests of the materials disclosed by borings, test pits or other subsurface exploration made in appropriate locations. Additional studies shall be made as necessary to evaluate slope stability, soil strength, position and adequacy of load-bearing soils, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction and expansiveness.

1802.4.1 Exploratory boring.

The scope of the soil investigation including the number and types of borings or soundings, the equipment used to drill and sample, the in-situ testing equipment and the laboratory testing program shall be determined by a registered design professional.

1802.5 Soil boring and sampling.

The soil boring and sampling procedure and apparatus shall be in accordance with generally accepted engineering practice. The registered design professional shall have a fully qualified representative on the site during all boring and sampling operations.

1802.6 Reports.

The soil classification and design load-bearing capacity shall be shown on the construction document. Where required by the building official, a written report of the investigation shall be submitted that includes, but need not be limited to, the following information:

1. A plot showing the location of test borings and/or excavations.
2. A complete record of the soil samples.
3. A record of the soil profile.
4. Elevation of the water table, if encountered.
5. Recommendations for foundation type and design criteria, including but not limited to: bearing capacity of natural or compacted soil; provisions to mitigate the effects of expansive soils; mitigation of the effects of liquefaction, differential settlement and varying soil strength; and the effects of adjacent loads.
6. Expected total and differential settlement.
7. Pile and pier foundation information in accordance with Section 1808.2.2.

EXHIBIT A

ECS MID-ATLANTIC, LLC "Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

December 15, 2014

Mr. Worth Jenkins
Bryton Homes
8405 Greensboro Drive Suite P-130
McLean, VA 22102

ECS Project No. 05:2846-J

Reference: Preserve at Smith Run Lot 41
1012 Jami's Place
Settlement Evaluation
Stafford County, Virginia

Dear Mr. Jenkins:

As requested, ECS Mid-Atlantic, LLC (ECS) visited the above referenced site to evaluate the exterior of the structure and soil conditions with reference to potential settlement. In addition, the basement slab and portions of the interior basement walls were observed. The purpose of the evaluation was to observe conditions at the property in response to a "Shrink Swell Soil Investigation" report by AlexCom & Associates, Inc. (AlexCom) dated July 25, 2014.

The AlexCom report indicated that the house was supported by uncompacted fill materials consisting of high plasticity soil, which were exhibiting poor bearing strength. The report recommended that helical piers be installed beneath the entire perimeter of the structure and the interior column.

Project Information

The house at 1012 Jami's Place (Lot 41) within the Preserve at Smith Run development was constructed in 2013, approximately 18 months ago. The house is two-story with a walk-out basement. The structure is supported by shallow foundations and has a basement slab-on-grade and concrete below grade walls. It is understood from the builder that the foundations at the walk-out area were constructed to bear 2 feet below the exterior grade. The structure above the concrete walls is wood-framed. A screened-in elevated deck is located at the rear of the property and has a two level concrete patio below. Stairs are located over the patio on the west side of the deck. It is understood that the screened in porch and patio were installed after construction of the house. A fence encloses the rear of the property along with a shed that was also installed after construction of the house. The front of the house has a brick façade and the sides and rear of the first and second floors have vinyl siding. The grades at the front of the house grade down to the roadway. The side yards grade down toward the rear of the property and grade down slightly from the sides of the structure. The "Overlot Grading Plan" prepared by LDC dated January 15, 2013 is depicted on the Hand Auger Location Diagram.

It is understood that the property owner has reported problems opening and closing doors and windows on the west side of the home.

Document Review

Based on the site plan provided by LDC, the original grades at the building pad ranged between 197 feet and 208 feet. Based on the basement floor elevation of 201.0 feet, the majority of the house is bearing in natural soil, except the southeast corner. The southeast corner should have approximately 4 feet of fill placed over the natural soils.

Earthwork operations for the Preserves at Smith Run development were performed between 2006 and 2008. Earthwork placement occurred on lot 41 on February 28, 2007. Attached are the compaction tests for the fill.

It is understood that the residential inspection of the foundation installation was performed by J.O.B. The inspection report was reviewed on December 15, 2014. Based on the inspection report, the foundations at the rear of the house were extended down 24 to 36 inches below exterior grade for frost. The builder contacted the concrete subcontractor regarding the installation depth. The subcontractor reported that soft soil was encountered at the rear of the house and that the foundations were undercut; however, it is not known exactly how deep and where the undercut was performed.

The foundation inspection for the deck was performed by the City of Fredericksburg. The inspection report was not available for review. It is not known if any undercuts were performed for the deck foundations.

Site Observations

On November 13, 2014, Ms. Kathryn Freiberger, P.E. and ECS field personnel visited the site accompanied by Mr. Adam Hagerman with Bryton Homes. The exterior condition of the house, patio and yard was observed and five (5) hand augers were performed near the structure. The interior basement slab and portions of the interior basement walls were also observed. Please refer to the attached photos.

Structure Exterior

The front (north) side of the house was observed. No evidence of building settlement, such as step cracking of the mortar or brick was observed. Landscaping was installed at the front of the house and roof leaders were seen to have corrugated plastic pipe at the base of the drains directed into the ground. Sprinklers are located at the front of the property.

The exposed concrete basement wall on the east side of the house was observed. A window is located approximately halfway down the length of the wall. A roof leader is located at the northern corner and the southern corner of the wall. A sump pump drain was also observed. Each had a corrugated plastic pipe at the end leading into the ground. The concrete was observed and three (3) hairline cracks were observed above the basement window; one vertical near the center, one vertical at the rear third of the window, and one diagonal from the re-entrant corner of the window opening. These appear to be shrinkage cracks and or cracking due to flexural movement of the lintel. Cracking occurs at re-entrant corners due to shrinkage in two different directions during curing. This is a commonly occurring crack.

The back concrete wall of the house includes a sliding glass door at the southeast corner, two windows, and a roof leader at each corner. Plastic corrugated pipes, directed into the ground, were observed at the base of each roof leader. Two vertical cracks were observed within the concrete above the central window opening; one at the eastern third of the window and one near the eastern corner. An additional very small hairline crack was observed at the upper right corner of the western window in the wall. These cracks appear to be due to concrete shrinkage (re-entrant corner) or possible flexural movement of the lintel. No cracking indicative of settlement was observed.

The exposed western wall has a water system at the northern end of the wall, a roof leader at each corner, and no other penetrations. Plastic corrugated pipes, directed into the ground, were observed at the base of each roof leader. Five (5) vertical hairline cracks were observed within the front (north) half of the wall. The cracks started 7'10" from the front corner and were between 3'3" and 3'4" apart. These hairline cracks were observed near the top of the wall and were less than 2 feet long. The cracks appear to be due to shrinkage. An additional vertical crack, approximately 1/32 inch wide (as measured with a tape measure accurate to 1/32 of an inch) was observed about 27.5 feet from the front corner. This crack is located approximately at the center of the wall length. The crack goes through the wall and, based on visual observation from the interior of the basement, appears to extend down almost to the interior slab elevation. Based on the vertical nature of the crack, its location halfway along the length of the wall, and no control joints in the wall, this appears to be a shrinkage or contraction crack.

Exterior Patio

Two concrete patios were located at the rear of the house. The patio slab adjacent to the sliding doors at the walk-out was designed and constructed at a slightly lower elevation than the western patio slab. The slab appeared to be level. A very small hairline shrinkage crack was observed within one of the broom finish grooves at the center of the slab extending from the upper patio parallel to the rear house wall. No other cracks were observed.

The upper patio slab had control joints installed. Radiating hairline cracks were noted at the center of the central jointed slab. This may be a combination of shrinkage cracks and a hard surface below or within the concrete at this location. Two additional hairline shrinkage cracks were observed at the western area of the slab adjacent to the stairs. One was near one of the supporting posts and the other was located at the base of the stairs. The joint between the patio slabs and the exterior concrete wall was observed to be very small. In some cases the space between the two could not be penetrated. No evidence of settlement or movement of the patio slabs from the house was observed.

Interior Basement

The interior of the unfinished basement was observed. The exterior walls had insulation and wood studs installed; therefore, the interior of the concrete walls could not be observed. At the crack within the western wall, the insulation at the top and bottom at this location was pushed aside and the crack was observed. An additional crack, approximately 18.5 inches long, was noted parallel to the edge of the slab at the western end of the sliding glass doors. This crack is not indicative of a settlement crack and may be due to loading at the edge. No other cracks

were noted in the visible slab areas. In particular, no diagonal cracks were observed at the interior corners or across any areas of the slab.

Yard Area

Based on concerns by the owner that the rear of the yard and/or patio slab were moving or sliding, the rear yard area was observed. No tension cracks were observed that would indicate existing movement or potential global stability issues. Settlement of the landscape bedding soil around the patio was noted. The soil/mulch was observed to be approximately 10 inches below the top of the upper concrete slab. Since the patio area appeared to have been graded to make it level and room was needed to form the concrete, it is not known how the disturbed soil at the exterior of the slab was replaced. Based on the elevations of the soil in other areas of the yard, this settlement appears isolated.

As noted, the roof leaders around the house have drain pipes that are directed into the ground. These drains need to daylight. Distressed and slightly settled areas were observed within the grass area extending from the rear corners (roof leaders) of the house. Based on the number of drain lines extending to the rear corners of the house, it is assumed that the lines were joined so that a single drain line would be daylighted at each side of the house. It is not known if pipe tees were utilized or if pipes were cut into adjacent pipes. Water leakage could occur at these joints. Following the distressed lines in the yard, daylighted pipes were observed in the face of the slope beyond the fence line. The eastern drain had mulch at the exit point of the drain. The western drain daylighted just west of the shed at the rear of the property at the fenceline.

At the rear of the yard, against the interior of the fenceline, an additional draintile was exposed at the ground surface. The drain is likely the below grade wall draintile extending straight back from the eastern corner of the basement wall. The drain was within the soil and a daylight was not observed downgradient from this location.

The fence was visually observed. Several of the wooden fence boards were noted to have bowed. No tilting or uneven areas were noted that would be indicative of settlement.

Interior Doors/Windows

The owner's representative had presented a list of interior issues experienced at the residence. These included difficulty opening windows and doors that would not open. At the time of the site visit, the master bedroom door appeared to be in working order. It was reported by Bryton Homes that the windows on the west side of the house were also in working order. These were not observed.

Subsurface Exploration

Five (5) hand auger borings were performed around the structure. The locations are depicted on the attached Hand Auger Location Diagram and the soil profiles are provided on Hand Auger Logs. The hand augers were extended to depths anticipated to be approximately 1 to 2 feet below the foundation bearing elevation. Dynamic Cone Penetrometer (DCP) testing was performed at the foundation bearing elevation and at 1 foot and or 2 feet below the assumed foundation bearing elevation.

Existing fill visually classified as micaceous SILT and Elastic SILT (ML/MH) with some sand was observed above the bearing elevation on the west, south and east sides of the structure. Existing fill consisting of Sandy Fat CLAY (CH) was also observed at the southeast corner of the structure below the anticipated foundation bearing elevation. Natural soils at the west, south and east sides of the structure consisted of micaceous Silty SAND (SM) or micaceous Sandy Elastic SILT (MH). The Silty SAND materials had a quantity of fines ranging from 24 to 48 percent.

Laboratory testing indicated that the liquid limit of the fine grained materials at or below the foundation elevations ranged between 71 and 87, with plasticity indices ranging between 23 and 53. Disregarding the amount of granular material within the sample, these ranges represent soil with high shrink and swell potential.

DCP blow counts identified firm soil capable of providing a soil bearing pressure of at least 2,000 psf at the foundation bearing elevation, except at the southeast corner of the structure. DCP blow counts at the bearing elevation were poor and indicated a soil bearing pressure of approximately 1,000 psf to 1,500 psf.

Evaluation

Based on the visual survey of the structure, there is no evidence that the house is settling. It is our opinion that the cracks observed in the below grade walls are shrinkage cracks.

Based on visual observations of the yard and patio, there is no evidence that the rear yard and or concrete slab are sliding or moving away from the house.

A review of the site plan indicates that the house pad is predominantly in natural ground with the exception of the southeast corner of the structure. Based on the natural and proposed grades, and assuming a 2-foot embedment depth, the southeast foundations are bearing over approximately 2 feet of fill material. The DCP values indicate that the bearing soils are suitable for support of the structure with the exception of the southeast corner. Considering no evidence of settlement was observed in the structure, it is possible that the hand augering was performed a distance away from the structure (due to the roof drains) so that the DCP results are not representative of the density of the soil actually supporting the building. The materials at the tested elevation are at or near the fill/natural soil interface. Water has a tendency to perch at this location and can cause softening of soil at and above this area. The soil near the southeast corner of the building also could be affected by any water seepage from the numerous below grade draintiles. One draintile does not appear to be daylighted, which could cause water to backup and soften the soil.

Based on the recent information from the J.O.B. inspection report and information from the concrete subcontractor, the foundation at the rear of the house was undercut. It is possible that the test data at the southeast corner of the house, performed by ECS and AlexCom, is not representative of the material actually supporting the structure.

The laboratory testing identified high shrink swell potential materials below the assumed foundation elevations. Standard practice is that foundations bearing in high plasticity soil should be lowered to 4 feet below the final exterior grade or to low plasticity materials, whichever is

less. Alternatively, the high plasticity materials within 2 feet of the foundation can be removed and replaced to the design bearing elevation with low plasticity soil or lean concrete.

Recommendations

Foundations

No settlement of the structure was observed; however, soft soil and high plasticity soil was identified at the southeast corner of the house. Due to information that the foundation at the rear of the house was undercut, it is recommended that the foundation be exposed at the southeast corner in order to identify the actual bearing elevation. Once exposed, the soil at the base of the foundation should be tested to evaluate allowable soil bearing pressure. Atterberg Limits testing should be performed on the soil to determine shrink swell potential. An additional area along the east wall and the south wall (west of the patio) should be exposed to determine the bearing elevation at these locations relative to the final exterior grade.

Exterior Wall Cracks

For the crack at the center of the west wall (approximately 1/32 inch wide), if any repairs are warranted, the crack should be injected with an elastomeric sealant in lieu of an epoxy. This material should minimize water or insect infiltration and is flexible to handle any seasonal expansion or contraction of the wall.

Draintile

The draintile at the rear of the property at the fence line should be excavated to find the end of the pipe. The pipe should then be property daylighted to reduce the potential for water to backup in the drain. If necessary, the pipe will need to be lengthened.

If you have any questions with regard to the information contained in this letter please do not hesitate to contact this office.

Sincerely,
ECS Mid-Atlantic, LLC

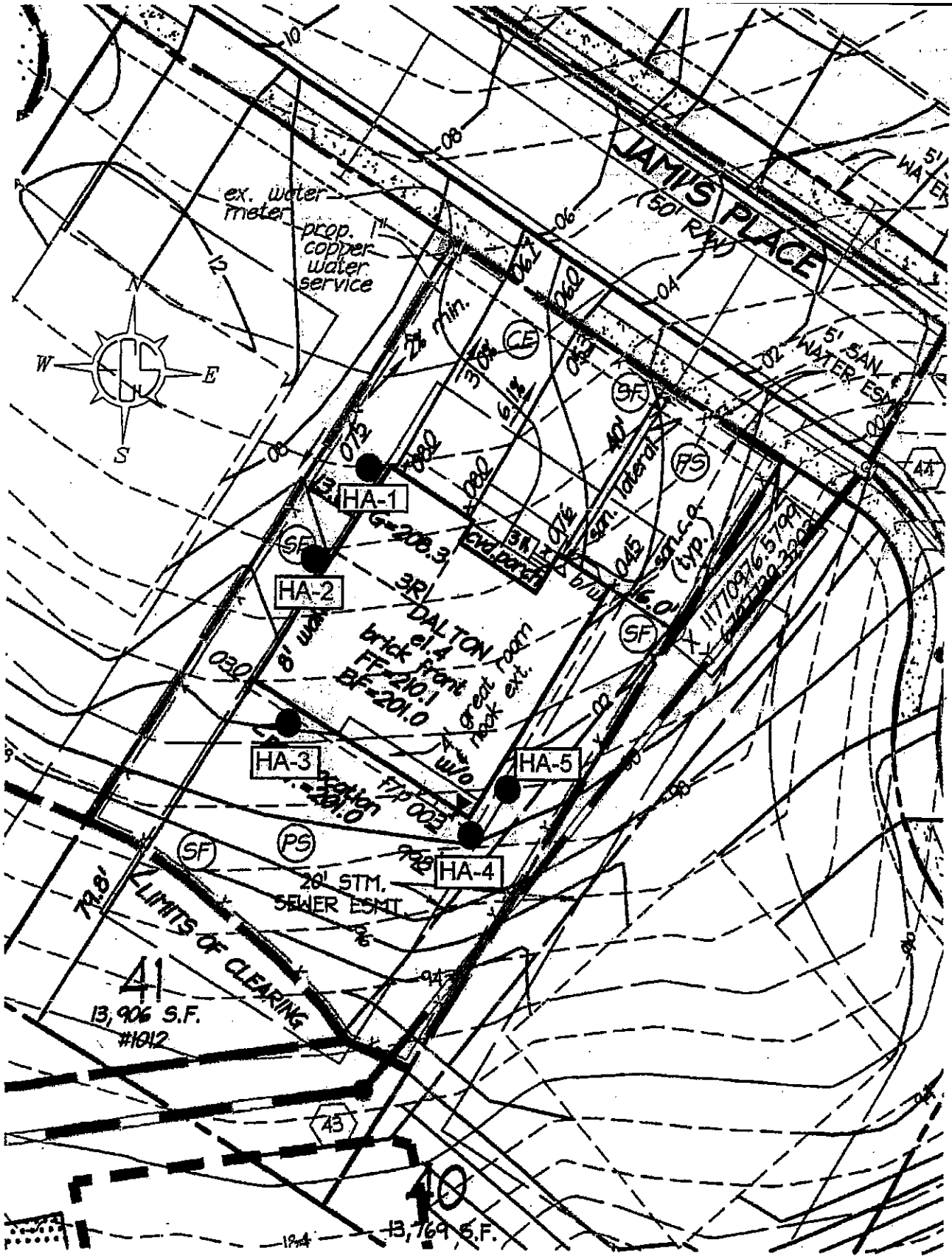
COMMONWEALTH OF VIRGINIA
KATHRYN M. FREIBERGER
Lic. No. 033876
PROFESSIONAL ENGINEER

Kathryn M. Freiberger, P.E.
Principal Engineer

Peter W. O'Hara, P.E.
Principal Engineer

Enclosures: AlexCom Report
Hand Auger Location Diagram
Hand Auger Logs
Laboratory Test Summary
Foundation Bearing Over Fill Diagram
Lot 41 Compaction Tests
Photographs

I:\Field Service\Projects\2500-2999\2846-J Preserves Lot 41\2846-J Preserves Lot 41.doc



HAND AUGER LOCATION DIAGRAM	ECS	**Preserves at Smith Run**	ENGINEER KMF	SCALE NTS
		Lot 41	DRAFTSMAN WG	PROJECT NO. 05:2846-J
			REVISIONS	SHEET 1
Bryton Homes, LLC		**City of Fredericksburg, VA**		DATE 12/5/15

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-1
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 208
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	208	SILT, With Mica, Reddish Brown, Wet, (ML/FILL)				
2	206					
4	204					
6	202					
		Micaceous Silty SAND, Red to Green, Very Moist to Moist, (SM)				
8	200		3-6-10			
			9-10-12			
		END OF HAND AUGER @ 9.0'				
10	198					
14	194					
18	190					
22	186					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WG (12-05-14) WG (12-05-14)

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-2
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 206
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	205	Micaceous SILT, Reddish Brown, Wet to Very Moist, (MH/FILL)				
2	203					
4	201					
6	199	Micaceous Silty SAND, Trace Gravel, Red to Green, Very Moist to Moist, (SM)	7-7-4			
8	197		14-16-18			
			16-15-16			
		END OF HAND AUGER @ 9.0'				
10	195					
14	191					
18	187					
22	183					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WG (12-05-14) WG (12-05-14)

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-3
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 202
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	202	Micaceous Sandy SILT, Reddish Brown, Moist, (MH/FILL)				
2	200	Sandy SILT, Reddish Brown, Moist, (MH)	6-6-8			
			6-6-8			
4	198		4-7-9			
		END OF HAND AUGER @ 4.5'				
6	196					
8	194					
10	192					
14	188					
18	184					
22	180					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WG (12-05-14) WG (12-05-14)

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-4
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 201
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	200	SILT, Reddish Brown, Very Moist, (MH/FILL)				
2	198	Sandy CLAY, Reddish Brown, Very Moist, (CH/FILL)	3-4-7 3-2-3			
4	196	END OF HAND AUGER @ 4.0'	4-4-4			
6	194					
8	192					
10	190					
14	186					
18	182					
22	178					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WG (12-05-14) WG (12-05-14)

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-5
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 201
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	201	SILT, With Sand, Reddish Brown, Moist, (MH/FILL)				
2	199	Silty SAND, Reddish Brown, Moist, (SM)	5-3-4			
4	197		5-5-3			
			2-3-3			
		END OF HAND AUGER @ 5.0'				
6	195					
8	193					
10	191					
14	187					
18	183					
22	179					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WG (12-05-14) WG (12-05-14)

Laboratory Testing Summary

Sample Source	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5]		CBR Value[6]	Other
					LL	PL	PI		Maximum Density (pcf)	Optimum Moisture (%)		
HA-1												
	S-1	8.00 - 9.00	35.4	SM	71	48	23	24				
HA-2												
	S-1	6.50 - 7.50	24.2	SM	74	42	32	29				
HA-3												
	S-1	2.50 - 4.50	41.1	MH	85	46	39	50				
HA-4												
	S-1	2.00 - 4.00	40.0	CH	87	34	53	71				
HA-5												
	S-1	2.00 - 4.00	43.2	SM	82	41	41	48				

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No. 2846-J
Project Name: Preserves At Smith Run Lot 41
PM: Kathryn M. Freiberger
PE: Kathryn M. Freiberger
Printed On: Thursday, December 11, 2014

ECS MID-ATLANTIC, LLC
915 Maple Grove Drive, Suite 100
Fredericksburg, VA 22407
Phone: (540) 785-6100
Fax: (540) 785-3577

Laboratory Testing Summary

for this test

Sample Source	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3] LL	PL	PI	Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5] Maximum Density (pcf)	Optimum Moisture (%)	CBR Value[6]	Other
HA-1												
	S-1	8.00 - 9.00	35.4	SM	71	48	23	24	- garage slab resting			
HA-2										& 7 fill	on MH	
	S-1	6.50 - 7.50	24.2	SM	74	42	32	29				
HA-3												
	S-1	2.50 - 4.50	41.1	MH	85	46	39	50				
HA-4												
	S-1	2.00 - 4.00	40.0	CH	87	34	53	71				
HA-5												
	S-1	2.00 - 4.00	43.2	SM	82	41	41	48				

HA-1, HA2, HA3 + HA4 + HA5 are not buildable on per 405.1 state code

Every sample shows liquid limit over 50%. Above 50% indicates high shrink swell soil capacity.

Plasticity Index over 30 considered high shrink swell potential. 4 out of 5 holes are above

Unified Soil Classification System says has Low no plasticity index 23 is medium 32 & 41 is high

USBC code 1803.5.3 - above 15 - expansive every boring - expansive

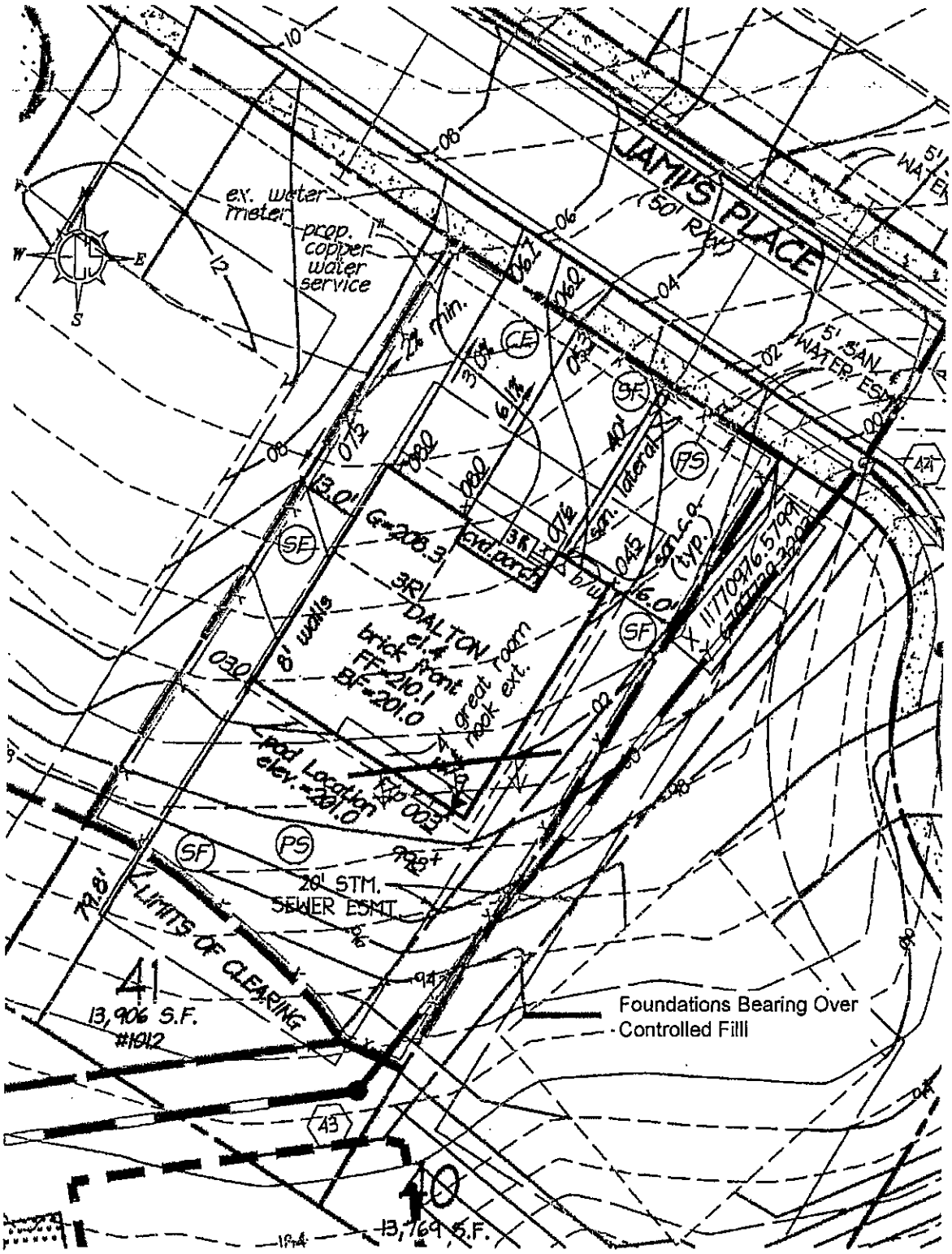
Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No.	2846-J
Project Name:	Preserves At Smith Run Lot 4
PM:	Kathryn M. Freiberger
PE:	Kathryn M. Freiberger
Printed On:	Thursday, December 11, 2014

USBC - Code - IBC - IRC 403.5 1803.6.3 - >10% passing #4 sleeve is considered high shrink swell expansive

ECS MID-ATLANTIC, LLC
915 Maple Grove Drive, Suite 100
Fredericksburg, VA 22407
Phone: (540) 785-8100
Fax: (540) 785-3577



Foundation Bearing Over Fill Diagram	ECS	**Preserves at Smith Run**	ENGINEER KMF	SCALE NTS
		Lot 41	DRAFTSMAN WG	PROJECT NO. 05:2846-J
			REVISIONS	SHEET 1
Bryton Homes, LLC		**City of Fredericksburg, VA**		DATE 12/10/15

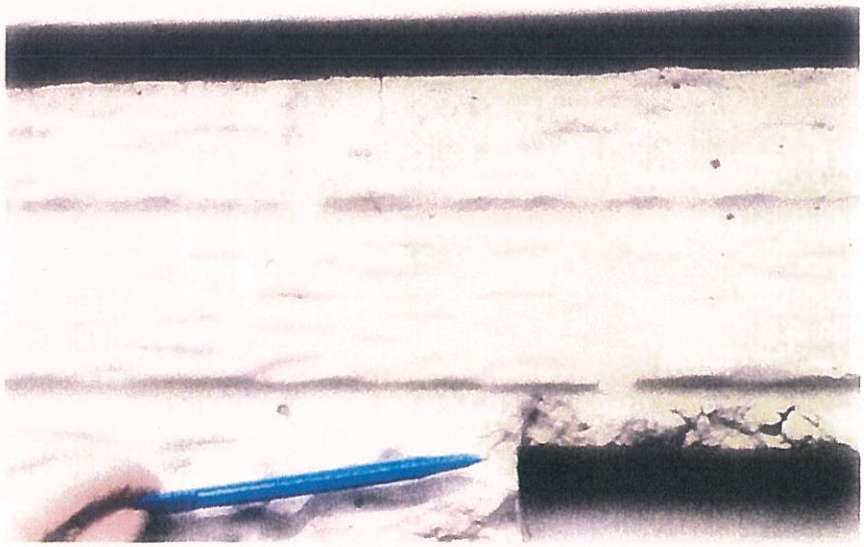
Photograph No. 1
Front of House

Photograph No. 2
Roof Leaders at Front of House

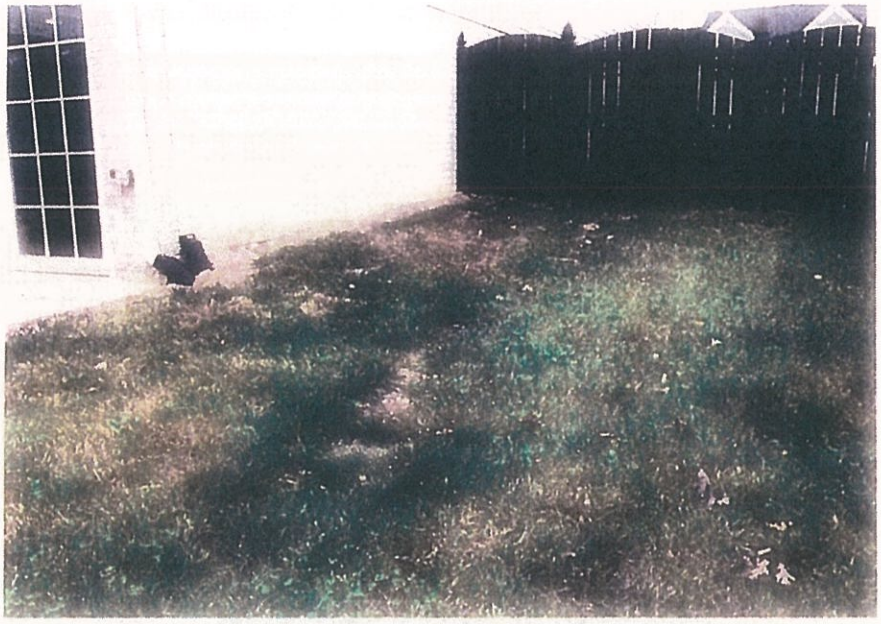
Photograph No. 3
East Wall of House

Photograph No. 4
Roof Leader at Northeast Corner of East Wall

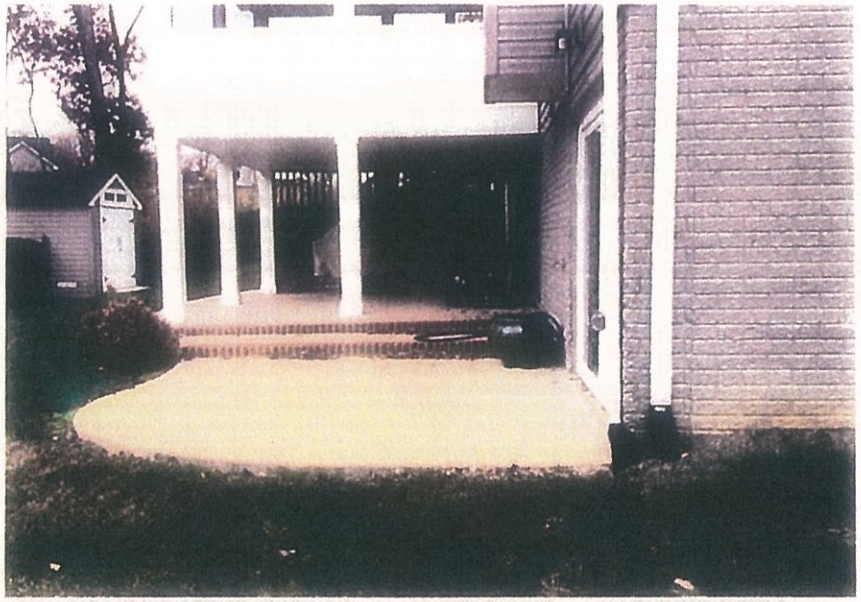
Photograph No. 5
Cracks Above Window at East Wall



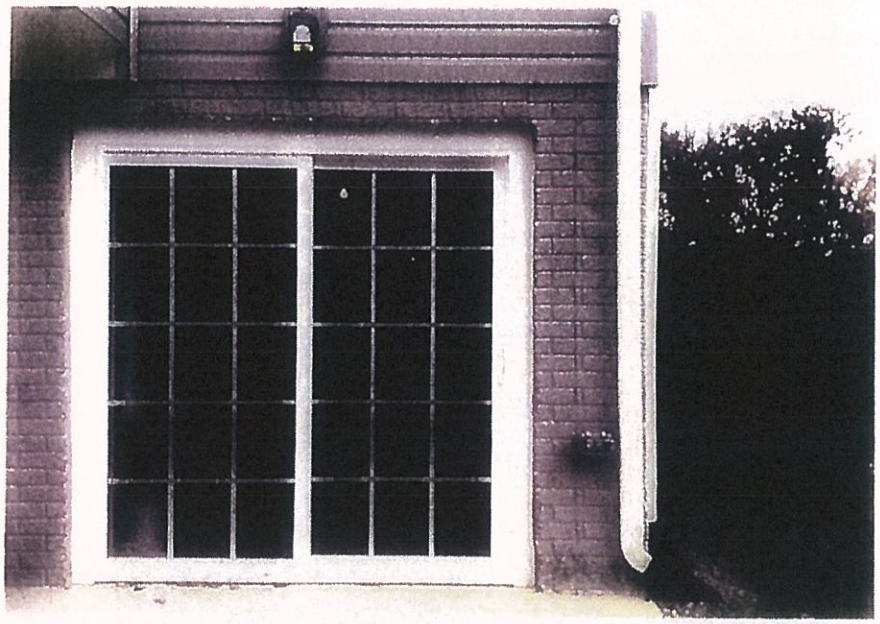
Photograph No. 6
Shrinkage Crack at Re-entrant Corner; East Window



Photograph No. 7
Roof Leaders at Southeast Corner of House



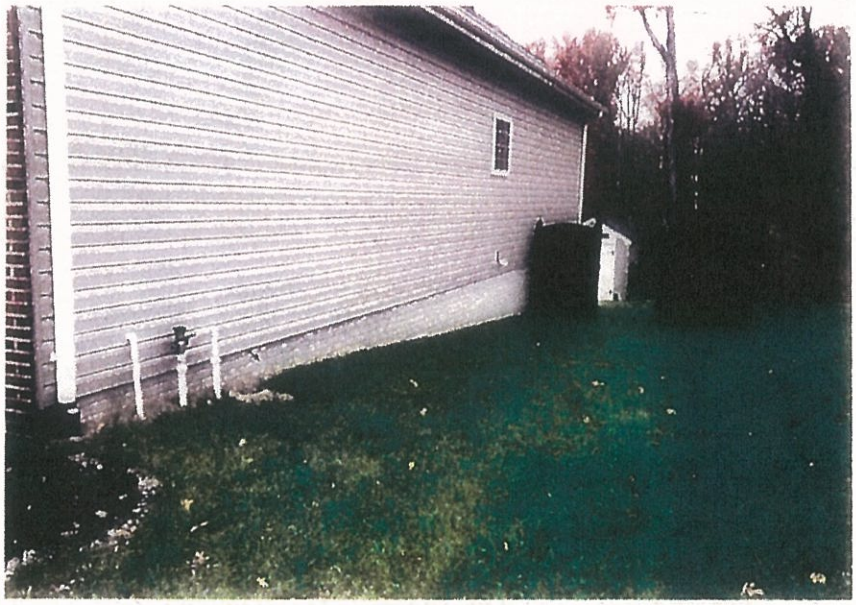
Photograph No. 8
Rear (South) Wall with Patio and Deck



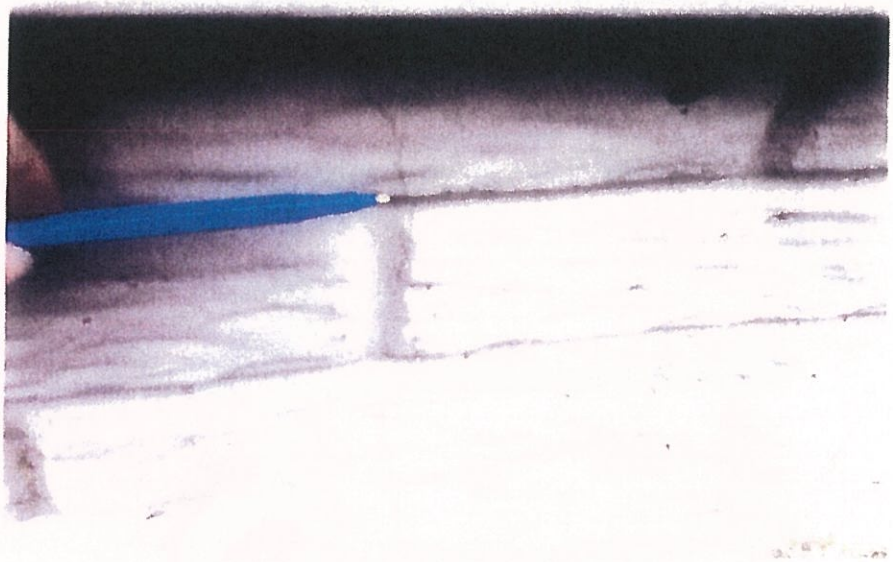
Photograph No. 9
Sliding Glass Door, Walkout at Southeast Corner of House

Photograph No. 10
Hairline Crack Above Center Window at Rear Wall

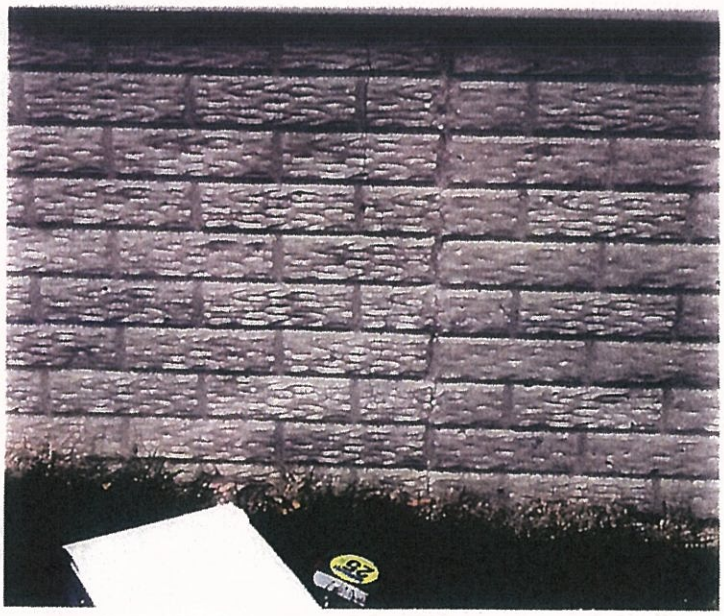
Photograph No. 11
Roof Leaders at Southwest Corner of House



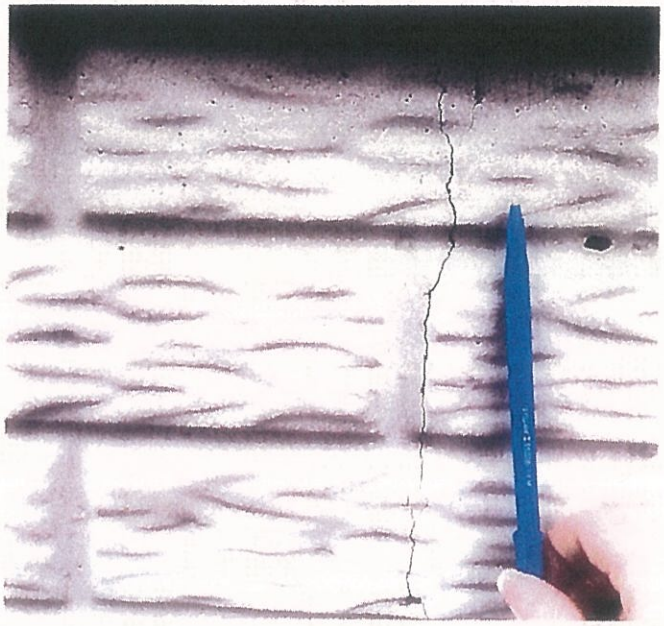
Photograph No. 12
East Wall of House



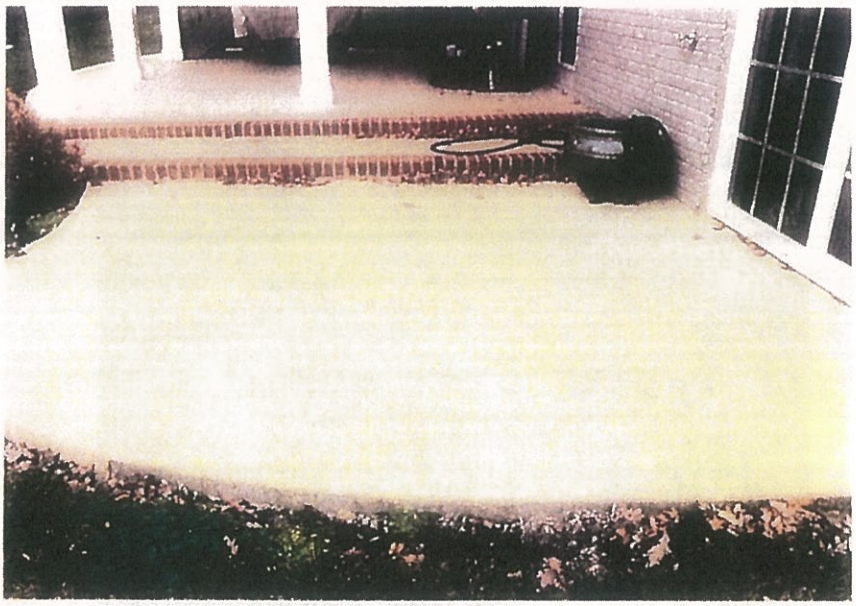
Photograph No. 13
Shrinkage Crack at North Half of Western Wall



Photograph No. 14
Crack Mid-Point on Western Wall

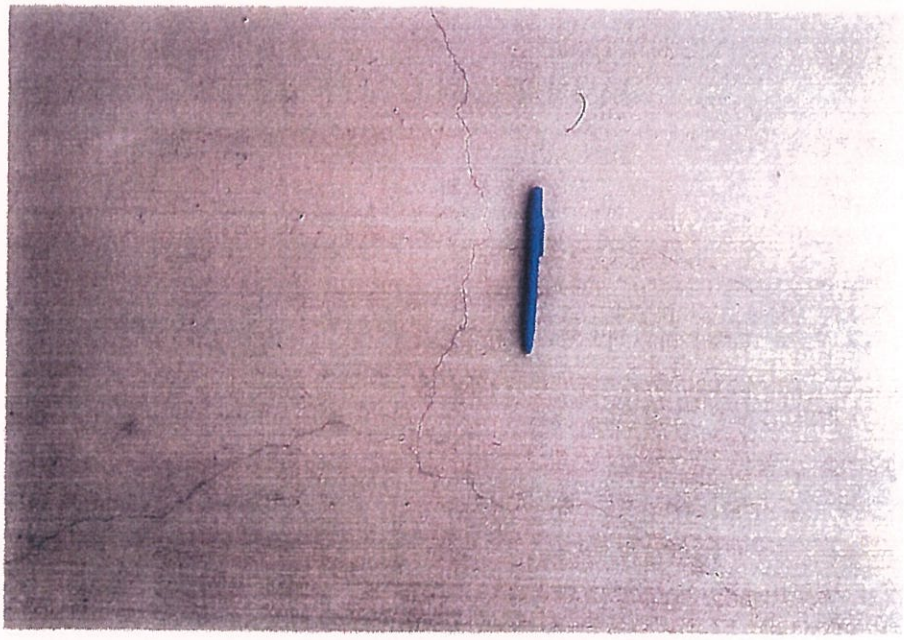


Photograph No. 15
Carck at Mid-Point of Western Wall



Photograph No. 16
Patio

Photograph No. 17
Patio below Deck



Photograph No. 18
Shrinkage Cracks at Center of Patio Below the Deck

Photograph No. 19
Turndown Draintile at Fence

Photograph No. 20

December 15, 2014

Mr. Worth Jenkins
Bryton Homes
8405 Greensboro Drive Suite P-130
McLean, VA 22102

ECS Project No. 05:2846-J

Reference: Preserve at Smith Run Lot 41
1012 Jami's Place
Settlement Evaluation
Stafford County, Virginia

Dear Mr. Jenkins:

As requested, ECS Mid-Atlantic, LLC (ECS) visited the above referenced site to evaluate the exterior of the structure and soil conditions with reference to potential settlement. In addition, the basement slab and portions of the interior basement walls were observed. The purpose of the evaluation was to observe conditions at the property in response to a "Shrink Swell Soil Investigation" report by AlexCom & Associates, Inc. (AlexCom) dated July 25, 2014.

The AlexCom report indicated that the house was supported by uncompacted fill materials consisting of high plasticity soil, which were exhibiting poor bearing strength. The report recommended that helical piers be installed beneath the entire perimeter of the structure and the interior column.

Project Information

The house at 1012 Jami's Place (Lot 41) within the Preserve at Smith Run development was constructed in 2013, approximately 18 months ago. The house is two-story with a walk-out basement. The structure is supported by shallow foundations and has a basement slab-on-grade and concrete below grade walls. It is understood from the builder that the foundations at the walk-out area were constructed to bear 2 feet below the exterior grade. The structure above the concrete walls is wood-framed. A screened-in elevated deck is located at the rear of the property and has a two level concrete patio below. Stairs are located over the patio on the west side of the deck. It is understood that the screened in porch and patio were installed after construction of the house. A fence encloses the rear of the property along with a shed that was also installed after construction of the house. The front of the house has a brick façade and the sides and rear of the first and second floors have vinyl siding. The grades at the front of the house grade down to the roadway. The side yards grade down toward the rear of the property and grade down slightly from the sides of the structure. The "Overlot Grading Plan" prepared by LDC dated January 15, 2013 is depicted on the Hand Auger Location Diagram.

It is understood that the property owner has reported problems opening and closing doors and windows on the west side of the home.

Document Review

Based on the site plan provided by LDC, the original grades at the building pad ranged between 197 feet and 208 feet. Based on the basement floor elevation of 201.0 feet, the majority of the house is bearing in natural soil, except the southeast corner. The southeast corne[redacted] have approximately 4 feet of fill placed over the natural soils.

Earthwork operations for the Preserves at Smith Run development were performed between 2006 and 2008. Earthwork placement occurred on lot 41 on February 28, 2007. Attached are the compaction tests for the fill.

It is understood that the residential inspection of the foundation installation was performed by [redacted] The inspection report was reviewed on December 15, 2014. Based on the inspection report, the foundations at the rear of the house were extended down 24 to 36 inches below exterior grade for frost. The builder contacted the concrete subcontractor regarding the installation depth. The subcontractor reported that soft soil was encountered at the rear of the house and that the [redacted] however, it is not known exactly how deep and where the undercut was performed. [redacted]

The foundation inspection for the deck was performed by the City of Fredericksburg. The inspection report was not available for review. It is not known if any undercuts were performed for the deck foundations. [redacted]

Site Observations

On November 13, 2014, Ms. Kathryn Freiberger, P.E. and ECS field personnel visited the site accompanied by Mr. Adam Hagerman with Bryton Homes. The exterior condition of the house, patio and yard was observed and five (5) hand augers were performed near the structure. The interior basement slab and portions of the interior basement walls were also observed. Please refer to the attached photos.

Structure Exterior

The front (north) side of the house was observed. No evidence of building settlement, such as step cracking of the mortar or brick was observed. Landscaping was installed at the front of the house and roof leaders were seen to have corrugated plastic pipe at the base of the drains directed into the ground. Sprinklers are located at the front of the property.

The exposed concrete basement wall on the east side of the house was observed. A window is located approximately halfway down the length of the wall. A roof leader is located at the northern corner and the southern corner of the wall. A sump pump drain was also observed. Each had a corrugated plastic pipe at the end leading into the ground. The concrete was observed and three (3) hairline cracks were observed above the basement window; one vertical near the center, one vertical at the rear third of the window, and one diagonal from the re-entrant corner of the window opening. These appear to be shrinkage cracks and or cracking due to flexural movement of the lintel. Cracking occurs at re-entrant corners due to shrinkage in two different directions during curing. This is a commonly occurring crack.

The back concrete wall of the house includes a sliding glass door at the southeast corner, two windows, and a roof leader at each corner. Plastic corrugated pipes, directed into the ground, were observed at the base of each roof leader. Two vertical cracks were observed within the concrete above the central window opening; one at the eastern third of the window and one near the eastern corner. An additional very small hairline crack was observed at the upper right corner of the western window in the wall. These cracks appear to be due to concrete shrinkage (re-entrant corner) or possible flexural movement of the lintel. No cracking indicative of settlement was observed.

The exposed western wall has a water system at the northern end of the wall, a roof leader at each corner, and no other penetrations. Plastic corrugated pipes, directed into the ground, were observed at the base of each roof leader. Five (5) vertical hairline cracks were observed within the front (north) half of the wall. The cracks started 7'10" from the front corner and were between 3'3" and 3'4" apart. These hairline cracks were observed near the top of the wall and were less than 2 feet long. The cracks appear to be due to shrinkage. An additional vertical crack, approximately 1/32 inch wide (as measured with a tape measure accurate to 1/32 of an inch) was observed about 27.5 feet from the front corner. This crack is located approximately at the center of the wall length. The crack goes through the wall and, based on visual observation from the interior of the basement, appears to extend down almost to the interior slab elevation. Based on the vertical nature of the crack, its location halfway along the length of the wall, and no control joints in the wall, this appears to be a shrinkage or contraction crack.

Exterior Patio

Two concrete patios were located at the rear of the house. The patio slab adjacent to the sliding doors at the walk-out was designed and constructed at a slightly lower elevation than the western patio slab. The slab appeared to be level. A very small hairline shrinkage crack was observed within one of the broom finish grooves at the center of the slab extending from the upper patio parallel to the rear house wall. No other cracks were observed. — Numerous-Now DOZEN

The upper patio slab had control joints installed. Radiating hairline cracks were noted at the center of the central jointed slab. This may be a combination of shrinkage cracks and a hard surface below or within the concrete at this location. Two additional hairline shrinkage cracks were observed at the western area of the slab adjacent to the stairs. One was near one of the supporting posts and the other was located at the base of the stairs. The joint between the patio slabs and the exterior concrete wall was observed to be very small. In some cases the space between the two could not be penetrated. No evidence of settlement or movement of the patio slabs from the house was observed.

Interior Basement

The interior of the unfinished basement was observed. The exterior walls had insulation and wood studs installed; therefore, the interior of the concrete walls could not be observed. At the crack within the western wall, the insulation at the top and bottom at this location was pushed aside and the crack was observed. An additional crack, approximately 18.5 inches long, was noted parallel to the edge of the slab at the western end of the sliding glass doors. This crack is not indicative of a settlement crack and may be due to loading at the edge. No other cracks

were noted in the visible slab areas. In particular, no diagonal cracks were observed at the interior corners or across any areas of the slab.

Yard Area

Based on concerns by the owner that the rear of the yard and/or patio slab were moving or sliding, the rear yard area was observed. No tension cracks were observed that would indicate existing movement or potential global stability issues. Settlement of the landscape bedding soil around the patio was noted. The soil/mulch was observed to be approximately 10 inches below the top of the upper concrete slab. Since the patio area appeared to have been graded to make it level and room was needed to form the concrete, it is not known how the disturbed soil at the exterior of the slab was replaced. Based on the elevations of the soil in other areas of the yard, this settlement appears isolated. — No grading done - no machinery - concrete hand trucked by wheel barrow

As noted, the roof leaders around the house have drain pipes that are directed into the ground. These drains need to daylight. Distressed and slightly settled areas were observed within the grass area extending from the rear corners (roof leaders) of the house. Based on the number of drain lines extending to the rear corners of the house, it is assumed that the lines were joined so that a single drain line would be daylighted at each side of the house. It is not known if pipe tees were utilized or if pipes were cut into adjacent pipes. Water leakage could occur at these joints. Following the distressed lines in the yard, daylighted pipes were observed in the face of the slope beyond the fence line. The eastern drain had mulch at the exit point of the drain. The western drain daylighted just west of the shed at the rear of the property at the fenceline. See photo

At the rear of the yard, against the interior of the fenceline, an additional draintile was exposed at the ground surface. The drain is likely the below grade wall draintile extending straight back from the eastern corner of the basement wall. The drain was within the soil and a daylight was not observed downgradient from this location. - open exists -

The fence was visually observed. Several of the wooden fence boards were noted to have bowed. No tilting or uneven areas were noted that would be indicative of settlement. - Soil - 8 to 12' against front boards - Owner Fred Fence Co sent email 10/14 confirming fence installed 1" above grade for water run-off

Interior Doors/Windows

The owner's representative had presented a list of intenor issues experienced at the residence. These included difficulty opening windows and doors that would not open. At the time of the site visit, the master bedroom door appeared to be in working order. It was reported by Bryton Homes that the windows on the west side of the house were also in working order. These were not observed.

See photos

Subsurface Exploration

Five (5) hand auger borings were performed around the structure. The locations are depicted on the attached Hand Auger Location Diagram and the soil profiles are provided on Hand Auger Logs. The hand augers were extended to depths anticipated to be approximately 1 to 2 feet below the foundation bearing elevation. Dynamic Cone Penetrometer (DCP) testing was performed at the foundation bearing elevation and at 1 foot and or 2 feet below the assumed foundation bearing elevation.

HA4 - All fill
MH used as fill on lot - violation of building code

were noted in the visible slab areas. In particular, no diagonal cracks were observed at the interior corners or across any areas of the slab.

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At the rear of the yard, against the interior of the fenceline, an additional draintile was exposed at the ground surface. The drain is likely the below grade wall draintile extending straight back from the eastern corner of the basement wall. The drain was within the soil and a daylight was not observed downgradient from this location. - open + exists -

The fence was visually observed. Several of the wooden fence boards were noted to have bowed. No tilting or uneven areas were noted that would be indicative of settlement. - soil - 8 to 12' against front boards and none on rear

Interior Doors/Windows

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Subsurface Exploration

#4 & 3 email file

Five (5) hand auger borings were performed around the structure. The locations are depicted on the attached Hand Auger Location Diagram and the soil profiles are provided on Hand Auger Logs. The hand augers were extended to depths anticipated to be approximately 1 to 2 feet below the foundation bearing elevation. Dynamic Cone Penetrometer (DCP) testing was performed at the foundation bearing elevation and at 1 foot and or 2 feet below the assumed foundation bearing elevation.

HA4 - All fill
MH used as fill on lot - violation of building code

① Not true, garage pad resting on ML & MH below

Existing fill visually classified as micaceous SILT and Elastic SILT (ML/MH) with some sand was observed above the bearing elevation on [redacted] Existing fill consisting of Sandy Fat CLAY (CH) was also observed at the southeast corner of the structure below the anticipated foundation bearing elevation. ① Natural soils at the west, south and [redacted] SILT (MH). The Silty SAND materials had a quantity of fines ranging from 24 to 48 percent. [redacted]

Laboratory testing indicated that the liquid limit of the fine grained materials [redacted] foundation elevations ranged between 71 and 87, with plasticity indices ranging between [redacted] Disregarding the amount of granular material within the sample, these ranges represent soil with high shrink and swell potential.

DCP blow counts identified firm soil capable of providing a soil bearing pressure of at least 2,000 psf at the foundation bearing elevation, except at the southeast corner of the structure. DCP blow counts at the bearing elevation were poor and indicated a soil bearing pressure of approximately 1,000 psf to 1,500 psf. NOT TRUE – "FACT" entire garage pad proven to be on ML fill

Evaluation

Based on the visual survey of the structure, there is no evidence that the house is settling. It is our opinion that the cracks observed in the below grade walls are shrinkage cracks.

Based on visual observations of the yard and patio, there is no evidence that the rear yard and or concrete slab are sliding or moving away from the house. → see photos - 2014 & 2015 confirm slab movement & yard creeping

A review of the site plan indicates that the house pad is predominantly in natural ground with the exception of the southeast corner of the structure. Based on the natural and proposed grades, and assuming a 2-foot embedment depth, the southeast foundations are bearing over approximately 2 feet of fill material. The DCP values indicate that the bearing soils are suitable for support of the structure with the exception of the southeast corner. Considering no evidence of settlement was observed in the structure, it is possible that the hand augering was performed a distance away from the structure (due to the roof drains) so that the DCP results are not representative of the density of the soil actually supporting the building. The materials at the tested elevation are at or near the fill/natural soil interface. Water has a tendency to perch at this location and can cause softening of soil at and above this area. The soil near the southeast corner of the building also could be affected by any water seepage from the numerous below grade draintiles. One draintile does not appear to be daylighted, which could cause water to backup and soften the soil.

Based on the recent information from the J.O.B. inspection report and information from the concrete subcontractor, the foundation at the rear of the house was undercut. It is possible that the test data at the southeast corner of the house, performed by ECS and AlexCom, is not representative of the material actually supporting the structure.

The laboratory testing identified high shrink swell potential materials below the assumed foundation elevations. Standard practice is that foundations bearing in high plasticity soil should be lowered to 4 feet below the final exterior grade or to low plasticity materials, whichever is

less. Alternatively, the high plasticity materials within 2 feet of the foundation can be removed and replaced to the design bearing elevation with low plasticity soil or lean concrete.

Recommendations

Foundations

noted in AlexCom's report & visually observed by Dr. Smallwood & Chuck Johnston as well as witnesses

~~No settlement of the structure~~ was observed; however, soft soil and high plasticity soil was identified at the southeast corner of the house. Due to information that the foundation at the rear of the house was undercut, it is recommended that the foundation be exposed at the southeast corner in order to identify the actual bearing elevation. Once exposed, the soil at the base of the foundation should be tested to evaluate allowable soil bearing pressure. Atterberg Limits testing should be performed on the soil to determine shrink swell potential. An additional area along the east wall and the south wall (west of the patio) should be exposed to determine the bearing elevation at these locations relative to the final exterior grade.

Exterior Wall Cracks

For the crack at the center of the west wall (approximately 1/32 inch wide), if any repairs are warranted, the crack should be injected with an elastomeric sealant in lieu of an epoxy. This material should minimize water or insect infiltration and is flexible to handle any seasonal expansion or contraction of the wall.

Draintile

The draintile at the rear of the property at the fence line should be excavated to find the end of the pipe. The pipe should then be property daylighted to reduce the potential for water to backup in the drain. If necessary, the pipe will need to be lengthened. * pipe is daylighted beyond fence

If you have any questions with regard to the information contained in this letter please do not hesitate to contact this office.

Sincerely,
ECS Mid-Atlantic, LLC

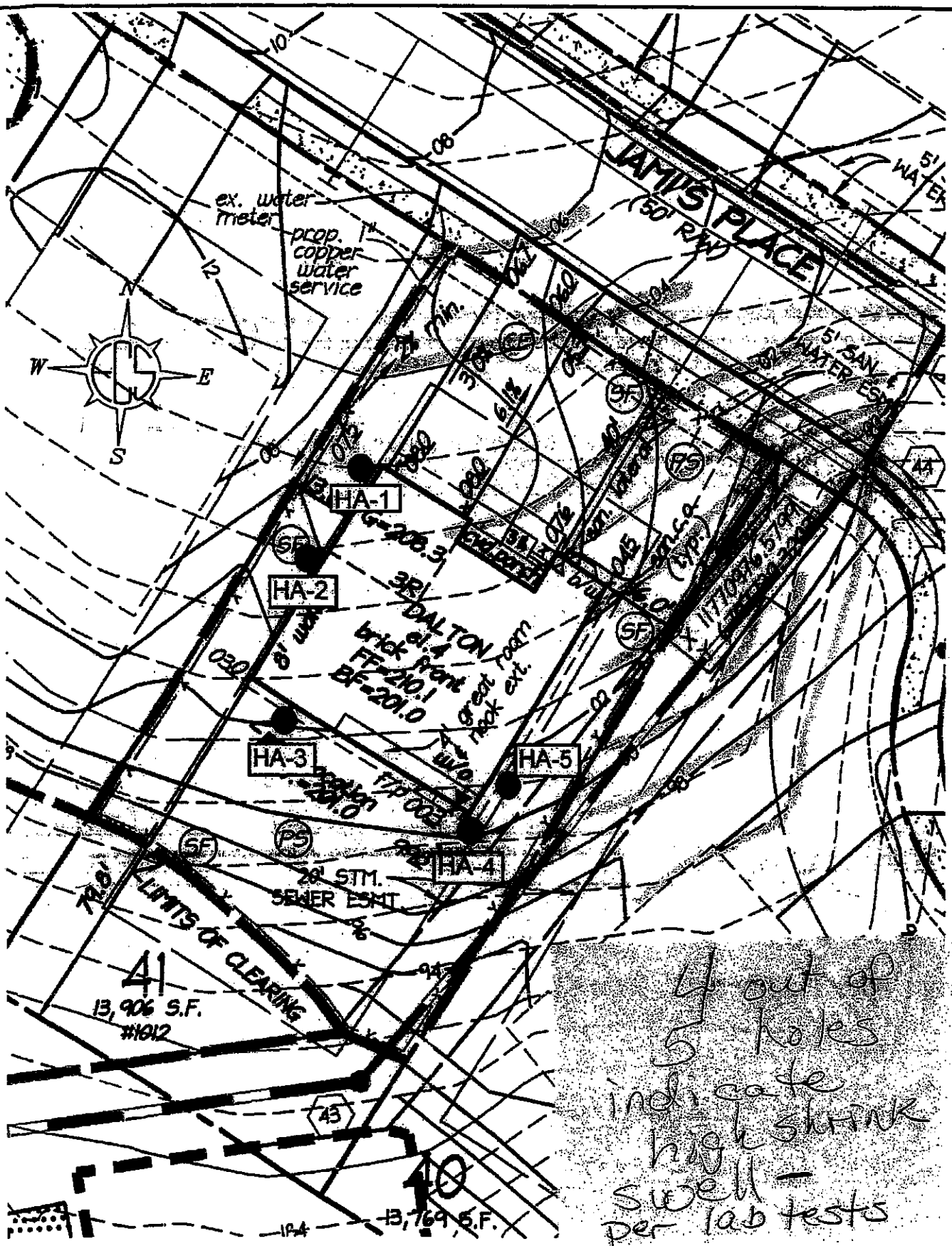
COMMONWEALTH OF VIRGINIA
KATHRYN M. FREIBERGER
Lic. No. 033876
PROFESSIONAL ENGINEER

Kathryn M. Freiberger, P.E.
Principal Engineer

Peter W. O'Hara, P.E.
Principal Engineer

Enclosures: AlexCom Report
Hand Auger Location Diagram
Hand Auger Logs
Laboratory Test Summary
Foundation Bearing Over Fill Diagram
Lot 41 Compaction Tests
Photographs

I:\Field Service\Projects\2500-2999\2846-J Preserves Lot 41\2846-J Preserves Lot 41.doc



HAND AUGER LOCATION DIAGRAM	ECS	**Preserves**		NTS
		Lot 41		05-2846-J
Burton Homes, LLC		**City of Fredericksburg, VA**	REVISIONS / SHEET 1 / DATE 12/5/15	

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-1
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 208
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	208	SILT, With Mica, Reddish Brown, Wet, (ML/FILL)				
2	206	garage - has no engineered footers and is sitting on fill dirt - seperating from home				
4	204	type of soil in conflict with Alercom report - indicates 7' of fill as MH and MH as virgin soil - see HA-3 as ECS labeled MH as fill & virgin soil				
6	202					
		Micaceous Silty SAND, Red to Green, Very Moist to Moist, (SM)				
8	200		3-6-10			
			9-10-12			
		END OF HAND AUGER @ 9.0'				
10	198					
14	194					
18	190					
22	186					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WG (12-05-14) WG (12-05-14)

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-2
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 206
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	205	Micaceous SILT, Reddish Brown, Wet to Very Moist, (MH/FILL)				
2	203					
4	201					
6	199	Micaceous Silty SAND, Trace Gravel, Red to Green, Very Moist to Moist, (SM)	7-7-4			
8	197		14-16-18			
			16-15-16			
		END OF HAND AUGER @ 9.0'				
10	195					
14	191					
18	187					
22	183					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WO (12-05-14) WO (12-05-14)

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-3
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 202
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	202	Micaceous Sandy SILT, Reddish Brown, Moist, (MH/FILL)				
2	200	Sandy SILT; Reddish Brown, Moist, (MH)	5-6-8			
			6-6-8			
4	198		4-7-9			
		END OF HAND AUGER @ 4.5'				
6	196					
8	194					
10	192					
14	188					
18	184					
22	180					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WG (12-05-14) WG (12-05-14)

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-4
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 201
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	200	SILT, Reddish Brown, Very Moist, (MH/FILL)				
2	198	Sandy CLAY, Reddish Brown, Very Moist, (CH/FILL)	3-4-7 3-2-3 4-4-4			
4	196	END OF HAND AUGER @ 4.0'				
6	194	HA-4 is @ the walk-out basement corner -				
8	192					
10	190					
14	186					
18	182					
22	178					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WO (12-05-14) WO (12-05-14)

PROJECT NAME: Preserves At Smith Run Lot 41		HAND AUGER #: HA-5
CLIENT: Bryton Homes, LLC	JOB #: 05:2846-J	SURFACE ELEVATION: 201
LOCATION: City of Fredericksburg, VA	ARCH./ENG:	

DEPTH (FT.)	ELEV. (FT.)	DESCRIPTION OF MATERIAL	DCP	QP	SAMPLE NO.	MOIST. CONT.
0	201	SILT, With Sand, Reddish Brown, Moist, (MH/FILL)				
2	199	Silty SAND, Reddish Brown, Moist, (SM)	5-3-4			
4	197		5-5-3			
			2-3-3			
		END OF HAND AUGER @ 5.0'				
6	195					
8	193					
10	191					
14	187					
18	183					
22	179					

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES, IN-SITU THE TRANSITION MAY BE GRADUAL

GROUNDWATER: Dry	OPERATOR: J. Kemp	ECS ENG'R: K. Freiberger
		DATE: 11-13-14
CAVE IN: None		UNITS: English

WC (12-05-14) WO (12-05-14)

Laboratory Testing Summary

for this test

Sample Source	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3] LL	PL	PI	Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5] Maximum Density (pcf)	Optimum Moisture (%)	CBR Value[6]	Other
HA-1												
	S-1	8.00 - 9.00	35.4	SM	71	48	23	24				
HA-2												
	S-1	6.50 - 7.50	24.2	SM	74	42	32	29				
HA-3												
	S-1	2.50 - 4.50	41.1	MH	85	46	39	50				
HA-4												
	S-1	2.00 - 4.00	40.0	CH	87	34	53	71				
HA-5												
	S-1	2.00 - 4.00	43.2	SM	82	41	41	48				

garage slab resting on fill

HA-1, HA2 HA3 + HA4 + HA5 are not buildable on per 405.1 state code

Every sample shows Liquid Limit over 50%. Above 50% indicates high shrink swell soil capacity.

Plasticity Index over 30 considered high shrink swell potential. 4 out of 5 holes are above.

Unified Soil Classification system says has Low plasticity index 23, is medium 32 & 41 is high

USBC Code 1803.5.3 - above 15 - expansive every boring - expansive

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No.	2846-J
Project Name:	Preserves At Smith Run Lot 4
PM:	Kathryn M. Freiberger
PE:	Kathryn M. Freiberger
Printed On:	Thursday, December 11, 2014

USBC - Code - IBC - IRC 403.5
1803.6.3 - >10% passing #4 sieve is considered high shrink swell expansive

ECS MID-ATLANTIC, LLC
915 Maple Grove Drive, Suite 100
Fredericksburg, VA 22407
Phone: (540) 785-6100
Fax: (540) 785-3677

Laboratory Testing Summary

Sample Source	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5]		CBR Value[6]	Other
					LL	PL	PI		Maximum Density (pcf)	Optimum Moisture (%)		
HA-1												
	S-1	8.00 - 9.00	35.4	SM	71	48	23	24				
HA-2												
	S-1	6.50 - 7.50	24.2	SM	74	42	32	29				
HA-3												
	S-1	2.50 - 4.50	41.1	MH	85	46	39	50				
HA-4												
	S-1	2.00 - 4.00	40.0	CH	87	34	53	71				
HA-5												
	S-1	2.00 - 4.00	43.2	SM	82	41	41	48				

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No.	2846-J
Project Name:	Preserves At Smith Run Lot 41
PM:	Kathryn M. Freiberger
PE:	Kathryn M. Freiberger
Printed On:	Thursday, December 11, 2014

ECS MID-ATLANTIC, LLC
915 Maple Grove Drive, Suite 100
Fredericksburg, VA 22407
Phone: (540) 785-6100
Fax: (540) 785-3577

:Y OF FREDERICKSBURG
:NDA A. WOOD, TREASURER

O. BOX 267
:EDERICKSBURG VA 22404-0267

Date : 1/22/2015
Register: LR2/C3S1
Trans. #: 89610
Dept # : BP0000BL
Acct# : 9115

:ILDING PERMITS
:DG-R 7779-07-8699
:rmit Fee

Previous Balance	$	100.00
Principal Being Paid	$	100.00
Penalty	$	.00
Interest	$	.00
Convenience Fee	$	2.55
Amount Paid	$	102.55
*Balance Due	$	.00

:DERSON SABRINA J
:YTON HOMES LLC
:12 JAMI'S PL
:EDERICKSBURG VA 22401

Cr Cd 104.55 # 4 **********

Pd by
:ALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 1/2015

Stephen J. Smallwood, CBO
Deputy Director/Building Official
Building Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

DIRECTIVE

Mr. Worth Jenkins
Division President, Bryton Homes
8405 Greensboro Drive, Suite P-130
Mclean, Virginia 22102

CERTIFIED MAIL

Re: **1012 Jami's Place**

Mr. Jenkins:

A directive was sent to your attention in October of 2014. You were asked to submit a soils report by a qualified professional for 1012 Jami's Place in order to provide a basis for determining the building's compliance with Virginia Construction Code §R401 and §R403. In December of 2014 I received a report from E.C.S.. The report that you commissioned from E.C.S. and the report from AlexCom that Ms. Anderson secured, both indicate that problematic soils exist on this property.

This office is aware that your company and Ms. Anderson have been involved in ongoing negotiations trying to come to an agreement in which your company would gain possession of the property. I received a voice message from you on Friday the 8th of May informing me that those negotiations have failed to bring about resolution regarding the property. Therefore, Bryton Homes shall move forward to eliminate the problematic soils that seem to surround Ms. Anderson's home. You had mentioned that if Bryton Homes were to gain possession of the property, the soils around the home would be excavated to footing level to further determine the status of the soils below the footings and then determine next steps. This approach seems to be warranted because both engineers have determined that these soils are problematic and will have to be removed and replaced with acceptable backfill.

Please submit a plan to this office, from the Engineer, within 15 days describing the steps involved to remediate the problematic soils. The process of excavation of the soils around Ms. Anderson's home should begin as soon as possible but within 60 days of this Directive. The excavation, soils determination, and any and all repairs shall be under the direct supervision of a Virginia Registered Design Professional familiar with the structural aspects and soils associated with this type of process. Permits will be required from this department. This office shall be

informed of all procedures involved throughout this process and any planned repairs and/or alterations that may be necessary.

Appeals may be filed in accordance with Virginia Uniform Statewide Building Code §119.

If you have any questions I can be reached at (540) 372-1080.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director/ Building Official

Cc: Sabrina Anderson, Owner
Kathleen Dooley, City Attorney
Charles Johnston, Director
Beverly Cameron, City Manager

CONTRACT

Ben McLane
"Known Best for Being Better"
www.JESWORK.com
(877) 537-9675 (804) 425-9912
2410 Southland Dr,
Chester, VA 23831
FAX: (804) 796-9023
2705068655A

JES
Foundation-Crawlspace-Basement Repair

PROPOSAL DATE: **05/18/2015**
SUBMITTED TO: **Sabrina Anderson**
ADDRESS: **1012 Jami's Place Fredericksburg VA 22401**
JOB LOCATION: **1012 Jami's Place Fredericksburg VA 22401**

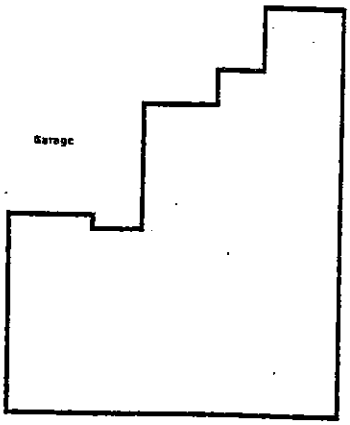
EMAIL:
HOME: --
WORK: --
CELL: --
FAX: --

System Features

WaterGuard	
WaterGuard Port	
TrenchDrain	
TripleSafe	
SuperSump	
UltraSump	
IceGuard	
LawnScape Outlet	
FloodCheck	
FloodRing	
ZenWall	
BrightWall	
ThermalDry Wall System	
CleanSpace Wall System	
Wall Restoration	
Basement to Beautiful Panels	
EverLast Wall Panels	
Ceiling Prestige	
Ceiling Linen	
Carpet Charcoal	
Tile Beige	
Tile Sandstone	
Carpet Mocha	
Tile Parquet	
MillCreek - Natural Oak	

Millcreek - Mahogany	
Floor Matting	
RainChute	
LawnScape Ext.	
RainChute EZ	
Basement Windows	
EverLast Window Insert	
Sunhouse Enclosures	
WellDuct Window Drain	
RockWell	
SaniDry Upright	
SaniDry CX Air System	
SaniDry Ducts	
DryTrak	
FlexiSpan Full Wall	
Foundation Push Piers	31
Foundation Wall Anchors	
Foundation Smart Jacks	
Foundation Slab Piers	
Engineered Beam	
Smartjack Engineered Footing	
Mobilization and Permits	1

APPROX. INSTALLATION DATE:
APPROX. COMPLETION DATE:
(weather & materials permitting)



DETAILED DRAWING ATTACHED

We Propose

To finish material & labor - complete in accordance with above specifications, for the sum of

MyBasement Price	$	54546.00
MyCrawlspace Price	$	0.00
Total Contract Price	$	54546.00
Deposit Required 20 %	$	10909.20
Deposit Paid	$	0.00
Due Upon Installation	$	54546.00

JES Construction Inc. (The Contractor) is a specialty contractor licensed in building, masonry, concrete, commercial and home improvement. Work may be started in 3 days of contract execution and completed within 180 days thereafter. Any delay caused by events beyond the control of the contractor shall not constitute abandonment and shall not be included in calculation time for payment and performance. I fully understand and accept the terms and conditions as well as the transferable warranty provided, which covers only the areas of the structure addressed. Customer shall grant contractor a 90 day right to remedy any problem after reported. Payments to be made in full upon completion. Warranty will not be in effect until work is paid in full. All agreements are contingent upon accidents or delays beyond our control. Homeowner assumes all responsibility for damage due to breakage of any hidden or buried fuel/utility service lines, though we will do our best to avoid such damage. All proposals are based primarily on homeowner's description of the problem. If payment in full is not made when due, customer agrees to reimburse contractor for all expenses of collection, including reasonable attorney fee and court costs, plus interest on the unpaid amount at 6% per annum. Any modification the contract which changes the cost, materials, work to be performed, or the estimated completion date must be made in writing and signed by all parties. This proposal may be withdrawn by the contractor if not accepted within 30 days.

A full perimeter system was recommended X _____

A TripleSafe Pumping System was recommended X _____

Customer has recieved a copy of the addendum X _____

Customer is aware of warranty X _____

Type of wall:

Existing wall finish:

Existing floor finish:

Discharge line length away from house:

Approximate wall sqft.: NaN

Wall height ft.: NaN

Seller's Signature: _____ Date _____

Acceptance of Proposal—The above prices, specifications, conditions and separate warranty aresatisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be madeas outlined above.

Buyer's Signature: _____ Date _____

Buyer's Signature: _____ Date _____

price DOES not include garage or rear patio - they recommend helical piers for all

JES email regarding sliding yard EMAILS - 3 of 2 pages

Sabrina Anderson

From: Ben McLane bmclane@jesnow.com
Sent: Tuesday, June 09, 2015 12:08 PM
To: Sabrina Anderson
Subject: Re: 1012 Jami's Place
Attachments: PL100-SS-TechnicalSpecs.pdf

1

they recommend for pier's patio

Sabrina,
I appreciate your understanding. To address the slab at the rear of your home we would install slab piers and possibly inject a soil stabilizing agent (this is being evaluated now). Here is a link to the piers >>>
http://www.foundationsupportworks.com/foundation-repair/slab-settlement/slab-repair-products/slab-pier-systems.html

I've attached an info sheet on Polylevel 100-SS, which is the soil stabilizer. There is a possibility of us injecting it throughout your yard, but we need a different engineer to look over things. Hopefully I'll have an answer in a few days.

Finally, would you mind me dropping by your house tomorrow to take some yard measurements? If you don't mind, will I be able to get into the back yard? You don't need to be there, I can do everything from the exterior. Get back to me when you've got a moment.
Thank you,

--
Ben McLane
Certified Waterproofing Specialist
Certified Foundation Specialist
Master HVAC Technician
Cell: 804-519-0922
Fax: 804-796-9023

SEE # 5. email regarding YARD fenced area

- Very Low Viscosity for Good Penetration
- Cure Time Controlled by Catalyst Ratio
- Encapsulates and Strengthens Loose Soil
- Forms a Water-tight Barrier to Stop Water Migration
- Good Resistance to Chemicals
- 1100 psi Compressive Strength in sand

GROUTING TECHNIQUES:

- Probe grouting
- Tube-a-Manchette Grouting

Shelf Life	6 months	6 months

TYPICAL REACTION PROPERTIES:

Weight % Activator	Gel @ 50°F	Gel @ 68°F	Gel @ 86°F
0.5	15:00	10:50	6:15
1.0	7:00	4:50	3:30
1.5	4:00	2:30	2:15

The above values are average values obtained from laboratory experiments and should serve only as guidelines.

On Wed, Jul 22, 2015 at 12:55 PM, Sabrina Anderson <Sabrina@cbcarriagehouse.com> wrote:

Page

Hi Ben,

2

Did you and a senior engineer have a chance to look at the condition of the back yard for an estimate to stabilize the rear yard to stabilize the patio and porch as well as the garage? I have recently locked the gate.

If I need to meet someone at the home, I can.

Thank-you,

Sabrina Anderson

From: Ben McLane [mailto:bmclane@jesnow.com]
Sent: Thursday, July 23, 2015 7:54 AM
To: Sabrina Anderson
Subject: Re: 1012 Jami's Place

3

Sabrina,

I've forwarded your email to our General Manager. He is the one that met with the VP to discuss. I should have an answer shortly.

1

On Thu, Jul 23, 2015 at 1:55 PM, Sabrina Anderson <Sabrina@cbcarriagehouse.com> wrote:

4

Great. Thanks for the quick response.

Sabrina Anderson

5

From: Ben McLane [mailto:bmclane@jesnow.com]
Sent: Thursday, July 23, 2015 4:16 PM
To: Sabrina Anderson
Subject: Re: 1012 Jami's Place

Sabrina,
So far I've had partial feedback. The soil stabilizer is a no go. It will not work properly with the type of backfill that they used on your lot. The best way to stop the yard from sliding is to have it excavated and replaced properly.

teve Smallwood

om:	Sabrina Anderson [Sabrina@cbcarriagehouse.com]
ent:	Monday, July 27, 2015 4:18 PM
o:	Steve Smallwood; bcameron@fredericksburgva.gov; Charles R. Johnston; Kathleen Dooley
c:	'Worth Jenkins'
ubject:	1012 Jami's Place
tachments:	close up bathroom door Feb 2015.jpg; door frame shift Feb 2015.jpg; patio once in ground and earth moving below.jpg; patio showing jagged concrete originally seeped under frame into earth now visible and earth below leaving from underneath.jpg
portance:	High

o: Recipients

had a licensed foundation repair company come out to give me an estimate to stabilize my home based on both exCom and ECS lab reports. I have a partial bid to stabilize the home excluding the rear patio, porch and garage of over $4,000. They wanted a senior engineer to look at the reports and emailed me the following Friday on stabilizing the ard that has a 42 foot patio and 14 x 16 screened porch on the rear "The soil stabilizer is a no go. It will not work operly with the type of backfill that they used on your lot" ". The yard was labeled as "slipping slope" by Joe Alexander st year. It has continued to slide.

he builder claims the borings are not indicative of what the soil is. AlexCom's left rear corner boring B-2 is at a walkout ondition and is 36 inches deep with a DCP at 5 feet. His right front corner boring shows a DCP at 7 feet of fill dirt. exCom's report shows at 7 foot and below, the soil is MH. The same report shows above 7 feet is all fill dirt. Building n MH is a violation of the statewide code.

CS reports show 5 borings- HA-1 boring is on right front corner of home and report shows 7 feet of fill as ML and below feet a soil type of SM.
CS boring labeled HA-2 report indicates 6 feet of MH as fill and the next 3 feet as SM soil.
CS boring located at the right rear of the home halfway between the corner and patio labeled HA-3- report indicates oil as 2 foot of fill dirt as MH and additional 2.5 feet of soil as MH.
CS boring labeled HA-4 at left corner of home, report indicates soil as 2 feet of fill as MH and additional 2 feet of soil as ll also labeled CH.
CS boring labeled HA-5 approximately 15 feet away from left corner indicates 2 feet of fill dirt as MH and additional 3 eet of soil as SM.

CS, hired by Bryton Homes, in response to a report performed by AlexCom have a conflict with the types of soil ndicated in front right corner but both confirm 7 feet of fill.
ccording to the International Building Code- Section 1803.5.3, Residential Code 403.1.8 and Atterberg Test ASTM 4318, a PI above 15 indicates expansive soil. According to USCS, above 20 indicates the potential for expansion as high. CS report shows PI for the 5 borings at a low of 23 and a high of 53. IBC states soil is expansive if it has more than 10% f the soil pass through a No. 200 sieve. ECS report shows 24-71% passing through on all 5 borings. According to tterberg limits and the State of Virginia's code, all borings of both soil engineers show **High Shrink Swell Soil.** The use f MH as a fill dirt, building on MH and CH are violations of Virginia Residential Code R405, R403 and R401. This doesn't equire another study or test. It is an indisputable fact that every test result of **all** of these borings indicate shrink swell oil, according to the Virginia building code. When built, the home violated the International Building Code adopted by irginia as part of the USBC- Sections 1803.5.1, 1803.5.3, 1803.5.8, 1809.1 and 1809.2.

he City has been in receipt of these reports for 8 months. I requested Bryton be given a deadline to do the repair in anuary, in March and once again in June. The City continues to allow the builder to be "in search of" a repair. My last ommunication from the City was December 14, 2014 other than a copy of a letter they sent to Bryton giving a deadline

on May 13, 2015. His deadlines have long come and gone with once again no repercussion. The City could take legal action but has no concern with doing the job they are paid to do.

I have attached recent photos of the damage at the home. If the yard continues to slide, the home will have to be condemned.

Sabrina Anderson
Managing Broker
Coldwell Banker Carriage House Realty
520 William St Suite A
Fredericksburg, VA 22401
540-373-0100

Licensed to do Business in the Commonwealth of Virginia

CONSTRUCTION AGREEMENT

THIS AGREEMENT, dated this 28th day of July 2015 by and between P and R Property Solutions, LLC, a Virginia corporation (hereinafter referred to as "Contractor"), Virginia Class A license #2705 120315, expiration date February 29, 2016, and Bryton Homes (hereinafter referred to as "Customer").

WITNESSETH:

The following items are proposed to add additional reinforcing to the foundation walls per the foundation structural assessment dated July 28, 2015 provided by Freeland Engineering, P.C. The scope of work includes:

- Install 10" wide uni-directional Carbon Fiber Reinforced Polymer (CFRP) to the inside of the 10" thick front foundation wall (approximate 30') spaced every 24" on center. We assume that the inside of the foundation walls are smooth and not brick patterned like the outside surface and will not require any major surface preparation. Replacing or repairing any insulation is not included in this proposal.
- Install 10" wide uni-directional CFRP to the inside of the 8" thick left side foundation wall (approximately 10') spaced every 24" on center until the unbalanced fill is lower than 6'. We assume that the inside of the foundation walls are smooth and not brick patterned like the outside surface and will not require any major surface preparation. Replacing or repairing any insulation is not included in this proposal.

Building Codes. The Contractor is to perform the above listed work to the structure in compliance with all County ordinances and code requirements, and shall obtain and schedule all required inspections. Contractor agrees that the work will be completed in a workmanlike manner, using new, first class materials.

Price. The Customer agrees to pay the Contractor the sum of:

- Nine thousand six hundred dollars and no cents **($9,600.00)** for the scope of work above.

The price shall be paid as follows: 50% deposit due at contract signing.
50% upon completion of the work.

Completion. Every reasonable effort will be made to commence construction within 14 days after satisfaction of all contingencies in this Contract. Contractor shall have no obligation to commence construction until satisfaction of all contingencies. Contractor shall have no liability for loss, damage or expenses to the Customer as a result of any delay. Any delay that is due to forces beyond the Contractor's control shall extend the estimated time to complete accordingly, and shall not constitute abandonment nor be included in calculating the estimated time allowed for completion. Contractor shall diligently and continuously carry out the construction, subject only to weather, materials and subcontractor availability. Contractor completion of construction is deemed upon completion of all items listed above for repair or replacement, and issuance of invoice.

Default. The Customer agrees to pay contractor upon completion of the work listed above upon receipt of invoice, and thereafter to pay the Contractor interest at the legal rate on the unpaid purchase price plus any reasonable expenses and attorney's fees incurred by the Contractor in enforcing this Agreement. TIME IS OF THE ESSENCE. Provided the Contractor is not in default, the Customer shall not have the right to cancel this Agreement. Should Customer default, Contractor may elect to specifically enforce this Agreement or may terminate this Agreement, whereupon Contractor shall be entitled to receive the full amount of all work completed, together with the value of all work and expenses incurred on partially completed work, plus a termination fee of 15% of the contract price. If Contractor should default hereunder, Contractor shall thereupon be discharged from further rights or obligations hereunder. In event of default, the defaulting party shall bear all court costs and attorney's fees of the non-defaulting party in enforcing this Agreement.

Warranties. Contractor shall warrant all work preformed, to owner for a period of one year from the date of the completion, in accordance with the builder's warranty set forth in Section 55-70.1 of the Code of Virginia, 1950, as amended, and assigns all manufacturers and equipment warranties on materials, equipment and appliances.

Access. Other than right of inspection at reasonable times, the Customer may not occupy the construction site during construction, nor may he or she store any of her possessions in or about the

construction site prior to the payment of all sums due the Contractor hereunder. Any violation of this provision may, at the election of the Contractor, be considered as the Customer's conclusive acceptance of all improvements as fully complete, entitling the Contractor to immediate payment of the full contract price. Customer acknowledges that the construction site may be hazardous, waives any claim for injuries to persons on property, and agrees to notify Contractor in advance of any inspection visits.

Risk of Loss. All risk of loss by fire, windstorm, casualty or other cause shall be insured by Customer as property owner.

Amendments. Any modification to this contract which changes the cost, materials, nature of the work to be performed, or estimated time of completion, shall be in writing and signed by both parties.

Assignment. It is agreed by Contractor and Customer that this Contract is not assignable without the written permission of the non-assigning party.

Mechanic's Lien Notice. Virginia law (Section 43-1 et seq.) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lien or last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair, or improvement is terminated. **AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE DATE OF SETTLEMENT MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.**

Governed by Virginia law and parties bound. This Agreement shall be construed, interpreted, and applied according to the laws of the Commonwealth of Virginia and shall be binding upon and shall inure to the benefit of the heirs, personal representatives, successors, and assigns of the parties.

Conditions:

We assume industry standards for concrete thickness, width, strength, and structural integrity of footings, slabs, and walls. It is also assumed the area in concern has not been previously repaired by concrete piers, steel piers, etc. If conditions contrary to this are encountered, an additional charge may be assessed.

Unless otherwise shown by contract in writing, tuck pointing, painting, caulking, or any cosmetic repairs are beyond the scope of this contract.

This Contract applies only to the specified area of repair. If settlement occurs outside of the specified area, additional repairs may be required at the Owner's expense.

It is our company policy to take extra care in the stabilization and/or lifting structures back to proper elevation and minimize damage, which could result from such realignment of the structure. However, P & R Property Solutions, LLC cannot warrant that:

(A) Shrubs, plants, and other small plantings removed and later replaced or those in the surrounding work area, will survive the process.

(B) Cracks and/or separations in structures will close up to original elevation or position.

(C) Unseen cracks or separations may open up or new cracks may appear.

(D) Responsibility for interior damage to: drywall, plaster, windows, doors, tile, carpet, paneling, roof systems, appliances, interior or exterior water or plumbing lines, sewer, air conditioners, furnace, swimming pool liners or skimmers, invisible fence, etc.

(E) All cosmetic repairs made are considered maintenance items and not included in our limited warranty.

For example, Caulking, sealing, tuck pointing, concrete replacement, patch work, etc.

LIMITED WARRANTY

The work to be performed under this agreement is warranted against all defects in material for as long as you own the property. This warranty may be transferred one (1) time only within ten (10) years from completion of the work. In order for such a transfer to be valid and enforceable against P & R Property Solutions, LLC you must give written notice to P & R Property Solutions, LLC of the transfer within ninety (90) days. This written notice must be sent by certified mail or overnight delivery and must include the address of the property, the date of transfer and the name of the transferee.

This is a limited one-time transferable warranty. There are no warranties, expressed or implied, including any implied warranty of merchantability or warranty of fitness for a particular use or purpose except as specifically set forth in the Agreement. Your exclusive remedy under this warranty shall be the correction of any defect in workmanship and materials, as set forth above. In no event shall you be entitled to indirect, incidental or consequential damages of any kind, regardless of whether the claim is based on breach of warranty, contract, tort or otherwise.

Changed Conditions:
Notwithstanding all clauses of this contract, if P & R Property Solutions, LLC during its work, encounters 1) subsurface conditions or latent physical conditions which differ from those indicated in this agreement, or 2) unknown physical conditions of an unusual nature, differing from those ordinarily encountered, then P & R/MP shall be entitled to an equitable price and schedule adjustment to compensate it for such changed conditions.

The Customer acknowledges that he or she has read this Contract in full that no representations, other than those appearing hereon have been made by or on behalf of the Contractor, and that no changes or additions for labor and/or materials shall be binding on Contractor unless produced in writing and signed by both parties.

The Customer acknowledges that he or she is fully aware that the engineer that prepared the structural design and assessment for this project, Freeland Engineering, P.C. has a financial interest in P and R Property Solutions, LLC, a Virginia Class A Contractor, and the relationship between the two companies has been fully disclosed to the Customer.

Initial:

WITNESS the following signatures and seals:

CONTRACTOR:

P and R Property Solutions, LLC
a Virginia corporation

BY: _____

CUSTOMER:

BY: _____

Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408
Telephone: (540) 898-3092
Fax: (877) 658-7735
Email: rfreeland@freelandengineeringpc.com
www.freelandengineeringpc.com

July 28, 2015

RE: Foundation Wall Assessment
1012 Jami's Place
Fredericksburg, VA 22401

Freeland Engineering, P.C. was asked to analyze the existing foundation walls at the above referenced site by the builder of the home, Bryton Homes. We have relied on geotechnical information provided by ECS Mid-Atlantic, LLC regarding the lateral pressure created by the backfill applied against the outside of the foundation walls. ECS Mid-Atlantic, LLC specified using 90 psf/ft for the lateral loading based on geotechnical analysis they completed at the site. We used the Equivalent Fluid Pressure method for analyzing the foundation walls. Our findings and recommendations are listed below.

Findings:

- Based on research of the approved plans the foundation walls were designed for 60 psf/ft lateral loading conditions.
- Third party inspection information that was provided by the City of Fredericksburg specified the following:
  - The front foundation wall beside the garage is constructed using 10" concrete walls with #4 rebar at 18" on center vertically and #4 rebar at 18" on center horizontally.
  - The remaining foundation walls are constructed using 8" concrete walls with #4 rebar at 12" on center vertically and #4 rebar at 18" on center horizontally.
- The maximum unbalanced fill is 7' located along the front foundation wall.
- The unbalanced fill decreases from front to back with the rear wall having no unbalanced fill and a walkout condition.

Our analysis (calculations included with report) shows the following:

1. Using 90 psf/ft and the original design for reinforcing, the 10" foundation wall is under reinforced vertically for the maximum height of unbalanced fill.
2. Using 90 psf/ft and the original design for reinforcing, the 8" foundation wall is under reinforced vertically for the maximum height of unbalanced fill.
3. For a lateral pressure of 90 psf/ft the reinforcing requirement for the 10" wall is #4 rebar at 8" on center.
4. For a lateral pressure of 90 psf/ft the reinforcing requirement for the 8" wall is #4 rebar at 10" on center.
5. When the unbalanced fill on the 8" wall with #4 rebar at 12" on center lowers to 6' the walls are structurally adequate as constructed.
6. Additional reinforcement should be added for the entire length of the front 10" concrete foundation wall.

7. Additional reinforcement should be added to the 8" side concrete foundation walls until the unbalanced fill lowers to 6' or less.

Recommendations:

Based on our analysis we provide the following recommendations:

- Add a 10" wide strip of Carbon Fiber Reinforced Polymer (CFRP) spaced every 24" on center for the entire length of the front 10" concrete foundation wall (calculations included).
- Add a 10" wide strip of CFRP spaced every 24" on the side foundation walls until the unbalanced fill lowers to 6' or less.
- Install the CFRP per the manufacturer's specifications and guidelines.

The findings and recommendations above are this company's professional opinion. These findings and recommendations do not warrantee or guarantee future performance or condition of any part of the structure. Please don't hesitate to contact me if you have any questions regarding this matter.

Sincerely,

COMMONWEALTH OF VIRGINIA
RAYMOND P. FREELAND
Lic. No. 040752
7/28/15
PROFESSIONAL ENGINEER

Raymond P. Freeland, P.E.
President
Freeland Engineering, P.C.

Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408
540-898-3092

Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 12".

Date: 28 JUL 2015

This Wall in File: Z:\Projects\2577 - Bryton Homes - Dalton Residence\2577 - bryton homes.RPX

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Restrained Retaining Wall Design

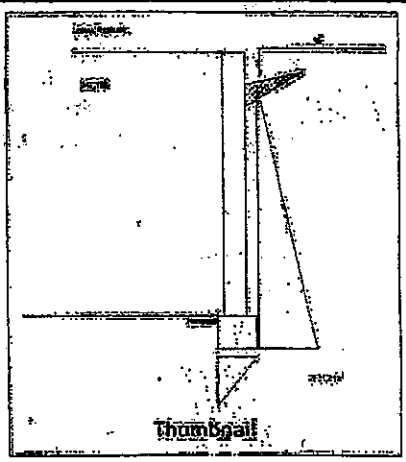
Code: IBC 2012,ACI 318-11,ACI 530-11

Criteria

Retained Height	=	7.00 ft
Wall height above soil	=	1.00 ft
Total Wall Height	=	8.00 ft
Top Support Height	=	8.00 ft
Slope Behind Wal	=	5.00 : 1
Height of Soil over Toe	=	0.00 in

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	90.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density	=	110.00 pcf
Footing||Soil Frictior	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
>>>Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Uniform Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
The above lateral load has been increased by a factor of		1.00
Wind on Exposed Stem	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Earth Pressure Seismic Load

K_h Soil Density Multiplier = 0.200 g

Added seismic per unit area = 0.0 psf

Stem Weight Seismic Load

F_p / W_p Weight Multiplier = 0.000 g

Added seismic per unit area = 0.0 psf

Design Summary

Total Bearing Load	=	1,256 lbs	
...resultant ecc.	=	0.00 in	
Soil Pressure @ Toe	=	0 psf	OK
Soil Pressure @ Heel	=	0 psf	OK
Allowable	=	2,000 psf	
Soil Pressure Less Than Allowable			
ACI Factored @ Toe	=	0 psf	
ACI Factored @ Heel	=	0 psf	
Footing Shear @ Toe	=	0.0 psi	OK
Footing Shear @ Heel	=	0.0 psi	OK
Allowable	=	82.2 psi	
Reaction at Top	=	347.2 lbs	
Reaction at Bottom	=	2,531.8 lbs	

Sliding Calcs Slab Resists All Sliding !
Lateral Sliding Force = 2,531.8 lbs

Concrete Stem Construction

Thickness	=	8.00 in	Fy	=	60,000 psi
Wall Weight	=	100.0 psf	f'c	=	3,000 psi

Stem is FIXED to top of footing

		@ Top Support	Mmax Between Top & Base	@ Base of Wall
		Stem OK	Stem OK	As < Min %
Design Height Above Ftg	=	8.00 ft	4.24 ft	0.00 ft
Rebar Size	=	# 4	# 4	# 4
Rebar Spacing	=	12.00 in	12.00 in	12.00 in
Rebar Placed at	=	Edge	Edge	Edge
Rebar Depth 'd'	=	5.50 in	6.00 in	5.50 in
Design Data				
fb/FB + fa/Fa	=	0.000	0.304	1.000
Mu....Actual	=	0.0 ft-#	1,590.2 ft-#	3,775.2 ft-#
Mn * Phi.....Allowable	=	4,773.0 ft-#	5,223.0 ft-#	5,223.0 ft-#
Shear Force @ this height	=	557.1 lbs		2,970.9 lbs
Shear.....Actual	=	8.44 psi		45.01 psi
Shear.....Allowable	=	82.16 psi		82.16 psi

Load Factors

Building Code	IBC 2012,ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Other Acceptable Sizes & Spacings:

Toe: # 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Heel:# 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Key: Slab Resists Sliding	-or-	Slab Resists Sliding - No Force on

Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408
540-898-3092

Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 12"

Date: 28 JUL 2015

This Wall in File: Z:\Projects\2577 - Bryton Homes - Dalton Residence\2577 - bryton homes.RPX

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Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11

Footing Strengths & Dimensions

Toe Width	=	0.33 ft
Heel Width	=	1.00
Total Footing Width	=	1.33
Footing Thickness	=	12.00 in
Key Width	=	10.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top = 2.00 in @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	0	0 psf
Mu' : Upward	=	0	0 ft-#
Mu' : Downward	=	0	0 ft-#
Mu: Design	=	0	0 ft-#
Actual 1-Way Shear	=	0.00	0.00 psi
Allow 1-Way Shear	=	82.16	82.16 psi

Summary of Forces on Footing : Slab RESISTS sliding, stem is FIXED at footing

Forces acting on footing for soil pressure

>>> Sliding Forces are restrained by the adjacent slab

Load & Moment Summary For Footing : For Soil Pressure Calcs

Moment @ Top of Footing Applied from Stem	=			-2,359.5 ft-#
Surcharge Over Heel	=	lbs	ft	ft-#
Adjacent Footing Load	=	lbs	ft	ft-#
Axial Dead Load on Stem	=	lbs	ft	ft-#
Soil Over Toe	=	lbs	ft	ft-#
Surcharge Over Toe	=	lbs	ft	ft-#
Stem Weight	=	800.0 lbs	0.67 ft	532.0 ft-#
Soil Over Heel	=	255.4 lbs	1.16 ft	297.3 ft-#
Footing Weight	=	199.5 lbs	0.67 ft	133.1 ft-#
Total Vertical Force	=	1,256.1 lbs	Base Moment =	-1,397.1 ft-#

Moment at Footing Base is not Stabilized by Vertical Loads
- NO SOIL PRESSURE CALCS DONE !

Rebar Lap & Embedment Lengths Information

Stem Design Segment Near Top Support
Stem Design Height: 8.00 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	17.09 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Development length for #4 bar extending up into this stem design segment from below =	13.15 in

Stem Design Segment at Mmax Between Ends
Stem Design Height: 4.24 ft above top of footing

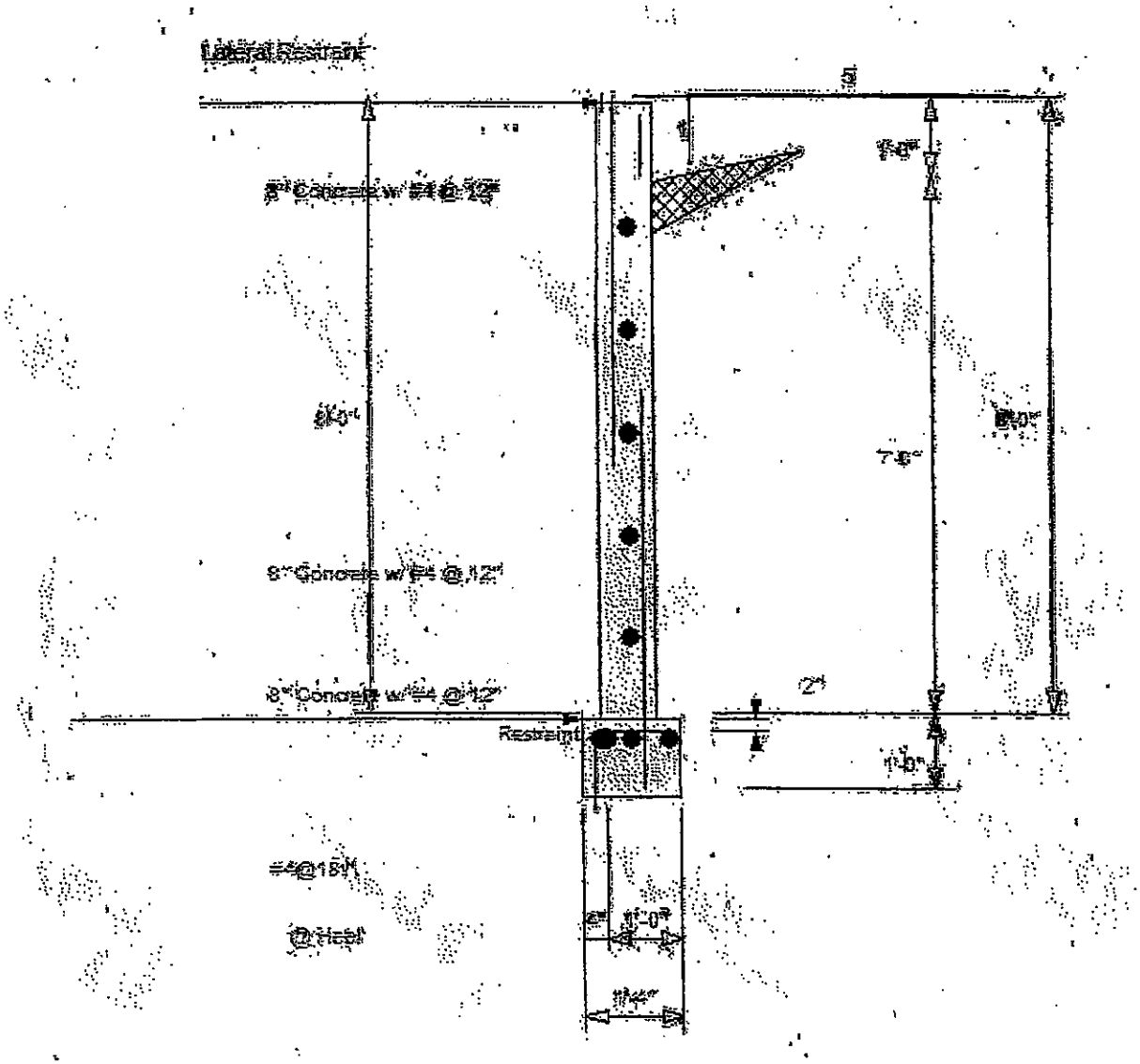
Lap Splice length for #4 bar extending down into this stem design segment from above =	17.09 in
Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	17.09 in
Development length for #4 bar extending down into this stem design segment from above =	13.15 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Development length for #4 bar extending up into this stem design segment from below =	13.15 in

Stem Design Segment at Base Support
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar extending down into this stem design segment from above =	17.09 in
Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Development length for #4 bar extending down into this stem design segment from above =	13.15 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Hooked embedment length into footing for #4 bar specified in this stem design segment =	7.67 in

Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11



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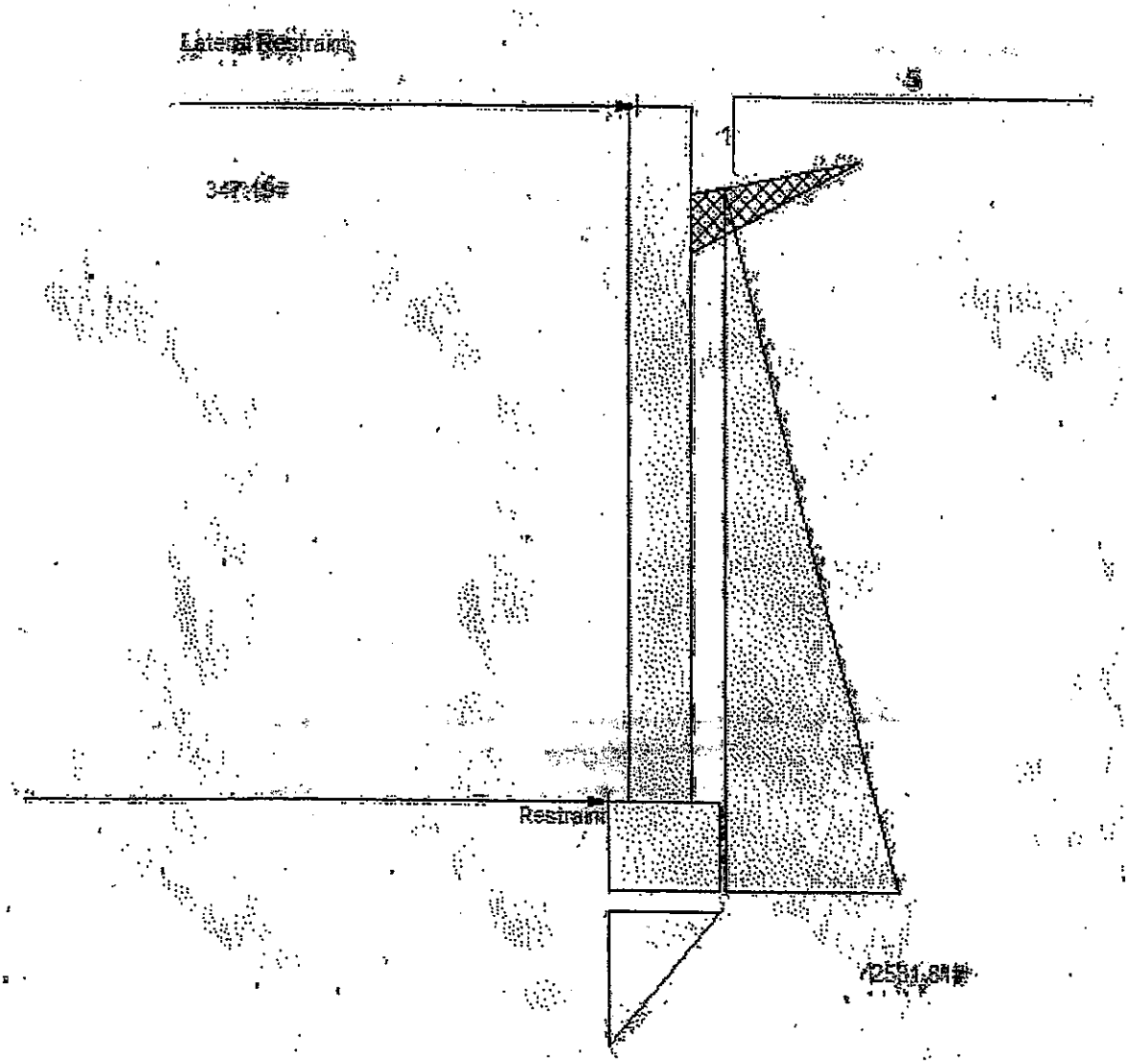

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Fredericksburg, VA 22408
540-898-3092

Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 12"

Date: 28 JUL 2015

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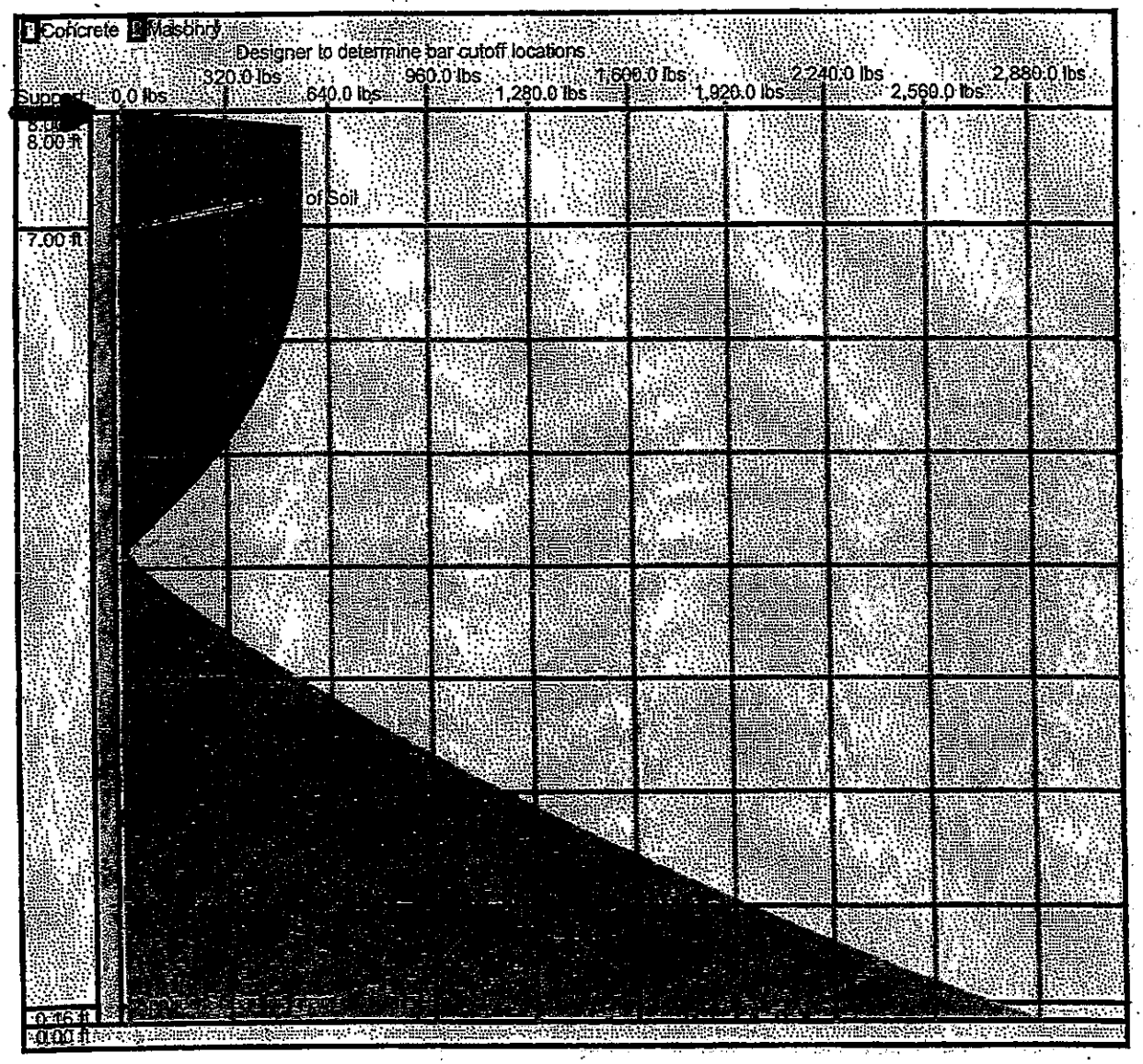

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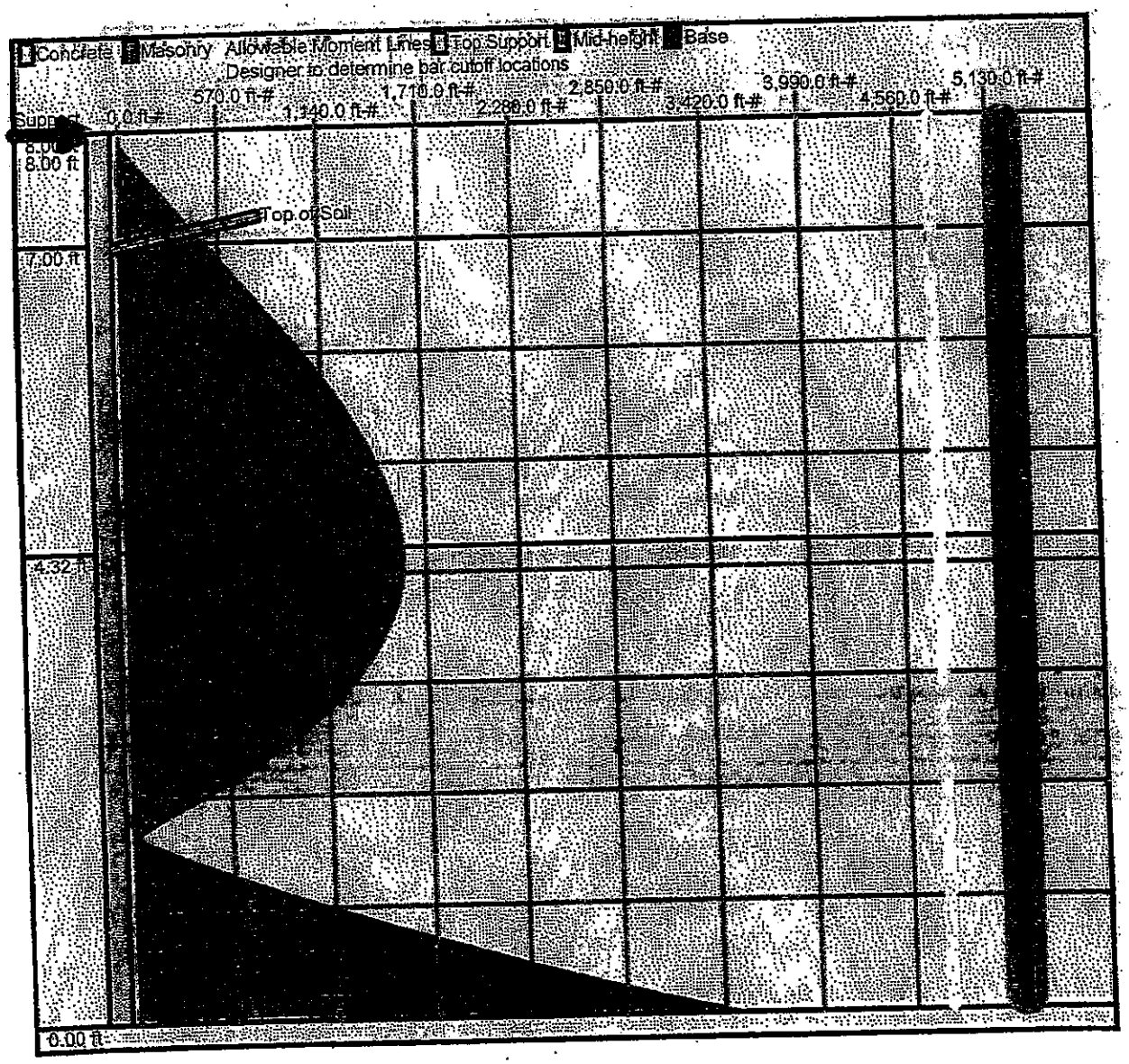

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Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 10"

Date: 28 JUL 2015

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License : KW-06060255
License To : Freeland Engineering, P.C.

Restrained Retaining Wall Design

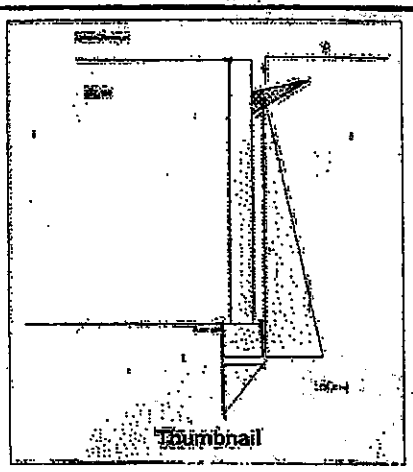
Code: IBC 2012,ACI 318-11,ACI 530-11

Criteria

Retained Height	=	7.00 ft
Wall height above soil	=	1.00 ft
Total Wall Height	=	8.00 ft
Top Support Height	=	8.00 ft
Slope Behind Wal	=	5.00 : 1
Height of Soil over Toe	=	0.00 in

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	90.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density	=	110.00 pcf
Footing||Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
>>>Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Uniform Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
The above lateral load has been increased by a factor of		1.00
Wind on Exposed Stem	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Earth Pressure Seismic Load

K_h Soil Density Multiplier = 0.200 g Added seismic per unit area = 0.0 psf

Stem Weight Seismic Load

F_p / W_p Weight Multiplier = 0.000 g Added seismic per unit area = 0.0 psf

Design Summary

Total Bearing Load	=	1,256 lbs
...resultant ecc.	=	0.00 in
Soil Pressure @ Toe	=	0 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	2,000 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	0 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	0.0 psi OK
Footing Shear @ Heel	=	0.0 psi OK
Allowable	=	82.2 psi
Reaction at Top	=	347.2 lbs
Reaction at Bottom	=	2,531.8 lbs

Sliding Calcs Slab Resists All Sliding !
Lateral Sliding Force = 2,531.8 lbs

Concrete Stem Construction

Thickness	=	8.00 in	Fy	=	60,000 psi
Wall Weight	=	100.0 psf	f'c	=	3,000 psi

Stem is FIXED to top of footing

		@ Top Support	Mmax Between Top & Base	@ Base of Wall
		Stem OK	Stem OK	Stem OK
Design Height Above Ftg	=	8.00 ft	4.24 ft	0.00 ft
Rebar Size	=	# 4	# 4	# 4
Rebar Spacing	=	10.00 in	10.00 in	10.00 in
Rebar Placed at	=	Edge	Edge	Edge
Rebar Depth 'd'	=	5.50 in	6.00 in	5.50 in
Design Data				
fb/FB + fa/Fa	=	0.000	0.255	0.664
Mu....Actual	=	0.0 ft-#	1,590.2 ft-#	3,775.2 ft-#
Mn * Phi.....Allowable	=	5,685.1 ft-#	6,225.1 ft-#	5,685.1 ft-#
Shear Force @ this height	=	557.1 lbs		2,970.9 lbs
Shear.....Actual	=	8.44 psi		45.01 psi
Shear.....Allowable	=	82.16 psi		82.16 psi

Load Factors

Building Code	IBC 2012,ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Other Acceptable Sizes & Spacings:

Toe: # 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Heel:# 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Key: Slab Resists Sliding	-or-	Slab Resists Sliding - No Force on

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Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11

Footing Strengths & Dimensions

Toe Width	=	0.33 ft
Heel Width	=	1.00
Total Footing Width	=	1.33
Footing Thickness	=	12.00 in
Key Width	=	10.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top = 2.00 in @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	0	0 psf
Mu' : Upward	=	0	0 ft-#
Mu' : Downward	=	0	0 ft-#
Mu: Design	=	0	0 ft-#
Actual 1-Way Shear	=	0.00	0.00 psi
Allow 1-Way Shear	=	82.16	82.16 psi

Summary of Forces on Footing : Slab RESISTS sliding, stem is FIXED at footing

Forces acting on footing for soil pressure

>>> Sliding Forces are restrained by the adjacent slab

Load & Moment Summary For Footing : For Soil Pressure Calcs

Moment @ Top of Footing Applied from Stem			=	-2,359.5 ft-#
Surcharge Over Heel	=	lbs	ft	ft-#
Adjacent Footing Load	=	lbs	ft	ft-#
Axial Dead Load on Stem	=	lbs	ft	ft-#
Soil Over Toe	=	lbs	ft	ft-#
Surcharge Over Toe	=	lbs	ft	ft-#
Stem Weight	=	800.0 lbs	0.67 ft	532.0 ft-#
Soil Over Heel	=	255.4 lbs	1.16 ft	297.3 ft-#
Footing Weight	=	199.5 lbs	0.67 ft	133.1 ft-#
Total Vertical Force	=	1,256.1 lbs	Base Moment =	-1,397.1 ft-#

Moment at Footing Base is not Stabilized by Vertical Loads
NO SOIL PRESSURE CALCS DONE !

Rebar Lap & Embedment Lengths Information

Stem Design Segment Near Top Support
Stem Design Height: 8.00 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	17.09 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Development length for #4 bar extending up into this stem design segment from below =	13.15 in

Stem Design Segment at Mmax Between Ends
Stem Design Height: 4.24 ft above top of footing

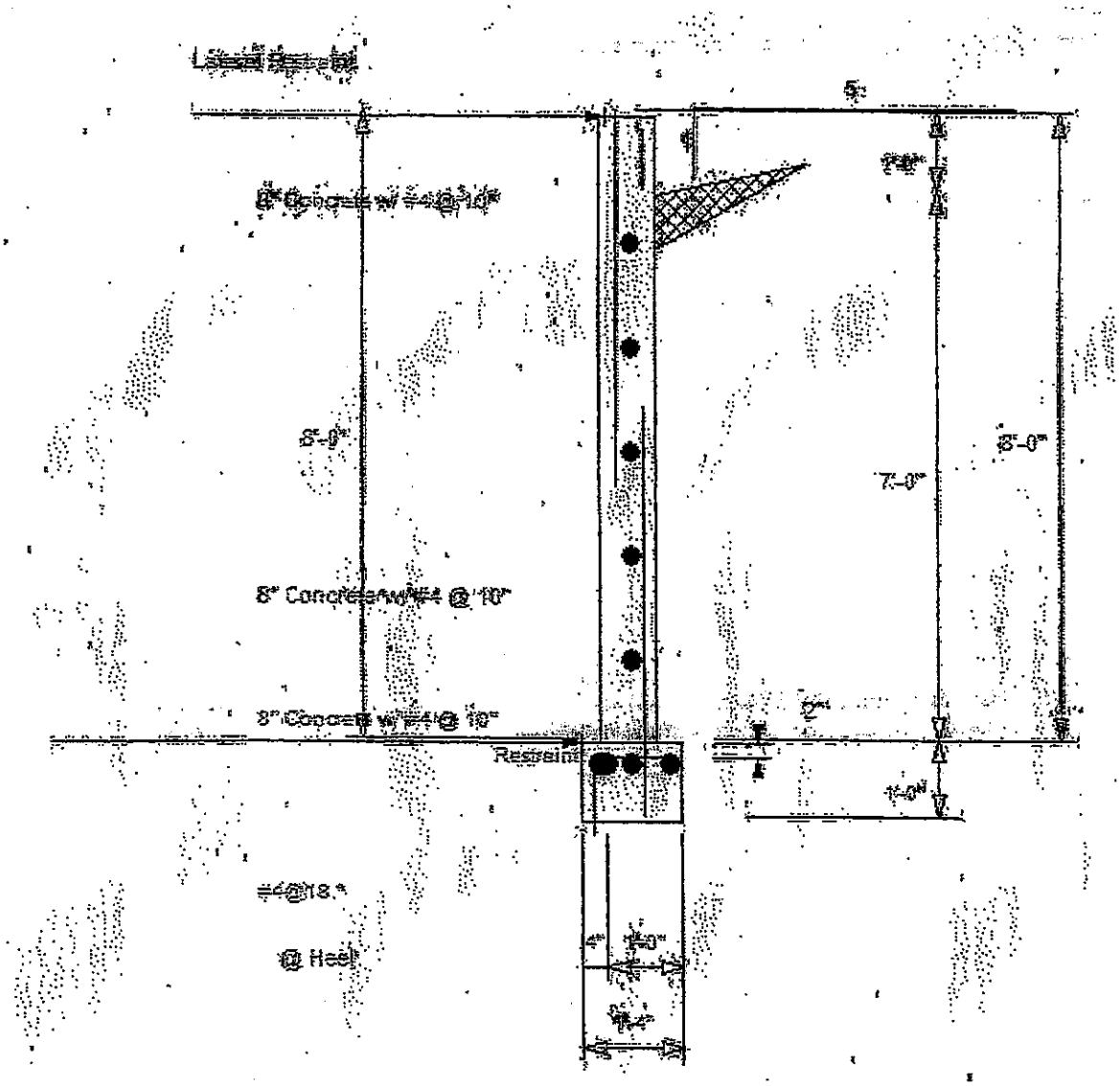
Lap Splice length for #4 bar extending down into this stem design segment from above =	17.09 in
Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	17.09 in
Development length for #4 bar extending down into this stem design segment from above =	13.15 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Development length for #4 bar extending up into this stem design segment from below =	13.15 in

Stem Design Segment at Base Support
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar extending down into this stem design segment from above =	17.09 in
Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Development length for #4 bar extending down into this stem design segment from above =	13.15 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Hooked embedment length into footing for #4 bar specified in this stem design segment =	7.67 in

Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11



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540-898-3092

Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 10"

Date: 28 JUL 2015

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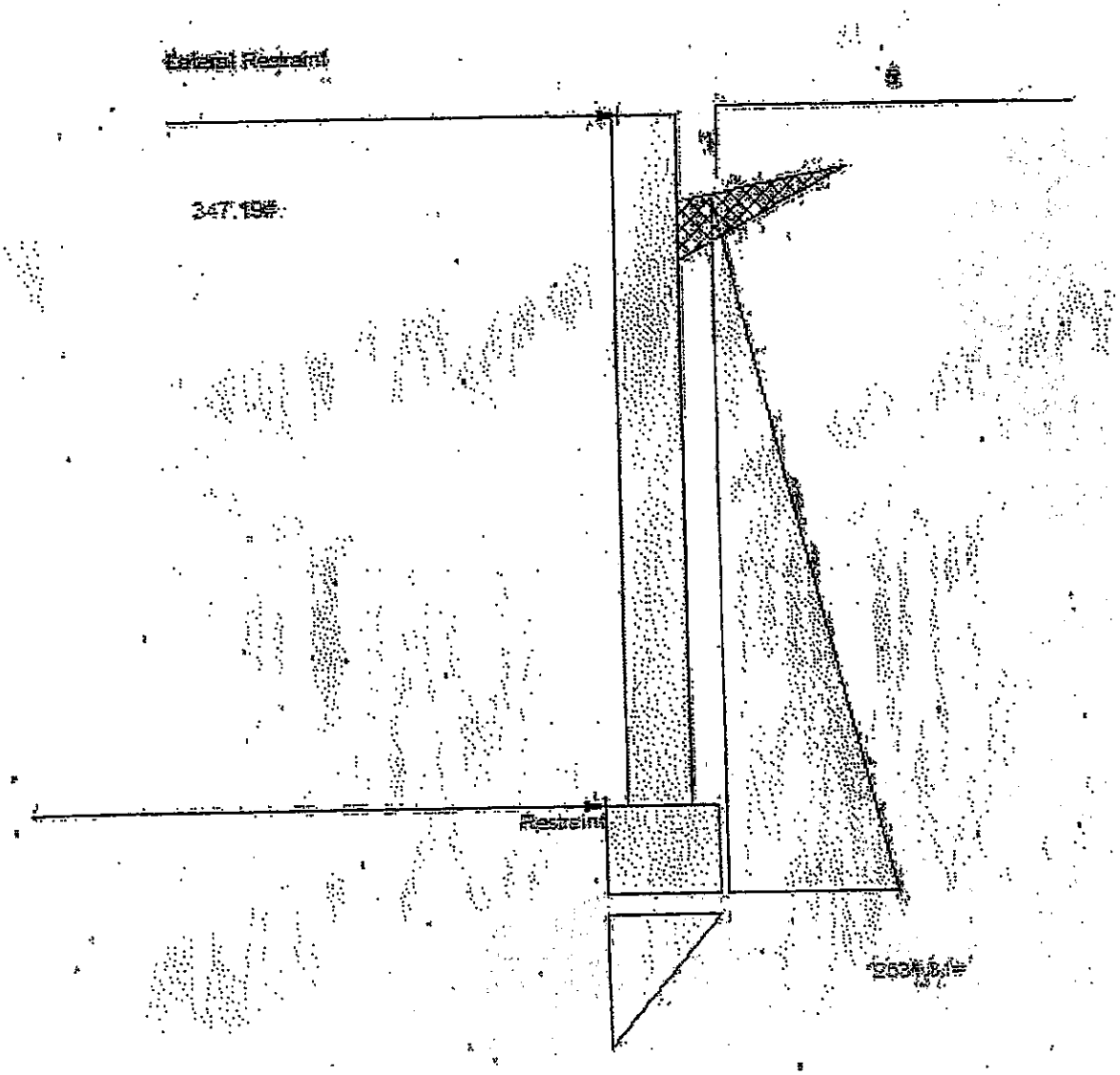
Code: IBC 2012,ACI 318-11,ACI 530-11



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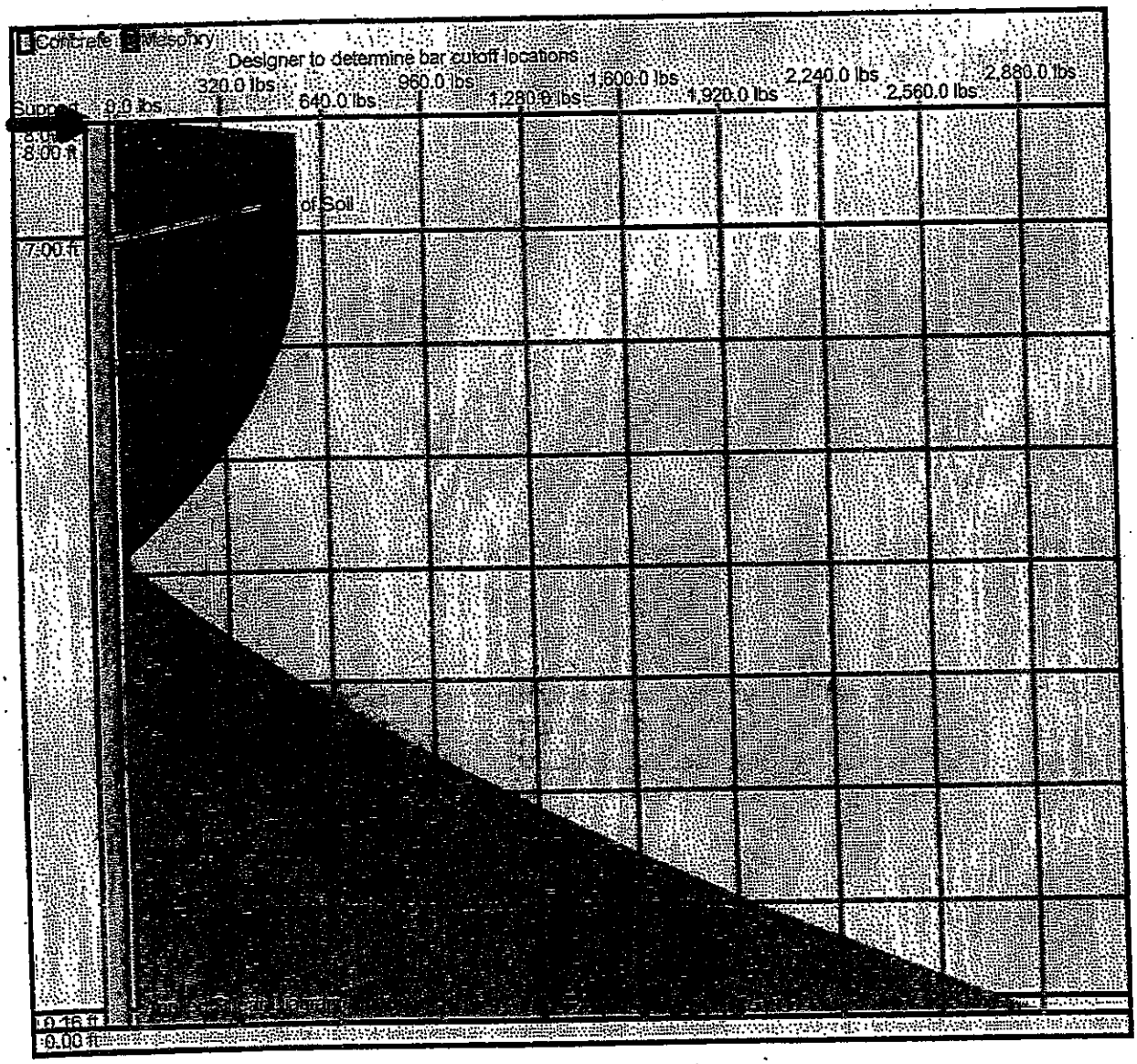

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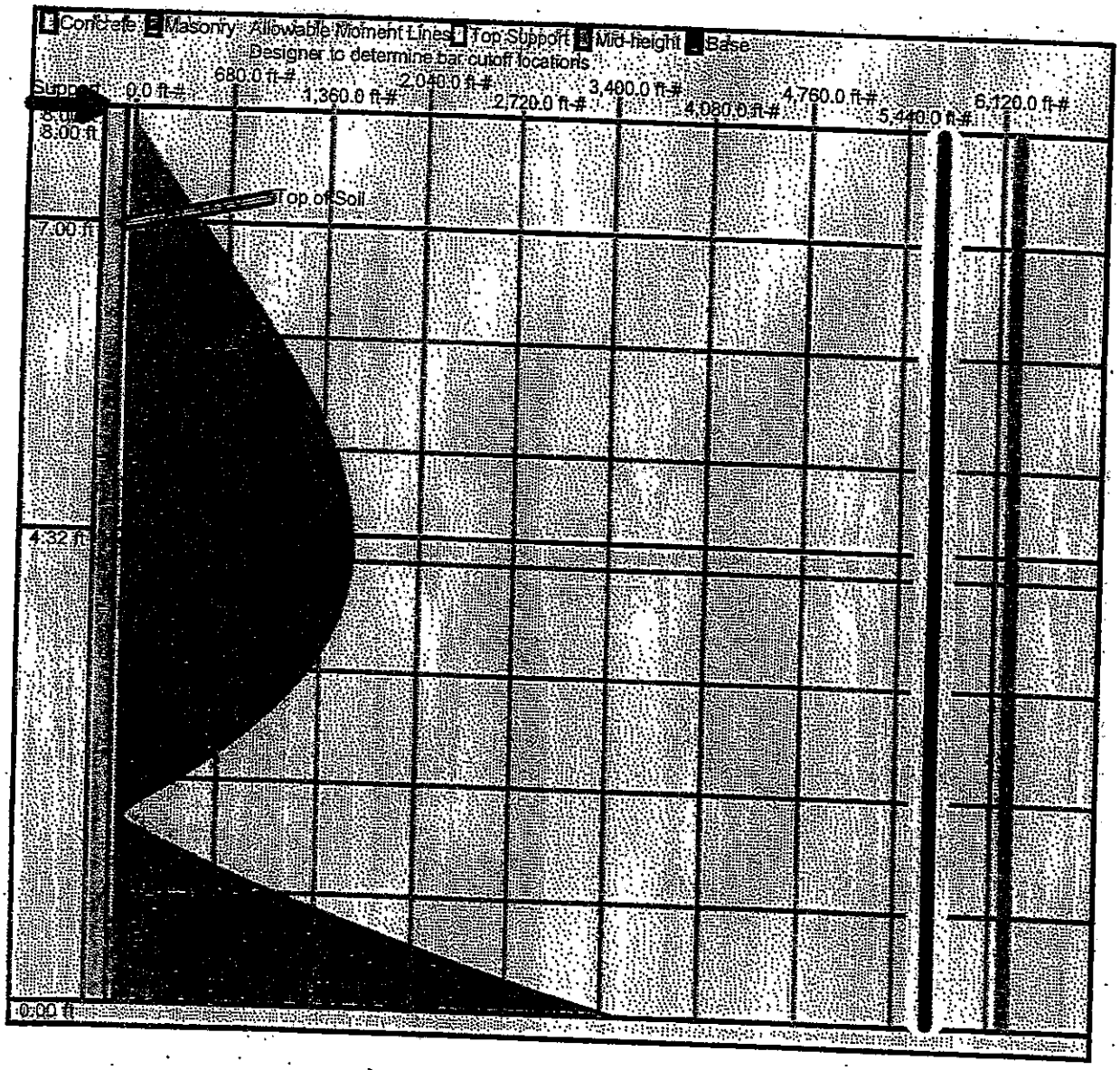
Code: IBC 2012,ACI 318-11,ACI 530-11



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Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 12" - 6' Unbalanced Fill

Date: 28 JUL 2015

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Restrained Retaining Wall Design

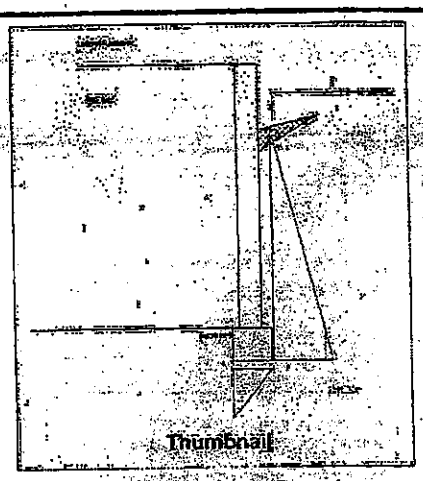
Code: IBC 2012,ACI 318-11,ACI 530-11

Criteria

Retained Height	=	6.00 ft
Wall height above soil	=	2.00 ft
Total Wall Height	=	8.00 ft
Top Support Height	=	8.00 ft
Slope Behind Wal	=	5.00 : 1
Height of Soil over Toe	=	0.00 in

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	90.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density	=	110.00 pcf
Footing||Soil Frictior	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
>>>Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Uniform Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
The above lateral load has been increased by a factor of		1.00
Wind on Exposed Stem	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300
Added seismic per unit area	=	0.0 psf

Earth Pressure Seismic Load

K_h Soil Density Multiplier = 0.200 g

Stem Weight Seismic Load

F_p / W_p Weight Multiplier = 0.000 g Added seismic per unit area = 0.0 psf

Design Summary

Total Bearing Load	=	1,220 lbs
...resultant ecc.	=	0.00 in
Soil Pressure @ Toe	=	0 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	2,000 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	0 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	0.0 psi OK
Footing Shear @ Heel	=	0.0 psi OK
Allowable	=	82.2 psi
Reaction at Top	=	192.6 lbs
Reaction at Bottom	=	2,011.4 lbs

Sliding Calcs Slab Resists All Sliding !
Lateral Sliding Force = 2,011.4 lbs

Concrete Stem Construction

Thickness	=	8.00 in	Fy	=	60,000 psi
Wall Weight	=	100.0 psf	f'c	=	3,000 psi

Stem is FIXED to top of footing

		@ Top Support	Mmax Between Top & Base	@ Base of Wall
		Stem OK	Stem OK	Stem OK
Design Height Above Ftg	=	8.00 ft	3.95 ft	0.00 ft
Rebar Size	=	# 4	# 4	# 4
Rebar Spacing	=	12.00 in	12.00 in	12.00 in
Rebar Placed at	=	Edge	Edge	Edge
Rebar Depth 'd'	=	5.50 in	6.00 in	5.50 in
Design Data				
fb/FB + fa/Fa	=	0.000	0.201	0.567
Mu....Actual	=	0.0 ft-#	1,048.1 ft-#	2,705.4 ft-#
Mn * Phi.....Allowable	=	4,773.0 ft-#	5,223.0 ft-#	4,773.0 ft-#
Shear Force @ this height	=	309.8 lbs		2,282.2 lbs
Shear.....Actual	=	4.69 psi		34.58 psi
Shear.....Allowable	=	82.16 psi		82.16 psi

Load Factors

Building Code	IBC 2012,ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Other Acceptable Sizes & Spacings:

Toe: # 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Heel:# 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Key: Slab Resists Sliding	-or-	Slab Resists Sliding - No Force on

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10814 Courthouse Road
Fredericksburg, VA 22408
540-898-3092

Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 12" - 6' Unbalanced Fill

Date: 28 JUL 2015

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Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11

Footing Strengths & Dimensions

Toe Width	=	0.33 ft
Heel Width	=	1.00
Total Footing Width	=	1.33
Footing Thickness	=	12.00 in
Key Width	=	10.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top = 2.00 in @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	0	0 psf
Mu' : Upward	=	0	0 ft-#
Mu' : Downward	=	0	0 ft-#
Mu: Design	=	0	0 ft-#
Actual 1-Way Shear	=	0.00	0.00 psi
Allow 1-Way Shear	=	82.16	82.16 psi

Summary of Forces on Footing : Slab RESISTS sliding, stem is FIXED at footing

Forces acting on footing for soil pressure

>>> Sliding Forces are restrained by the adjacent slab

Load & Moment Summary For Footing : For Soil Pressure Calcs

Moment @ Top of Footing Applied from Stem			=	-1,690.9 ft-#
Surcharge Over Heel	=	lbs	ft	ft-#
Adjacent Footing Load	=	lbs	ft	ft-#
Axial Dead Load on Stem	=	lbs	ft	ft-#
Soil Over Toe	=	lbs	ft	ft-#
Surcharge Over Toe	=	lbs	ft	ft-#
Stem Weight	=	800.0 lbs	0.67 ft	532.0 ft-#
Soil Over Heel	=	218.9 lbs	1.16 ft	254.8 ft-#
Footing Weight	=	199.5 lbs	0.67 ft	133.1 ft-#
Total Vertical Force	=	1,219.6 lbs	Base Moment =	-771.0 ft-#

Moment at Footing Base is not Stabilized by Vertical Loads
NO SOIL PRESSURE CALCS DONE !

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Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 12" - 6' Unbalanced Fill

Date: 28 JUL 2015

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Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11

Rebar Lap & Embedment Lengths Information

Stem Design Segment Near Top Support
Stem Design Height: 8.00 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	17.09 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Development length for #4 bar extending up into this stem design segment from below =	13.15 in

Stem Design Segment at Mmax Between Ends
Stem Design Height: 3.95 ft above top of footing

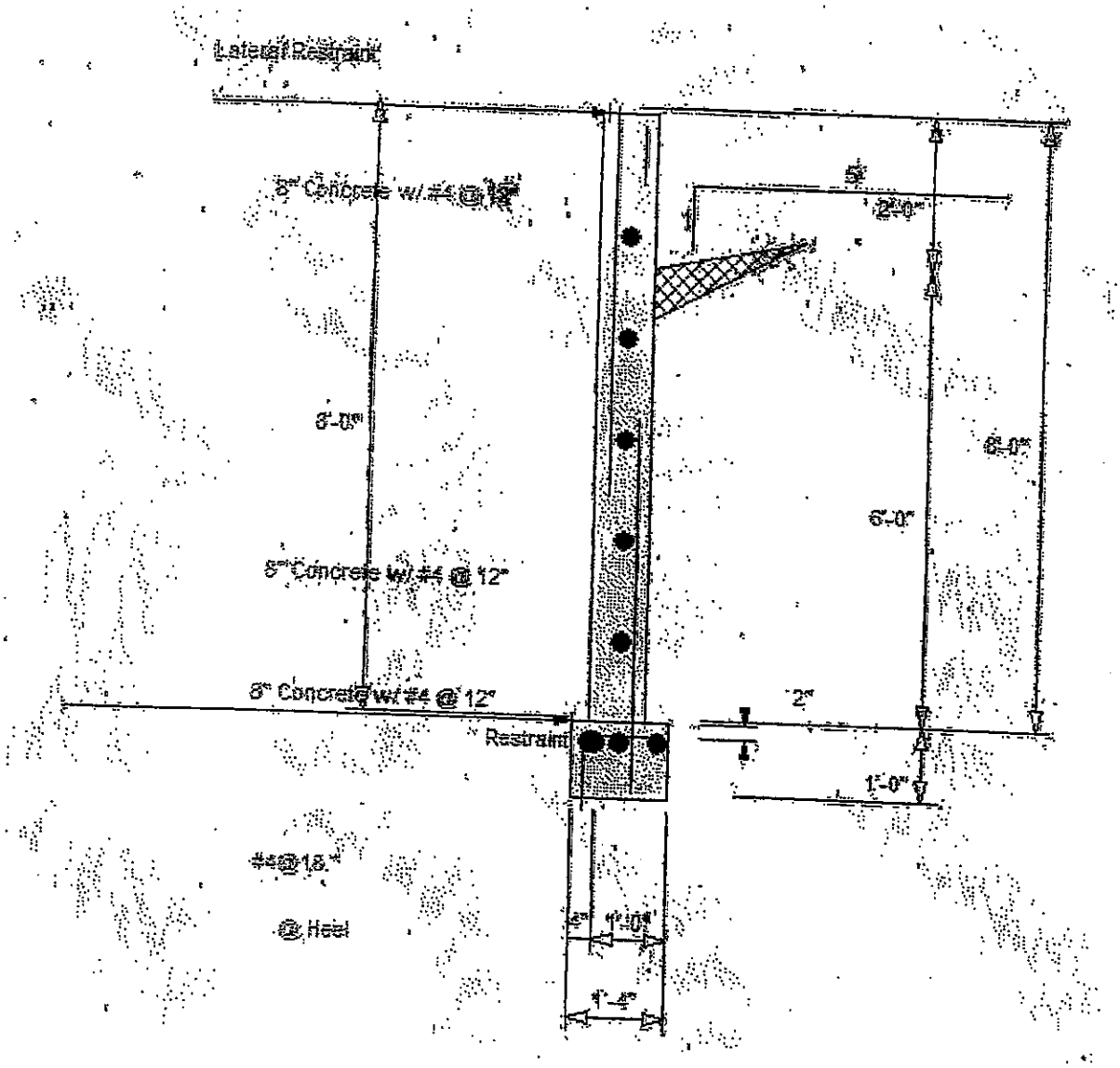
Lap Splice length for #4 bar extending down into this stem design segment from above =	17.09 in
Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	17.09 in
Development length for #4 bar extending down into this stem design segment from above =	13.15 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Development length for #4 bar extending up into this stem design segment from below =	13.15 in

Stem Design Segment at Base Support
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar extending down into this stem design segment from above =	17.09 in
Lap Splice length for #4 bar specified in this stem design segment =	17.09 in
Development length for #4 bar extending down into this stem design segment from above =	13.15 in
Development length for #4 bar specified in this stem design segment =	13.15 in
Hooked embedment length into footing for #4 bar specified in this stem design segment =	7.67 in

Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11



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Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 12" - 6' Unbalanced Fill

Date: 28 JUL 2015

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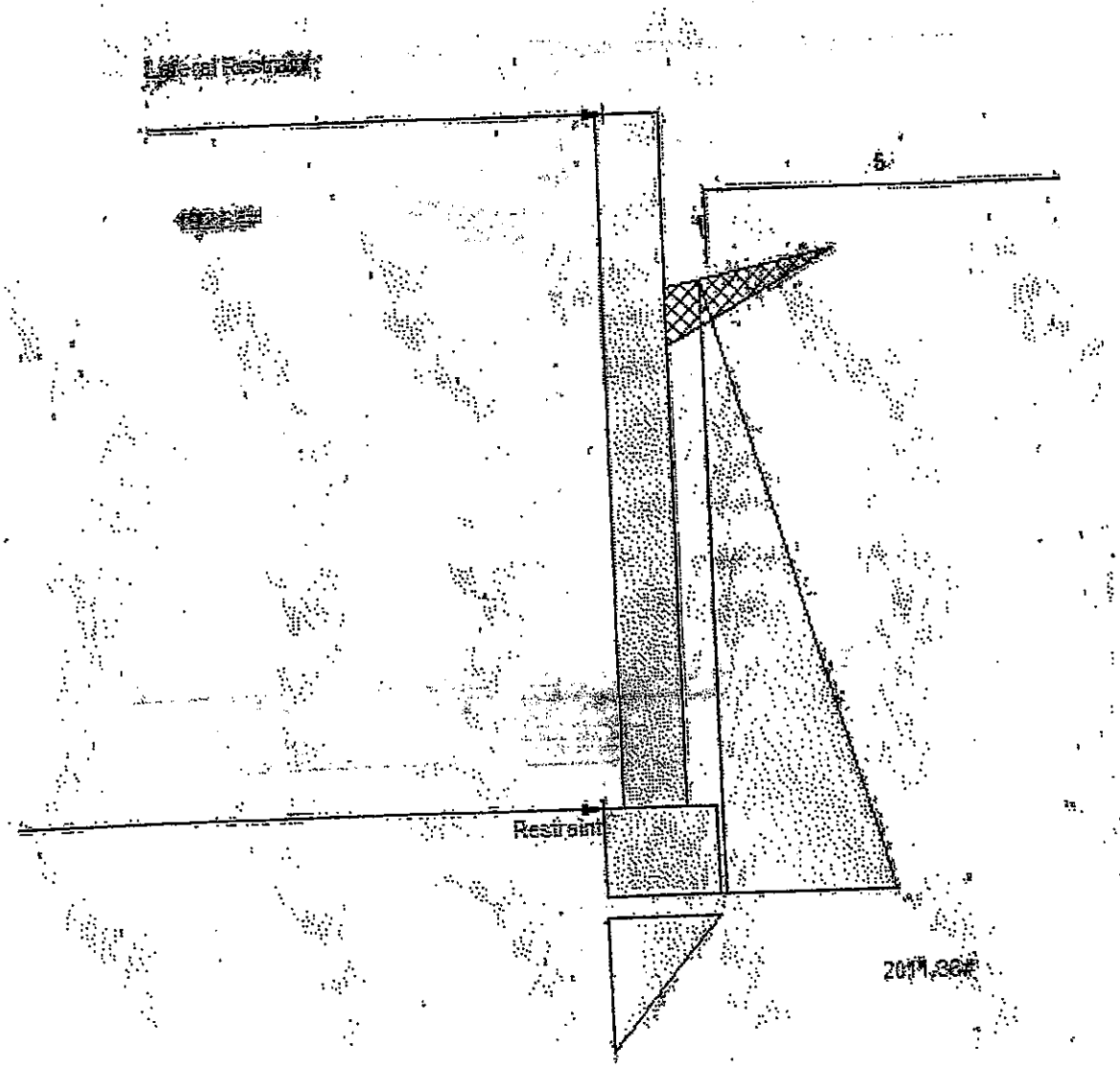
Code: IBC 2012,ACI 318-11,ACI 530-11



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Title 2577 - Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
8" Wall - #4 @ 12" - 6' Unbalanced Fill

Date: 28 JUL 2015

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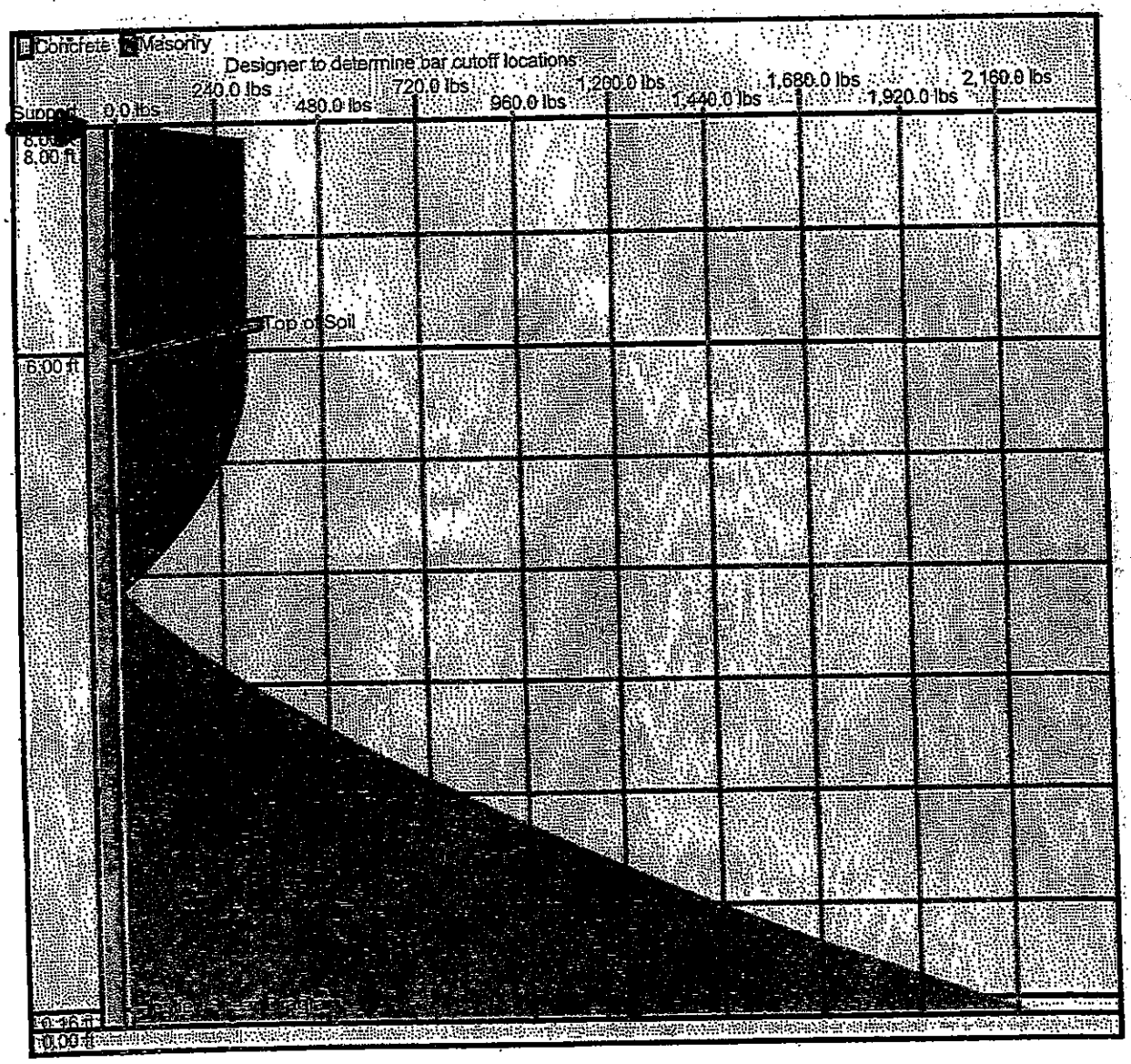
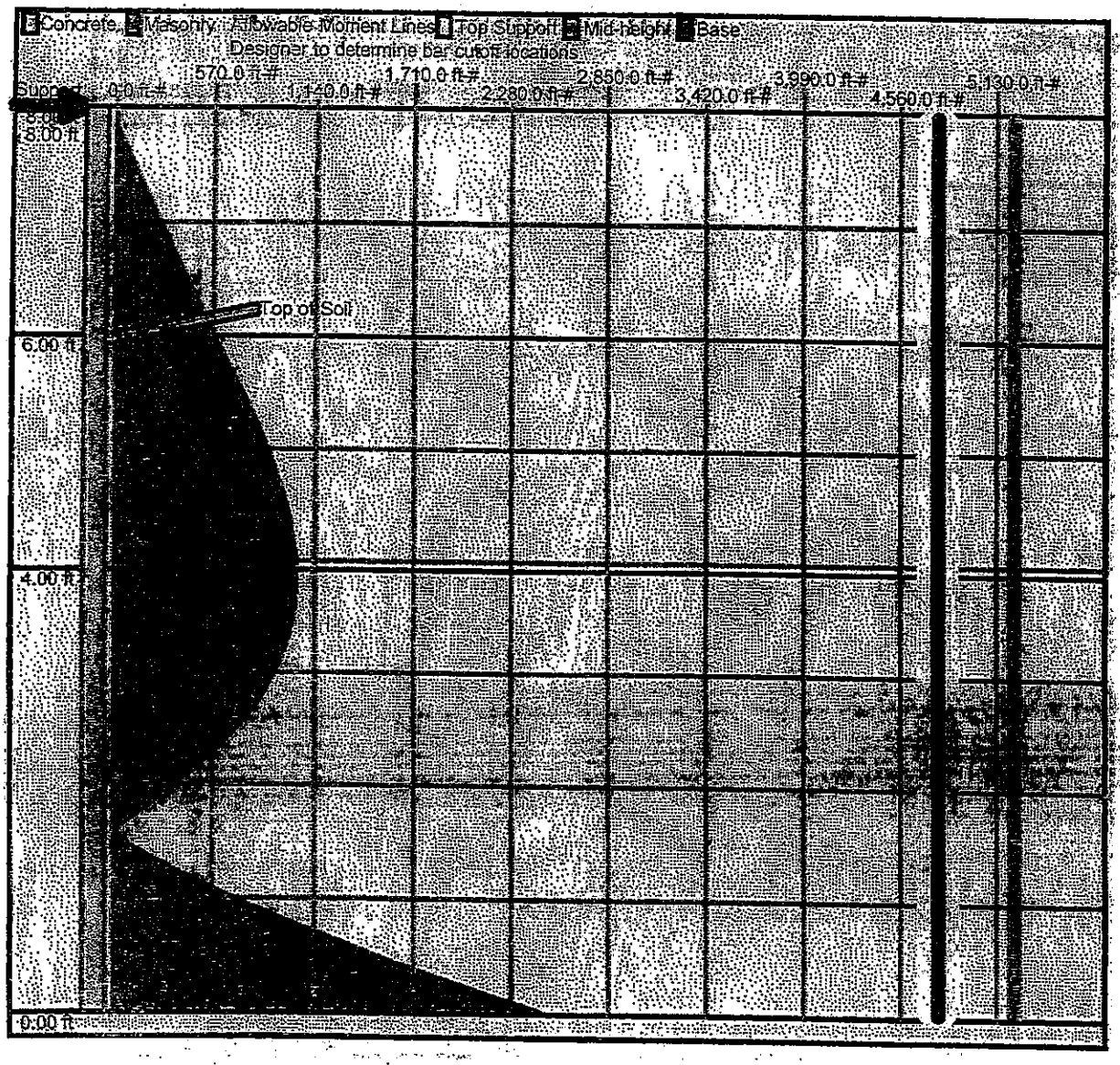
Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11



Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11



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Title Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
10" Wall w/#4 @ 18" on center

Date: 28 JUL 2015

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Restrained Retaining Wall Design

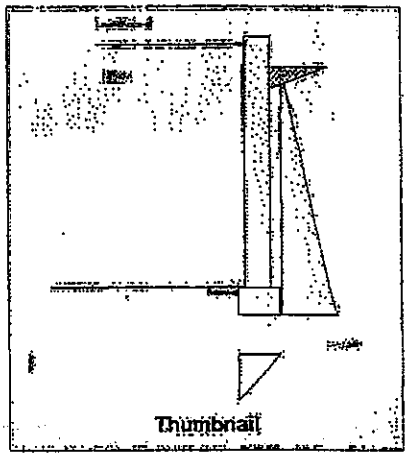
Code: IBC 2012,ACI 318-11,ACI 530-11

Criteria

Retained Height	=	7.00 ft
Wall height above soil	=	1.00 ft
Total Wall Height	=	8.00 ft
Top Support Height	=	7.75 ft
Slope Behind Wal	=	0.00 : 1
Height of Soil over Toe	=	0.00 in

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	90.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density	=	110.00 pcf
Footing||Soil Frictior	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
>>>Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Uniform Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
The above lateral load has been increased by a factor of		1.00
Wind on Exposed Stem	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Earth Pressure Seismic Load

K_h Soil Density Multiplier = 0.200 g Added seismic per unit area = 0.0 psf

Stem Weight Seismic Load

F_p / W_p Weight Multiplier = 0.000 g Added seismic per unit area = 0.0 psf

Design Summary

Total Bearing Load	=	1,463 lbs
...resultant ecc.	=	0.00 in
Soil Pressure @ Toe	=	0 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	2,000 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	0 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	0.0 psi OK
Footing Shear @ Heel	=	0.0 psi OK
Allowable	=	82.2 psi
Reaction at Top	=	367.5 lbs
Reaction at Bottom	=	2,451.8 lbs

Sliding Calcs Slab Resists All Sliding !
Lateral Sliding Force = 2,451.8 lbs

Concrete Stem Construction

Thickness = 10.00 in Fy = 60,000 psi
Wall Weight = 125.0 psf f'c = 3,500 psi
Stem is FIXED to top of footing

		@ Top Support	Mmax Between Top & Base	@ Base of Wall
		As < Min %	As < Min %	As < Min %
Design Height Above Ftg	=	7.75 ft	4.17 ft	0.00 ft
Rebar Size	=	# 4	# 4	# 4
Rebar Spacing	=	18.00 in	18.00 in	18.00 in
Rebar Placed at	=	Edge	Edge	Edge
Rebar Depth 'd'	=	7.50 in	8.00 in	7.50 in
Design Data				
fb/FB + fa/Fa	=	1.000	1.000	1.000
Mu....Actual	=	0.0 ft-#	1,566.9 ft-#	3,662.9 ft-#
Mn * Phi.....Allowable	=	0.0 ft-#	0.0 ft-#	0.0 ft-#
Shear Force @ this height	=	589.6 lbs		2,938.4 lbs
Shear.....Actual	=	6.55 psi		32.65 psi
Shear.....Allowable	=	88.74 psi		88.74 psi

Load Factors

Building Code	IBC 2012,ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Other Acceptable Sizes & Spacings:

Toe: # 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Heel:# 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Key: Slab Resists Sliding	-or-	Slab Resists Sliding - No Force on

Freeland Engineering, P.C.
10814 Courthouse Road
Fredericksburg, VA 22408
540-898-3092

Title Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
10" Wall w/#4 @ 18" on center

Date: 28 JUL 2015

This Wall in File: Z:\Projects\2577 - Bryton Homes - Dalton Residence\2577 - bryton homes.RPX

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License To : Freeland Engineering, P.C.

Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11

Footing Strengths & Dimensions

Toe Width	=	0.33 ft
Heel Width	=	1.17
Total Footing Width	=	1.50
Footing Thickness	=	11.00 in
Key Width	=	0.00 in
Key Depth	=	12.00 in
Key Distance from Toe	=	0.00 ft

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top = 1.50 in @ Btm.= 1.50 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	0	0 psf
Mu' : Upward	=	0	0 ft-#
Mu' : Downward	=	0	0 ft-#
Mu: Design	=	0	0 ft-#
Actual 1-Way Shear	=	0.00	0.00 psi
Allow 1-Way Shear	=	82.16	82.16 psi

Summary of Forces on Footing : Slab RESISTS sliding, stem is FIXED at footing

Forces acting on footing for soil pressure

>>> Sliding Forces are restrained by the adjacent slab

Load & Moment Summary For Footing : For Soil Pressure Calcs

Moment @ Top of Footing Applied from Stem			=	-2,289.3 ft-#
Surcharge Over Heel	=	lbs	ft	ft-#
Adjacent Footing Load	=	lbs	ft	ft-#
Axial Dead Load on Stem	=	lbs	ft	ft-#
Soil Over Toe	=	lbs	ft	ft-#
Surcharge Over Toe	=	lbs	ft	ft-#
Stem Weight	=	1,000.0 lbs	0.75 ft	750.0 ft-#
Soil Over Heel	=	256.7 lbs	1.33 ft	342.2 ft-#
Footing Weight	=	206.3 lbs	0.75 ft	154.7 ft-#
Total Vertical Force	=	1,462.9 lbs	Base Moment =	-1,042.4 ft-#

Moment at Footing Base is not Stabilized by Vertical Loads
NO SOIL PRESSURE CALCS DONE !

Rebar Lap & Embedment Lengths Information

Stem Design Segment Near Top Support
Stem Design Height: 7.75 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment =	15.82 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	15.82 in
Development length for #4 bar specified in this stem design segment =	12.17 in
Development length for #4 bar extending up into this stem design segment from below =	12.17 in

Stem Design Segment at Mmax Between Ends
Stem Design Height: 4.17 ft above top of footing

Lap Splice length for #4 bar extending down into this stem design segment from above =	15.82 in
Lap Splice length for #4 bar specified in this stem design segment =	15.82 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	15.82 in
Development length for #4 bar extending down into this stem design segment from above =	12.17 in
Development length for #4 bar specified in this stem design segment =	12.17 in
Development length for #4 bar extending up into this stem design segment from below =	12.17 in

Stem Design Segment at Base Support
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar extending down into this stem design segment from above =	15.82 in
Lap Splice length for #4 bar specified in this stem design segment =	15.82 in
Development length for #4 bar extending down into this stem design segment from above =	12.17 in
Development length for #4 bar specified in this stem design segment =	12.17 in
Hooked embedment length into footing for #4 bar specified in this stem design segment =	7.67 in

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Title Bryton Homes
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Date: 28 JUL 2015

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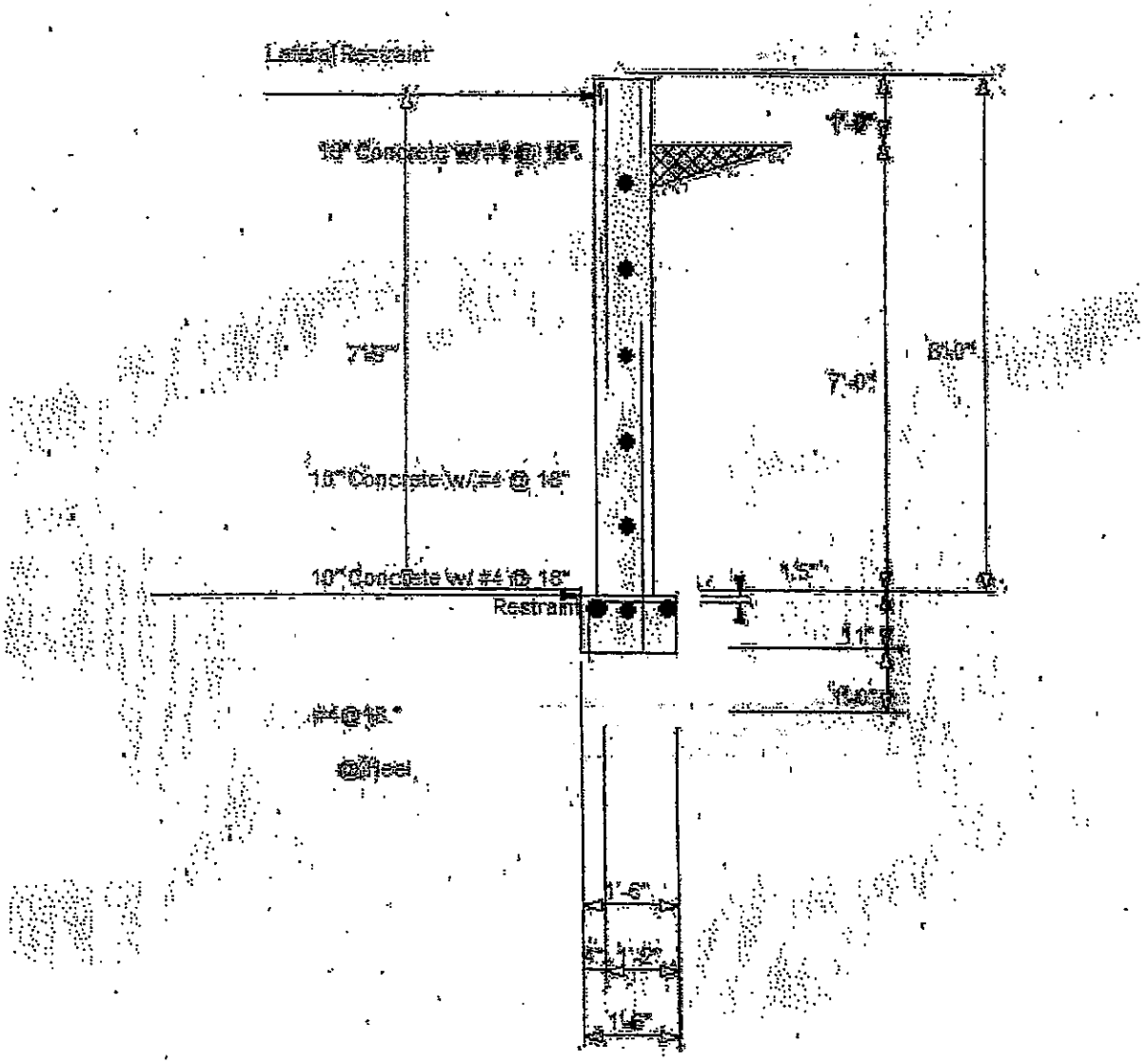
Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11



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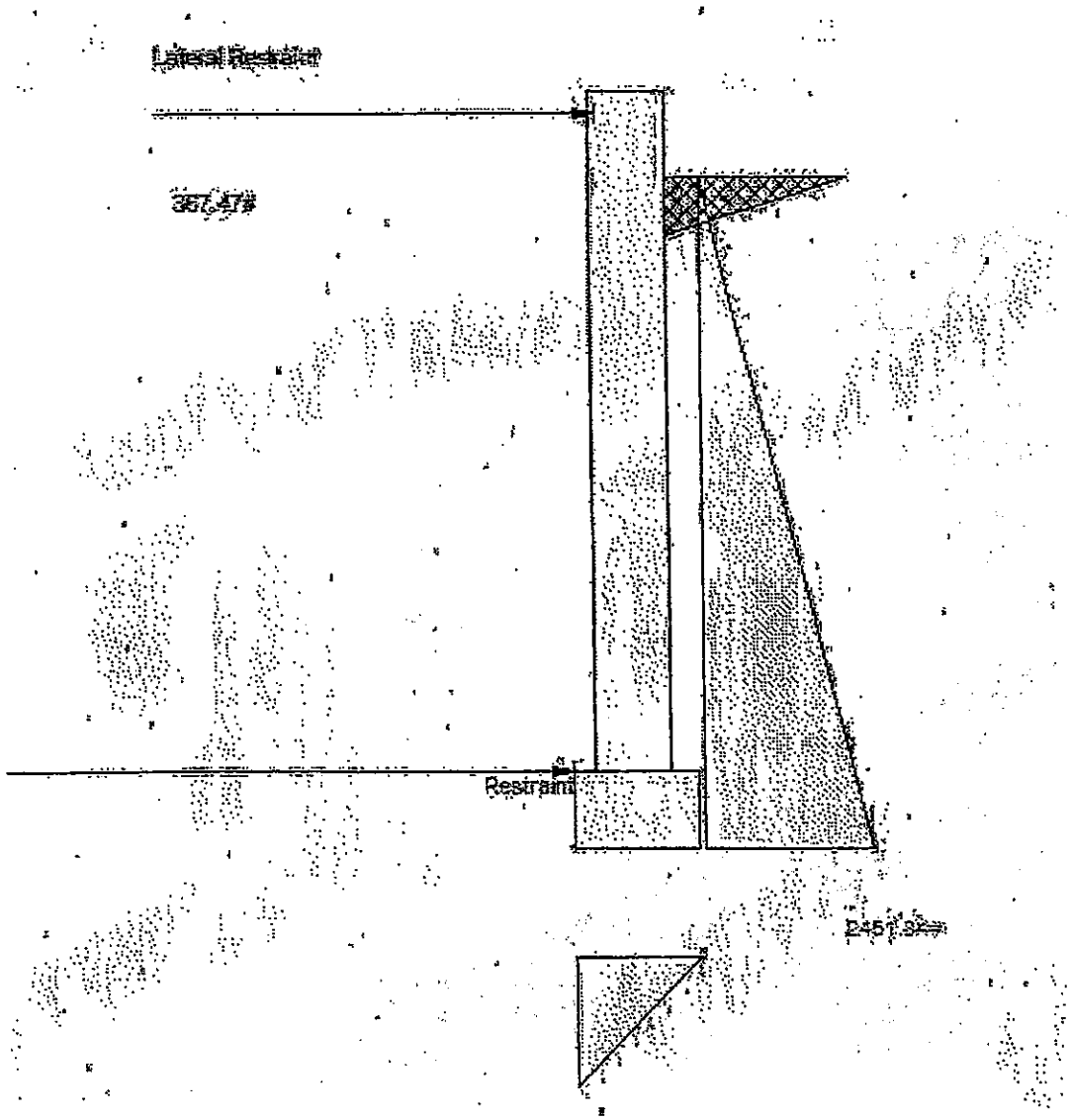

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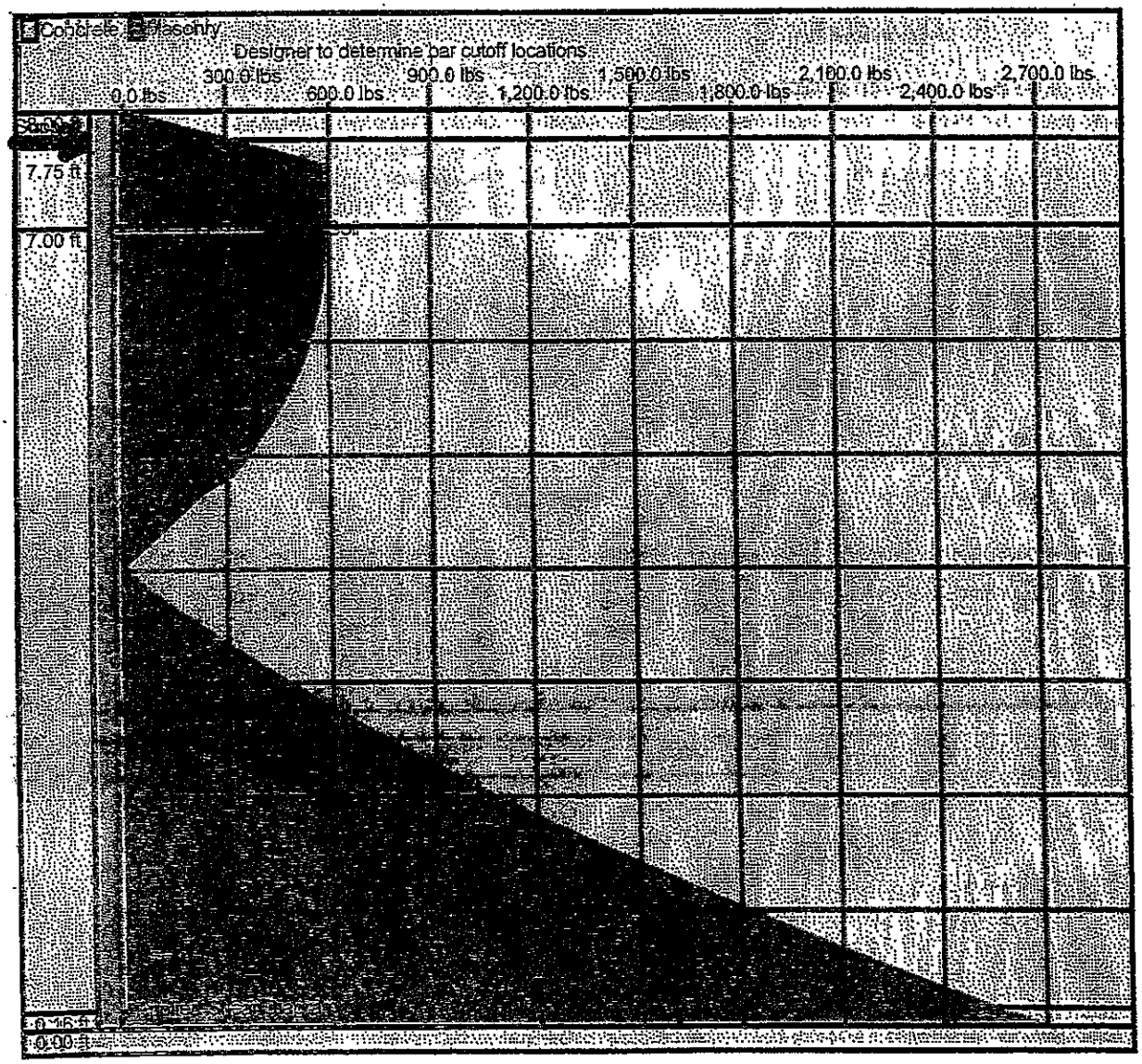

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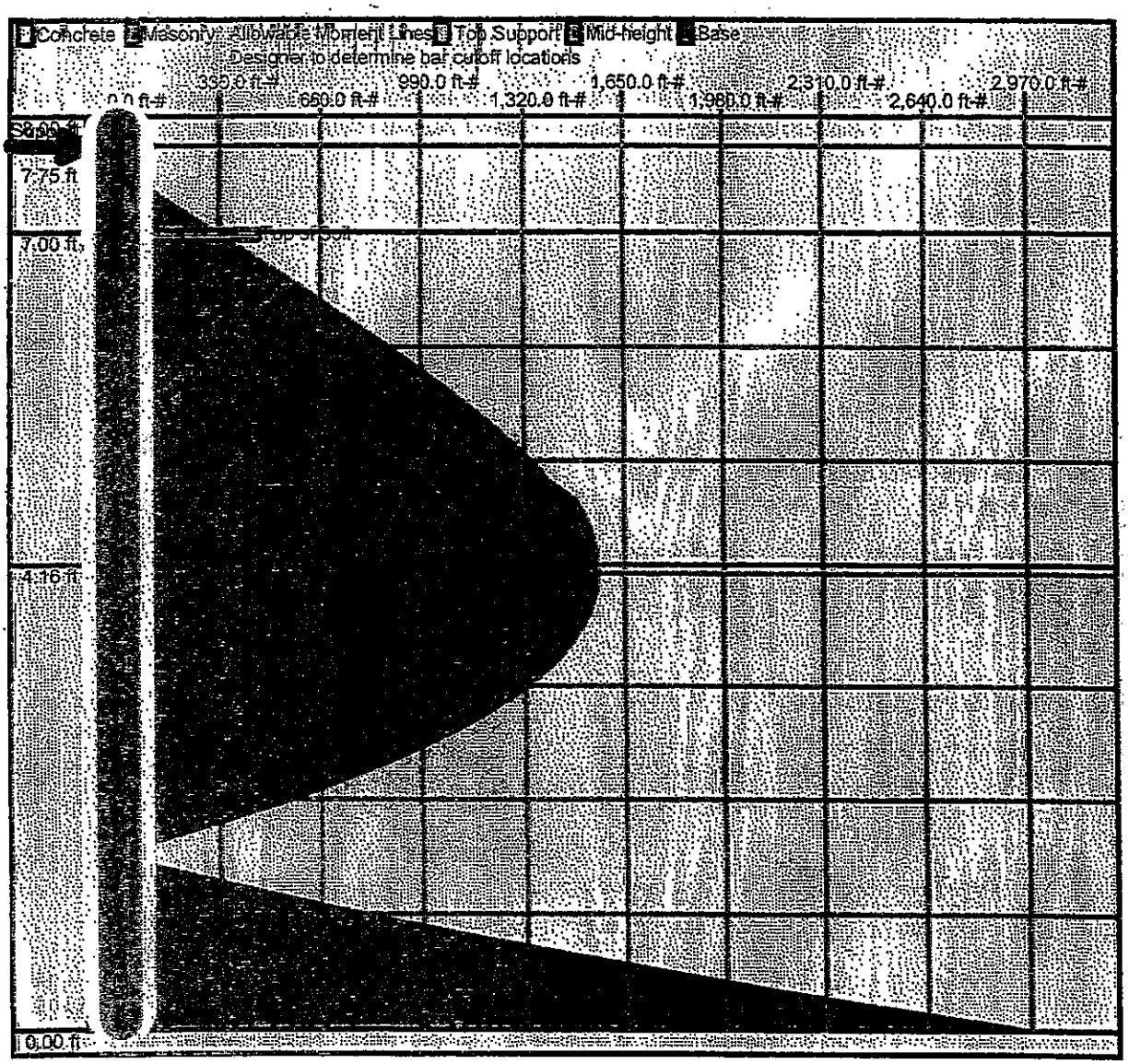

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Title Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
10" Wall w/#4 @ 8" on center

Date: 28 JUL 2015

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Restrained Retaining Wall Design

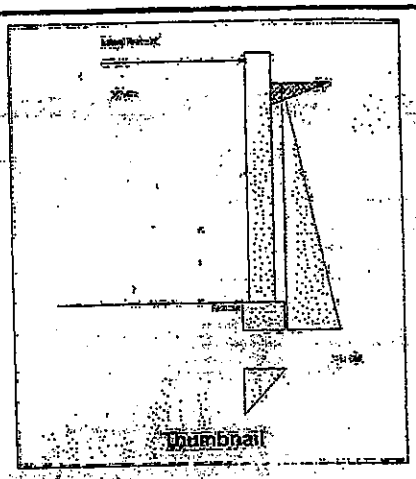
Code: IBC 2012,ACI 318-11,ACI 530-11

Criteria

Retained Height	=	7.00 ft
Wall height above soil	=	1.00 ft
Total Wall Height	=	8.00 ft
Top Support Height	=	7.75 ft
Slope Behind Wal	=	0.00 : 1
Height of Soil over Toe	=	0.00 in

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	90.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density	=	110.00 pcf
Footing|Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
>>>Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Uniform Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
The above lateral load has been increased by a factor of		1.00
Wind on Exposed Stem	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300
Added seismic per unit area	=	0.0 psf

Earth Pressure Seismic Load

K_h Soil Density Multiplier = 0.200 g

Stem Weight Seismic Load

F_p / W_p Weight Multiplier = 0.000 g Added seismic per unit area = 0.0 psf

Design Summary

Total Bearing Load	=	1,463 lbs
...resultant ecc.	=	0.00 in
Soil Pressure @ Toe	=	0 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	2,000 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	0 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	0.0 psi OK
Footing Shear @ Heel	=	0.0 psi OK
Allowable	=	82.2 psi
Reaction at Top	=	367.5 lbs
Reaction at Bottom	=	2,451.8 lbs

Sliding Calcs Slab Resists All Sliding !
Lateral Sliding Force = 2,451.8 lbs

Concrete Stem Construction

Thickness	=	10.00 in	Fy	=	60,000 psi
Wall Weight	=	125.0 psf	f'c	=	3,500 psi

Stem is FIXED to top of footing

		@ Top Support	Mmax Between Top & Base	@ Base of Wall
		Stem OK	Stem OK	Stem OK
Design Height Above Ftg	=	7.75 ft	4.17 ft	0.00 ft
Rebar Size	=	# 4	# 4	# 4
Rebar Spacing	=	8.00 in	8.00 in	8.00 in
Rebar Placed at	=	Edge	Edge	Edge
Rebar Depth 'd'	=	7.50 in	8.00 in	7.50 in
Design Data				
fb/FB + fa/Fa	=	0.000	0.150	0.374
Mu....Actual	=	0.0 ft-#	1,566.9 ft-#	3,662.9 ft-#
Mn * Phi.....Allowable	=	9,783.6 ft-#	10,458.6 ft-#	9,783.6 ft-#
Shear Force @ this height	=	589.6 lbs		2,938.4 lbs
Shear.....Actual	=	6.55 psi		32.65 psi
Shear.....Allowable	=	88.74 psi		88.74 psi

Load Factors

Building Code	IBC 2012,ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Other Acceptable Sizes & Spacings:

Toe: # 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Heel:# 4 @ 18.00 in	-or-	Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Key: Slab Resists Sliding	-or-	Slab Resists Sliding - No Force on

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Restrained Retaining Wall Design

Code: IBC 2012,ACI 318-11,ACI 530-11

Footing Strengths & Dimensions

Toe Width	=	0.33 ft
Heel Width	=	1.17
Total Footing Width	=	1.50
Footing Thickness	=	11.00 in
Key Width	=	0.00 in
Key Depth	=	12.00 in
Key Distance from Toe	=	0.00 ft

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top = 1.50 in @ Btm.= 1.50 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	0	0 psf
Mu' : Upward	=	0	0 ft-#
Mu' : Downward	=	0	0 ft-#
Mu: Design	=	0	0 ft-#
Actual 1-Way Shear	=	0.00	0.00 psi
Allow 1-Way Shear	=	82.16	82.16 psi

Summary of Forces on Footing : Slab RESISTS sliding, stem is FIXED at footing

Forces acting on footing for soil pressure

>>> Sliding Forces are restrained by the adjacent slab

Load & Moment Summary For Footing : For Soil Pressure Calcs

Moment @ Top of Footing Applied from Stem			=		-2,289.3 ft-#
Surcharge Over Heel	=	lbs		ft	ft-#
Adjacent Footing Load	=	lbs		ft	ft-#
Axial Dead Load on Stem	=	lbs		ft	ft-#
Soil Over Toe	=	lbs		ft	ft-#
Surcharge Over Toe	=	lbs		ft	ft-#
Stem Weight	=	1,000.0 lbs		0.75 ft	750.0 ft-#
Soil Over Heel	=	256.7 lbs		1.33 ft	342.2 ft-#
Footing Weight	=	206.3 lbs		0.75 ft	154.7 ft-#
Total Vertical Force	=	1,462.9 lbs	Base Moment	=	-1,042.4 ft-#

Moment at Footing Base is not Stabilized by Vertical Loads
NO SOIL PRESSURE CALCS DONE !

Rebar Lap & Embedment Lengths Information

Stem Design Segment Near Top Support
Stem Design Height: 7.75 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment =	15.82 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	15.82 in
Development length for #4 bar specified in this stem design segment =	12.17 in
Development length for #4 bar extending up into this stem design segment from below =	12.17 in

Stem Design Segment at Mmax Between Ends
Stem Design Height: 4.17 ft above top of footing

Lap Splice length for #4 bar extending down into this stem design segment from above =	15.82 in
Lap Splice length for #4 bar specified in this stem design segment =	15.82 in
Lap Splice length for #4 bar extending up into this stem design segment from below =	15.82 in
Development length for #4 bar extending down into this stem design segment from above =	12.17 in
Development length for #4 bar specified in this stem design segment =	12.17 in
Development length for #4 bar extending up into this stem design segment from below =	12.17 in

Stem Design Segment at Base Support
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar extending down into this stem design segment from above =	15.82 in
Lap Splice length for #4 bar specified in this stem design segment =	15.82 in
Development length for #4 bar extending down into this stem design segment from above =	12.17 in
Development length for #4 bar specified in this stem design segment =	12.17 in
Hooked embedment length into footing for #4 bar specified in this stem design segment =	7.67 in

Freeland Engineering, P.C.
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Fredericksburg, VA 22408
540-898-3092

Title Bryton Homes
Job # 2577 : Dsgnr: RPF
Description....
10" Wall w/#4 @ 8" on center

Date: 28 JUL 2015

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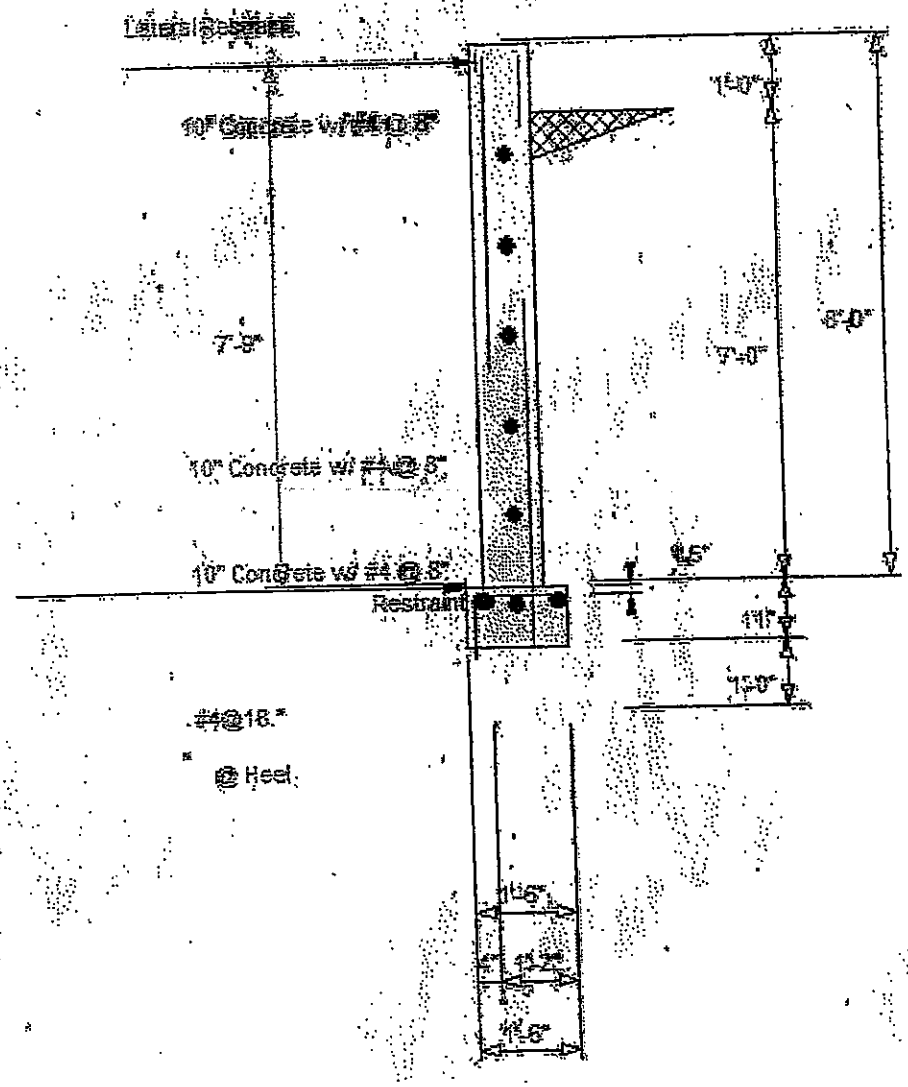

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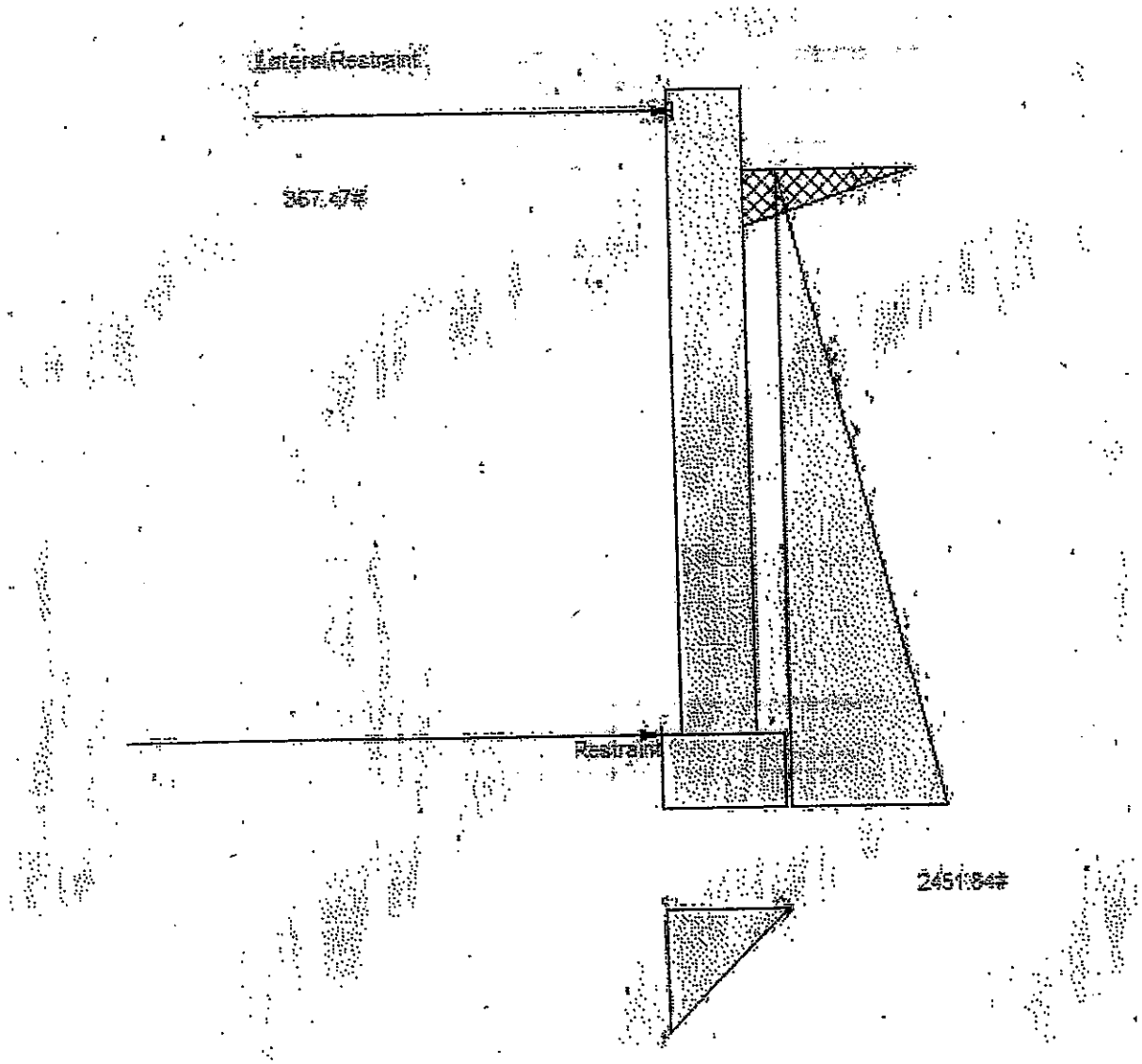

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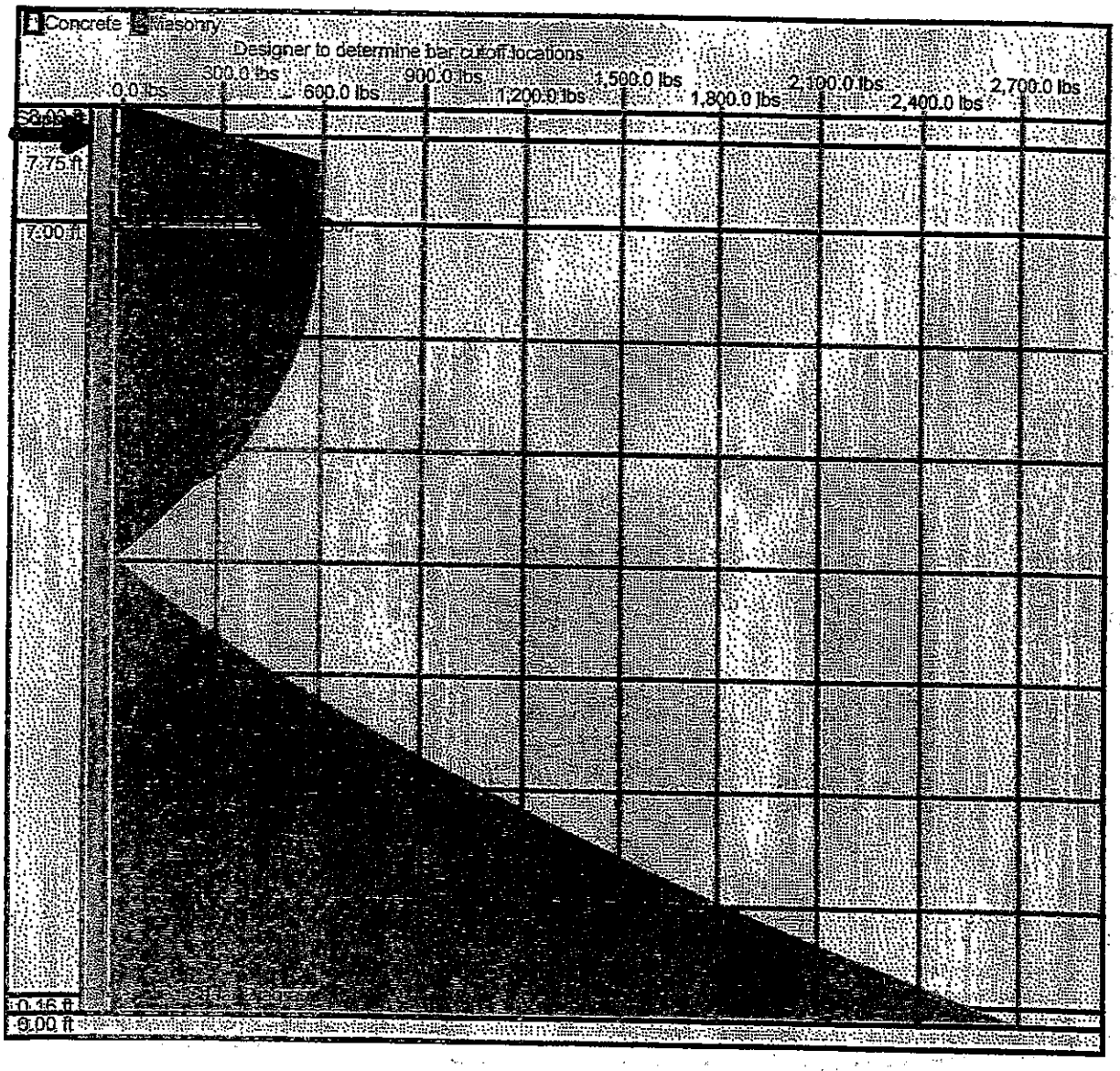

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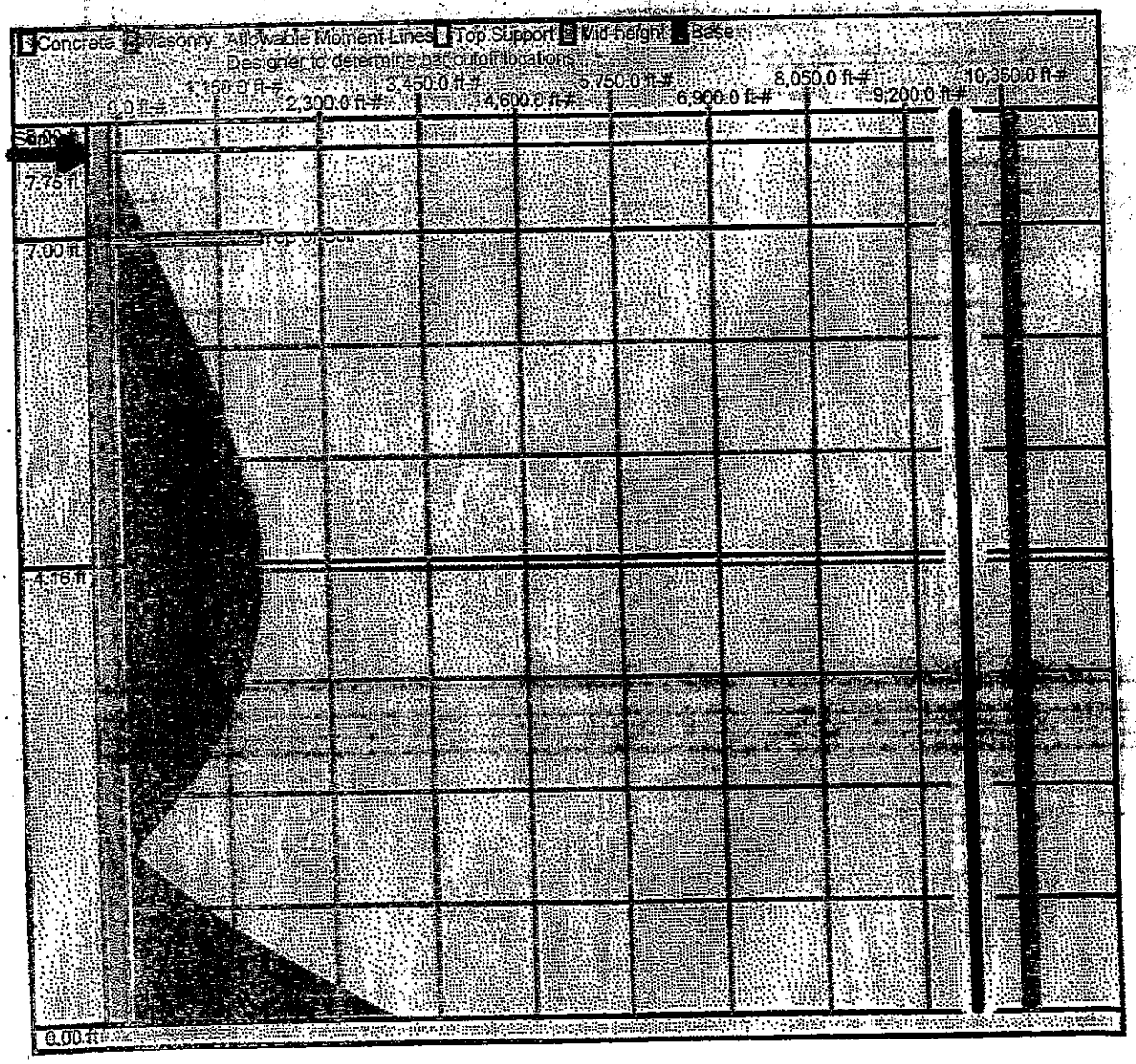
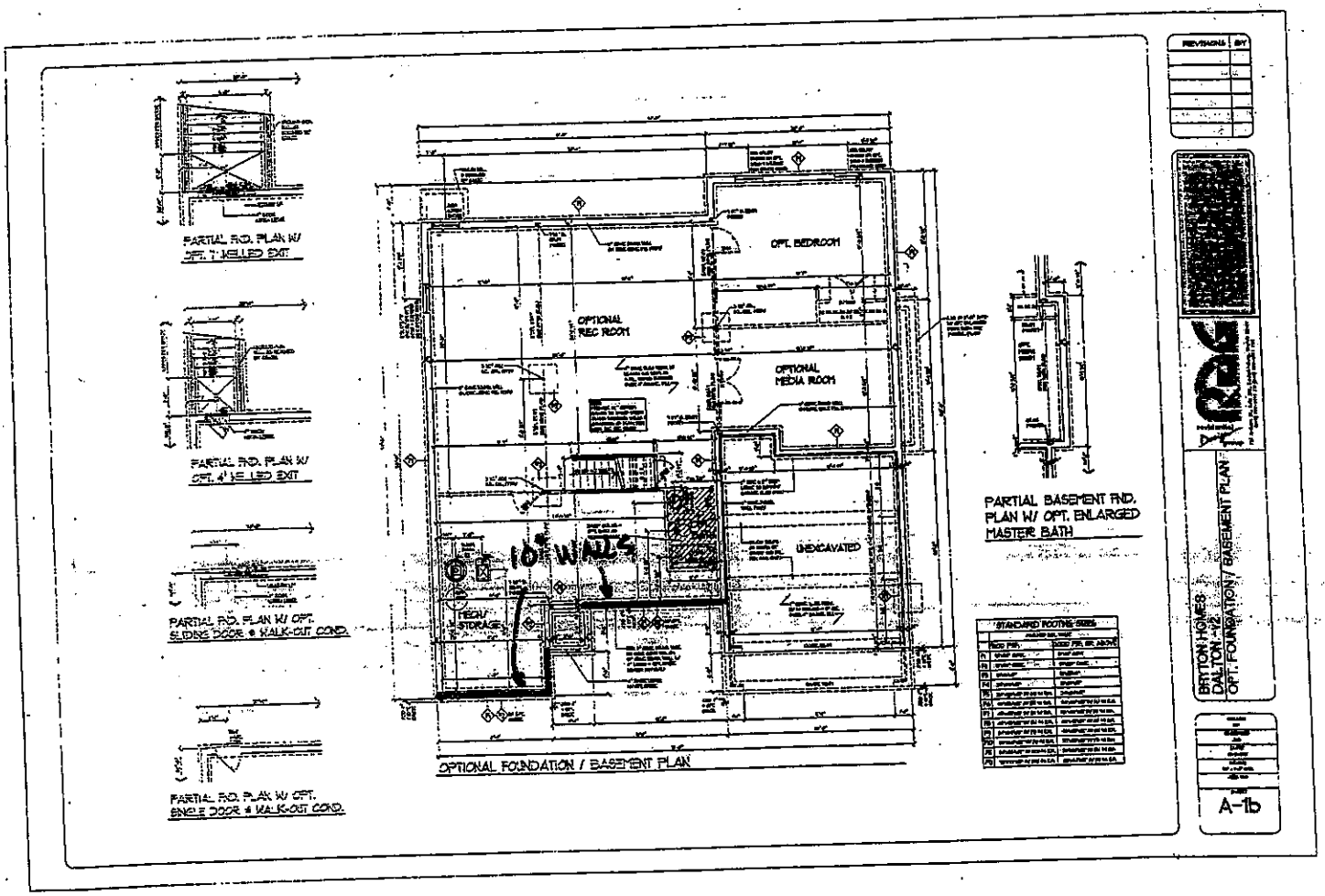
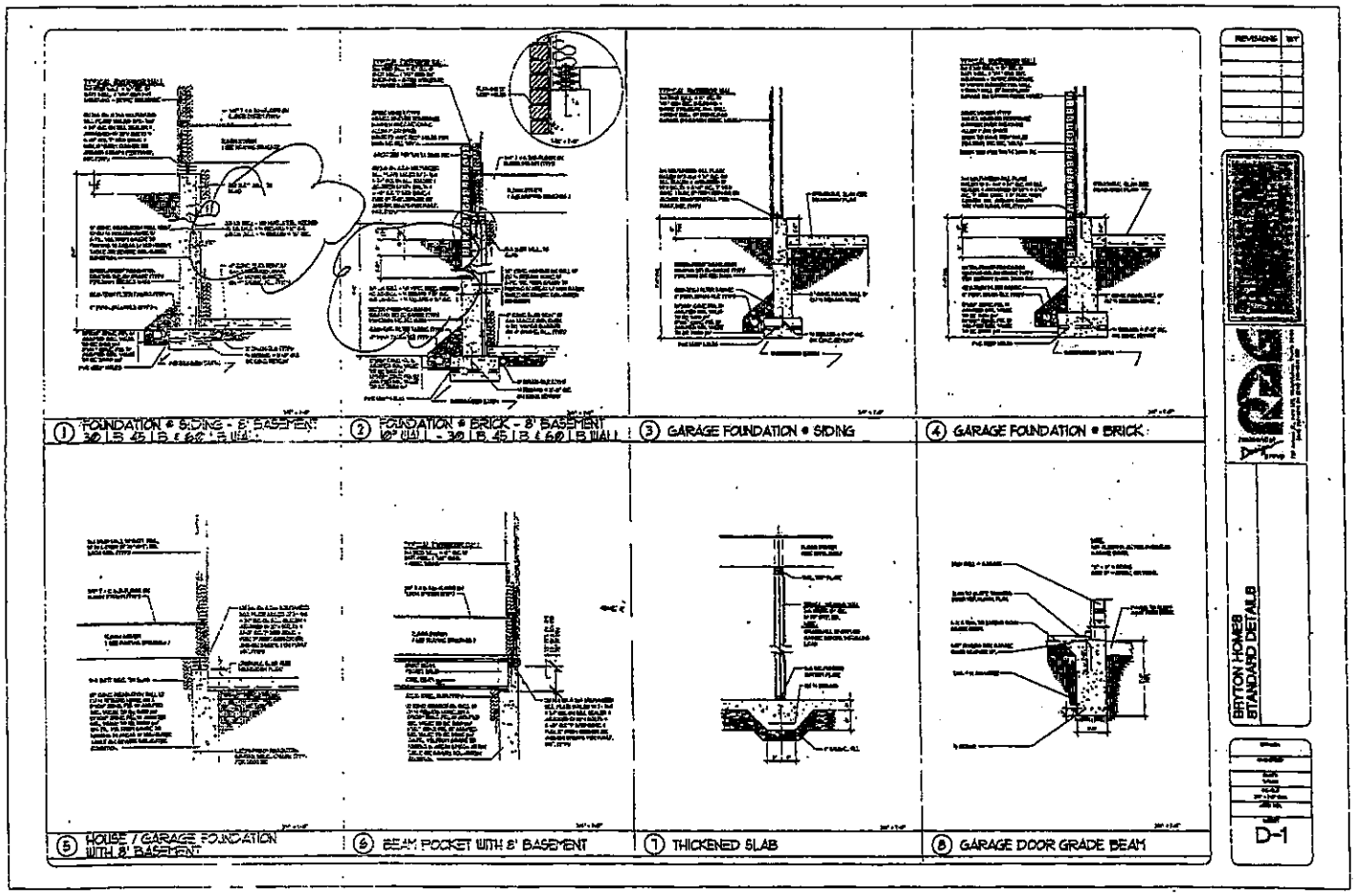


Concrete compressive strength		3,000	psi
Steel Tensile Strength	f_y	60	ksi
Area of shear steel bar	4	0.2	in^2

CarbonSeal Carbon Fiber Reinforced Polymer (CFRP)				CF-516
Tensile Strength	f^*_{fu}	119.4	ksi	
Modulus of Elasticity	E_f	10,948	ksi	
Rupture Strain	ε^*_{fu}	0.0117	in/in	
Design Tensile Strength	f_{fu}	101.49	ksi	
Thickness of the CFRP fabric	t_f	0.047	in	
Environmental strength Reduction Factor	C_E	0.85		
Reinforcement #				
Existing				
Spacing of bar		18	in	
Area of steel (#/S)		0.13	in^2	
Requied By code				
Spacing of bar		10	in	
Area of steel (#/S)		0.24	in^2	
Required By CFRP				
Area of steel (#/S)		0.11	in^2	
Requried force		6.40	kips	
Provide CFRP strips				
CFRP strip width		10	in	
Spacing		24	in	
Concrete Strength (assume)		3,000	psi	
Number of layers		1		
Debonding strain	ε_{fd}	0.00634	in/in	
Confinment strength provided by CFRP strip		8.84	kips/ft	Design OK
Result				
CarbonSeal CFRP (CSL-GC-526)	CF-516			
No. of Layers Shear	1			
Spacing	24			
Width of Layer	10			


PARTIAL FND. PLAN W/ OPT. 7' INSULED EXIT
PARTIAL FND. PLAN W/ OPT. 4' INSULED EXIT
PARTIAL FND. PLAN W/ OPT. SLIDING DOOR & WALK-OUT COND.
PARTIAL FND. PLAN W/ OPT. SINGLE DOOR & WALK-OUT COND.
OPT. BEDROOM
OPTIONAL REC ROOM
OPTIONAL MEDIA ROOM
UNEXCAVATED
HEQU STORAGE
10" WALLS
OPTIONAL FOUNDATION / BASEMENT PLAN
PARTIAL BASEMENT FND. PLAN W/ OPT. ENLARGED MASTER BATH
STANDARD FOOTING SIZES
REVISIONS
BY
BRITTON HOMES
DALTON - 12
OPT. FOUNDATION / BASEMENT PLAN
A-1b


REVISIONS
BRYTON HOMES
STANDARD DETAILS
D-1
① FOUNDATION @ SIDING - 8' BASEMENT
② FOUNDATION @ BRICK - 8' BASEMENT
③ GARAGE FOUNDATION @ SIDING
④ GARAGE FOUNDATION @ BRICK
⑤ HOUSE / GARAGE FOUNDATION WITH 8' BASEMENT
⑥ BEAM POCKET WITH 8' BASEMENT
⑦ THICKENED SLAB
⑧ GARAGE DOOR GRADE BEAM

Steve Smallwood

From: Ray Freeland [rfreeland@freelandengineeringpc.com]
Sent: Tuesday, July 28, 2015 3:34 PM
To: Steve Smallwood; Worth Jenkins
Cc: Jeffrey Bragg; Debby Hall
Subject: RE: 1012 Jami's Place

We inject from the inside and the polyurethane expands and seals the crack. The exterior caulking is mainly used to keep the polyurethane injected material from going through the crack and out the other side.
Ray

Freeland Engineering, P.C.
Raymond P. Freeland, P.E.
10814 Courthouse Road
Fredericksburg, VA 22408
Office: (540) 898-3092
Mobile: (540) 295-2970
Fax: (877) 658-7735
Email: rfreeland@FreelandEngineeringPC.com
WWW.FreelandEngineeringPC.com

From: Steve Smallwood [mailto:sjsmallwood@fredericksburgva.gov]
Sent: Tuesday, July 28, 2015 3:29 PM
To: Ray Freeland <rfreeland@freelandengineeringpc.com>; Worth Jenkins <Worth@georgelasgroup.com>
Cc: Jeffrey Bragg <jbragg@fredericksburgva.gov>; Debby Hall <dhall@fredericksburgva.gov>
Subject: RE: 1012 Jami's Place

What will be done below grade?

From: Ray Freeland [mailto:rfreeland@freelandengineeringpc.com]
Sent: Tuesday, July 28, 2015 3:28 PM
To: Steve Smallwood; Worth Jenkins
Cc: Jeffrey Bragg; Debby Hall
Subject: RE: 1012 Jami's Place

We can inject them with polyurethane to seal them up. We caulk the outside with an elastomeric caulking before injecting them. I haven't seen or did a takeoff on the location of the cracks, I will need to do a site visit.
Thanks,
Ray

Freeland Engineering, P.C.
Raymond P. Freeland, P.E.
10814 Courthouse Road
Fredericksburg, VA 22408

Office: (540) 898-3092
Mobile: (540) 295-2970
Fax: (877) 658-7735
Email: rfreeland@FreelandEngineeringPC.com
WWW.FreelandEngineeringPC.com

From: Steve Smallwood [mailto:sjsmallwood@fredericksburgva.gov]
Sent: Tuesday, July 28, 2015 3:21 PM
To: Ray Freeland <rfreeland@freelandengineeringpc.com>; Worth Jenkins <Worth@georgelasgroup.com>
Cc: Jeffrey Bragg <jbragg@fredericksburgva.gov>; Debby Hall <dhall@fredericksburgva.gov>
Subject: RE: 1012 Jami's Place

What is being done to repair the cracks in the foundation. It is feared that water will infiltrate through the wall at these locations into the interior.

From: Ray Freeland [mailto:rfreeland@freelandengineeringpc.com]
Sent: Tuesday, July 28, 2015 2:38 PM
To: Worth Jenkins; Steve Smallwood
Cc: Jeffrey Bragg; Debby Hall
Subject: RE: 1012 Jami's Place

Attached is the foundation wall assessment and recommendations for 1012 Jami's Place. Please call with any questions.
Worth, the proposal for doing the repairs is coming shortly.
Thanks,
Ray

Freeland Engineering, P.C.
Raymond P. Freeland, P.E.
10814 Courthouse Road
Fredericksburg, VA 22408
Office: (540) 898-3092
Mobile: (540) 295-2970
Fax: (877) 658-7735
Email: rfreeland@FreelandEngineeringPC.com
WWW.FreelandEngineeringPC.com

From: Worth Jenkins [mailto:Worth@georgelasgroup.com]
Sent: Tuesday, July 28, 2015 9:04 AM
To: Steve Smallwood <sjsmallwood@fredericksburgva.gov>
Cc: Ray Freeland <rfreeland@freelandengineeringpc.com>; Jeffrey Bragg <jbragg@fredericksburgva.gov>; Debby Hall <dhall@fredericksburgva.gov>
Subject: Re: 1012 Jami's Place

Steve,

The plan is to install carbon fiber boards on the inside walls of the foundation to address the backfill issue. Her other claims are not substantiated. As you know, I am only waiting on Ray Freeland to provide a proposal and the analysis.

Ray, this has drug on and on due to your inaction. If I don't have a proposal from you today, I will be forced to go another direction. Please respond ASAP.

Worth Jenkins

On Jul 28, 2015, at 8:49 AM, Steve Smallwood <sjsmallwood@fredericksburgva.gov> wrote:

> Here we are gentlemen, still, with no plan of action. I feel that we have been more than tolerant waiting for the repair report and the associated repairs for Sabrina's home. We all agree that there are issues with the soils and the foundation but have not affected any repairs. There shall be no further delays and we must have a repair plan with action dates in my office by noon Friday, July 31, 2015.

From: Sabrina Anderson [mailto:Sabrina@cbcarriagehouse.com]
Sent: Monday, July 27, 2015 4:18 PM
To: Steve Smallwood; bcameron@fredericksburgva.gov; Charles R. Johnston; Kathleen Dooley
Cc: 'Worth Jenkins'
Subject: 1012 Jami's Place
Importance: High

To: Recipients

I had a licensed foundation repair company come out to give me an estimate to stabilize my home based on both AlexCom and ECS lab reports. I have a partial bid to stabilize the home excluding the rear patio, porch and garage of over $54,000. They wanted a senior engineer to look at the reports and emailed me the following Friday on stabilizing the yard that has a 42 foot patio and 14 x 16 screened porch on the rear "The soil stabilizer is a no go. It will not work properly with the type of backfill that they used on your lot" ". The yard was labeled as "slipping slope" by Joe Alexander last year. It has continued to slide.

The builder claims the borings are not indicative of what the soil is. AlexCom's left rear corner boring B-2 is at a walkout condition and is 36 inches deep with a DCP at 5 feet. His right front corner boring shows a DCP at 7 feet of fill dirt. AlexCom's report shows at 7 foot and below, the soil is MH. The same report shows above 7 feet is all fill dirt. Building on MH is a violation of the statewide code.

ECS reports show 5 borings- HA-1 boring is on right front corner of home and report shows 7 feet of fill as ML and below 7 feet a soil type of SM.
ECS boring labeled HA-2 report indicates 6 feet of MH as fill and the next 3 feet as SM soil.
ECS boring located at the right rear of the home halfway between the corner and patio labeled HA-3- report indicates soil as 2 foot of fill dirt as MH and additional 2.5 feet of soil as MH.
ECS boring labeled HA-4 at left corner of home, report indicates soil as 2 feet of fill as MH and additional 2 feet of soil as fill also labeled CH.
ECS boring labeled HA-5 approximately 15 feet away from left corner indicates 2 feet of fill dirt as MH and additional 3 feet of soil as SM.

ECS, hired by Bryton Homes, in response to a report performed by AlexCom have a conflict with the types of soil indicated in front right corner but both confirm 7 feet of fill.
According to the International Building Code- Section 1803.5.3, Residential Code 403.1.8 and Atterberg Test ASTM D4318, a PI above 15 indicates expansive soil. According to USCS, above 20 indicates the potential for expansion as high. ECS report shows PI for the 5 borings at a low of 23 and a high of 53. IBC states soil is expansive if it has more than 10% of the soil pass through a No. 200 sieve. ECS report shows 24-71% passing through on all 5 borings. According to Atterberg limits and the State of Virginia's code, all borings of both soil engineers show **High Shrink Swell Soil**. The use of MH as a fill dirt, building on MH and CH are violations of Virginia Residential Code R405, R403 and R401. This doesn't require another study or test. It is an indisputable fact that every test result of **all** of these borings indicate shrink swell

soil, according to the Virginia building code. When built, the home violated the International Building Code adopted by Virginia as part of the USBC- Sections 1803.5.1, 1803.5.3, 1803.5.8, 1809.1 and 1809.2.

The City has been in receipt of these reports for 8 months. I requested Bryton be given a deadline to do the repair in January, in March and once again in June. The City continues to allow the builder to be "in search of" a repair. My last communication from the City was December 14, 2014 other than a copy of a letter they sent to Bryton giving a deadline on May 13, 2015. His deadlines have long come and gone with once again no repercussion. The City could take legal action but has no concern with doing the job they are paid to do.

I have attached recent photos of the damage at the home. If the yard continues to slide, the home will have to be condemned.

Sabrina Anderson
Managing Broker
Coldwell Banker Carriage House Realty
520 William St Suite A
Fredericksburg, VA 22401
540-373-0100

Licensed to do Business in the Commonwealth of Virginia

<close up bathroom door Feb 2015.jpg>

<door frame shift Feb 2015.jpg>

<patio once in ground and earth moving below.jpg>

<patio showing jagged concrete originally seeped under frame into earth now visible and earth below leaving from underneath.jpg>

Steve Smallwood

From: Worth Jenkins [Worth@georgelasgroup.com]
Sent: Monday, August 03, 2015 2:18 PM
To: Steve Smallwood; Sabrina@cbcarriagehouse.com
Cc: Duncan Black
Subject: 1012 Jami's Place
Attachments: 1012 Jami's Place Foundation Assessment - Bryton.pdf

Mr. Smallwood,

Bryton Homes received a Directive from you in regarding the soils tests and some claims by Ms. Anderson. Given all that has transpired, we worked for many months in an effort to purchase Ms. Anderson's home so that both parties could move on from this relationship. In April of 2015, we agreed to terms for the purchase of the home at Ms. Anderson's attorney's office and shook hands regarding the agreement. Weeks later, Ms. Anderson communicated that she had changed her mind and was not going to sign the documents and terms that we agreed upon. Once this occurred, I directed Freeland Engineering to address the soils report and offer the appropriate solution per your directive.

Please see the attached assessment from Freeland Engineering. In short, the recommendation is to install Carbon Fiber Reinforced Polymer on the interior of the foundation as communicated in the attached report. Upon written permission from Ms. Anderson to enter the property and perform the work, Bryton Homes will move forward with pulling the appropriate permits and scheduling the work.

To clarify regarding the footings and foundation: none of the soil tests were done below the footer. We have a pad certification from when the building pad was constructed. We also have a third party inspection for the footer that was performed prior to pouring the footer. None of the foundation cracks that Ms. Anderson has pointed out are consistent with any failure under the home or in the foundation walls as observed by ECS and Freeland Engineering. Any cracks that appear that exceed allowable tolerances, will be addressed per the Bryton Homes Limited Warranty. In addition, the home has a 10 year structural warranty from the date of closing.

Ms. Anderson - Please provide written permission for Bryton Homes and its contractors to enter to your home to perform the work. An email response is sufficient.

Thank you,

Worth Jenkins
Division President
8405 Greensboro Drive Suite P-130
McLean, VA 22102
(703) 821-1540 ext 574
Fax: (703) 226-0195
www.brytonhomes.com
BRYTON HOMES
A Georgelas Company

ALEXCOM & ASSOCIATES, INC.
GEOTECHNICAL, CIVIL AND STRUCTURAL ENGINEERS
11 DEBRUEN LANE
FREDERICKSBURG, VIRGINIA 22405
PHONE (540) 371-3157, FAX (540) 371-7920

November 21, 2015

Ms. Sabrina Anderson
1012 Jami's Place
Fredericksburg, Va 22401

Reference: Sliding Slopes at 1012 Jami's Place

Dear Ms. Anderson:

I have made a review of the sliding slope at your house located at 1012 Jami's Place in the City of Fredericksburg.

The ground consists of un-compacted fill soils, which has very high plastic and liquid limits. There are limited ways available to stabilize the slope. All the fill material could be removed and new soil consisting of soils with plasticity indexes of less than 15, re-compacted in place to densities exceeding 95% of the standard proctor, dry density at moisture contents within two to three percentage points of optimum moisture. This will also require the removal of the soil beneath your rear patio area. Small equipment that can access the area would have to be used to remove the soil and import new fill material into place.

Another method would be to construct a retaining wall in the undisturbed area below the line of the existing fill and backfill with compacted fill in accordance to the specifications listed above. This would stabilize the existing fill but constructing anything on the existing fill would have to consider the shrink swell soils beneath.

If you have any questions please give me a call.

Sincerely yours,

JOE E. ALEXANDER

Joe E. Alexander, PE

cc: File

File Name: P:\Roland\Letters 2015 (Roland)\Sabrina Anderson\1012 Jami's Place Sliding Slope Remediation Recommendations.doc

ALEXCOM & ASSOCIATES, INC.
GEOTECHNICAL, CIVIL AND STRUCTURAL ENGINEERS
11 DEBRUEN LANE
FREDERICKSBURG, VIRGINIA 22405
PHONE (540) 371-3157, FAX (540) 371-7920

November 30, 2015

Ms. Sabrina Anderson
1012 Jami's Place
Fredericksburg, Va 22401

Reference: Plans Review by Structural Engineer

Dear Ms. Anderson:

At your request I reviewed the plans for the house at 1012 Jami's Place. It was somewhat hard to find the garage slab plans in the approved plans.

The plans do show that a structural garage slab to be used if the grading required it. The plans show a turned down grade beam at the garage entrance and two grade beams to support the slab. Two steel placements are shown for the grade beams, one using #4 reinforcing bars and another using #5 reinforcing bars.

The inspection report provided by Barry Jones states that a structural slab was approved on 03/21/2013. It further states #4 bars were used. It does not state how many grade beams were placed or the number of bars used in the grade beams.

It also said no expansive soil and no filled lot site, which is in error. Structural garage slabs are generally used where fill inside the garage is not compacted and the slab is placed to carry garage floor loads over the non-compacted fill. It is almost certain that the fill in the garage is high shrink swell soil as is all the other fill around the house.

If you have any questions please give me a call.

Sincerely yours,

Joe F. Alexander, PE
Lic. No. 04583

COMMONWEALTH OF VIRGINIA
JOSEPH F. ALEXANDER
PROFESSIONAL ENGINEER

Cc: File

File Name: P:\Roland\Letters 2015 (Roland)\Sabrina Anderson\1012 Jami's Place Plans Review by Structural Engineer Letter.doc

ALEXCOM & ASSOCIATES, INC.
GEOTECHNICAL, CIVIL AND STRUCTURAL ENGINEERS
11 DEBRUEN LANE
FREDERICKSBURG, VIRGINIA 22405
PHONE (540) 371-3157, FAX (540) 371-7920

November 30, 2015

Ms. Sabrina Anderson
1012 Jami's Place
Fredericksburg, Va 22401

Reference: Plans Review by Structural Engineer

Dear Ms. Anderson:

At your request I reviewed the plans for the house at 1012 Jami's Place. It was somewhat hard to find the garage slab plans in the approved plans.

The plans do show that a structural garage slab to be used if the grading required it. The plans show a turned down grade beam at the garage entrance and two grade beams to support the slab. Two steel placements are shown for the grade beams, one using #4 reinforcing bars and another using #5 reinforcing bars.

[redacted]

Did NOT meet approved plans

It also said no expansive soil and no filled lot site, which is in error. Structural garage slabs are generally used where fill inside the garage is not compacted and the slab is placed to carry garage floor loads over the non-compacted fill. It is almost certain that the fill in the garage is high shrink swell soil as is all the other fill around the house.

If you have any questions please give me a call.

Sincerely yours,

Joe F. Alexander, PE
Lic. No. 04583

Cc: File

COMMONWEALTH OF VIRGINIA
JOE F. ALEXANDER JR.
PROFESSIONAL ENGINEER

File Name: P:\Roland\Letters-2015 (Roland)\Sabrina Anderson\1012 Jami's Place Plans Review by Structural Engineer Letter.doc

Steve Smallwood

From: Ray Freeland [rfreeland@freelandengineeringpc.com] on behalf of freelandengineering@comcast.net
Sent: Saturday, December 05, 2015 2:35 PM
To: Steve Smallwood
Cc: bigoney@bigoney.vacoxmail.com
Subject: FW: Lot 41 Jamie Place
Attachments: 2846-J Preserves Lot 41.pdf

Steve,
Below is the email I received from ECS regarding the 90 psf/ft wall analysis for Lot 41 Jamie Place. Also the report from ECS is attached. Burt, let me know if you need anything else and feel free to give me a call to discuss.
Thanks,
Ray

Freeland Engineering, P.C.
Raymond P. Freeland, P.E.
10814 Courthouse Road
Fredericksburg, VA 22408
Office: (540) 898-3092
Mobile: (540) 295-2970
Fax: (877) 658-7735
Email: rfreeland@FreelandEngineeringPC.com
WWW.FreelandEngineeringPC.com

From: KFreiberger [mailto:KFreiberger@ecslimited.com]
Sent: Tuesday, July 7, 2015 5:04 PM
To: freelandengineering@comcast.net; Worth@georgelasgroup.com
Subject: Lot 41 Jamie Place

Gentlemen,

I owe you an apology. I did tell you to check the design for 60 psf per foot of wall height; however, based on the LL between 80 and 87 and the PI between 39 and 53, it should be evaluated for 90 psf per foot of wall height. The attached report has Alexcom and ECS' lab testing. The soil is lighter but we do not have swell pressure tests or EI testing identifying the soil as low or moderate. Without that, I believe in court the standard of practice considering the soil constants alone is 90 psf.

I spoke with Ray and although he will check the wall to see what actual pressure the wall could withstand by design, we don't believe it will be much more than 60 psf per foot. We will need to consider alternatives for retrofitting the wall or options from the outside.

Again, sorry for this last minute change. Please call me if you would like to discuss.

Kathy

KATHRYN M. FREIBERGER, P.E.
Vice President – Branch Manager

:S Mid-Atlantic, LLC 915 Maple Grove Drive, Suite 100, Fredericksburg, VA 22407
540-785-6100 D: 540-785-3109 C: 540-379-0689 F: 540-785-3577 www.ecslimited.com

nfidential/proprietary message/attachments. Delete message/attachments if not intended recipient.

676

Steve Smallwood

From: Steve Smallwood
Sent: Friday, December 11, 2015 9:44 AM
To: 'Burt Bigoney'
Subject: FW: AlexCom reports
Attachments: SKMBT_C45415120915350.pdf; IMG_1701.JPG; IMG_1702.JPG; December 2015 docs 1012 Jamis Place.pdf; IMG_1701.JPG; IMG_1702.JPG

What do you think?

From: Sabrina Anderson [mailto:Sabrina@cbcarriagehouse.com]
Sent: Thursday, December 10, 2015 4:19 PM
To: Steve Smallwood; Charles R. Johnston; bcameron@fredericksburgva.gov; Kathleen Dooley; Jeffrey Bragg
Subject: AlexCom reports

Dear Sirs,

AlexCom's engineers revisited my home again last month. I have attached AlexCom's most recent reports regarding the continued structural defects that exist in my home. The letter dated November 21st confirms the sliding slopes at 1012 Jami's Place that I have continually asked to be addressed. The engineer's letter dated November 30th confirms what I have already supplied to City Officials on numerous occasions. The FACT that ALL of the third party concrete inspections are fraudulent. The fact the third party inspections provided by Bryton Homes to the City state there is no fill on the lot and no expansive soil is now confirmed yet again in AlexCom's most recent reports.

The soil work the City provided to me as the City's record of soil work they accepted for the building permit to be approved on Lot 41 in 2013 is dated February 28,2007. **The first line of the ECS Field Report states "The undersigned arrived on site, as requested, to observe placement and compaction of soils on Lot 41, 42 and 45. " The last line on the same page of the report states "The undersigned observed the installation of storm sewer line from structure 10 to 11, however, no backfill was placed on this date."**

Tests that were accepted by the City for this subdivision were the Standard ASTM D-698. As far back as 1996, the USBC required the Modified ASTM D-1557 in place of the ASTM D-698 for fill dirt testing. The test required has over 4 times the compactive effort- see information below...

Wikipedia- Comparison of tests - The original Proctor test, ASTM D698 / AASHTO T99, uses a 4-inch-diameter (100 mm) mould which holds 1/30 cubic foot of soil, and calls for compaction of three separate lifts of soil using 25 blows by a 5.5 lb hammer falling 12 inches, for a compactive effort of 12,400 ft-lbf/ft^3.[14] The "Modified Proctor" test, ASTM D1557 / AASHTO T180, uses same mould, but uses a 10 lb. hammer falling through 18 inches, with 25 blows on each of five lifts, for a compactive effort of about 56,250 ft-lbf/ft^3.

It is a crime to build a home with the knowledge of code violations that include deliberately not building according to approved plans submitted for permit.

I have also been contacted by a homeowner from Delaware whose family had to live out of a suitcase from June until November 2015 because their new home built by Bryton Homes had obvious structural defects including the floor system and Bryton Homes initially denied the claims..... very similar to my story- there has to be others.

Mr. Smallwood sent me a response that my home had ALL of the building code violations corrected that the City had cited Bryton Homes for. Bryton was paying an engineer to do the structural repairs and analysis that the floor joists met minimum code although (not nearly the strength of the ones on the approved plans). Mr. Smallwood asked the engineer to do the inspections. Ray Freeland's final inspection report ONLY states he completed a structural assessment for

ryton Homes and all of the items he initially addressed in his report had been completed according to minimum uilding code in place as of 2009.

ven if he had addressed the entire list of codes and directives, wouldn't this be like the IRS auditing you for your taxes, nding you owed taxes and your forms were incorrect. You hire your accountant to correct the documents and then the RS says to your accountant, please verify you have made all of the necessary corrections. This would be funny if not so athetic. This is yet another disappointing lack of due diligence on behalf of your staff.....the same staff that made the tatement "the best thing the builder could do is burn the house down and start all over" 18 months ago. The same taff that walked in the house after the builder had thrown up $50 worth of 2 x 4 s under the floor joists and made the tatement "this didn't fix anything".

he opinion by AlexCom on the suggestion of installing carbon fiber strips on the foundation walls to remedy the shrink well soil under the home, garage, patio and sliding slope was not going to fix anything. The State Code requires the tructure to be stabilized by piers to undisturbed non-expansive soil.

ryton Homes hired ECS- ECS ' ASTM laboratory tests report the liquid limit and plasticity index for **all 5 borings** ndicated expansive soil according to the IBC Code adopted by the USBC- code 1803 and IRC code R 405.1. ECS, Bryton omes nor the City Building Department can interpret these tests differently than the State Code and the Atterburg ests the State requires. Please review the attachments above. Please let me know if you intend to enforce the building ode violations regarding the instability of my yard, my garage being built on non-compacted shrink swell soil and ffecting the entire structure of my home as indicated by all 3 engineers.

hank-you,

abrina Anderson
012 Jami's Place
redericksburg, VA 22401

678

Bigoney Engineering
Structural

Structural & Architectural Engineers
612 Lafayette Blvd., Suite 200
Fredericksburg, VA 22401
540-371-1874 (office)
540-371-0745 (fax)
Bigoney@bigoney.vacoxmail.com
www.bigoneyengineering.com

December 14, 2015

Mr. Steve Smallwood
Chief Building Official
City of Fredericksburg, VA
715 Princess Anne Street
Fredericksburg, VA 22401

RE: Misc. alleged problems at 1012 Jami's Place, Fredericksburg, VA.

Dear Mr. Smallwood,

Per your request I have attempted to review written allegations and engineering reports regarding perceived problems at the referenced residence. Based on that review and my judgment I will offer recommendations at the end of this report.

A complete list of the written record I have is as follows:

1. From Ms. Sabrina Anderson (owner):
    a. Letter to the city dated 10/20/2014.
    b. Email to you dated 7/27/15.
    c. Email to you dated 12/10/2015.
2. From Alexcom & Associates Inc. (owner's engineer).
    a. Letter and report based on site borings dated 7/25/2014.
    b. Letter to Ms. Anderson dated 11/21/2015.
    c. Letter to Ms. Anderson dated 11/30/2015.
3. From Freeland Engineering, P.C. (engineer for Bryton Homes).
    a. (3) Emails to you and Worth Jenkins dated 7/28/2015.
    b. Wall assessment report dated 7/28/2015.
    c. Email to you and copied to me dated 12/5/2015.
4. From ECS Mid-Atlantic, LLC; (Bryton Homes' soils engineer).
    a. Letter and report to Bryton Homes dated 12/15/2014.

b. Copy of email from Kathy Frieberg, P.E. to Mr. Freeland, P.E. and Mr. Jenkins (Bryton), dated 7/7/2015.

5. From Mr. Worth Jenkins (Bryton Homes)
   a. Email to you dated 8/3/2015.

The owner, Ms. Anderson, and her engineers, Alexcom & Associates, have made many allegations. Some of which are extremely serious.

I understand that the city's resources are limited at this time. I therefore have not attempted to address every issue raised.

Following is a list of what I perceive to be the major issues along with discussion:

I) *House Settling.*

Alexcom in their 7/25/2014 report stated the house is settling though it is not clear whether they attribute this to shrink/swell soils or low bearing capacity. Based on their analysis they have a recommended bearing capacity of 1000 psf. They apparently based this on (2) borings and (1) soil sample. As a method to mitigate the problem they recommended helical piers to stabilize the entire structure.

ECS in their 12/15/2014 report did not see evidence of settlement. They made (5) borings and found soil bearing capacities of 2000 psf at all locations except the southeast corner where it may be 1000 to 1500 psf.

There is a clear difference of opinion by these two engineering firms. Based on what ECS found it seems that there may not be a settlement problem at all. Furthermore, even the one soft spot they found may have been properly addressed at the time of construction. This was discussed in their report.

ECS attached numerous photos of cracks in the concrete foundation walls. These were presumably the justification for declaring that the house had settled. ECS attributed them to normal shrinkage. I concur.

II) *There is a shrink/swell soil problem that has compromised the house.*

Both Alexcom and ECS concur that site soils are of this type. The normal remedy is to put the bottom of the footing deep enough that the moisture content will be beyond the influence of wet weather or hot dry summers. That is a judgment call. ECS says 4 ft. I have had others say 3 ft.

Since the house has a basement with a walkout condition at the rear, there is presumably enough depth at the front. The condition at the rear is unknown. I have

always considered interior column footings to be automatically protected by the structure from weather.

The shrink/swell may cause an abnormally high lateral pressure on the basement walls. ECS did not evaluate for this but did recommend a design for an equivalent fluid pressure of 90#/cu. ft. based on a worst case assumption. Mr. Freeland, P.E. was retained to look at this and has come up with a design using retrofitted carbon fiber strips to strengthen the walls. In my opinion that is a legitimate fix. On the other hand, closer evaluation by a geotech engineer may find that no remedial action is required at all.

III) *There is a slope stability problem.*

Alexcom only recently reported this in writing. See their letter of 11/21/2015.

Presumably on the basis of verbal allegations ECS made a visual assessment to look for such a problem back in December of 2014. They found no evidence.

It is my understanding that there are test methods that could clearly establish that this phenomenon is in fact taking place. I suggest that this be done prior to taking any further action. If it has already been done, then the data should be submitted for review.

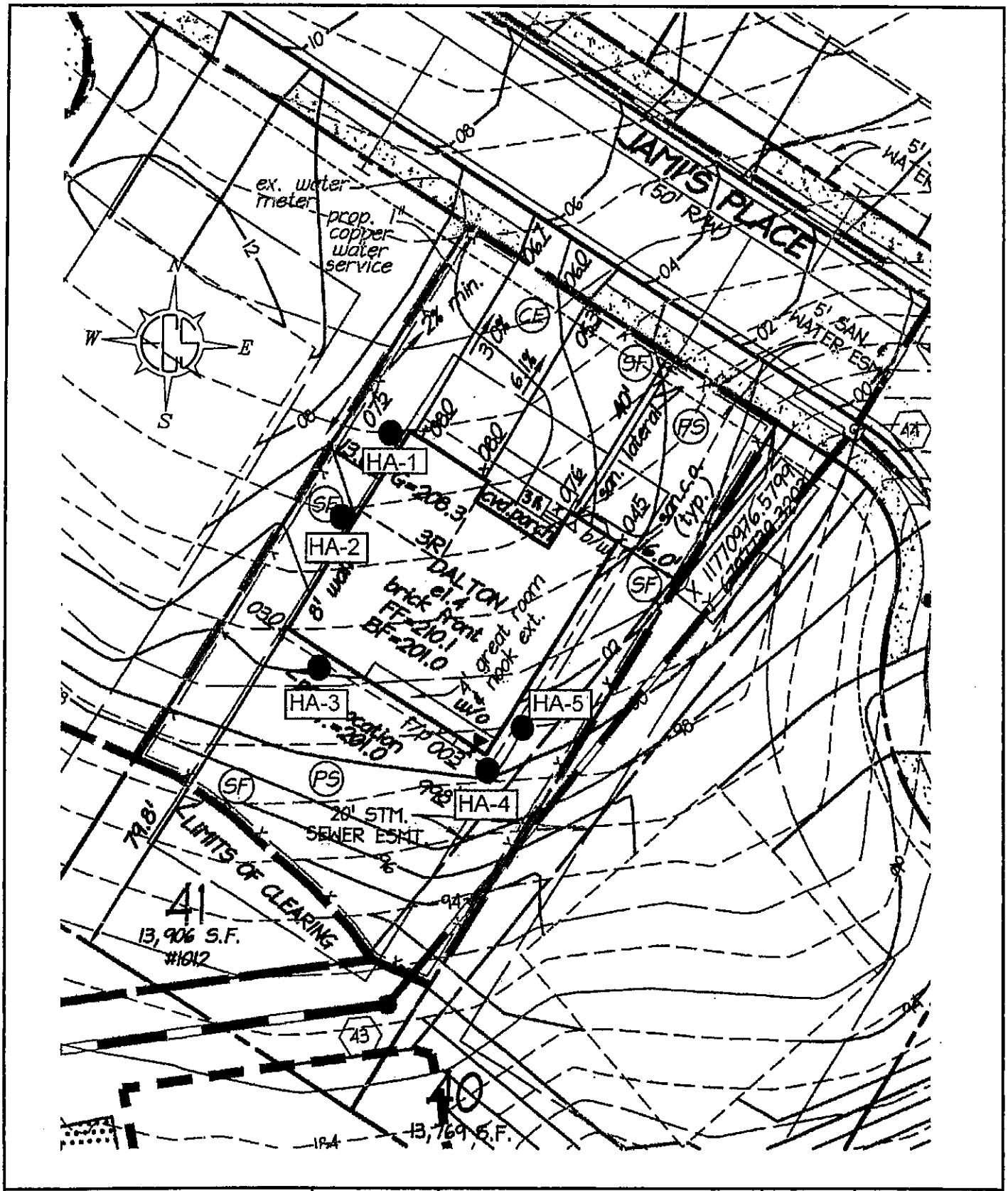
The owner has made numerous additional allegations about sub-standard construction and code violations. I did not see any of those items addressed by the professionals.

I have been asked to advise as to what the building department should do at this moment in time. My reply is to do nothing. Based on the written record there has not been a problem clearly identified. If the owner decides to continue probing eventually a problem that should be addressed may turn up. Appropriate action can be taken at that time.

Submitted by,

COMMONWEALTH OF VIRGINIA
BURTON F. BIGONEY, JR.
LICENSE NO.
10760
12/14/15
PROFESSIONAL ENGINEER

Burton F. Bigoney, Jr., P.E.



HAND AUGER LOCATION DIAGRAM	ECS	**Preserves at Smith Run**	ENGINEER KMF	SCALE NTS
		Lot 41	DRAFTSMAN WG	PROJECT NO. 05:2846-J
			REVISIONS	SHEET 1
Bryton Homes, LLC		**City of Fredericksburg, VA**		DATE 12/5/15

EXHIBIT E

Bigoney Engineering
Structural

Structural & Architectural Engineers
612 Lafayette Blvd., Suite 200
Fredericksburg, VA 22401
540-371-1874 (office)
540-371-0745 (fax)
Bigoney@bigoney.vacoxmail.com
www.bigoneyengineering.com

December 23, 2015

Mr. Steve Smallwood
Chief Building Official
City of Fredericksburg, VA
715 Princess Anne Street
Fredericksburg, VA 22401

RE: Misc. alleged problems at 1012 Jami's Place, Fredericksburg, VA.

Dear Mr. Smallwood,

Per your request I have attempted to review written allegations and engineering reports regarding perceived problems at the referenced residence. Based on that review and my judgment I will offer recommendations at the end of this report.

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The owner, Ms. Anderson, and her engineers, Alexcom & Associates, have made many allegations. Some of which are extremely serious.

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Please also be reminded that the owner has suggested in her email of 12/10/15 that she may not accept a wall reinforcement repair.

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It is my understanding that there are test methods that could clearly establish that this phenomenon is in fact taking place. I suggest that this be done prior to taking any further action. If it has already been done, then the data should be submitted for review.

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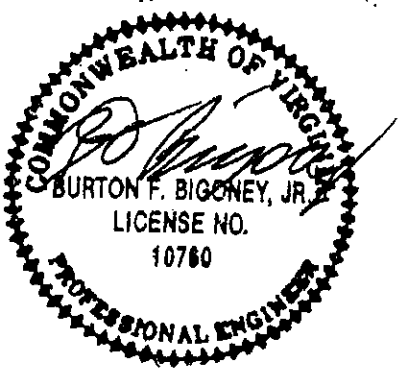

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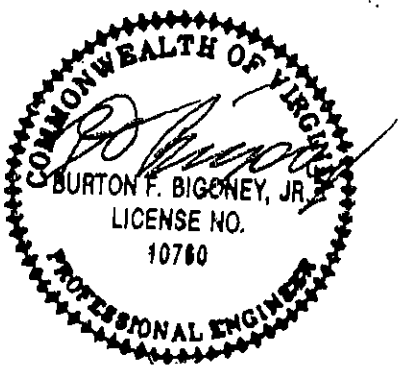

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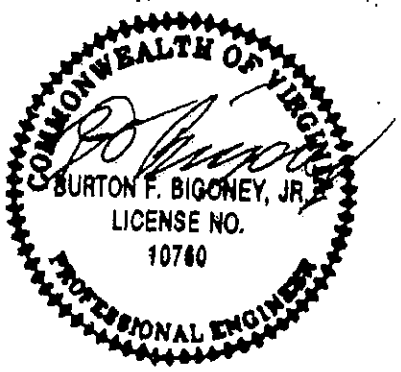

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per STATE CODE opposing others use lowest bearing strength sample

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False

NO Lot has 4' of fill per ECS + Alexcom of non-compacted fill - see reports - Lot has 7-9' on front - "highest" corner tested was @ 7'

Since the house has a basement with a walkout condition at the rear, there is presumably enough depth at the front. The condition at the rear is unknown. I have always considered interior column footings to be automatically protected by the structure from weather.

* see ECS Lab Tests High Shrink Swell

Shrink/Swell soils may cause an increase in the lateral pressure against the basement walls. * AND heaving as documented. Bryton's hired engineer.

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Did not come to home - see photos Attached

Filled Lot with no compaction or testing - see ECS Field Report # 19 3-1-2007

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documented

* Mr. Bigoney was recorded in Local Appeals Meeting stating - "I don't know anything about the soil @ this house. I don't know what MH soil is."

NOTICE - 2014

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COMMONWEALTH OF VIRGINIA
BURTON F. BIGONEY, JR.
LICENSE NO.
10760
PROFESSIONAL ENGINEER

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Atterburg lab tests show medium shrink swell in one boring and 6 total with high shrink swell soil.

I hired Mr. Bigoney 5/2014 to look @ basement joists, beams, HVAC cuts & framing. I paid $500.= for him to detect any building code violations - He saw NONE.

In June 2014, met with City Insp. and former builder & worked for. Bryton was cited for 13 code violations & 8 more to assess. 12 were visible to the "naked eye" structural - including specific items asked of Mr. Bigoney. Mr. Bigoney has represented City officials since 1985.

S.A.

Stephen J. Smallwood, C.B.O.
Deputy Director of Building
Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

December 31, 2015

Ms. Sabrina Anderson
1012 Jami's Place
Fredericksburg, Virginia 22401

Via certified mail
Re: 1012 Jami's Place
Confirmation of Violation

Dear Ms. Anderson:

For the past year, Bryton Homes, LLC, you, and I as the Building Code Official, have been attempting to find a solution to the presence of cracks in the foundation walls at your home at 1012 Jami's Place. Some of this time was devoted to soils investigations and engineering solutions. You and the builder spent several months attempting to negotiate a mutually-agreeable solution. Matters have come to an impasse, and I wish to provide you an official conclusion to the local enforcement action through the delivery of this Confirmation of Violation. This letter includes a brief summary of events with respect to the soils issue, my conclusions, and then a statement of the appeals process.

Summary of events:

The building permit for the single family residence at 1012 Jami's Place was issued in February, 2013. This home was constructed under the purview of the 2009 Virginia Residential Code. The footing inspection was performed by an approved third party inspector, JOB, on February 28, 2013. This document was signed and sealed by Robert Harris, Professional Engineer. JOB's report states that no shrink/swell soils were discovered on this date. At the time of construction, the 2009 Virginia Residential Code had rewritten section R401.4 to say that "*Where quantifiable data created by accepted soil science methodologies indicate expansive, compressible, shifting or other questionable soil characteristics are likely to be present, the building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location*". In previous editions of the Virginia Codes the City of Fredericksburg was listed in "List of Virginia Land Areas by Shrink/Swell Ratings," Table R401.4 as "Less than 20% Potential." The City was not required to adopt a soils policy and in fact had not adopted a soil test policy for shrink/swell soils. However, JOB's inspection did include a visual inspection for shrink/swell soils. My office issued the certificate of occupancy for the house on May 10, 2013.

On October 20, 2014, you sent a letter to the builder, Bryton Homes, LLC, and me, enclosing a July 25, 2014 Shrink Swell Soil Investigation report from AlexCom & Associates. This report concluded that "it appears that the soil horizons encountered within the zone of influence for the foundation exhibit a very high potential for shrink/swell behavior and poor bearing strength." The report recommended the installation of helical piers around the perimeter footing and under the column footing in the basement, to stabilize the house.

On October 30, 2014, I directed the builder to either accept the AlexCom report or to submit a new soils report by a qualified professional in order to provide a basis for determining whether the building complied with Virginia Construction Code §§R401 and R403.

In response, the builder submitted a November 13, 2014 report from ECS. The ECS report concurred with the AlexCom report that some soils on site have a high potential for shrink/swell characteristics. However, ECS did not find evidence of any settlement that had occurred at the house. ECS photographed hairline cracks in the concrete foundation, but concluded that these were due to normal shrinkage. Based on the ECS report, and a worst-case scenario of 90 psf lateral pressure from the soil, the builder's engineer, Freeland Engineering, designed carbon fiber reinforced polymer bands to reinforce the foundation. The builder proposed to install these bands.

For the next several months, you and Bryton Homes attempted to negotiate a mutually-acceptable resolution to your concerns with the house. However, that effort failed. On November 9, 2015, you sent me an email stating that you would not accept the proposed carbon fiber reinforced polymer bands since they only address lateral wall pressure, but not the presence of uncompacted fill dirt. Your email states that you will not allow the builder to install the carbon fiber reinforced polymer bands as a means to correct the expansive soil condition.

At this point, faced with two different engineering reports with different recommendations, and with the homeowner's refusal of the builder's proposal, I hired an independent third engineer to review the file. The Bigoney Engineering report is enclosed. It concurs with the ECS conclusion that the cracks in the concrete foundation walls indicate normal shrinkage of a poured-in-place concrete foundation. This conclusion is also consistent with my experience. It notes that AlexCom and ECS concur that some site soils have a high potential for shrink/swell. These soils may cause an increase in the lateral pressure against the basement walls. Bigoney Engineering concurs that the proposed carbon fiber reinforced polymer bands are in line with what is usual and customary in this area.

My conclusions are as follows:

- Some of the soils at 1012 Jami's Place show a high potential for shrink/swell characteristics. These soils were not discovered at the time of construction. But their presence has been confirmed by two soils engineers – AlexCom & Associates and ECS -- after the certificate of occupancy was issued.

- The presence of these soils violates Virginia Construction Code §R403.1.8 "Foundations on expansive soils. *Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code.*"

- The builder's proposed remedy, the installation of carbon fiber reinforced polymer bands, is an acceptable remedy to the VCC violation. However, you, as the homeowner, have rejected this remedy. Nothing in the Virginia Construction Code authorizes the Building Code Official to order a builder to implement a solution, for a structure that is not unsafe, that has been rejected by the homeowner.

I therefore will not order the builder to install the carbon fiber reinforced polymer bands at 1012 Jami's Place. I will not take any further action as the structure is not unsafe.

Appeals:
Any person aggrieved by this application of the Virginia Construction Code may appeal to the Board of Building Code Appeals. The person shall submit a written request for appeal, the application for appeal, and the application fee of $250.00, to the City of Fredericksburg Building Services Division office, in the basement of 715 Princess Anne Street, Fredericksburg, Virginia, 22401, within 30 calendar days of the receipt of this decision. I have enclosed a copy of VCC §119, which states the appeals requirements and procedures.

Sincerely,

Stephen J. Smallwood, C.B.O.
Deputy Director, Building Services Division

cc (via certified mail): Bryton Homes, LLC

119.5 Right of appeal; filing of appeal application. Any person aggrieved by the local building department's application of the USBC or the refusal to grant a modification to the provisions of the USBC may appeal to the LBBCA. The applicant shall submit a written request for appeal to the LBBCA within 30 calendar days of the receipt of the decision being appealed. The application shall contain the name and address of the owner of the building or structure and in addition, the name and address of the person appealing, when the applicant is not the owner. A copy of the building official's decision shall be submitted along with the application for appeal and maintained as part of the record. The application shall be marked by the LBBCA to indicate the date received. Failure to submit an application for appeal within the time limit established by this section shall constitute acceptance of a building official's decision.

119.6 Meetings and postponements. The LBBCA shall meet within 30 calendar days after the date of receipt of the application for appeal, except that a period of up to 45 calendar days shall be permitted where the LBBCA has regularly scheduled monthly meetings. A longer time period shall be permitted if agreed to by all the parties involved in the appeal. A notice indicating the time and place of the hearing shall be sent to the parties in writing to the addresses listed on the application at least 14 calendar days prior to the date of the hearing, except that a lesser time period shall be permitted if agreed to by all the parties involved in the appeal. When a quorum of the LBBCA is not present at a hearing to hear an appeal, any party involved in the appeal shall have the right to request a postponement of the hearing. The LBBCA shall reschedule the appeal within 30 calendar days of the postponement, except that a longer time period shall be permitted if agreed to by all the parties involved in the appeal.

119.7 Hearings and decision. All hearings before the LBBCA shall be open meetings and the appellant, the appellant's representative, the locality's representative and any person whose interests are affected by the building official's decision in question shall be given an opportunity to be heard. The chairman shall have the power and duty to direct the hearing, rule upon the acceptance of evidence and oversee the record of all proceedings. The LBBCA shall have the power to uphold, reverse or modify the decision of the official by a concurring vote of a majority of those present. Decisions of the LBBCA shall be final if no further appeal is made. The decision of the LBBCA shall be by resolution signed by the chairman and retained as part of the record of the appeal. Copies of the resolution shall be sent to all parties by certified mail. In addition, the resolution shall contain the following wording:

"Any person who was a party to the appeal may appeal to the State Review Board by submitting an application to such Board within 21 calendar days upon receipt by certified mail of this resolution. Application forms are available from the Office of the State Re-view Board, 600 East Main Street, Richmond, Virginia 23219, (804) 371-7150."

119.8 Appeals to the State Review Board. After final de-termination by the LBBCA in an appeal, any person who was a party to the appeal may further appeal to the State Review Board. In accordance with Section 36-98.2 of the Code of Virginia for state-owned buildings and structures, appeals by an involved state agency from the decision of the building official for state-owned buildings or structures shall be made directly to the State Review Board. The application for appeal shall be made to the State Review Board within 21 calendar days of the receipt of the decision to be appealed. Failure to submit an application within that time limit shall constitute an acceptance of the building official's decision. For appeals from a LBBCA, a copy of the building official's decision and the resolution of the LBBCA shall be submitted with the application for appeal to the State Review Board. Upon request by the office of the State Review Board, the LBBCA shall submit a copy of all pertinent information from the record of the appeal. In the case of appeals involving state-owned buildings or structures, the involved state agency shall submit a copy of the building official's decision and other relevant information with the application for appeal to the State Review Board. Procedures of the State Review Board are in accordance with Article 2 (Section 36-108 et seq.) of Chapter 6 of Title 36 of the Code of Virginia. Decisions of the State Review Board shall be final if no further appeal is made.

Stephen J. Smallwood, CBO
Director of Building and Development Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

APPLICATION FOR
BOARD OF BUILDING CODE APPEALS
Ref: Virginia Uniform Statewide Building Code, Section 119

Date 1-22-2016

Name of Applicant Sabrina Anderson

Address 1012 Jami's Place

City Fredericksburg State VA Zip 22401

Property on which appearance is based 1012 Jami's Place 22401

Building Use group Classification/Type of Construction R

Application for Appeal must be based on one of the following reasons:

____ The Building Official has refused to grant a modification which complies with the intent of the provisions of the USBC; or

X The true intent of the USBC has been incorrectly interpreted; or

____ The provisions of the USBC do not fully apply; or

X The use of a form of construction that is equal to or better than that specified in the USBC has been denied.

Unless one of the above apply, there is no basis for appeal. The applicant shall submit a written request for an appeal within 30 calendar days of the receipt of the decision being appealed. (VA.U.S.B.C. 119.5).

Signed Sabrina Anderson
(Applicant)

Under VA. U.S.B.C. Section 119.6, the Board shall meet upon notice of the Chairman within thirty (30) days of the filing of an appeal.

FEE: $250.00 DATE PAID:

Your appeal to the Board of Building Code Appeals has been scheduled for a Public Hearing

On _____ at _____ in the Conference Room of City Hall,
(Date) (AM/PM)

715 Princess Anne Street, Fredericksburg, VA.

_____ _____
(Date) (Building Official)

RECEIVED
FEB - 1 2016
BY:

704

T A X R E C E I P T

Ticket #:00007780001 @@

CITY OF FREDERICKSBURG
BRENDA A. WOOD, TREASURER

P. O. BOX 267
FREDERICKSBURG VA 22404-0267

Date : 2/02/2016
Register: BD1/BD04C
Trans. #: 06924
Dept # : BP0000
Acct# :

BUILDING PERMITS
BUILDING CODE BOARD OF
APPEALS APPLICATION
1012 JAMI'S PLACE

SABRINA ANDERSON
1012 JAMIS PLACE
FREDERICKSBURG, VA 22401

Previous Balance	$	250.00
Principal Being Paid	$	250.00
Penalty	$	.00
Interest	$	.00
Amount Paid	$	250.00
*Balance Due	$	.00

Pd by Check 250.00 # 1544
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 2/2016

Sabrina Anderson 06-09
1012 Jamis Pl
Fredericksburg, VA 22401

68-957/514

1544

1-31 2016

Pay to the Order of City of Fredericksburg $250.00

Two hundred fifty & 00/100 Dollars

VA Partners Bank
410 William St.
Fredericksburg, VA 22401

For Appeal Bldg code

Sabrina Anderson

⑆051409579⑆ 1010003659⑈ 1544

January 31, 2016
1012 Jami's Place
Fredericksburg, VA 22401

RE: Mr. Smallwood's letter dated December 31, 2015

Paragraph 1- False
City has had no interaction with me at all since December 2014. Councilman Ellis confiormed what I had complained of in recent Council Meeting, they have had constant contact with the builder in the past year. No meetings , phone calls or answers to certified letters from me.....
Builder only requested meeting after I had sent Bryton and the City a formal letter saying it had been four months with no agreement to Bryton's purchase of home and to enforce the building code.
I have records of the following- after meeting- *City notified Bryton I had made contact with the City (this was certified letter for request of a meeting with me over home), *had I signed the agreement proposed by Bryton originally, I could have been fined $25,000 for this
Bryton's attorney sent the purchase contract and post settlement (gag order) the following week with an email stating due to contact with the City, they had made a few provisions. My attorney let them know I was out of town that week (in GA). On my return the following week, I let Bryton Homes know I couldn't accept the terms to the contract. Several months is incorrect.

Paragraph 2- Summary
Mr. Smallwood states the building permit was issued according to 2009 VCC but that is false. I have provided evidence the ECS soil reports submitted used an outdated soil test called Standard Proctor ASTM D698 done in 2007. He has the Bryton hired ECS Field Reports #18 that says they arrived onsite to observe 2 sewer line installations and placement of soils and compaction on 3 lots. This report is February 28, 2007. ON the front page, they typed **no** placement of soil was observed and placed on this date. (They encountered fat clay when installing the sewer lines). ECS Field Report #19 shows Lot 41 had overburden (fill dirt) placed on March 1, 2007.
Mr. Smallwood quotes VCC R401.4 where it states he can make the ultimate decision whether or not a soil study has to be done. He cited Bryton Homes on October 20, 2014 for violation 403.1. This code references all footings be on undisturbed natural soils or engineered fill. Nothing has changed from that date other than I have quoted Mr. Smallwood saying "The best thing the builder could do is burn the house down and start all over". He now chooses to ignore this code exists. According to JES Foundations, there have been several foundation repairs done by them in this community, The City would have a record of these since a building permit would have to be issued. Mr. Smallwood has evidence all of the third party inspections are false as they all indicate there is no fill on the lot, no compaction tests and no engineered footings or slabs. If fill existed, the third party inspector would have to attach them (per city code requirements) as that is the only way they know what is supposed to be installed and inspected.

Paragraph 5- ECS
ECS lab results of the ASTM D4318 the building code R 403.1.8.1 requires indicate EVERY one of the 5 holes bored have PI and LL that is high shrink swell soil by this code. There is no room for interpretation to challenge this code. Their report is False regarding most of the footings are resting on natural soil. Reports and surveys show the 7 feet of fill is at the garage, 4 feet of fill is at the walkout condition. The front left corner has never been tested but has been filled more than the right front corner. ECS reports show some of the soil as MH and some as SM but SM is false if you enter the LL and PI of the lab tests,

all 5 soils fall in the cross hatched section indicating MH and CH- both unacceptable AS FILL AND BOTH HIGH SHRINK SWELL SOIL according to VCC R 405.1

Paragraph 6- False
No communication has happened between Bryton and myself regarding fixing the home. The proposed bands are not a method to cure the problem of the home being built on non-compacted, high shrink swell soil. Mr. Smallwood states in this paragraph, I will not allow the builder to install bands to install carbon fiber bands to correct the expansive soil foundation. The Code does not allow the builder to install fiber bands to correct expansive soil. The bands are a method to stop the foundation walls from collapsing in. No amount of bands will correct the heaving of the home, garage and sliding slope. Bands will not correct the doors will not close, locks not lock part of the year and cracking throughout the home. The volume of earth moving is clearly visible in photo documentation from ECS and more recently both from under the patio/ screened porch and behind my fence.

Paragraph 7- False and Conflict
The cracks observed by ECS are tremendously larger at this time as evidenced by photos and the foundation wall has cracked in at least one are all of the way down- not there October 2014. ALL borings indicate high shrink swell soil and fill has been placed in a violation of the building code. (see JES Foundation Repairs reports and all 3 of AlexCom's) as well as the codes. There is no allowance for you to disregard the code nor "interpret" the Atterburg lab test results. The Atterburg test limits are clearly defined by code.
Mr. Bigoney charged me $500 to look at my home for violations in April 2014. He did not find any violations visible after spending 40 minutes in my basement with plans and flooring specs. He became upset when I told him there were certain types of fasteners for the floor joists in contrary to his belief. He stated if I would prove him incorrect in writing, he would gladly refund my money. I had pointed out the bounce in the floors and the "cuts" in the engineered joists as well as the crooked steel beam . Ultimately, after the City officials came out when I had 2 other builders present, Bryton was cited for 11 framing violations visible in the basement including anchorage, bowed joist, holes for HVAC, width of joist span increased from specs. The steel beam had to be corrected as well as well as fastener information provided. It appears Bigoney Engineering has been used by the City to confirm their findings as far back as 1988 so this is a long time standing relationship. I didn't know that when I hired him to do a visual inspection for $500 to see if the City has overlooked any codes. It was discovered also the joists were substituted for a much smaller size than on city approved plans- also not noticed by Mr. Bigoney.

Mr. Smallwood's conclusion references 1808.6 of the IBC and the bands to fix a foundation- .
IBC 1808.5 and 1806 cover expansive soil foundations, 1808.6.1 or 1806.2 is a method for repairs by code for expansive soil. WRI/CRSI or PSI... Helical piers are the proven, code required metjod for expansive, shifting soil. The creeping slope stability will still have to be addressed as well as the garage and patio shifting.

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401

JAN 2 8 2016

January 22, 2016

Mr. Stephen Smallwood
Deputy Director of Building
Services Division

Sent Certified and regular mail-- January 22, 2016

RE: 1012 Jami's Place
Fredericksburg, VA 22401

Dear Mr. Smallwood:

For a year, I have tried to get a remedy for my home being built on non-compacted high shrink swell soil. The results of which still remain are wavy floors, doors that won't close or lock, cracked drywall above doorways and corners, separated trim, separated and cracked tile/ grout, lopsided doors, sinking and separating of garage and patio slab, cracked foundation in several spots- some from plate to slab more recently as well as the sliding yard, severely damaged driveway and sewer gas smell under master vanity reported to Bryton Homes and yourself on the first year repairs and 13 code violations correction.

I have not heard from the City in over a year and **this is your first communication with me regarding your opinion of the Atterburg tests performed.** I will follow your recommendation to allow Bryton Homes to install carbon fiber strips on the foundation walls. I understand it is your professional opinion carbon fiber strips will correct the non-compacted highly expansive fill dirt on this lot. Since it will cure this home of any Virginia Construction Code violations, please address with Bryton Homes any permits that need to be obtained. Once he has the permit and gives me available dates, I can arrange for someone to be at the home.

Just FYI- The roof on the left side of the smaller reverse A has sunken between the joists- most visible in the sunlight. Please send me what the VCC says regarding fill dirt and expansive soil remediation for my records.

Regards,

Sabrina Anderson

Sabrina Anderson

CC: Certified- Bryton Homes, LLC
Cc: Charles Johnston, Bev Cameron

Delivered, signed 1/29/2016

cc- City Officials

so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Worth Jenkins
8405 Greensboro Drive,
Suite P-130
McLean, VA 22102

9590 9401 0100 5168 8467 96

2. Article Number (Transfer from service label)

7015 0640 0002 9104 0085

PS Form 3811, April 2015 PSN 7530-02-000-9053

☐ Agent
☐ Addre

B. Received by (Printed Name)

Dori Hazan

C. Date of Deli

1/29/1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
X Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
...ured Mail
...ured Mail Restricted Delivery
...r $500)

☐ Priority Mail Express
☐ Registered Mail™
☐ Registered Mail Resti... Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmatio...
☐ Signature Confirmatio... Restricted Delivery

Domestic Return Recei...

UNITED STATES POSTAL SERVICE

First Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box •

Sabrina Anderson
1012 Jamie's Place
Fredericksburg, VA 22401

USPS TRACKING #

9590 9401 0100 5168 8467 96

Stephen J. Smallwood, C.B.O., Director
Deputy Director
Building Services

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

LOCAL BUILDING CODE BOARD OF APPEALS
MINUTES FOR MARCH 9, 2016 MEETING

A meeting of the Local Building Code Board of Appeals (LBCBA) was held on March 9, 2016 in the Suite on the 2nd Floor of City Hall at 4:00 p.m.

LBCBA Members Present: James McGhee, Chairman, Thomas Wack, William Thornton and Michael Taggert.

Others Present: Debby Hall, Recording Secretary for LBCBA, (B&DS), Jeffrey Bragg, Chuck Johnston, and Bert Bigoney. Sabrina Anderson, the Appellant was also present as well as family members and supporters.

APPEAL: Shrink Swell Soil – 1012 Jami's Place, Fredericksburg, VA 22401

The first order of business was election of Chair for the Board. Mr. Wack made a motion seconded by Mr. Taggert to nominate Mr. McGhee for Chairman of the Board. Motion unanimous.

Mr. McGhee called the meeting to order at 4:00 p.m.

Ms. Anderson reviews her application and all documents submitted in detail. She mentioned the discrepancies of the soils report from ECS and Alexcom. She stated that the lot is also fill as well as shrink well soil issues. She stated that the she is upset with ECS and did not understand why the City would accept these reports. Ms. Anderson stated that she has sewer gas smells in one bath and large cracks in doors and drywall. There are also issues around the patio. Photos were submitted as part of the application. Ms. Anderson also presented additional reports at the meeting that were not part of the initial application.

Solutions have been suggested to remedy the problem. One was helical piers and the other carbon straps. Ms. Anderson agreed to have the carbon straps installed but later said that she did not feel that these would address the patio and other areas of the house. Ms. Anderson presented an estimate from JES Foundation that stated that repairs to the foundation would be $55,000.00.

Mr. Bigoney was retained by the City discussed a letter he wrote regarding the discrepancies between the two soil reports.

Mr. Johnston stated that the letter written by the Building Official states that the house is not Unsafe. This limits what the Building Official can do and thinks that this is a civil matter between the property owner and the Contractor.

Other Business –

A motion was made by Mr. Taggert and seconded by Mr. Wack to approve the minutes.

A motion was made by Mr. Wack and seconded by Mr. Thornton to approve the Bylaws.

The Hearing Procedures were revised and will be sent to Mr. McGhee for signature.

Debby A. Hall, Recording Secretary, LBCBA

NOTE: A recording of the meeting is on file.

REVISED 3-25-16

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

RESOLUTION

CITY OF FREDERICKSBURG
LOCAL BOARD OF BUILDING CODE APPEALS

Meeting Date: March 9, 2016
Decision Date: March 9, 2016

LBBCA Member Present: James McGhee, Thomas Wack, William Thornton & Michael Taggert

Appellant: Sabrina Anderson, Homeowner

Property: 1012 Jami's Place, Fredericksburg, VA 22401

Issue of the Appeal: Shrink Swell Soil

Decision of the Board: On a motion of Thomas Wack, seconded by Michael Taggert, the Board voted unanimously to take no action on the appeal based on the following –

The Appellant has shown and the Building Official has determined that at least some of the soils at 1012 Jami's Place show a high potential for shrink/swell characteristics. The Building Official has indicated that these soils were not evident at the time of construction but their presence has been confirmed by two soils engineers, AlexCom and ECS after the Certificate of Occupancy was issued. The two engineering reports differ on the extent and location of shrink swell soil.

The Appellant's appeal was based on the presence of shrink swell soil and the foundation as constructed violates Virginia Construction Code R403.1.8. The Building Official has concluded that presence of these soils does require a remedy as stated in this code section. "Foundations on expansive soils. *Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code.*"

The Building Official has determined that the builder's proposed remedy, the installation of carbon fiber reinforced polymer bands, is an acceptable remedy to the VCC violation. However, the Appellant has rejected this remedy because the Appellant believes this will not address potential vertical shifting of the house. Evidence was presented to the Board at the meeting indicating that the house may be experiencing normal settling. Evidence was also presented that

shrink-swell soils have been found at specific spots under the foundation, however the full extent of such soils under the structure is not known at this time.

The Building Official had concluded that nothing in the Virginia Construction Code authorizes the Building Code Official to order a builder to implement a solution, for a structure that is not unsafe, that has been rejected by a homeowner. Further, the Local Board of Building Code Appeals had determined that it cannot require the Building Official to order a builder to implement a solution that has been rejected by a homeowner. Therefore no action is appropriate.

Further Appeal: Upon receipt of this resolution, any person who was a party to the appeal may appeal to the State Building Code Technical Review Board by submitting an application to such Board within 21 calendar days. Application forms are available from the Office of the State Review Board, Main Street Centre, 600 East Main Street, Suite300, Richmond, Virginia 23219, (804) 371-7000.

James McGhee

James McGhee, Chairman, Building Code Appeals Board

EXHIBIT F

REVISED 3-25-16

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

RESOLUTION

CITY OF FREDERICKSBURG
LOCAL BOARD OF BUILDING CODE APPEALS

Meeting Date: March 9, 2016
Decision Date: March 9, 2016

LBBCA Member Present: James McGhee, Thomas Wack, William Thornton & Michael Taggert

Appellant: Sabrina Anderson, Homeowner

Property: 1021 Jami's Place, Fredericksburg, VA 22401

Issue of the Appeal: Shrink Swell Soil

Decision of the Board: On a motion of Thomas Wack, seconded by Michael Taggert, the Board voted unanimously to take no action on the appeal based on the following –

The Appellant has shown and the Building Official has determined that at least some of the soils at 1012 Jami's Place show a high potential for shrink/swell characteristics. The Building Official has indicated that these soils were not evident at the time of construction but their presence has been confirmed by two soils engineers, AlexCom and ECS after the Certificate of Occupancy was issued. The two engineering reports differ on the extend and location of shrink swell soil.

The Appellant's appeal was based on the presence of shrink swell soil and the foundation as constructed violates Virginia Construction Code R403.1.8. The Building Official has concluded that presence of these soils does require a remedy as stated in this code section. "Foundations on expansive soils. *Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code."*

The Building Official has determined that the builder's proposed remedy, the installation of carbon fiber reinforced polymer bands, is an acceptable remedy to the VCC violation. However, the Appellant has rejected this remedy because the Appellant believes this will not address potential vertical shifting of the house. Evidence was presented to the Board at the meeting indicating that the house may be experiencing normal settling. Evidence was also presented that

shrink-swell soils have been found at specific spots under the foundation, however the full extent of such soils under the structure is not known at this time.

The Building Official had concluded that nothing in the Virginia Construction Code authorizes the Building Code Official to order a builder to implement a solution, for a structure that is not unsafe, that has been rejected by a homeowner. Further, the Local Board of Building Code Appeals had determined that it cannot require the Building Official to order a builder to implement a solution that has been rejected by a homeowner. Therefore no action is appropriate.

Further Appeal: Upon receipt of this resolution, any person who was a party to the appeal may appeal to the State Building Code Technical Review Board by submitting an application to such Board within 21 calendar days. Application forms are available from the Office of the State Review Board, Main Street Centre, 600 East Main Street, Suite300, Richmond, Virginia 23219, (804) 371-7000.

James McGhee, Chairman, Building Code Appeals Board

REVISED 3-25-16

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1080
Fax: 540 310-0636

RESOLUTION

CITY OF FREDERICKSBURG
LOCAL BOARD OF BUILDING CODE APPEALS

Meeting Date: March 9, 2016
Decision Date: March 9, 2016

LBBCA Member Present: James McGhee, Thomas Wack, William Thornton & Michael Taggert

Appellant: Sabrina Anderson, Homeowner

Property: 1012 Jami's Place, Fredericksburg, VA 22401

Issue of the Appeal: Shrink Swell Soil

Decision of the Board: On a motion of Thomas Wack, seconded by Michael Taggert, the Board voted unanimously to take no action on the appeal based on the following –

The Appellant has shown and the Building Official has determined that at least some of the soils at 1012 Jami's Place show a high potential for shrink/swell characteristics. The Building Official has indicated that these soils were not evident at the time of construction but their presence has been confirmed by two soils engineers, AlexCom and ECS after the Certificate of Occupancy was issued. The two engineering reports differ on the extent and location of shrink swell soil.

The Appellant's appeal was based on the presence of shrink swell soil and the foundation as constructed violates Virginia Construction Code R403.1.8. The Building Official has concluded that presence of these soils does require a remedy as stated in this code section. "Foundations on expansive soils. *Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code.*"

The Building Official has determined that the builder's proposed remedy, the installation of carbon fiber reinforced polymer bands, is an acceptable remedy to the VCC violation. However, the Appellant has rejected this remedy because the Appellant believes this will not address potential vertical shifting of the house. Evidence was presented to the Board at the meeting indicating that the house may be experiencing normal settling. Evidence was also presented that

bands on walls will not affect floor slab in basement, garage, porch, patio or yard sliding.

RESOLUTION
Local Board of Building Code Appeals
March 9, 2016
Page 2

Incorrect - all testing done @ or below foundation level -

shrink-swell soils have been found at specific spots under the foundation, however the full extent of such soils under the structure is not known at this time.

Nothing under structure

The Building Official had concluded that nothing in the Virginia Construction Code authorizes the Building Code Official to order a builder to implement a solution, for a structure that is not unsafe, that has been rejected by a homeowner. Further, the Local Board of Building Code Appeals had determined that it cannot require the Building Official to order a builder to implement a solution that has been rejected by a homeowner. Therefore no action is appropriate.

NO engineer nor does state require testing under Home

Further Appeal: Upon receipt of this resolution, any person who was a party to the appeal may appeal to the State Building Code Technical Review Board by submitting an application to such Board within 21 calendar days. Application forms are available from the Office of the State Review Board, Main Street Centre, 600 East Main Street, Suite300, Richmond, Virginia 23219, (804) 371-7000.

James McGhee

James McGhee, Chairman, Building Code Appeals Board

False - see copy letter to City and Bryton Homes sent 1-22-2016 allowing strips to be installed - BOTH letters by BOTH officials ignored.

From: Debby Hall
Sent: Tuesday, March 29, 2016 8:57 AM
To: 'sabrina@cbcarriagehouse.com'
Cc: 'james'
Subject: REVISED RESOLUTION - BUILDING CODE BOARD OF APPEALS
Attachments: REVISED RESOLUTION - 1012 Jami's Place 3-9-2016 (3-25-2016).pdf

Importance: High

Good Morning Ms .Anderson –

I have attached the Revised Resolution dated March 25, 2016. The original will be mailed to your home address. If you have any questions, please let me know. Thank you and have a great day.

Debby

Debby Hall
Administrative Assistant
Community Planning and Building Department
Building Services Division
City of Fredericksburg, Virginia
Tel: (540) 372-1080, Ext. 279
Fax: (540) 310-0636
E-Mail: dhall@fredericksburgva.gov

COPY

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board
Main Street Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219
Tel: (804) 371-7150, Fax: (804) 371-7092, Email: alan.mcmahan@dhcd.virginia.gov

APR 20 2016 AM

APPLICATION FOR ADMINISTRATATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

☒ Uniform Statewide Building Code

☐ Statewide Fire Prevention Code

☐ Industrialized Building Safety Regulations

☐ Amusement Device Regulations

Appealing Party Information (name, address, telephone number and email address):

Sabrina Anderson 1012 Jami's Place Fredericksburg, VA 22401
540-373-0100, extension 134 sabrina@cbcarriagehouse.com

Opposing Party Information (name, address, telephone number and email address of all other parties):

Bryton Homes 8405 Greensboro Drive Suite P-130 McLean, VA 22102

City of Fredericksburg- Building Services Division PO Box 7447 715 Princess Anne St Fredericksburg, VA 22401 Deputy Director- Stephen J. Smallwood

City of Fredericksburg Local Board of Building Code Appeals 715 Princess Anne St PO Box 7447 Fredericksburg, VA 22401

Additional Information (to be submitted with this application)

- Copy of enforcement decision being appealed
- Copy of record and decision of local government appeals board (if applicable and available)
- Statement of specific relief sought

CERTIFICATE OF SERVICE

Mailed 4-19-'16

I hereby certify that on the 15th Sa. 12th day of April, 2016, a completed copy of this application, including the additional information required above, was either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Applicant: Sabrina Anderson

Name of Applicant: Sabrina Anderson
(please print or type)

* HAD TO BE FILED BY MARCH 30 & IT WAS NOT

To; Commonwealth of Virginia
Department of Housing and Community Development
State Technical Review Board
Richmond, VA 23219

April 15, 2015

Dear Sirs:

I am appealing the decision of the City of Fredericksburg Local Board of Building Code Appeals. They cite 1808.6 of the IBC as their reasoning behind their decision. However, installing CFRP bands will not meet the guidelines of IBC 1808.6. If read, this solution does not meet 1808.6.1, 1808.6.2, 1808.6.3, 1808.6.4. My home is in violation of IBC 1809.2, 1803 as well.

The first paragraph of the denial letter states the soils were not evident at the time of construction but confirmed after Occupancy Permit.

1

- It has been confirmed lot was filled with 4- 7 feet of fill dirt and VCC R403.1 requires the foundation be built on "undisturbed natural soil or engineered fill". The City cannot remove that requirement from the State Code. VCC 403.8 covers the requirements for expansive soil as well and is another violation confirmed by both ECS and AlexCom's tests. It should be noted in the Appeals Hearing that was recorded Mr. Bigoney made the statement he didn't know anything about shrink swell soil or MH soil even though he was representing the City regarding the soil issues. The basement walls (some are 8 foot high with 7 foot of unbalanced backfill) did not meet VCC 404.1 and the home is in violation of VCC 405.

2

- Both the City and Bryton have cited Lot 41 as being filled and tested on 2/28/2007. However, ECS report #18 dated February 28, 2007 submitted by Bryton has a front page summary sheet that says
  1- They did NOT place any soil on that date. (they encountered fat clay (high shrink swell soil) at the storm sewer lateral being installed and had to remedy
  2- Same report states all lots tested met or exceeded the ASTM D698 of 95% corrected maximum dry density. IF lot 41 was actually tested, report indicates much less than 95% in results.
  3- ASTM D698 had been replaced by the USBC with Modified Proctor ASTM D1557. ASTM D1557 is more than twice as stringent in testing due to foundations failing.
  4- In March 1. 2007 Field Report #19 by ECS and submitted to the City, it is indicated in black markings Lot 41 and 45 (lots adjoin each other) had overburden placed on March 1st. It indicates Lot 45 had testing done, however, Lot 41 had no testing done when filled in.

3 All of the structural concrete inspections were performed by a private third party engineer hired by Bryton Homes and every one states there is no fill, no engineered footings and no shrink swell clay present- all FALSE reports. This includes all footings, basement slab, porch slab and garage slab.

4 I spoke to Joe Alexander of AlexCom and he stated the carbon fiber strips attached to the basement walls may help with the walls caving in as they are cracked all of the way through in several places due to the vertical pressure, strips on the walls will not do anything to stop the heaving and collapsing annually of the soil under the basement, garage and patio. Currently, the bathroom door nor master bedroom will go shut as evidenced by photos taken.

5 All 3 marble thresholds had to be replaced by Bryton in October 2014. The sewer gas smell from under the vanity is overbearing at times. The garage and patio are separating from the house pad and have dropped. The driveway is in terrible condition on the edges (a sign of shrink swell soil) and the yard continues to slide downwards, outwards from the 42 foot patio and against the fence. A slug was in the shower that came through the exterior foundation cracks, the basement windows have several cracks above them all the way through the foundation. The cracks have grown in number and size since 2014 and the yard slippage. Several sprinkler heads are leaning and almost not visible due to earth shifting.

6 The bands suggested are not proven but are still only to strengthen foundation walls not the heave and collapse from expansive soil and definitely will not affect the garage, patio or slipping yard at all. Mr. Stephen Smallwood made the statement in front of others..."the best thing the builder could do is take a match and burn this home down and start all over"..... The City Attorney sent out a confidential memorandum not to alter or destroy documents as they expected me to sue them in light of all of the code violations and the newest one-(shrink swell soil). I only want the home to be repaired properly. I cannot lawfully sell this home without revealing the shrink swell soil issue as well as the other violations not corrected as I am a licensed realtor.

7 I know of no evidence the home may be experiencing normal settling in contradiction to the statement made by the Appeals Board.

8 ECS Report dated December 15, 2014 in response to AlexCom's report states on page 5 that laboratory testing indicated liquid limits between 71 and 87 and plasticity indices between 23 and 53. All 4 of ECS laboratory testing show HIGH shrink swell soil according to the VCC 403.1.8. One boring of the 5 indicates medium shrink swell soil.

9 ECS reports there are no signs of the yard sliding- photos of such and AlexCom's reprt as well as the fence condition currently that has 8-12 inches of dirt pushing against the boards are in conflict with this statement.

10 The home is not in predominantly natural earth as ECS states. Their report shows 7 feet of fill dirt on HA1. This is the garage. HA2 has 6 feet of fill and the basement at this level is 5-6 feet in ground and exhibits cracks all the way through to the basement slab. The lot is sloped downwards as it goes to the rear. HA3 has more fill dirt than HA4 so only 2 fett of fill dirt would

be inaccurate, according to original survey. HA4 on the ECS report (Northwest corner/rear) indicates the entire 4 foot examined was all fill dirt. This corner would have been the lowest corner of natural soil as the lot dropped towards the cul-de-sac and to the rear on original survey and to this day. HA5 is going toward the front and indicates 2 feet of fill.

11 ECS laboratory reports indicate the lot was filled with MH and fat clay- both USBC violations. ECS included the 2/28/2007 report for compaction and testing for Lot 41 which is a false report as the lot was not filled on 2/28th but on March 1st, according to their own paperwork submitted to the City. ECS cites the private party's concrete inspections that have been proven false and misleading. ECS recommended additional Atterburg testing be done in several areas- this was never offered to be done. The draintile mentioned in her report was daylighted (and easily seen) beyond the fence by Green Spring Irrigation.

12 Page 2 of the Appeals Board cites they do not know what kind of soil is UNDER the structure. Nor do I but the State recommends two borings be done on opposite corners and the scientist use the weakest of the two to determine strength. I do not know of a soil engineer who does the soil testing under the slabs (basement, garage, porch and patio).

13 Worth Jenkins, President of Bryton Homes, informed me the wet spots in my basement under two Persian rugs when moved were due to it taking concrete a year to cure. Ultimately, it was discovered the whirlpool tub had to be lifted out of its frame because it had been installed with a broken pipe on the tub only accessible by removing from the framing. This caused water to rain down on the handmade rugs stored below.

14 I also have in writing from Mr. Jenkins explaining an unwanted structural change being necessary on March 2013 due to the City of Fredericksburg changing the Code after he started my hoe in Feb 2013 and before he completed the framing related to wind bracing. He stated he couldn't ignore their building code change. I subsequently found out the City does not make up codes only has the power to enforce the Uniform Statewide Building Codes.

15 The State code further reinforces testing of soils if questionable even when not filling in the lot.... It has been discovered.... Bryton Homes had to have a backhoe that got so mired in the clay, it could not free itself so they had to hire a tow truck to pull off lot. The water was so intrusive, they roped off a large square 6 x 5 to drain water into while building. The superintendent told other contactors to stay off the high side of the lot as it was "bad" soil.

16 I respectfully request you examine the 2007 Field reports, the footings and slab inspections, AlexCom's reports, ECS laboratory reports on 5 borings and review the photos of the condition of the home.

17 It is my opinion Bryton Homes submitted erroneous soil reports and building inspections. Bryton Homes should stabilize the home, the garage and the yard. As well as correct the remaining code violations inside the home.

Respectfully,

Sabrina Anderson

Sabrina Anderson
1012 Jami's Place
Fredericksburg, VA 22401

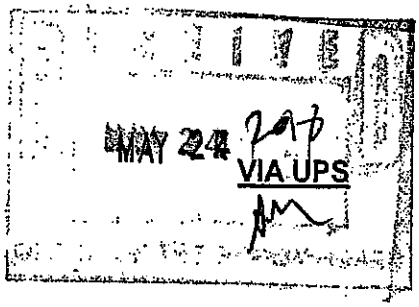
X Attachments:
AlexCom's reports of July 2014
A;lexCom's letters dated November and December 2015
ECS reports
Local Appeals Board Findings
City Building Inspector's findings
Photos
JES Foundation's estimate for partial repair and email stating yard is impossible to stabilize
Wikipedia-Carbon Fiber Reenforcing Polymer Bands

HAND WRITTEN COMMENTS BY HER

P.S. ① The City sold the builder company the land in 12/2006 for 8 million dollars.

② Both City + Bryton have agreed - 1-22-16 letter sent authorizing steps to be installed even though I disagree it will fix leaving of basement garage, patio + yard sliding. Letter sent certified.

BRYTON HOMES OF VIRGINIA, LLC



May 23, 2016

Department of Housing
State Building Code Office
600 East Main Street, Suite 300
Richmond, Virginia 23219

Attention: **Alan McMahan / State Building Code Technical Review Board**

Re: **APPEAL NO. 16-5 via your Email to Worth Jenkins dated May 3, 2016**

Subject: **Request for Documents relating to Sabrina Anderson APPLICATION FOR ADMINISTRATIVE APPEAL which she mailed on 04-19-16 & received by you on 04-20-16.**

Dear Mr. McMahan,

We are in receipt of the aforementioned email wherein you are requesting documents as it relates to the referenced matter. Please be advised that we are a contractor to SMITH RUN PRESERVE, LLC who contracted with us to construct the residence referenced and that Ms. Anderson's contract (Sales & Purchase Agreement) for the purchase of the residence is with SMITH RUN PRESERVE, LLC. Nonetheless, we have read through her Appeal Application that you provided and without the benefit of the documents and photos that were attached to her Appeal Application, we provide the following response and supporting documentation to each of her 18+ points (as we have enumerated on a copy of her Appeal Application a copy of which is attached for reference):

Note: Prior to responding to the specifics of the appeal, we would first like to note that the decision of the City of Fredericksburg Local Board of Building Code Appeals was rendered on March 9, 2016. We understood that an appeal could be filed with this office within 21 days, which would have been March 30, 2016. We understand the appeal was not filed until on or around April 15, 2016 (which is when it was certified as mailed, hand-delivered, emailed or faxed to this office and to us). Therefore, procedurally we do not know if the appeal was timely. However, despite this we offer the following comments to the specifics of Ms. Anderson's appeal.

Summary and Response to Anderson Cover Letter

The home is constructed within Section 2 of the Preserve at Smith Run which consists of approximately 80 homes of which Bryton Homes of Virginia was the homebuilder contractor for Smith Run Preserve, LLC (the Developer and Seller of the homes) and approximately 70% of the homes were constructed by Bryton Homes of Virginia, LLC.

Settlement of Ms. Anderson's home occurred on May 14, 2013. Both a 30 day pre-settlement walk through and a one year post settlement walk through were performed, in which a punch list was generated and all items on the list were addressed.

8405 Greensboro Drive, Suite P130
McLean, Virginia 22102
Telephone: (703) 821-1540
Facsimile: (703) 226-0195

We have made numerous attempts above and beyond what was required of us to appease any concerns that Ms. Anderson may have had.

Bryton Homes is not a large National home builder. We are a local builder that takes pride in our reputation and the quality of our work. We strive to make our clients happy and do what is right. The issues that Ms. Anderson raises are without merit and have no basis whatsoever. This is confirmed and documented by 3rd party evaluations and reports as well as by the City of Fredericksburg's communications and subsequent denial of her motions and appeals.

The following is in response to her cover letter to the Virginia Department of Housing dated April 15, 2016 which accompanied her Application for Administrative Appeal (bullet points numbered on the attached for reference):

Point 1
Approximately ninety percent (90%) of the residence was constructed on undisturbed natural soil and the balance was constructed on controlled compacted fill as shown on the 3rd party reports attached as **Exhibit A** and **Exhibit A-1** (which shows the "Foundation Bearing Over Controlled Fill" area)..

Point 2
The items referenced in this paragraph are not valid nor do they have any merit – see **Exhibit A (Field Compaction Summary section)**.

Point 3
She claims that the 3rd party reports are false however she does not say why they are false. There were no shrink swell soils visually evident at the time of construction. Nor was there a requirement for us to perform shrink swell soil testing – see **Exhibit B** attached. No engineered footings were required and the house was on partial fill dirt in the back left corner which was compacted and tested by 3rd parties – see **Exhibit A & G** attached.

Point 4
We are not aware of any signs that would indicate the walls are "caving in" and we are only aware of one (1) crack that goes all the way through the wall and not "several" as she points out. With regard to the one (1) crack that goes all the way through the wall, please see the ECS report, **Exhibit A, page 3, 2nd paragraph** where it discusses this one (1) crack that goes through the wall and concludes that it is a result of "shrinkage or contraction cracks" which has nothing to do with the result of shrink swell soils and would fall under normal house settlement. The other cracks referenced in the same paragraph by ECS goes on to say that they are the result of "shrinkage".

Also note that all of the cracks observed are vertical (and one diagonal) in nature which have nothing to do with shrink swell soils. If shrink swell soils were present under the foundation, the cracks would be horizontal and not vertical. Nonetheless we proposed to install the carbon fiber strips as recommended by 3rd parties and approved by the City of Fredericksburg (even though they were not needed, it was

an attempt on our part to appease her) – see Exhibit B attached. She refused to allow us to install the carbon fiber strips and her claim that the carbon fiber strips will not work is unfounded. A copy of our reports on this matter along with the quote we obtained for installing the carbon fiber is attached as Exhibit A.

Point 5
She raises several points in this paragraph as follows:

- The sewer gas smell referenced is likely from a dried trap not being used frequently enough.
- The slab on the rear patio referenced was poured on top of the rear wall footing by others contracted by her and we have no idea if her contractor performed the work correctly or if it added weight to the loading of the footing. In addition, concrete expands and contracts and her contractor did not install any expansion material between their patio slab work and our foundation wall.
- Dominion Engineering checked under the driveway before we topped it to verify the soils were good and the construction of the driveway was per design - see the copy of the reports reflecting this attached as Exhibit D.
- Her reference to the sprinklers has nothing to do with us. We did not install the sprinklers they were installed by her contractor.

Point 6
Her claim that carbon fiber strips "are not proven" yet she does not say why or where she is getting her information from. According to Freeland Engineering they will work and they were approved by the City of Fredericksburg - see Exhibit B & C attached. We have no idea what she is referring to as it relates to comments made by Stephen Smallwood.

Point 7
All third party statements made by ECS and Freeland Engineering state that all signs, both inside and outside the home, were the result of normal settlement – see Exhibit A & B attached.

Point 8
At the time of construction and per the 3rd party inspections, there were no shrink soils present – see Exhibit B attached.

Point 9
We have not seen the photos that she references. Nonetheless, the "settling" she references we assume is around the patio which she installed. She did not maintain her yard and keep it watered which led to grass dying and destabilizing causing any damage she may be referencing in this paragraph including other areas around her home which she disturbed and not us.

Point 10
She states that the home is not in a predominantly natural earth as ECS states however she does not support that statement. The holes referenced were taken within the backfill of the house:

- Hole 2 contains 6 feet of fill (you cannot compact backfill against a house without breaking the concrete wall).
- The basement floor elevation was at 201, the top of the hole was at approximately 206 and our concrete wall is eight feet (8'). The house is sitting on a footing that is approximately ten inches (10") thick. That put work within margin of error based on the top of the hole was at 206.
- Hole 3 is outside of the pad and in an area where a frost footing would have been so we would have been at least two feet (2') below the top of the wall so we would be in a cut condition.
- Hole 4 and 5 indicate two feet (2') of fill and the footing report indicates we dug down thirty-six inches (36") – see Exhibit E attached.

Hence, we are not sure where there is any issue with this paragraph. As indicated in Point 1 above, approximately 90% of the home is on undisturbed soil – see Exhibit A and Exhibit A-1 attached.

Point 11
Her claim that the ECS report of 02-28-07 is false. We do not know what she is basing on the ECS report as being false – see Exhibit A attached. We do have an ECS report dated 12-15-14 (see attached Exhibit A) and it states nothing that is false or misleading.

Point 12
Who from the State recommended doing borings under the slab/foundation? We have not seen anything to that effect and no one has recommended that this needs to be done or warranted. There are no indications whatsoever that the soils under the slab and/or foundation are defective or have shrink soils present.

Point 13
Yes, we repaired the tub however we saw no visual evidence that the plumbing was broken by us or when installed by us. Nonetheless, we stood behind our work and did the repair.

Point 14
Yes, we did make a change as required by code. The initial plans were approved under the 2006 code however, subsequent to that code and at the actual time of construction, the plans fell under the 2009 code. When the plans were adjusted by the Architect to meet the 2009 code the bay window wall size had to be shrunk down which made the windows decrease in size. In doing so, it made the center window which was the egress window no longer an egress window. At that time, we gave the homeowner (Ms. Anderson) the option of doing a squared off bay or adding a window on the side. She did not like the squared off bay and elected to

do the side window. We then moved the window down after it was installed and had to move all the electrical to make her happy with its location.

Point 15

Her statements are inaccurate. There were two different times that she is referring to as follows:

1. The area being roped off was done when we were putting her sewer and water lines into the house and the ditch was open and we did not want people falling in the ditch so we flagged off the area with caution tape to keep people out of it.
2. The second event that she is talking about was when the excavator was backfilling the house after we experienced a tremendous amount of rain and the sewer and water line connections had just been completed. The excavator performing the backfill was using a 953 loader and he went parallel with the water line that had just been backfilled and his track sunk into the trench. His machine at this point was leaning towards the finished adjacent lot 42 and as such our superintendent wanted to get assistance in getting the loader machine out so that no damage would be done to the water and sewer lines or tip into the neighbor's lot. A bobcat was used with a chain to assist the loader machine in getting out of the trench.

Point 16

The ECS reports state that the cracks in the foundation were normal shrinkage cracks and that the soil borings had good bearing with the exception of one boring on the left rear of the house (as indicated in Point 3 above - see **Exhibit A & B** attached. All recent borings done subsequent to her occupancy of the residence were performed in the over dig area of the house (outside the building envelope) and do not represent what was done under the slabs or foundation. ECS did mention that one of the drain tile pipes could have been leaking causing wet soils near the test borings that were done outside the building envelope - see **Exhibit A** attached.

Point 17

There are no violations that were not remedied. All procedures and requirements were followed. We do not submit building inspections. The city performs the actual building inspections. With regard to soils reports, at the time of home construct we paid for 3rd party soils reports which were submitted directly to the City and there were no indications of soils conditions affecting the home. Subsequent to her occupancy of the residence, she complained about issues in the house and we therefore performed additional soils testing outside the building envelope even though the issues she complained about were the result of normal house settling cracks. These additional test results were submitted to the City and nothing indicated that there were any issues directly under the slab and/or foundation. There was however an issue (questionable) against the front wall of the house outside the building envelope and, even though it was not evident (visual or otherwise) that anything needed to be done we offered the carbon fiber strips but she rejected this and would not allow us to perform that work. There were no

requirements for us to install the carbon fiber strips and even though it was not needed, we offered this in an effort to appease her – see Exhibit E attached.

Please also note that prior to footings being poured and at all locations of the pad, and this includes the back left corner which is compacted fill, one has to dig down to suitable soil. This is true for all footers that are poured. Suitable soil was reached and approved by a 3rd party inspector at time of construction and the footing was poured. The City of Fredericksburg approved the footings and the foundation – see Exhibit G attached which shows the City inspection reports and the 3rd party reports for the following:

- Footings dated 02-28-13
- Walls dated 03-01-13
- Basement Slab dated 03-08-13
- Garage Slab dated 03-21-13

Please note that the inspection reports all show that *"NO Expanding clay or other unstable/unsuitable conditions"* exist.

Attachments

Please note when we were notified of the Appeal by Ms. Anderson that the notice indicated that: *"Due to the size of the submittal, only the application is attached to this email. The remaining documents and any others after this email will be distributed to the parties at a later date"*. Please note that we have not received any of her supporting documentation and/or photos. In addition, she is using Wikipedia as to her justifications as it relates to Carbon Fiber Reinforcing Polymer Banks which we do not believe is applicable.

Handwritten Comments

She has two handwritten comments at the bottom of her cover letter and we comment as follows:

1. We fail to understand what difference the date of the purchase of the land has to do with her appeal. In addition, we did not purchase the land it was purchased by Smith Run Preserve, LLC and it was not purchased from the City.
2. She claims that what we propose (and approved by the City) will not work (even though we do not see any evidence of an issue) however she does not state why – see Exhibit E & F attached.

Sequence of Events

The aforementioned information pertains to the points in Ms. Anderson's Cover Letter Accompanying her Application for Administrative Appeal. The following information pertains to correspondence relating to the sequence of events which demonstrate our efforts to appease Ms. Anderson. The information includes 3rd party reports and evaluations, Directives and Orders to Correct from the City of Fredericksburg, our actions in response to those Directives and Orders to Correct (all of which have been confirmed by the City and 3rd party engineers) and confirms that there are no outstanding issues.

Exhibit 1
May 8, 2014 – Letter from Ms. Anderson to Bryton Homes indicating 1 year warranty items, other requested repairs and alleged issues with her home.

Exhibit 2
May 15, 2014 – Letter from Bryton Homes to Ms. Anderson responding to May 8, 2014 letter, with attachment of Freeland Engineering report dated May 15, 2014 addressing items from Ms. Anderson's request.

Exhibit 3
June 25, 2014 – Order to Correct and Directive issued by City of Fredericksburg to Bryton Homes.

Exhibit 4
July 7, 2014 – Response by Bryton Homes to City of Fredericksburg addressing Order to Correct and Directive. Many of the items on this list correspond directly to Exhibit 2.

Exhibit 5
July 16, 2014 – Letter from City of Fredericksburg to Bryton Homes acknowledging receipt of Exhibit 4 letter sent by Bryton. This letter directs Bryton to address numbers 1-6 from the Directive, and reiterates those in this letter. It also directs Bryton to address item 6 of the Order to Correct and reiterates it in this letter.

Exhibit 6
August 7, 2014 – Email from Bryton to Anderson with attachment of Exhibit 2 letter with updates provided on August 5, 2014 and the attachment of the August 2, 2014, Freeland Engineering Report addressing each of the items requested by the City of Fredericksburg in Exhibit 5.

Exhibit 7
August 13, 2014 and August 26, 2014 – Follow up emails to Ms. Anderson to schedule work in her home to address issues in Directive, Order to Correct and other repair items.

Exhibit 8
September 11, 2014 – email indicating Freeland Engineering and the City of Fredericksburg will be present for the repair work and that the City of Fredericksburg building official will inspect the repairs.

Exhibit 9
October 17, 2014 – Memorandum from City of Fredericksburg indicating required repair work was completed in Ms. Anderson's home.

Exhibit 10
November 20, 2014 – Letter issued by Freeland Engineering indicating that all items in Exhibit 5 were completed, inspected and approved. Additional email provided, dated October 29, 2014, response to the City of Fredericksburg Directive and Order to Correct (attachments to email) and notice that additional items were repaired by Bryton that were above and beyond what was required.

Exhibit 11
December 31, 2015 – Letter issued by City of Fredericksburg stating their final conclusion on the Anderson matter. Bigony Engineering Report attached to letter supporting City of Fredericksburg decision.

In closing, we respectfully request that the State deny Ms. Anderson's Application for Administrative Appeal No. 16-5 as she has failed to demonstrate that there is any erroneous activity, poor workmanship, false reports, incomplete repairs or existing violations of any codes (i.e. As noted in the City of Fredericksburg Resolution, ECS Reports or the Bigoney Engineering letter – see **Exhibit A, E & F** attached) that Bryton has not addressed or attempted to address. In addition, we fail to see what she is requesting in her Appeal and what action she is seeking.

Should you need to contact me, please do not hesitate to call me at (703) 821-1540, ext. 591 or by email to gweigle@georgelasgroup.com.

Sincerely,

T. Graham Weigle
President

Attachments:

- **Exhibit A:** ECS Mid-Atlantic, LLC / Settlement Evaluation Report dated 12-15-14
- **Exhibit A-1:** ECS Mid-Atlantic, LLC / Foundation Bearing Over Fill Diagram dated 12-10-15
- **Exhibit B:** City of Fredericksburg / Violation Letter dated 12-31-15
- **Exhibit C:** Freeland Engineering, PC / Foundation Wall Assessment dated 07-28-15
- **Exhibit D:** Dominion Engineering / Driveway & Subgrade Evaluation dated 05-08-14
- **Exhibit E:** Bigoney Engineering / Alleged Problems Letter dated 12-23-15
- **Exhibit F:** City of Fredericksburg / Resolution dated 03-09-16 (revised 03-25-16)

- **Exhibit G:** City of Fredericksburg & 3rd Party Inspection Reports (for footings, walls & slabs)

- **Exhibit 1:** May 8, 2014 – Letter from Ms. Anderson to Bryton Homes indicating 1 year warranty. items, other requested repairs and alleged issues with her home.

- **Exhibit 2:** May 15, 2014 – Letter from Bryton Homes to Ms. Anderson responding to May 8, 2014 letter, with attachment of Freeland Engineering report dated May 15, 2014 addressing items from Ms. Anderson's request.

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- **Exhibit 6:** August 7, 2014 – Email from Bryton to Anderson with attachment of Exhibit 2 letter with updates provided on August 5, 2014 and the attachment of the August 2, 2014, Freeland Engineering Report addressing each of the items requested by the City of Fredericksburg in Exhibit 5.

- **Exhibit 7:** August 13, 2014 and August 26, 2014 – Follow up emails to Ms. Anderson to schedule work in her home to address issues in Directive, Order to Correct and other repair items.

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- **Exhibit 11:** December 31, 2015 – Letter issued by City of Fredericksburg stating their final conclusion on the Anderson matter. Bigony Engineering Report attached to letter supporting City of Fredericksburg decision.

[redacted]

- HOME
- EARTHQUAKE
- CONCRETE
- FOUNDATION
- DRILLING
- UNDERPINNING
- BLACK COTTON SOIL

What is Significance of Plasticity Index of Soil?

PLASTICITY INDEX

This is equal to difference between liquid limit and plastic limit of ***soil.***

If

W_l =liquid limit

W_p=plastic limt

I_p=plasticity index

$$I_p = W_l - W_p$$

Plasticity index is also denoted by PI. From the above equation we can summarize that range of the water content within which ***soil*** achieves its plastic state. This is a measure of ***plasticity of soil*** of our interest.

This parameter cannot be negative if plastic limit, in some exceptions, is larger than liquid limit, ignoring negative value, it is considered to be zero.

A soil is considered non-plastic when liquid limit or plastic limit cannot be determined and denoted by NP.

SIGNIFICANCE OF PLASTICITY INDEX:

-Soils that have high plasticity index are considered to tend to clay.

PREFACE

Introduction

The Virginia Uniform Statewide Building Code (USBC) is a state regulation promulgated by the Virginia Board of Housing and Community Development, a Governor-appointed board, for the purpose of establishing minimum regulations to govern the construction and maintenance of buildings and structures.

The provisions contained in the USBC are based on nationally recognized model building and fire codes published by [illegible] The model codes are made part of the USBC through a regulatory process [illegible] incorporation by reference. The USBC also contains administrative provisions governing the use of the model codes and establishing requirements for the enforcement of the code by the local building departments and other code enforcement agencies.

In keeping with the designations of the USBC used previously, since the 2009 editions of the International Codes are incorporated by reference into this version of the USBC, it is known as the 2009 edition of the USBC.

Arrangement

The USBC is part of the Virginia Administrative Code (VAC), the official compilation of state regulations published under the authority and guidance of the Virginia Code Commission. Due to the difference in the section numbering system between the VAC and the model codes incorporated by reference into the USBC, the UBSC utilizes a dual section numbering system. In the USBC, the VAC section numbers are listed first, followed by a section number matching the model code system. In this printing of the USBC, the VAC section numbers are omitted and only the model code numbering system is utilized. The version of the USBC containing both the VAC section numbers and the model code numbering is available from the Virginia Department of Housing and Community Development (DHCD) and may also be accessed through the website of the Virginia Code Commission or by subscription to the VAC.

Overview

The USBC is divided into three stand-alone parts. Part I contains regulations specific to the construction of new buildings and structures and alterations, additions and change of occupancy in existing buildings and structures and is known as the Virginia Construction Code. Part II contains optional regulations specific to the rehabilitation of existing buildings that may be used as an acceptable alternative to the Virginia Construction Code. Part II is known as the Virginia Rehabilitation Code. Part III of the USBC contains the regulations for the maintenance of existing structures which is enforced at the option of the local governments. It is known as the Virginia Maintenance Code.

Copies Purchased from ICC

The 2009 edition of the USBC is being made available in pamphlet form as in past editions of the USBC. In addition to the pamphlet form of the USBC published by DHCD, the International Code Council (ICC) publishes versions of the Virginia Construction Code, Virginia Rehabilitation Code, Virginia Maintenance Code and a series of Virginia specific trade codes. In the ICC published versions, marginal markings are provided to distinguish between text which is part of the International Codes and text which is part of the state regulations. Double vertical lines in the margins within the body of the codes indicate state amendments to the International Codes. As in the standard printings of the International Codes, a single vertical line in the margins within the body of the code indicates a technical change from the previous edition of the International Codes. Deletions from the previous editions of the International Codes are indicated in the form of an arrow (→) in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

Technical Assistance

The local building departments and enforcing agencies may be contacted for further information concerning the USBC. Contact information for DHCD is below.

DHCD, Division of Building and Fire Regulation
Technical Assistance Services Office
600 East Main Street, Suite 300
Richmond, Virginia 23219-2430
Phone: (804) 371-7150 – Email: taso@dhcd.virginia.gov
Website: www.dhcd.virginia.gov

CHAPTER 1

ADMINISTRATION

SECTION 101
GENERAL

101.1 Short title. The Virginia Uniform Statewide Building Code, Part I, Construction, may be cited as the Virginia Construction Code. The term "USBC" shall mean the Virginia Construction Code unless the context in which the term is used clearly indicates it to be an abbreviation for the entire Virginia Uniform Statewide Building Code or for a different part of the Virginia Uniform Statewide Building Code.

Note: This code is also known as the 2009 edition of the USBC due to the use of the 2009 editions of the model codes.

101.2 Incorporation by reference. [redacted] 2009 International Building Code, [redacted] The term "IBC" [redacted] Inc. Any codes and standards referenced in the IBC are also considered to be part of the incorporation by reference, except that such codes and standards are used only to the prescribed extent of each such reference. In addition, any provisions of the appendices of the IBC specifically identified to be part of the USBC are also considered to be part of the incorporation by reference.

Note 1: The IBC references the whole family of International Codes including the following major codes:

2009 International Plumbing Code
2009 International Mechanical Code
2008 NFPA 70
2009 International Fuel Gas Code
2009 International Energy Conservation Code
2009 International Residential Code

Note 2: The International Residential Code is applicable to the construction of detached one- and two-family dwellings and townhouses as set out in Section 310.

101.3 Numbering system. A dual numbering system is used in the USBC to correlate the numbering system of the Virginia Administrative Code with the numbering system of the IBC. IBC numbering system designations are provided in the catchlines of the Virginia Administrative Code sections. Cross references between sections or chapters of the USBC use only the IBC numbering system designations. The term "chapter" is used in the context of the numbering system of the IBC and may mean a chapter in the USBC, a chapter in the IBC or a chapter in a referenced code or standard, depending on the context of the use of the term. The term "chapter" is not used to designate a chapter of the Virginia Administrative Code, unless clearly indicated.

101.4 Arrangement of code provisions. The USBC is comprised of the combination of (i) the provisions of Chapter 1, Administration, which are established herein [redacted] which are incorporated by reference in Section 101.2, and (iii) the changes to the text of the incorporated chapters of the IBC that are specifically identified. The terminology "changes to the text of the incorporated chapters of the IBC that are specifically identified" shall also be referred to as the "state amendments to the IBC." Such state amendments to the IBC are set out using corresponding chapter and section numbers of the IBC numbering system. In addition, since Chapter 1 of the IBC is not incorporated as part of the USBC, any reference to a provision of Chapter 1 of the IBC in the provisions of Chapters 2 - 35 of the IBC is generally invalid. However, where the purpose of such a reference would clearly correspond to a provision of Chapter 1 established herein, then the reference may be construed to be a valid reference to such corresponding Chapter 1 provision.

101.5 Use of terminology and notes. The term "this code," or "the code," where used in the provisions of Chapter 1, in Chapters 2–35 of the IBC or in the state amendments to the IBC means the USBC, unless the context clearly indicates otherwise. The term "this code" or "the code" where used in a code or standard referenced in the IBC means that code or standard, unless the context clearly indicates otherwise. The use of notes in Chapter 1 is to provide information only and shall not be construed as changing the meaning of any code provision. Notes in the IBC, in the codes and standards

VCC-

Virginia- Uniform Statewide Building Code

105.4 Records. The local building department shall retain a record of applications received, permits, certificates, notices and orders issued, fees collected and reports of inspection in accordance with The Library of Virginia's General Schedule Number Six.

109.4 Examination of documents. The building official shall examine or cause to be examined all construction documents or site plans, or both, within a reasonable time after filing. If such documents or plans do not comply with the provisions of this code, the permit applicant shall be notified in writing of the reasons, which shall include any adverse construction document review comments or determinations that additional information or engineering details need to be submitted. [redacted]

2009 INTERNATIONAL BUILDING CODE® ix

Chapter 18 Soils and Foundations. Chapter 18 contains minimum requirements for design, construction and resistance to water intrusion of foundation systems for buildings and other structures. It provides criteria for the geotechnical and structural considerations in the selection and installation of adequate support for the loads transferred from the structure above. The uncertainties of foundation construction make it extremely difficult to address every potential failure within the text of the code. The chapter includes requirements for soils investigation and site preparation for receiving a foundation [redacted] and for protecting the foundation from water intrusion. Section 1808 addresses the basic requirements for all foundation types. Later sections address foundation requirements that are specific to shallow foundations and deep foundations. [redacted]

IBC - ch18

TABLE 1806.2
PRESUMPTIVE LOAD-BEARING VALUES

[redacted]

SECTION 1806
PRESUMPTIVE LOAD-BEARING VALUES OF SOILS

1806.1 Load combinations. The presumptive load-bearing values provided in Table 1806.2 shall be used with the *allowable stress design* load combinations specified in Section 1605.3. The values of vertical foundation pressure and lateral bearing pressure given in Table 1806.2 shall be permitted to be increased by one-third where used with the alternative basic load combinations of Section 1605.3.2 that include wind or earthquake loads.

1806.2 Presumptive load-bearing values. The load-bearing values used in design for supporting soils near the surface shall not exceed the values specified in Table 1806.2 unless data to substantiate the use of higher values are submitted and *approved*. Where the *building official* has reason to doubt the classification, strength or compressibility of the soil, the requirements of Section 1803.5.2 shall be satisfied. Presumptive load-bearing values shall apply to materials with similar physical characteristics and dispositions [redacted]

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a registered *design professional* if it is found that the nature of the work applied for is such that reviewing of *construction documents* is not necessary to obtain compliance with this code.

R106.1.1 Information on construction documents. *Construction documents* shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Where required by the *building official*, all braced wall lines, shall be identified on the *construction documents* and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, [redacted] of braced wall panels at top and bottom shall be provided.

[redacted]

R106.2 Site plan or plot plan. [redacted] showing the size and location of new construction and existing structures on the site and distances from *lot lines*. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

R106.3 Examination of documents. The *building official* shall examine or cause to be examined *construction documents* for code compliance.

[redacted]

R106.3.2 Previous approvals. [redacted]

R106.3.3 Phased approval. The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted.

[redacted]

R106.5 Retention of construction documents. One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

R301.1 Application. Buildings and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. [redacted] Buildings and structures constructed as prescribed by this code are deemed to comply with the requirements of this section.

R105.3 Application for permit. To obtain a *permit*, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.

[redacted]

5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *building official*.

R105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing stating the reasons therefore. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefore as soon as practicable.

R105.4 Validity of permit. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an *approval* of, any violation of any of the provisions of this code or of any other ordinance of the *jurisdiction*. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid. [redacted] The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this *jurisdiction*.

[redacted]

R105.9 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

[redacted]

[redacted]. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a registered *design professional*.

36. Add Section R329 Fire Extinguishers.

37. Add Section R329.1 to read:

R329.1 Kitchen areas. Other than where the dwelling is equipped with an approved sprinkler system in accordance with Section R313, a fire extinguisher having a rating of 2-A:10-B:C or an approved equivalent type of fire extinguisher shall be installed in the kitchen area.

38. Change Section R401.3 to read:

R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard to the dwelling unit. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

39. Change Section R403.1 to read:

R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry, or concrete footings, foundations, piers or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural [illegible]

Exception: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, not exceeding 256 square feet (23.7824 m²) of building area, provided all of the following conditions are met:

1. The building eave height is 10 feet or less.
2. The maximum height from the finished floor level to grade does not exceed 18 inches.
3. The supporting structural elements in direct contact with the ground shall be placed level on firm soil and when such elements are wood they shall be approved pressure preservative treated suitable for ground contact use.
4. The structure is anchored to withstand wind loads as required by this code.
5. The structure shall be of light-frame construction whose vertical and horizontal structural elements are primarily formed by a system of repetitive wood or light gauge steel framing members, with walls and roof of light weight material, not slate, tile, brick or masonry.

40. Change Exceptions 2 and 3 in Section R403.1.6 to read:

2. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section.
3. Connection of walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted.

41. Delete Item 5 of Section R403.1.6.1.

42. Add Section R408.3.1 to read:

[redacted] Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2.

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in ten units horizontal (10-percent slope). [redacted] plates and walls supported directly on continuous foundations and slabs anchored to the foundation in accordance with this section.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of *braced wall panels* at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. Bolts shall be at least $^1/_2$-inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a *braced wall panel* shall be positively anchored with *approved* fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. Cold-formed steel framing systems shall be fastened to wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.3.1.

Exceptions:

1. Foundation anchorage, spaced as required to provide equivalent anchorage to $^1/_2$-inch-diameter (12.7 mm) anchor bolts.
2. Walls 24 inches (610 mm) total length or shorter connecting offset *braced wall panels* shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent *braced wall panels* at corners as shown in Figure R602.10.4.4(1).
3. Connection of walls 12 inches (305 mm) total length or shorter connecting offset *braced wall panels* to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent *braced wall panels* at corners as shown in Figure R602.10.4.4(1).

R403.1.6.1 Foundation anchorage in Seismic Design Categories C, D_0, D_1 and D_2. In addition to the requirements of Section R403.1.6, the following requirements shall apply to wood light-frame structures in Seismic Design Categories D_0, D_1 and D_2 and wood light-frame townhouses in Seismic Design Category C.

1. Plate washers conforming to Section R602.11.1 shall be provided for all anchor bolts over the full length of required *braced wall lines* except where *approved* anchor straps are used. Properly sized cut washers shall be permitted for anchor bolts in wall lines not containing *braced wall panels*.

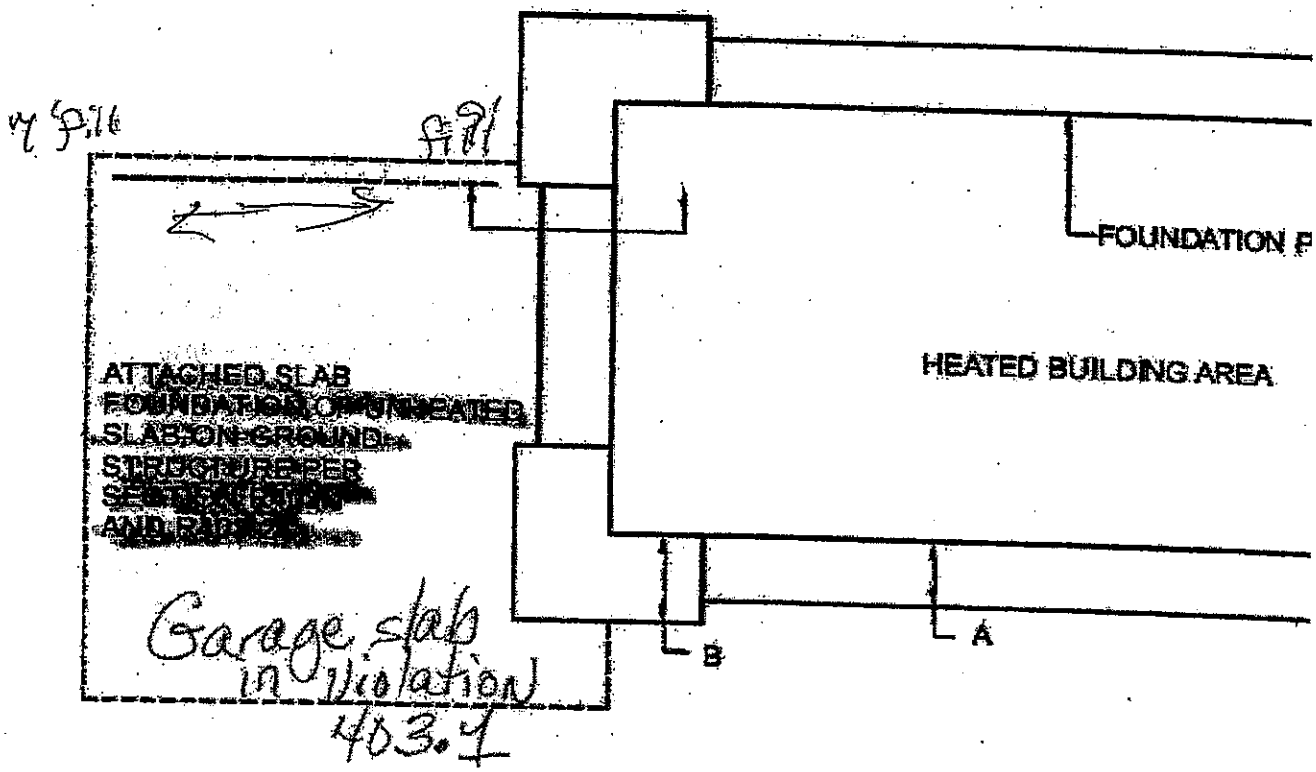
[redacted]

Exception: Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the *building official*.

[redacted]

FIGURE R403.3(3) INSULATION PLACEMENT FOR FROST-PROTECTED FOOTINGS ADJACENT TO UNHEATED SLAB-ON-GROUND STRUCTURE

HORIZONTAL INSULATION PLAN



For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.89 kPa.

R403.4.2 Concrete footings. Concrete footings shall be installed in accordance with [redacted] and Figure R403.4(2).

{USBC incorporates IBC Ch-2-35} IBC - Chapter 18 -

[redacted] Moments, shears and deflections for use in designing slab-on-ground, mat or raft foundations [redacted] in accordance with *WRI/CRSI Design of* [redacted] *Standard Requirements* [redacted] *Shallow Concrete Foundations* [redacted] *ils*. Using the moments, shears and deflections determined above, nonprestressed slabs-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with *WRI/CRSI Design of Slab-on-Ground Foundations* and post-tensioned slab-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with *PTI Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils*. It shall be permitted to analyze and design such slabs by other methods that account for soil-structure interaction, the deformed shape of the soil support, the plate or stiffened plate action of the slab as well as both center lift and edge lift conditions. Such alternative methods shall be rational and the basis for all aspects and parameters of the method shall be available for peer review.

IBC

It is not uncommon for concrete slabs on ground to be reinforced (prestressed) with post-tensioned strands so that the magnitude of tensile forces induced in the slab from uplift of the soil is reduced, thus avoiding cracking of the concrete at its top surface. It has also been a practice to cast the slab on cellular forms made of cardboard or other collapsible materials that will support wet concrete, but will yield when subjected to swelling pressures. Since there is no rebound of the form material after subsidence of the soil, floors must be designed as structural slabs.

This section recognizes the analytical procedures in WRI/CRSI *Design of Slab-on-Ground Foundations* and PTI *Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive Soils* for slab-on-ground foundations located on expansive soils. The WRI/CRSI document also provides design requirements for reinforced concrete slabs. The PTI *Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils* addresses design requirements for post-tensioned concrete slabs on expansive soils. [redacted]

TABLE R405.1 PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS[a]	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION[b]
Group I	GW	Well-graded gravels, gravel sand mixtures, little or no fines	Good	Low	Low
	GP	Poorly graded gravels or gravel sand mixtures, little or no fines	Good	Low	Low
	SW	Well-graded sands, gravelly sands, little or no fines	Good	Low	Low
	SP	Poorly graded sands or gravelly sands, little or no fines	Good	Low	Low
	GM	Silty gravels, gravel-sand-silt mixtures	Good	Medium	Low
	SM	Silty sand, sand-silt mixtures	Good	Medium	Low
Group II	GC	Clayey gravels, gravel-sand-clay mixtures	Medium	Medium	Low
	SC	Clayey sands, sand-clay mixture	Medium	Medium	Low
	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Medium	High	Low
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	Medium	Medium	Medium to Low
Group III	[redacted]	Inorganic clays of high plasticity, fat clays	Poor	Medium	[redacted]
	[redacted]	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	Poor	High	[redacted]
Group IV	OL	Organic silts and organic silty clays of low plasticity	Poor	Medium	Medium
	OH	Organic clays of medium to high plasticity, organic silts	Unsatisfactory	Medium	High
	Pt	Peat and other highly organic soils	Unsatisfactory	Medium	High

For SI; 1 inch = 25.4 mm.

a. The percolation rate for good drainage is over 4 inches per hour, medium drainage is 2 inches to 4 inches per hour, and poor is less than 2 inches per hour.

b. [redacted]

Bryton Homes report from ECS
is false as the grain size, LL, & PI
I put the 5 samples as MH or CH !!
Clay. Est clay in "cross hatched area"

R408.3.1 Termite inspection. Where an unvented crawl space is installed and meets the criteria in Section R408, the vertical face of the sill plate shall be clear and unobstructed and an inspection gap shall be provided below the sill plate along the top of any interior foundation wall covering. The gap shall be a minimum of one inch (25.4 mm) and a maximum of two inches (50.8 mm) in width and shall extend throughout all parts of any foundation that is enclosed. Joints between the sill plate and the top of any interior wall covering may be sealed.

Exceptions:

1. In areas not subject to damage by termites as indicated by Table R301.2(1).
2. Where other approved means are provided to inspect for potential damage.

Where pier and curtain foundations are installed as depicted in Figure R404.1.5(1), the inside face of the rim joist and sill plate shall be clear and unobstructed except for construction joints which may be sealed.

Exception: Fiberglass or similar insulation may be installed if easily removable.

43. Change Section R502.2.1 to read:

R502.2.1 Framing at braced wall panels. A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor, as specified in Sections R602.3.5 and R602.10.8.

44. Change Section R506.2.1 to read:

[redacted] of vegetation and foreign material and shall be natural nonorganic [redacted] The fill shall be compacted to assure [redacted] except where approved, the fill depth shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) [redacted]

Exception: Material other than natural material may be used as fill material when accompanied by a certification from an RDP and approved by the building official.

45. Change Section R506.2.2 to read:

R506.2.2 Base. A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel or crushed stone passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade when the slab is below grade.

Exception: A base course is not required when the concrete slab is installed on well drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1. Material other than natural material may be used as base course material when accompanied by a certification from an RDP and approved by the building official.

46. Modify Table R602.3(1) to change and add items as shown:

7	Built-up studs, face nail	10d (3" x 0.128")	24" o.c.
7a	Abutting studs at intersecting wall corners, face nail	16d (3½" x 0.135")	12" o.c.
26a	Rim joist or blocking to sill plate, toe nail	8d (2½" x 0.113")	6" o.c.

47. Add Section R602.3.5 to read:

R602.3.5 Braced wall panel uplift load path. Braced wall panels located at exterior walls that support roof rafters or trusses (including stories below top story) shall have the framing members connected in accordance with one of the following:

1. Fastening in accordance with Table R602.3(1) where:

1. A statement of special inspections is not required for structures designed and constructed in accordance with the conventional construction provisions of Section 2308.

2. The statement of special inspections is permitted to be prepared by a qualified person approved by the building official for construction not designed by a registered design professional.

Change category "12" of Table 1704.4 of the IBC to read:

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD[a]	IBC REFERENCE
12. Inspect formwork for shape, location and dimensions of the concrete member being formed, shoring and reshoring.	–	X	ACI 318: 6.1, 6.2	1906

[redacted]

SOILS AND FOUNDATIONS

Change the exception to Section 1804.5 of the IBC to read:

[redacted] Compacted fill material [redacted] (305 mm) in depth need not comply with an approved report, provided it is a natural non-organic material [redacted] swelling when exposed to moisture and it has been [redacted] Modified Proctor in accordance with ASTM D1557. The compaction shall be verified by a qualified inspector approved by the building official. Material other than natural material may be used as fill material when accompanied by a certification from an RDP and approved by the building official.

Add an exception to Section 1808.1 of the IBC to read:

Exception: One-story detached accessory structures not exceeding 256 square feet (23.78m^2) of building area, provided all of the following conditions are met:

1. The building eave height is 10 feet (3048 mm) or less.

2. The maximum height from the finished floor level to grade does not exceed 18 inches (457.2 mm).

3. The supporting structural elements in direct contact with the ground shall be placed level on firm soil and when such elements are wood they shall be approved pressure preservative treated suitable for ground contact use.

4. The structure is anchored to withstand wind loads as required by this code.

5. The structure shall be of light-frame construction with walls and roof of light weight material, not slate, tile, brick or masonry.

CHAPTER 27

ELECTRICAL

Change Section 2701.1 of the IBC to read:

2701.1 Scope. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of this code and NFPA 70.

Add Section 2701.1.1 to the IBC to read:

2701.1.1 Changes to NFPA 70. The following change shall be made to NFPA 70:

CHAPTER 1

ADMINISTRATION

SECTION 101
GENERAL

101.1 Short title. The Virginia Uniform Statewide Building Code, Part I, Construction, may be cited as the Virginia Construction Code. The term "USBC" shall mean the Virginia Construction Code unless the context in which the term is used clearly indicates it to be an abbreviation for the entire Virginia Uniform Statewide Building Code or for a different part of the Virginia Uniform Statewide Building Code.

Note: This code is also known as the 2009 edition of the USBC due to the use of the 2009 editions of the model codes.

101.2 Incorporation by reference. Chapters 2–35 of the 2009 International Building Code, published by the International Code Council, Inc., are adopted and incorporated by reference to be an enforceable part of the USBC. The term "IBC" means the 2009 International Building Code, published by the International Code Council, Inc. Any codes and standards referenced in the IBC are also considered to be part of the incorporation by reference, except that such codes and standards are used only to the prescribed extent of each such reference. In addition, any provisions of the appendices of the IBC specifically identified to be part of the USBC are also considered to be part of the incorporation by reference.

Note 1: The IBC references the whole family of International Codes including the following major codes:

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2008 NFPA 70
2009 International Fuel Gas Code
2009 International Energy Conservation Code
2009 International Residential Code

Note 2: The International Residential Code is applicable to the construction of detached one- and two-family dwellings and townhouses as set out in Section 310.

101.3 Numbering system. A dual numbering system is used in the USBC to correlate the numbering system of the Virginia Administrative Code with the numbering system of the IBC. IBC numbering system designations are provided in the catchlines of the Virginia Administrative Code sections. Cross references between sections or chapters of the USBC use only the IBC numbering system designations. The term "chapter" is used in the context of the numbering system of the IBC and may mean a chapter in the USBC, a chapter in the IBC or a chapter in a referenced code or standard, depending on the context of the use of the term. The term "chapter" is not used to designate a chapter of the Virginia Administrative Code, unless clearly indicated.

101.4 Arrangement of code provisions. The USBC is comprised of the combination of (i) the provisions of Chapter 1, Administration, which are established herein, (ii) Chapters 2–35 of the IBC, which are incorporated by reference in Section 101.2, and (iii) the changes to the text of the incorporated chapters of the IBC that are specifically identified. The terminology "changes to the text of the incorporated chapters of the IBC that are specifically identified" shall also be referred to as the "state amendments to the IBC." Such state amendments to the IBC are set out using corresponding chapter and section numbers of the IBC numbering system. In addition, since Chapter 1 of the IBC is not incorporated as part of the USBC, any reference to a provision of Chapter 1 of the IBC in the provisions of Chapters 2 - 35 of the IBC is generally invalid. However, where the purpose of such a reference would clearly correspond to a provision of Chapter 1 established herein, then the reference may be construed to be a valid reference to such corresponding Chapter 1 provision.

101.5 Use of terminology and notes. The term "this code," or "the code," where used in the provisions of Chapter 1, in Chapters 2–35 of the IBC or in the state amendments to the IBC means the USBC, unless the context clearly indicates otherwise. The term "this code" or "the code" where used in a code or standard referenced in the IBC means that code or standard, unless the context clearly indicates otherwise. The use of notes in Chapter 1 is to provide information only and shall not be construed as changing the meaning of any code provision. Notes in the IBC, in the codes and standards

Virginia- Uniform Statewide Building Code

105.4 Records. The local building department shall retain a record of applications received, permits, certificates, notices and orders issued, fees collected and reports of inspection in accordance with The Library of Virginia's General Schedule Number Six.

109.4 Examination of documents. The building official shall examine or cause to be examined all construction documents or site plans, or both, within a reasonable time after filing. If such documents or plans do not comply with the provisions of this code, the permit applicant shall be notified in writing of the reasons, which shall include any adverse construction document review comments or determinations that additional information or engineering details need to be submitted. The review of construction documents for new one- and two-family dwellings for determining compliance with the technical provisions of this code [redacted] conditions associated with the dwellings shall not be required when identical construction documents for identical dwellings have been previously approved in the same locality under the same edition of the code and such construction documents are on file with the local building department.

VCC

2009 INTERNATIONAL BUILDING CODE® ix

Chapter 18 Soils and Foundations. Chapter 18 contains minimum requirements for design, construction and resistance to water intrusion of foundation systems for buildings and other structures. It provides criteria for the geotechnical and structural considerations in the selection and installation of adequate support for the loads transferred from the structure above. The uncertainties of foundation construction make it extremely difficult to address every potential failure within the text of the code. The chapter includes requirements for soils investigation and site preparation for receiving a foundation including the allowed load-bearing values for soils and for protecting the foundation from water intrusion. Section 1808 addresses the basic requirements for all foundation types. Later sections address foundation requirements that are specific to shallow foundations and deep foundations. **Due care must be exercised in the planning and design of foundation systems based [redacted] the use of accepted engineering procedures, experience and good technical judgment.**

IBC - ch18

~~TABLE 1806.2~~

PRESUMPTIVE LOAD-BEARING VALUES

Lot is filled - undisputable confirmed by lab tests, ECS, AkrCom & historical surveys/photos and original soil work 3-1-07

Vertical Foundation Pressure for soils- MH and CH 1500 (based on virgin soil and a plasticity index below 15- this lot had neither of these factors) (Bryton's approved plans showed a 1500 or 2000 PSI and 2 related footing sizes) Bryton Homes' used the smaller footing which would have required 2000 PSI and no fill.

N/A

SECTION 1806

PRESUMPTIVE LOAD-BEARING VALUES OF SOILS

1806.1 Load combinations. The presumptive load-bearing values provided in Table 1806.2 shall be used with the *allowable stress design* load combinations specified in Section 1605.3. The values of vertical foundation pressure and lateral bearing pressure given in Table 1806.2 shall be permitted to be increased by one-third where used with the alternative basic load combinations of Section 1605.3.2 that include wind or earthquake loads.

1806.2 Presumptive load-bearing values. The load-bearing values used in design for supporting soils near the surface shall not exceed the values specified in Table 1806.2 unless data to substantiate the use of higher values are submitted and *approved.* Where the *building official* has reason to doubt the classification, strength or compressibility of the soil, the requirements of Section 1803.5.2 shall be satisfied. Presumptive load-bearing values shall apply to materials with similar physical characteristics and dispositions. Mud, organic silt, organic clays, peat or unprepared fill shall not be assumed to have a presumptive load-bearing capacity unless data to substantiate the use of such a value are submitted.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a registered *design professional* if it is found that the nature of the work applied for is such that reviewing of *construction documents* is not necessary to obtain compliance with this code.

R106.1.1 Information on construction documents. *Construction documents* shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Where required by the *building official*, all braced wall lines, shall be identified on the *construction documents* and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be provided.

R106.1.2 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

R106.2 Site plan or plot plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from *lot lines*. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

R106.3 Examination of documents. The *building official* shall examine or cause to be examined *construction documents* for code compliance.

R106.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved* in writing or by a stamp which states "REVIEWED FOR CODE COMPLIANCE." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or his or her authorized representative.

R106.3.2 Previous approvals. This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

R106.3.3 Phased approval. The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted

R106.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents

see Worth Jenkins, pres. Brytor Homes 4-8 4:13 PM fake EMAIL

R106.5 Retention of construction documents. One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

R301.1 Application. Buildings and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets all requirements for the transfer of all loads from their point of origin through the load-resisting elements to the foundation. Buildings and structures constructed as prescribed by this code are deemed to comply with the requirements of this section.

R105.3 Application for permit. To obtain a *permit*, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by *construction documents* and other information as required in Section R106.1.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *building official*.

R105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing stating the reasons therefore. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefore as soon as practicable.

R105.4 Validity of permit. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an *approval* of, any violation of any of the provisions of this code or of any other ordinance of the *jurisdiction*. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this *jurisdiction*.

R105.6 Suspension or revocation. The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

R105.8 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is applicable, to comply with this code.

R105.9 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

SECTION R106 CONSTRUCTION DOCUMENTS

R106.1 Submittal documents. Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets with each application for a *permit*. The *construction documents* shall be prepared by a registered *design professional* where required by the statutes of the *jurisdiction* in which the project is to be constructed. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a registered *design professional*.

36. Add Section R329 Fire Extinguishers.

37. Add Section R329.1 to read:

R329.1 Kitchen areas. Other than where the dwelling is equipped with an approved sprinkler system in accordance with Section R313, a fire extinguisher having a rating of 2-A:10-B:C or an approved equivalent type of fire extinguisher shall be installed in the kitchen area.

38. Change Section R401.3 to read:

R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard to the dwelling unit. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm)within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

39. Change Section R403.1 to read:

R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

Lot 41 in violation

Exception: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, not exceeding 256 square feet (23.7824 m^2) of building area, provided all of the following conditions are met:

1. The building eave height is 10 feet or less.
2. The maximum height from the finished floor level to grade does not exceed 18 inches.
3. The supporting structural elements in direct contact with the ground shall be placed level on firm soil and when such elements are wood they shall be approved pressure preservative treated suitable for ground contact use.
4. The structure is anchored to withstand wind loads as required by this code.
5. The structure shall be of light-frame construction whose vertical and horizontal structural elements are primarily formed by a system of repetitive wood or light gauge steel framing members, with walls and roof of light weight material, not slate, tile, brick or masonry.

40. Change Exceptions 2 and 3 in Section R403.1.6 to read:

2. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section.
3. Connection of walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted.

41. Delete Item 5 of Section R403.1.6.1.

42. Add Section R408.3.1 to read:

R403.1.4 Minimum depth. All exterior footings shall be placed at least 12 inches (305 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2. See ECS & Alexcom Lot 41 - violation Lab reports -

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in ten units horizontal (10-percent slope).

R403.1.6 Foundation anchorage. Sill plates and walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of *braced wall panels* at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. Bolts shall be at least $^1/_2$ inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a *braced wall panel* shall be positively anchored with *approved* fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. Cold-formed steel framing systems shall be fastened to wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.3.1.

Existing Violation

Exceptions:

1. Foundation anchorage, spaced as required to provide equivalent anchorage to $^1/_2$-inch-diameter (12.7 mm) anchor bolts.
2. Walls 24 inches (610 mm) total length or shorter connecting offset *braced wall panels* shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent *braced wall panels* at corners as shown in Figure R602.10.4.4(1).
3. Connection of walls 12 inches (305 mm) total length or shorter connecting offset *braced wall panels* to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent *braced wall panels* at corners as shown in Figure R602.10.4.4(1).

R403.1.6.1 Foundation anchorage in Seismic Design Categories C, D_0, D_1 and D_2. In addition to the requirements of Section R403.1.6, the following requirements shall apply to wood light-frame structures in Seismic Design Categories D_0, D_1 and D_2 and wood light-frame townhouses in Seismic Design Category C.

1. Plate washers conforming to Section R602.11.1 shall be provided for all anchor bolts over the full length of required *braced wall lines* except where *approved* anchor straps are used. Properly sized cut washers shall be permitted for anchor bolts in wall lines not containing *braced wall panels*.

TABLE R405.1 PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS[a]	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION[b]
Group I	GW	Well-graded gravels, gravel sand mixtures, little or no fines	Good	Low	Low
	GP	Poorly graded gravels or gravel sand mixtures, little or no fines	Good	Low	Low
	SW	Well-graded sands, gravelly sands, little or no fines	Good	Low	Low
	SP	Poorly graded sands or gravelly sands, little or no fines	Good	Low	Low
	GM	Silty gravels, gravel-sand-silt mixtures	Good	Medium	Low
	SM	Silty sand, sand-silt mixtures	Good	Medium	Low
Group II	GC	Clayey gravels, gravel-sand-clay mixtures	Medium	Medium	Low
	SC	Clayey sands, sand-clay mixture	Medium	Medium	Low
	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Medium	High	Low
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	Medium	Medium	Medium to Low
Group III	**CH**	Inorganic clays of high plasticity, fat clays	Poor	Medium	**High**
	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	Poor	High	**High**
Group IV	OL	Organic silts and organic silty clays of low plasticity	Poor	Medium	Medium
	OH	Organic clays of medium to high plasticity, organic silts	Unsatisfactory	Medium	High
	Pt	Peat and other highly organic soils	Unsatisfactory	Medium	High

For SI: 1 inch = 25.4 mm.

a. The percolation rate for good drainage is over 4 inches per hour, medium drainage is 2 inches to 4 inches per hour, and poor is less than 2 inches per hour.

b. **Soils with a low potential expansion typically have a plasticity index (PI) of 0 to 15, soils with a medium potential expansion have a PI of 10 to 35 and soils with a high potential expansion have a PI greater than 20.**

41
E of
3-53
all
borings
ECS + AlexCom

Bryton Homes report from ECS
is false as the grain size, LL, & PI
put the 5 samples as MH or CH

R403.1.8 Foundations on expansive soils. Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1805.8 of the *International Building Code.*

Exception: Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the *building official.*

Lot 41 meets all

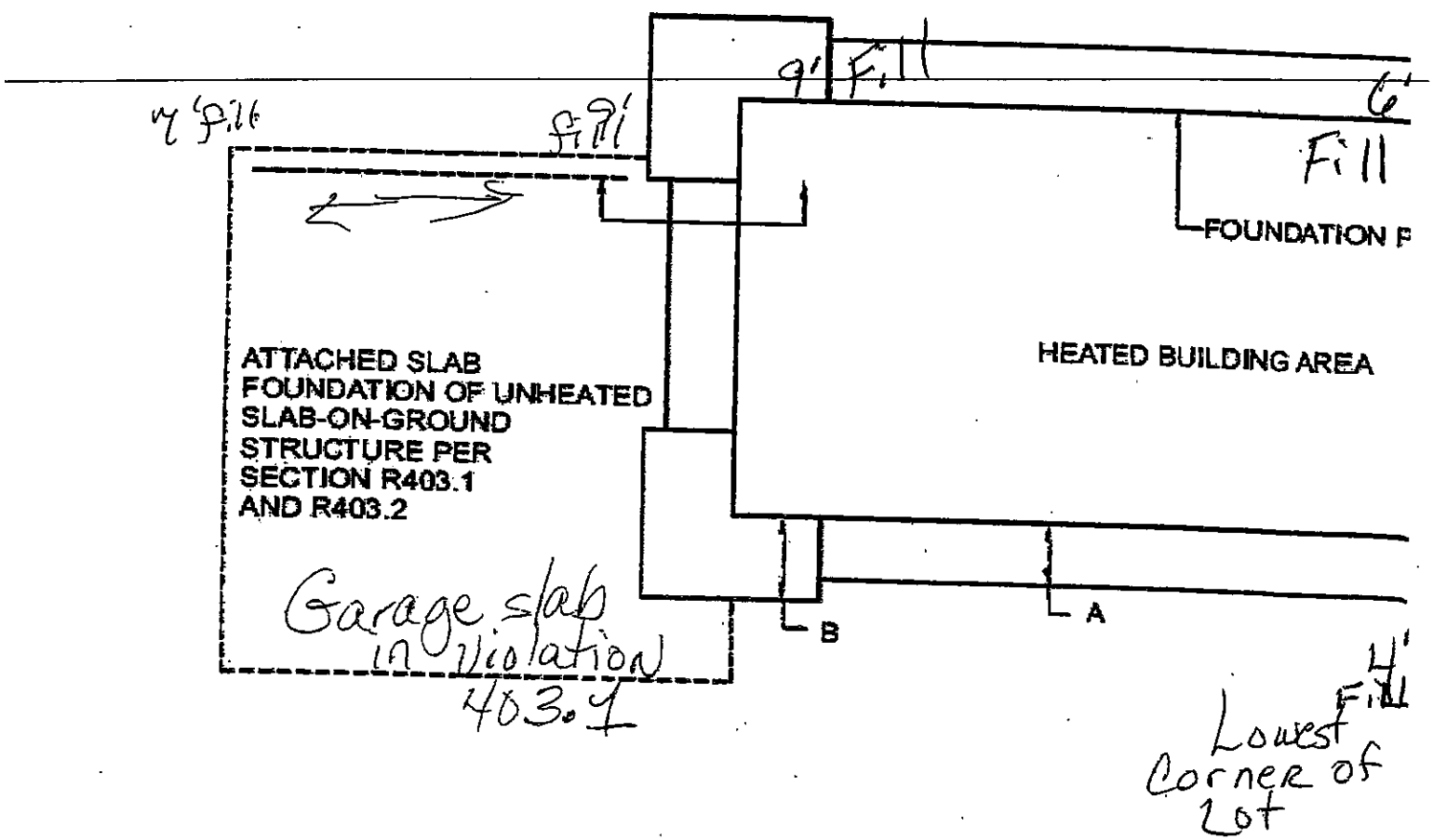
R403.1.8.1 Expansive soils classifications. Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μm), determined in accordance with ASTM D 422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.
4. Expansion Index greater than 20, determined in accordance with ASTM D 4829.

FIGURE R403.3(3) INSULATION PLACEMENT FOR FROST-PROTECTED FOOTINGS ADJACENT TO UNHEATED SLAB-ON-GROUND STRUCTURE

HORIZONTAL INSULATION PLAN

Lot 41



Plasticity index[edit]

The plasticity index (PI) is a measure of the plasticity of a soil. The plasticity index is the size of the range of water contents where the soil exhibits plastic properties. The PI is the difference between the liquid limit and the plastic limit (PI = LL-PL). Soils with a high PI tend to be clay, those with a lower PI tend to be silt, and those with a PI of 0 (non-plastic) tend to have little or no silt or clay.

PI and their meanings

- (0-3)- Nonplastic
- (3-15) - Slightly plastic
- (15-30) - Medium plastic
- >30 - Highly plastic

3. Mapped spectral response acceleration parameters, S_S and S_1.

4. *Site class.*

5. Design spectral response acceleration parameters, S_{DS} and S_{D1}.

6. *Seismic design category.*

7. Basic seismic force-resisting system(s).

8. Design base shear(s).

9. Seismic response coefficient(s), C_S.

10. Response modification coefficient(s), R.

11. Analysis procedure used.

approved Plans show 2 size "generic" footing sizes - smaller used.

1603.1.6 Geotechnical information.
~~The design load-bearing values of soils shall be shown on the *construction documents*.~~ - It is not shows footing sizes

1603.1.7 Flood design data.
For buildings located in whole or in part in *flood hazard areas* as established in Section 1612.3, the documentation pertaining to design, if required in Section 1612.5, shall be included and the following information, referenced to the datum on the community's Flood Insurance Rate Map (FIRM), shall be shown, regardless of whether flood loads govern the design of the building:

Filled Lot - no compact testing DONE

1. In *flood hazard areas* not subject to high-velocity wave action, the elevation of the proposed lowest floor, including the basement.

2. In *flood hazard areas* not subject to high-velocity wave action, the elevation to which any nonresidential building will be dry flood proofed.

3. In *flood hazard areas* subject to high-velocity wave action, the proposed elevation of the bottom of the lowest horizontal structural member of the lowest floor, including the basement.

1603.1.8 Special loads.
Special loads that are applicable to the design of the building, structure or portions thereof shall be indicated along with the specified section of this code that addresses the special loading condition.

1603.1.9 Systems and components requiring special inspections for seismic resistance.
Construction documents or specifications shall be prepared for those systems and components requiring *special inspection* for seismic resistance as specified in Section 1705.11 by the *registered design professional* responsible for their design and shall be submitted for approval in accordance with Section 107.1. Reference to seismic standards in lieu of detailed drawings is acceptable.

Top Previous Section Next Section To view the next subsection please select the Next Section option.
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1802.3.2 Expansive soils.

Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D 4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 µm), determined in accordance with ASTM D 422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.
4. Expansion index greater than 20, determined in accordance with ASTM D 4829. — Brytons engineer's ECS Lab reports show Index @ 23-53 on all 5 borings - AlexCom-Lab report is 41.9%

1802.4 Investigation.

Soil classification shall be based on observation and any necessary tests of the materials disclosed by borings, test pits or other subsurface exploration made in appropriate locations. Additional studies shall be made as necessary to evaluate slope stability, soil strength, position and adequacy of load-bearing soils, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction and expansiveness.

1802.4.1 Exploratory boring.

The scope of the soil investigation including the number and types of borings or soundings, the equipment used to drill and sample, the in-situ testing equipment and the laboratory testing program shall be determined by a registered design professional.

1802.5 Soil boring and sampling.

The soil boring and sampling procedure and apparatus shall be in accordance with generally accepted engineering practice. The registered design professional shall have a fully qualified representative on the site during all boring and sampling operations.

1802.6 Reports.

The soil classification and design load-bearing capacity shall be shown on the construction document. Where required by the building official, a written report of the investigation shall be submitted that includes, but need not be limited to, the following information:

1. A plot showing the location of test borings and/or excavations.
2. A complete record of the soil samples.
3. A record of the soil profile.
4. Elevation of the water table, if encountered.
5. Recommendations for foundation type and design criteria, including but not limited to: bearing capacity of natural or compacted soil; provisions to mitigate the effects of expansive soils; mitigation of the effects of liquefaction, differential settlement and varying soil strength; and the effects of adjacent loads.
6. Expected total and differential settlement.
7. Pile and pier foundation information in accordance with Section 1808.2.2.

8. Special design and construction provisions for footings or foundations founded on expansive soils, as necessary.
9. Compacted fill material properties and testing in accordance with Section 1803.5.

1803.5 Compacted fill material.

Where footings will bear on compacted fill material, the compacted fill shall comply with the provisions of an approved report, which shall contain the following:

1. Specifications for the preparation of the site prior to placement of compacted fill material.
2. Specifications for material to be used as compacted fill.
3. Test method to be used to determine the maximum dry density and optimum moisture content of the material to be used as compacted fill.
4. Maximum allowable thickness of each lift of compacted fill material.
5. Field test method for determining the in-place dry density of the compacted fill.
6. Minimum acceptable in-place dry density expressed as a percentage of the maximum dry density determined in accordance with Item 3.
7. Number and frequency of field tests required to determine compliance with Item 6.

Exception: Compacted fill material less than 12 inches (305 mm) in depth need not comply with an approved report, provided it has been compacted to a minimum of 90 percent Modified Proctor in accordance with ASTM D 1557. The compaction shall be verified by a qualified inspector approved by the building official. Filled 3-1-07

never tested @ all.
All Lots in preserve
@ Smith Run tested
by "outdated" standard proctor
ASTM D698

Lot 41 meets all of the criteria for 1802.3.2 on all 5 borings performed by ECS for Bryton Homes on December 14, 2014 in response to AlexCom's report of high shrink swell soil and non-compacted fill dirt on Lot 41 dated July 2014.

Lot 41 is in violation of 1803.5 as ECS's report submitted and confirmed by the City as lot being filled and tested on February 28th is FALSE according to same report- front page summary and Field Report #19 done by ECS on March 1, 2007 where indicated Lot 41 and 45 had overburden placed 3-1-2007. Lot 45 had compaction and testing done- Lot 41 did not.

For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.89 kPa.

R403.4.2 Concrete footings. Concrete footings shall be installed in accordance with Section R403.1 and Figure R403.4(2).

{USBC incorporates IBC Ch-2-35} IBC - Chapter 18 -

1808.6.2 Slab-on-ground foundations. Moments, shears and deflections for use in designing slab-on-ground, mat or raft foundations on expansive soils shall be determined in accordance with *WRI/CRSI Design of Slab-on-Ground Foundations* or *PTI Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive Soils*. Using the moments, shears and deflections determined above, nonprestressed slabs-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with *WRI/CRSI Design of Slab-on-Ground Foundations* and post-tensioned slab-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with *PTI Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils*. It shall be permitted to analyze and design such slabs by other methods that account for soil-structure interaction, the deformed shape of the soil support, the plate or stiffened plate action of the slab as well as both center lift and edge lift conditions. Such alternative methods shall be rational and the basis for all aspects and parameters of the method shall be available for peer review.

IBC

It is not uncommon for concrete slabs on ground to be reinforced (prestressed) with post-tensioned strands so that the magnitude of tensile forces induced in the slab from uplift of the soil is reduced, thus avoiding cracking of the concrete at its top surface. It has also been a practice to cast the slab on cellular forms made of cardboard or other collapsible materials that will support wet concrete, but will yield when subjected to swelling pressures since there is no rebound of the form material after subsidence of the soil. [redacted]

This section recognizes the analytical procedures in WRI/CRSI *Design of Slab-on-Ground Foundations* and PTI *Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive Soils* for slab-on-ground foundations located on expansive soils. The WRI/CRSI document also provides design requirements for reinforced concrete slabs. The PTI *Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils* addresses design requirements for post-tensioned concrete slabs on expansive soils.

R408.3.1 Termite inspection. Where an unvented crawl space is installed and meets the criteria in Section R408, the vertical face of the sill plate shall be clear and unobstructed and an inspection gap shall be provided below the sill plate along the top of any interior foundation wall covering. The gap shall be a minimum of one inch (25.4 mm) and a maximum of two inches (50.8 mm) in width and shall extend throughout all parts of any foundation that is enclosed. Joints between the sill plate and the top of any interior wall covering may be sealed.

Exceptions:

1. In areas not subject to damage by termites as indicated by Table R301.2(1).
2. Where other approved means are provided to inspect for potential damage.

Where pier and curtain foundations are installed as depicted in Figure R404.1.5(1), the inside face of the rim joist and sill plate shall be clear and unobstructed except for construction joints which may be sealed.

Exception: Fiberglass or similar insulation may be installed if easily removable.

43. Change Section R502.2.1 to read:

R502.2.1 Framing at braced wall panels. A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor, as specified in Sections R602.3.5 and R602.10.8.

44. Change Section R506.2.1 to read:

R506.2.1 Fill. Fill material shall be free of vegetation and foreign material and shall be natural nonorganic material that is not susceptible to swelling when exposed to moisture. The fill shall be compacted to assure uniform support of the slab and except where approved, the fill depth shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

Exception: Material other than natural material may be used as fill material when accompanied by a certification from an RDP and approved by the building official.

45. Change Section R506.2.2 to read:

R506.2.2 Base. A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel or crushed stone passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade when the slab is below grade.

Exception: A base course is not required when the concrete slab is installed on well drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1. Material other than natural material may be used as base course material when accompanied by a certification from an RDP and approved by the building official.

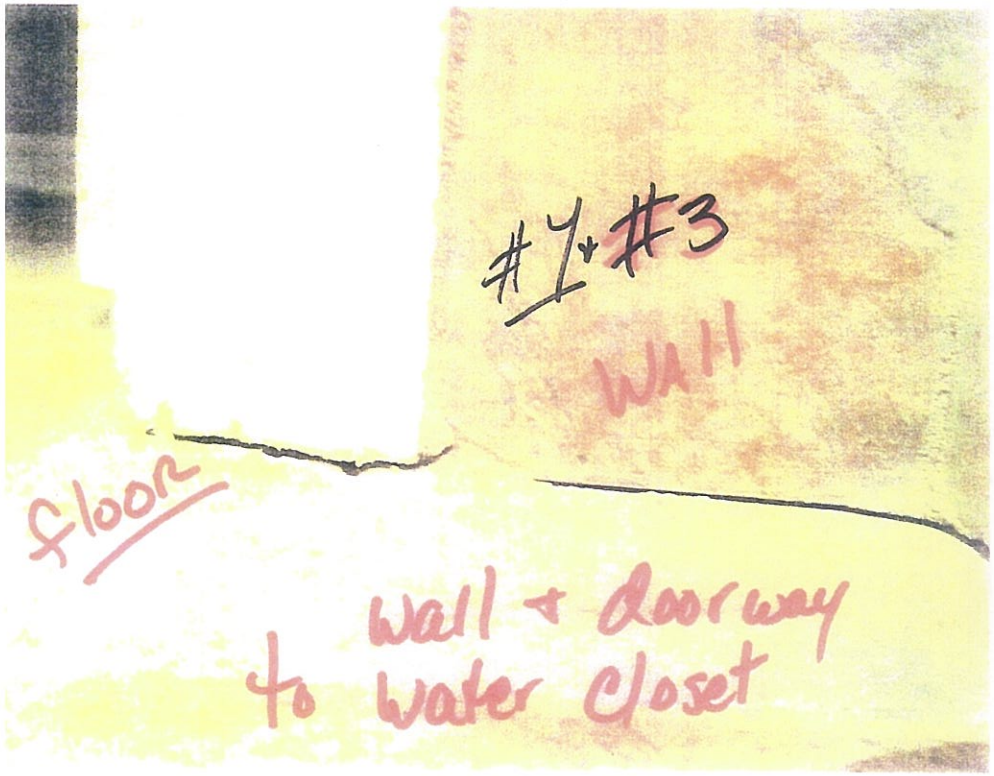
46. Modify Table R602.3(1) to change and add items as shown:

7	Built-up studs, face nail	10d (3" x 0.128")	24" o.c.
7a	Abutting studs at intersecting wall corners, face nail	16d (3½" x 0.135")	12" o.c.
26a	Rim joist or blocking to sill plate, toe nail	8d (2½" x 0.113")	6" o.c.

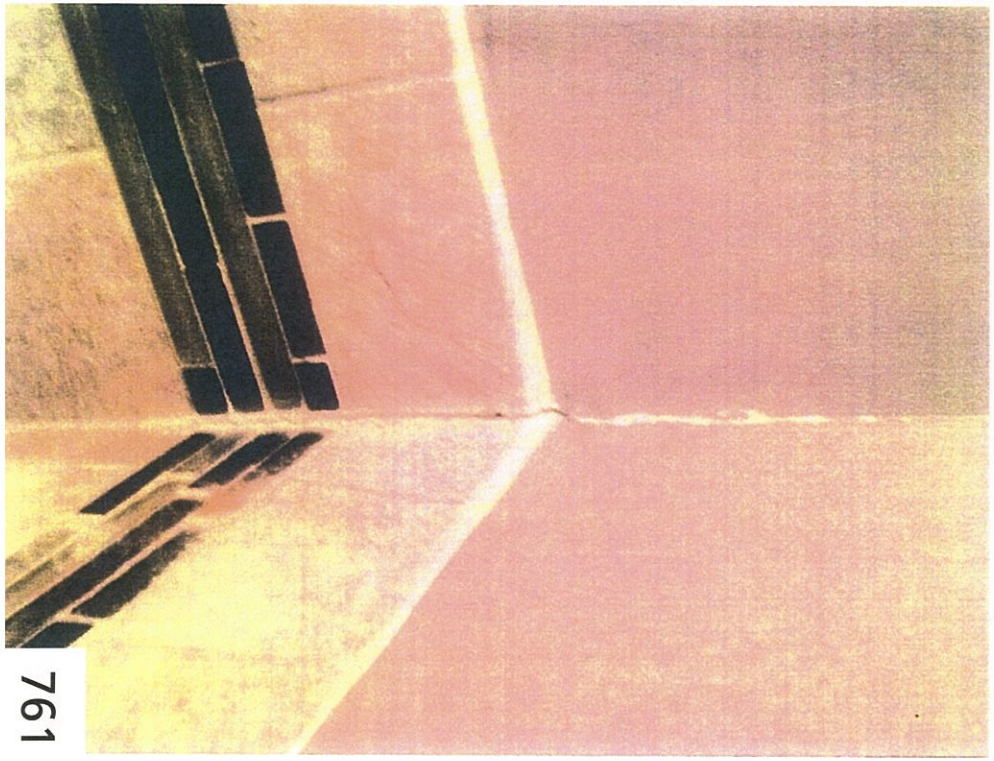
47. Add Section R602.3.5 to read:

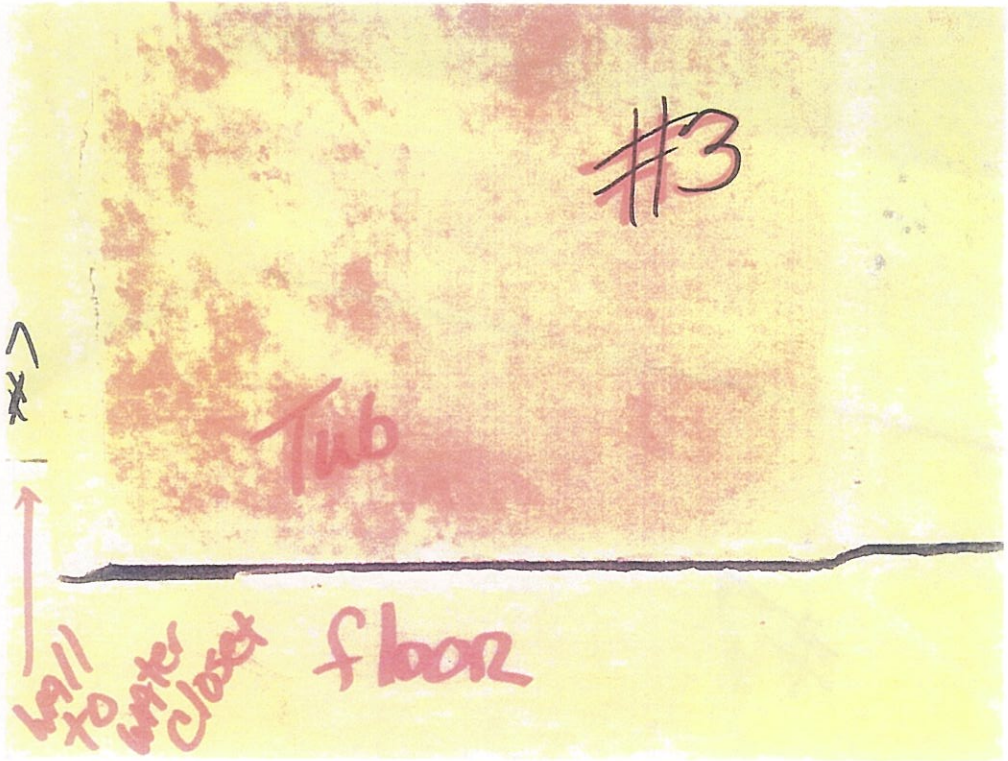
R602.3.5 Braced wall panel uplift load path. Braced wall panels located at exterior walls that support roof rafters or trusses (including stories below top story) shall have the framing members connected in accordance with one of the following:

1. Fastening in accordance with Table R602.3(1) where:

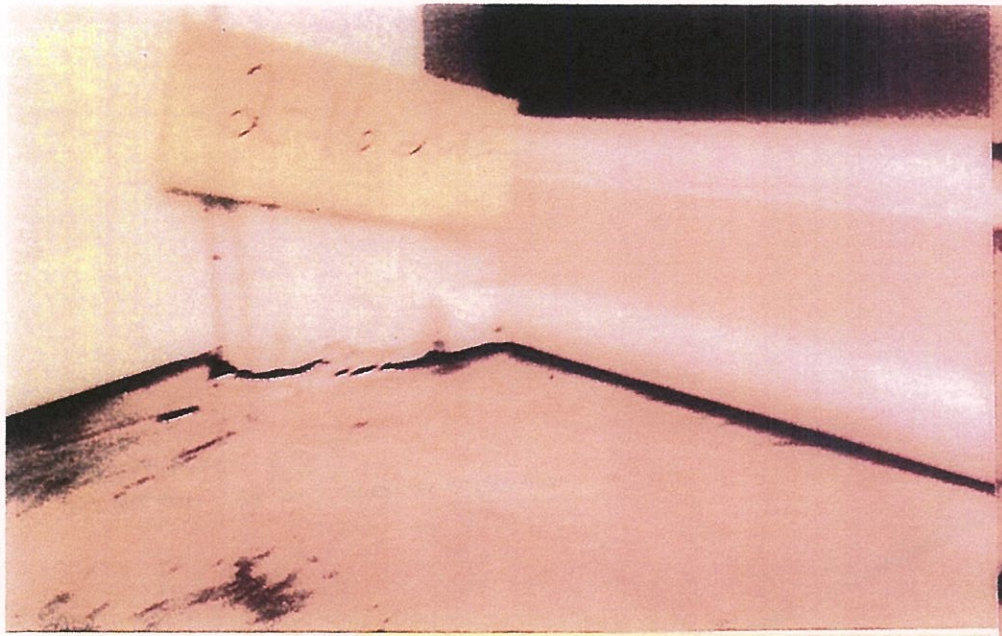

#1 + #3
WALL
floor
wall + doorway
to water closet

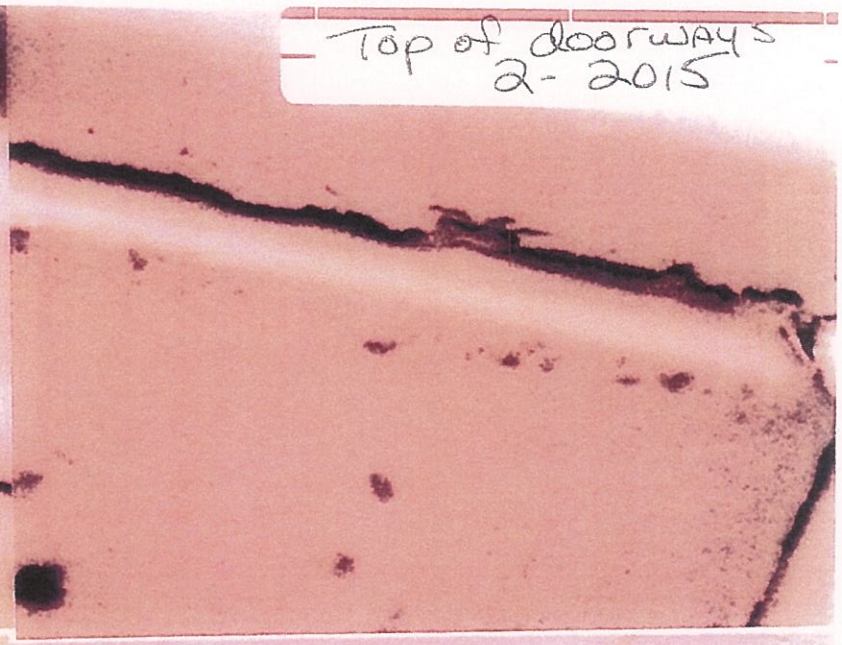
#3
Top
of
Tub
tile
on
Right



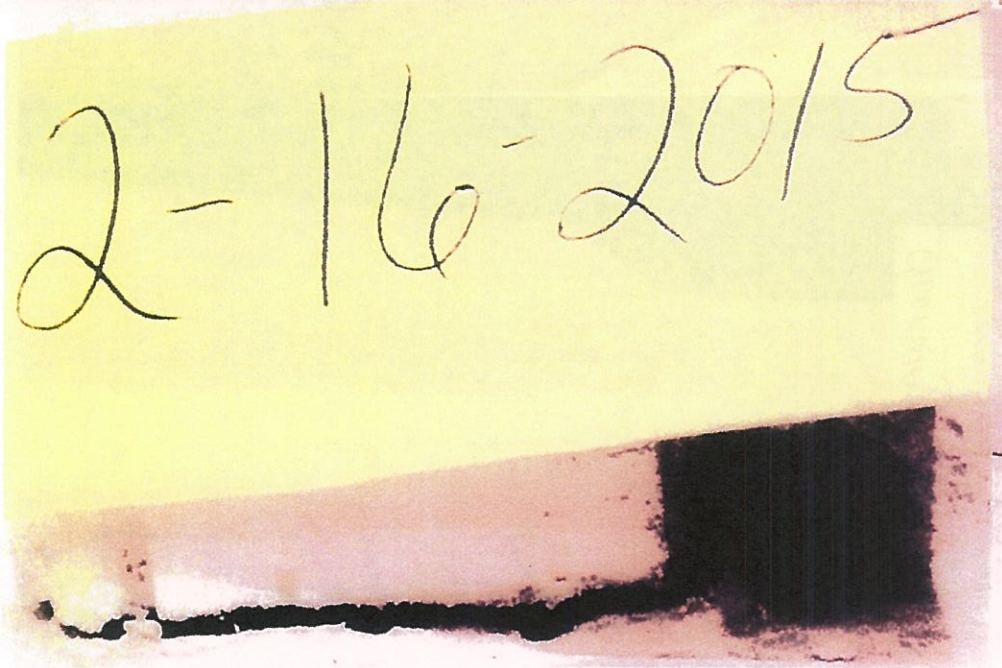

#3
Tub
wall
to water closet
floor

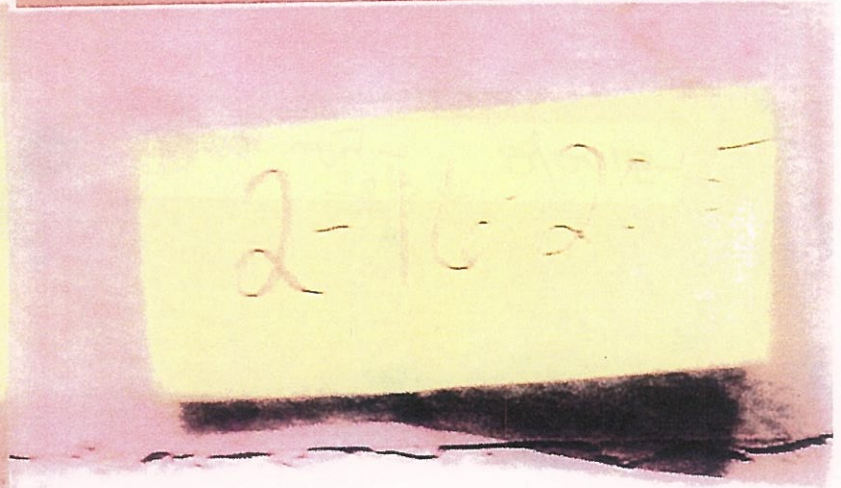
#7
Water Closet



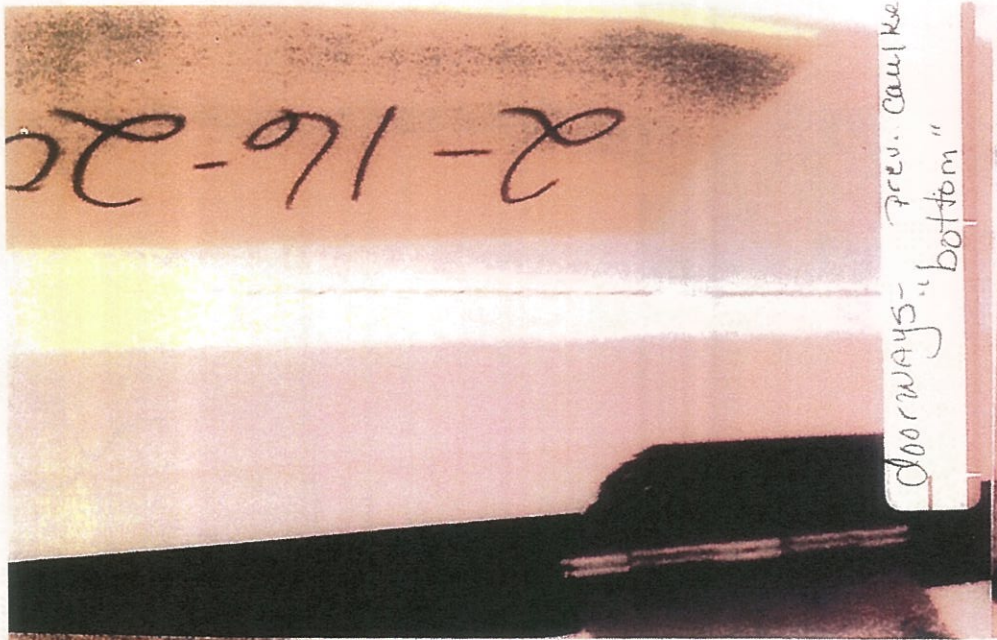


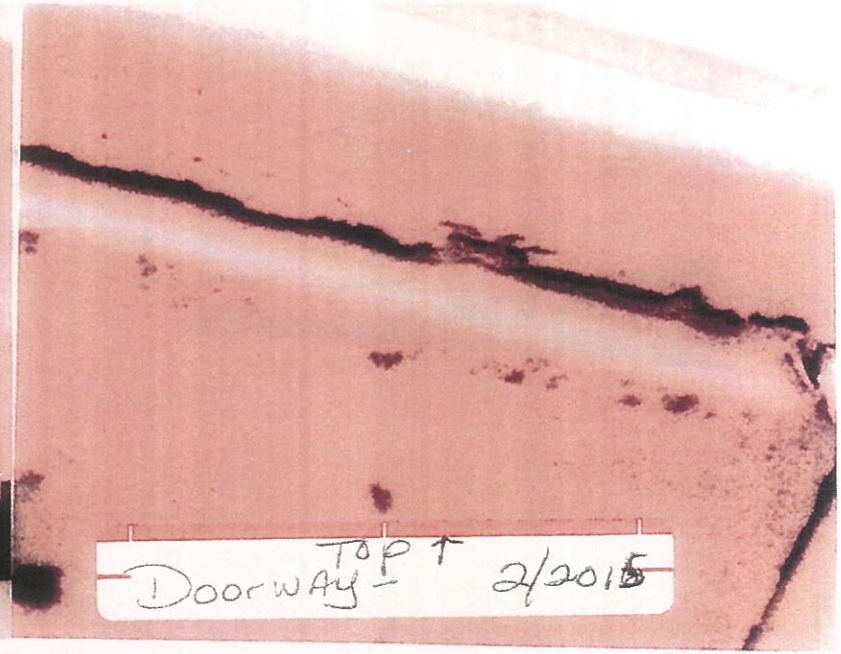
Top of doorways
2-2015

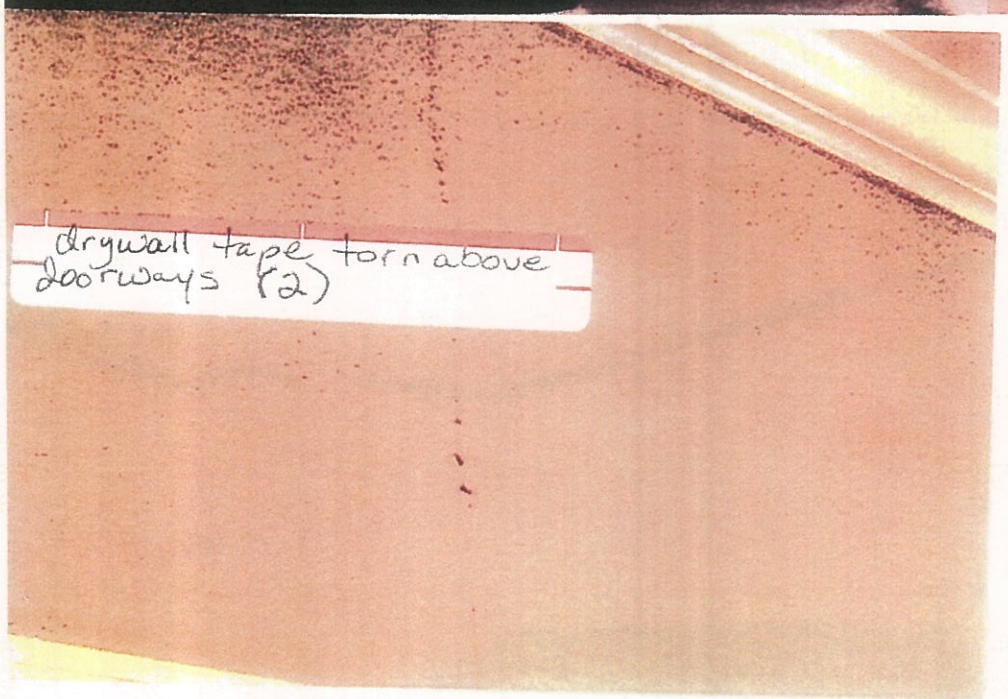


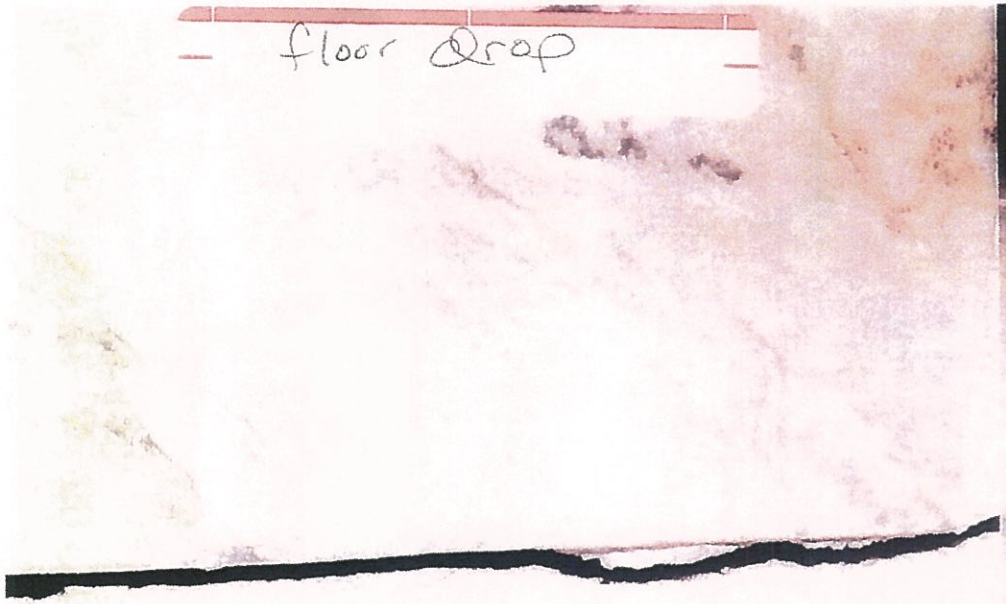


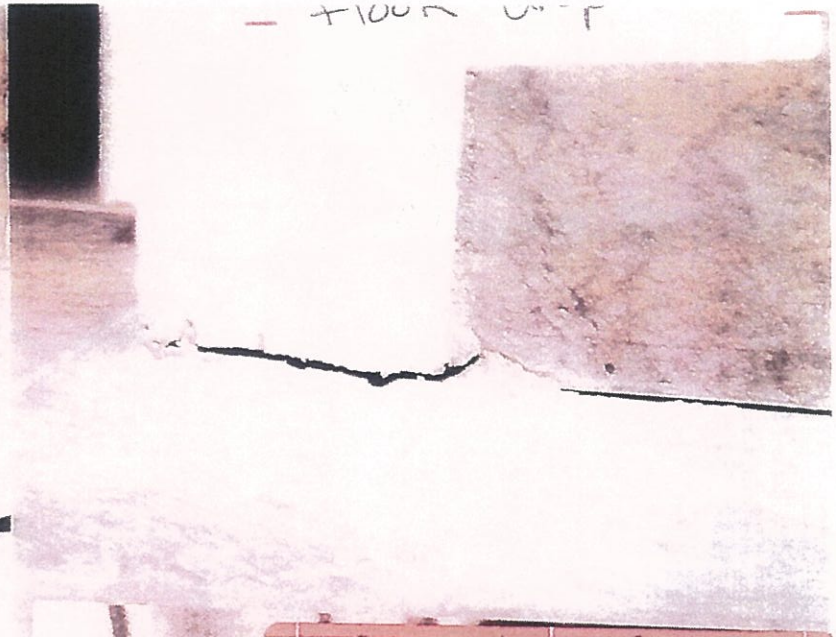
floor drop after regrout
10/2014

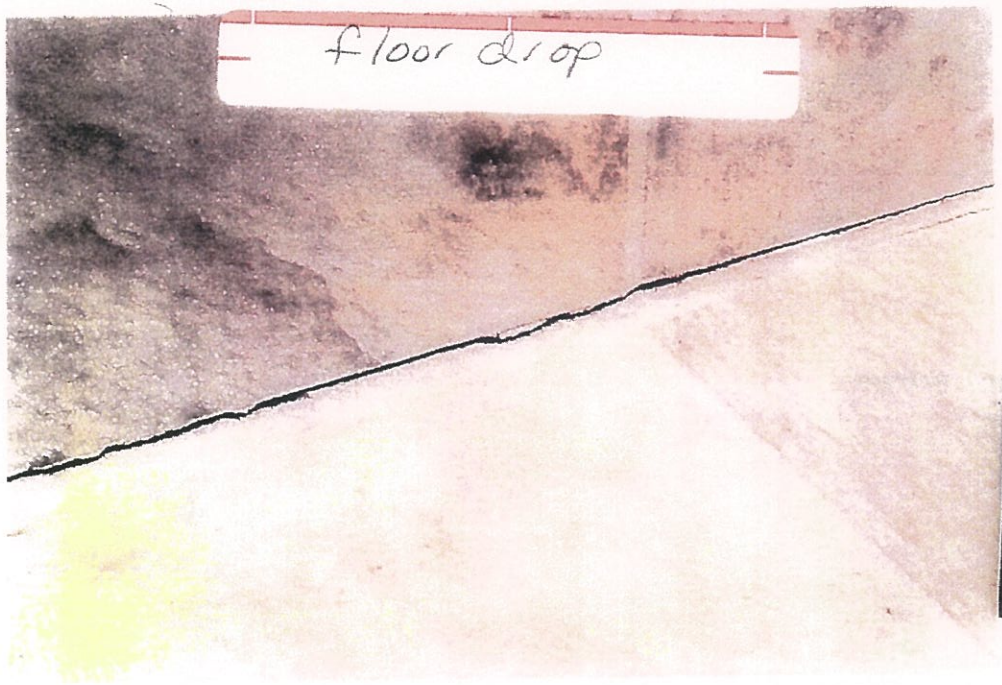

2-16-20
doorways- prev. caulke
"bottom"

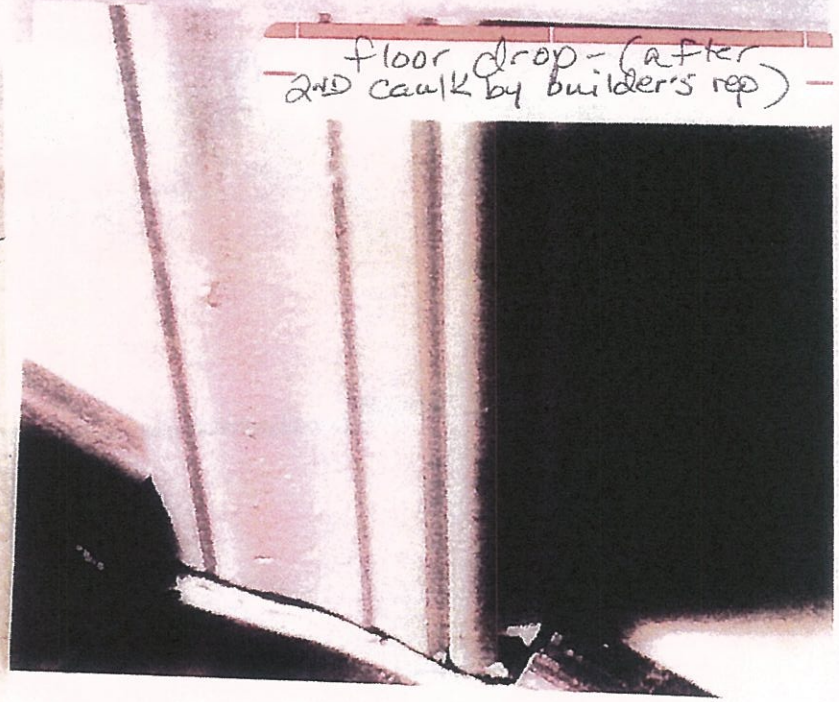

TOP ↑
Doorway- 2/2015


drywall tape torn above
doorways (2)


floor drop

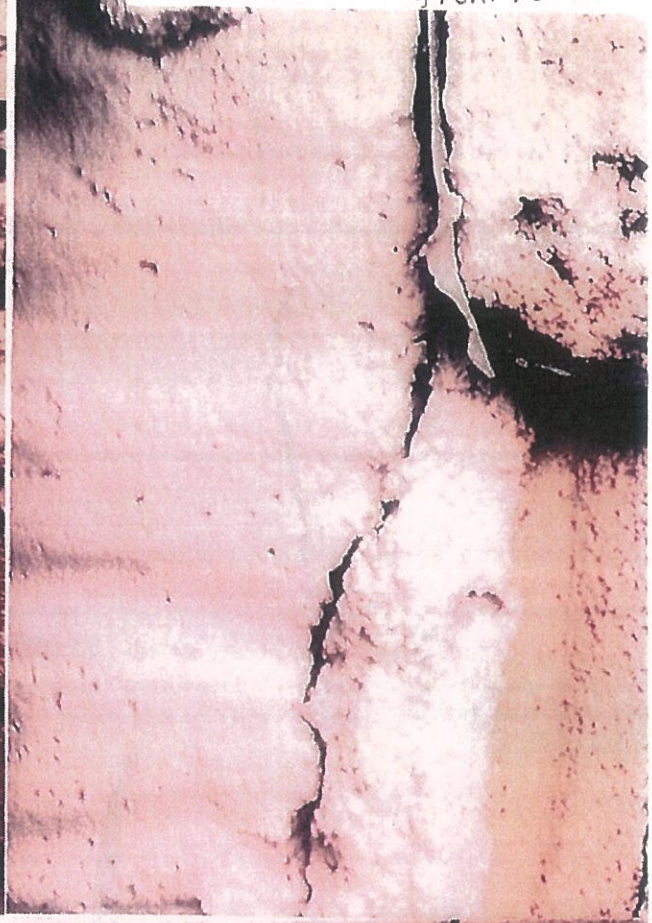



floor drop

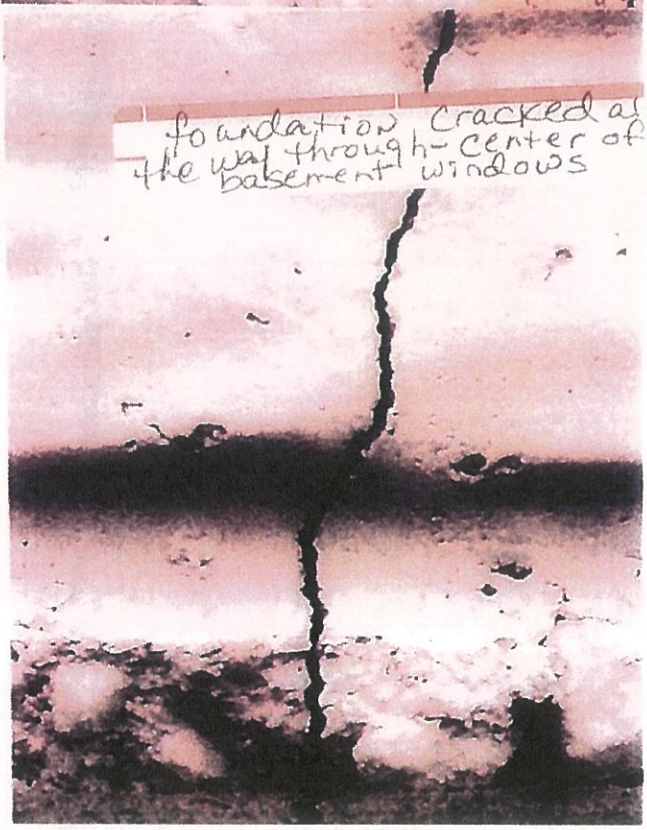

floor drop - (after
2ND caulk by builder's rep)

front foundation

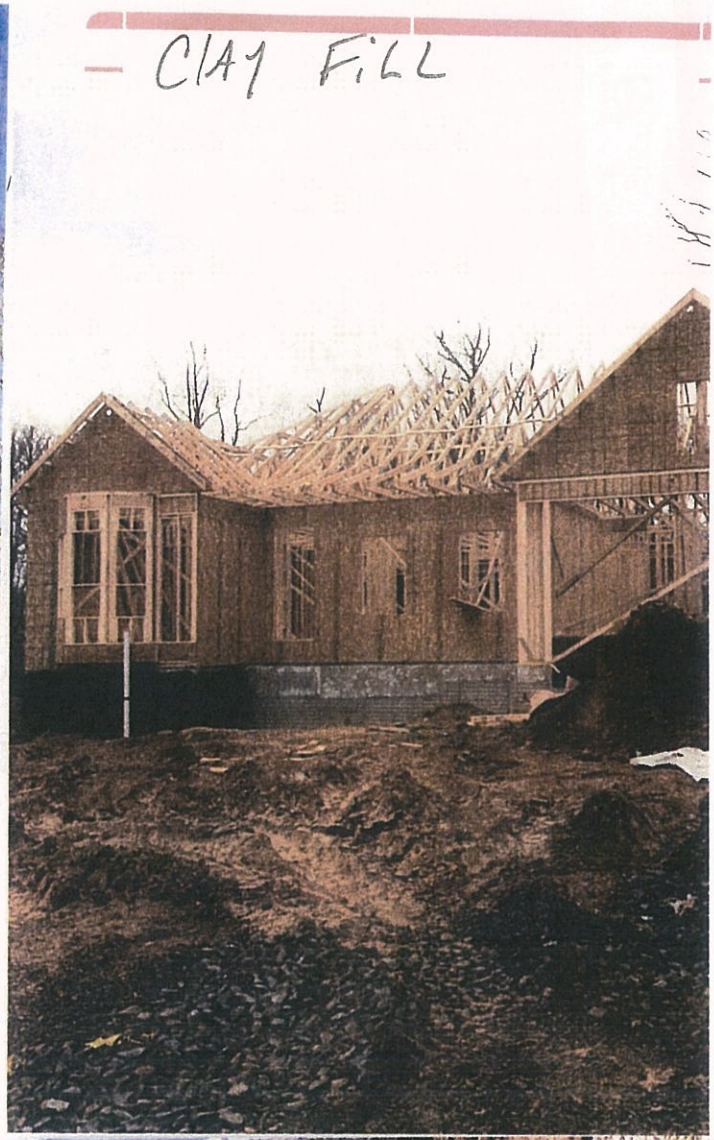
Top crack. foundation @ front veneer



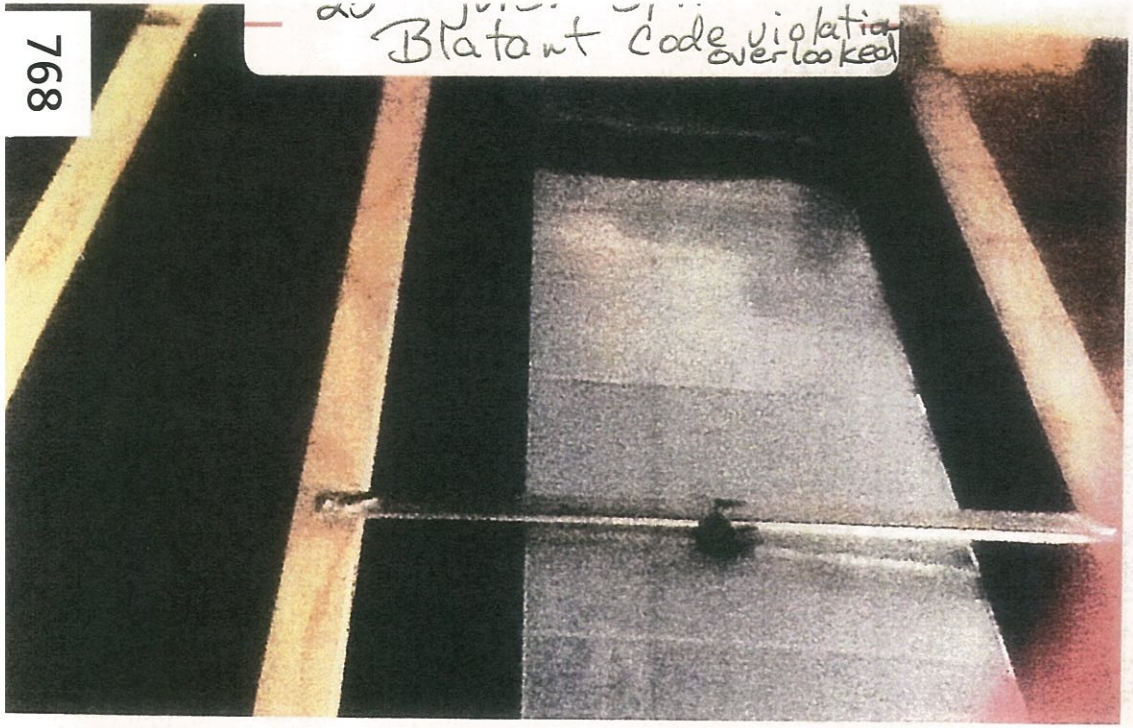
foundation cracked as the wall through center of basement windows

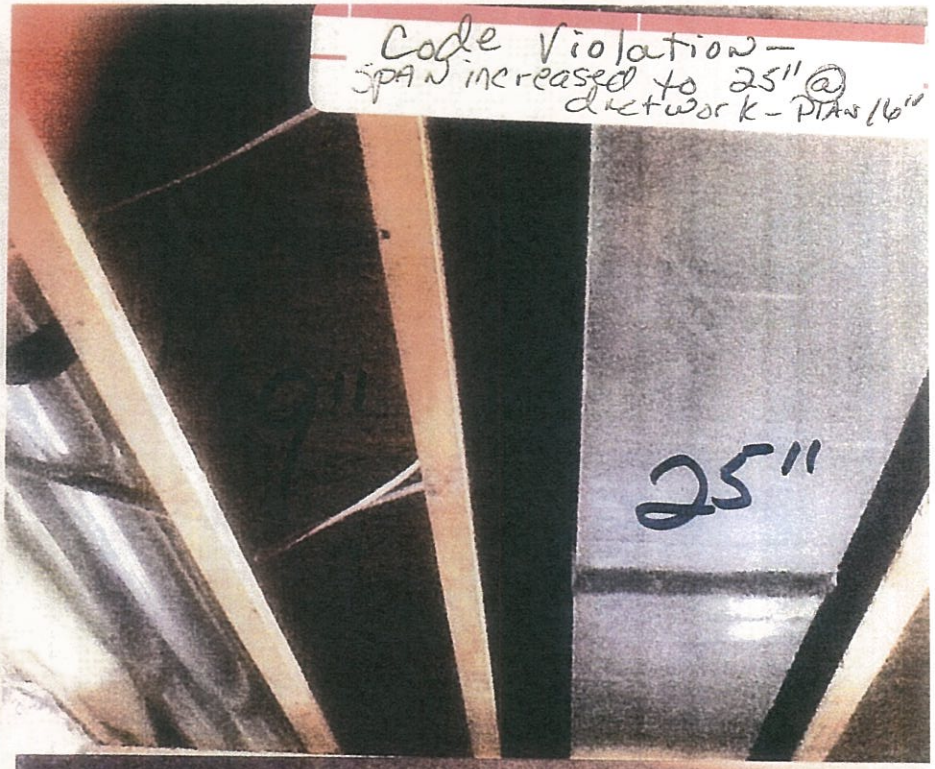


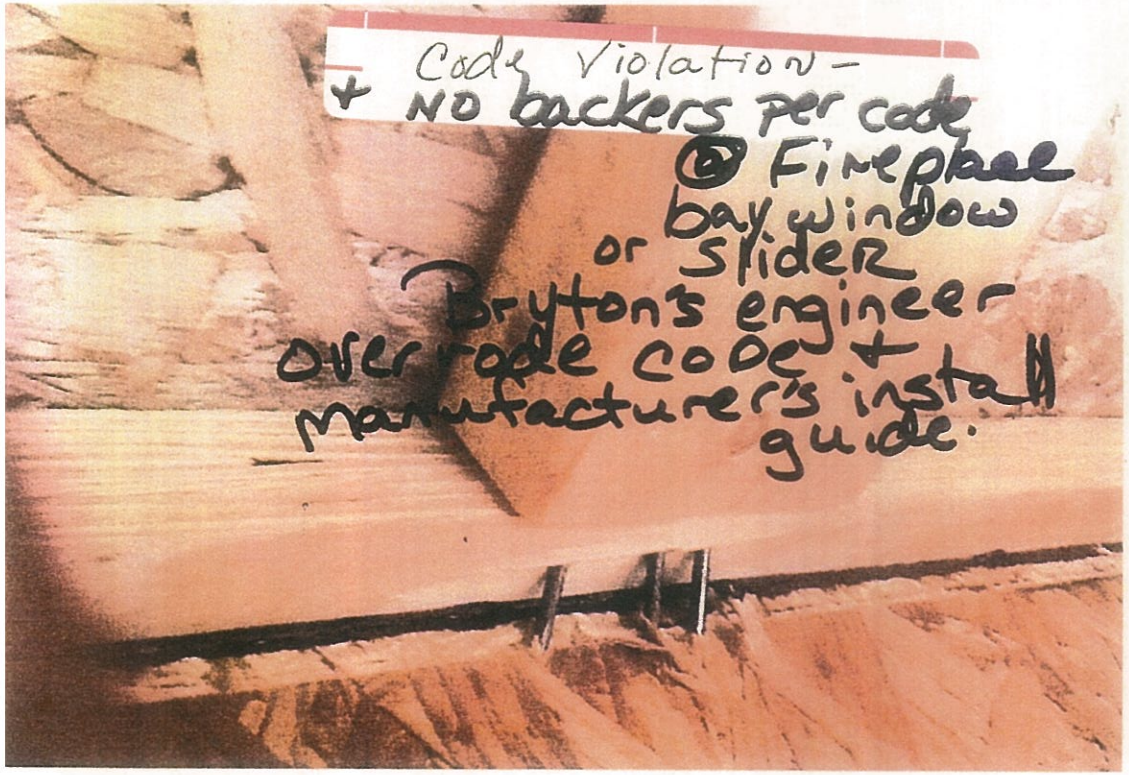
driveway water spots
due to shrink swell soil
underneath

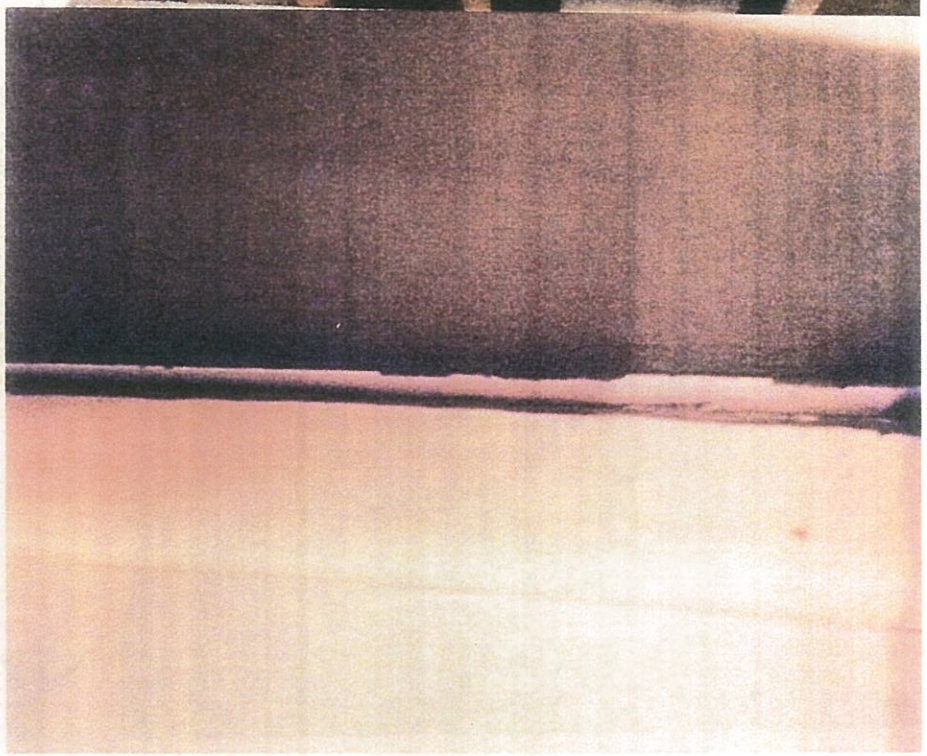

CLAY FILL

CAT
950G


Blatant code violation overlooked

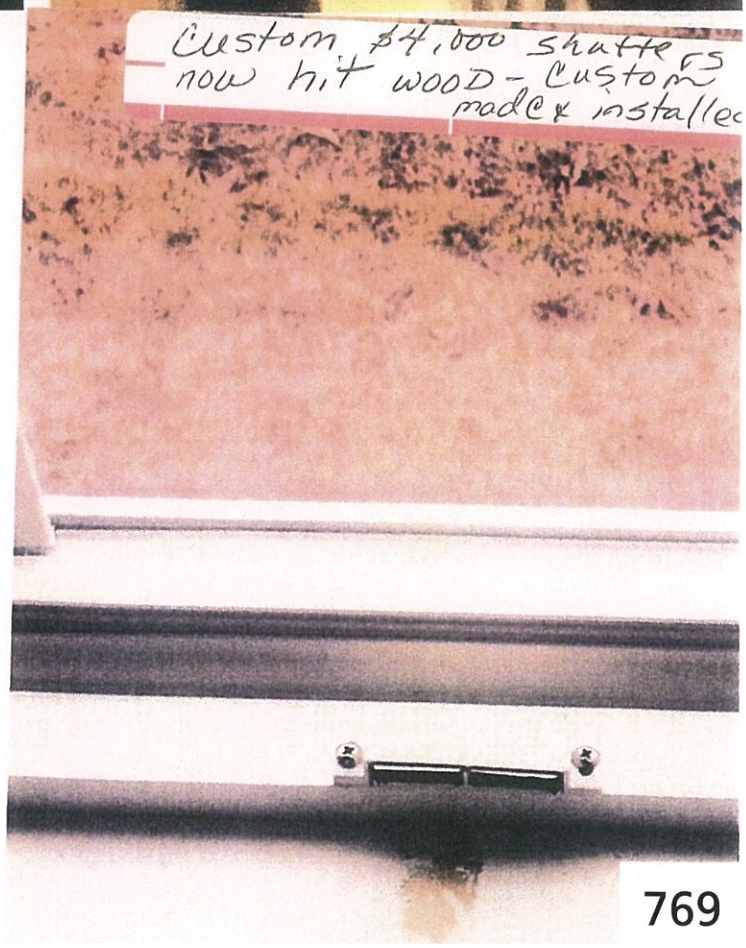

Code Violation –
SPAN increased to 25" @
ductwork – PLANS 16"
25"


Code Violation –
+ NO backers per code
@ Fireplace
bay window
or slider
Bryton's engineer
overrode code +
manufacturer's install
guide.



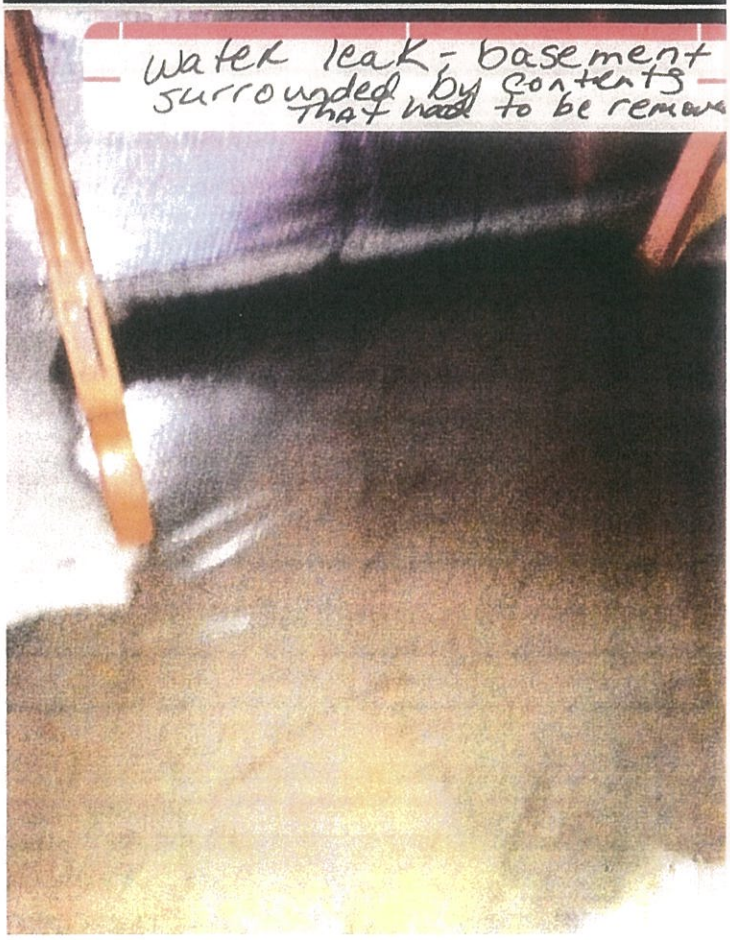
bowed joist - Code
Violation - 4' scab not
nailed to anything above

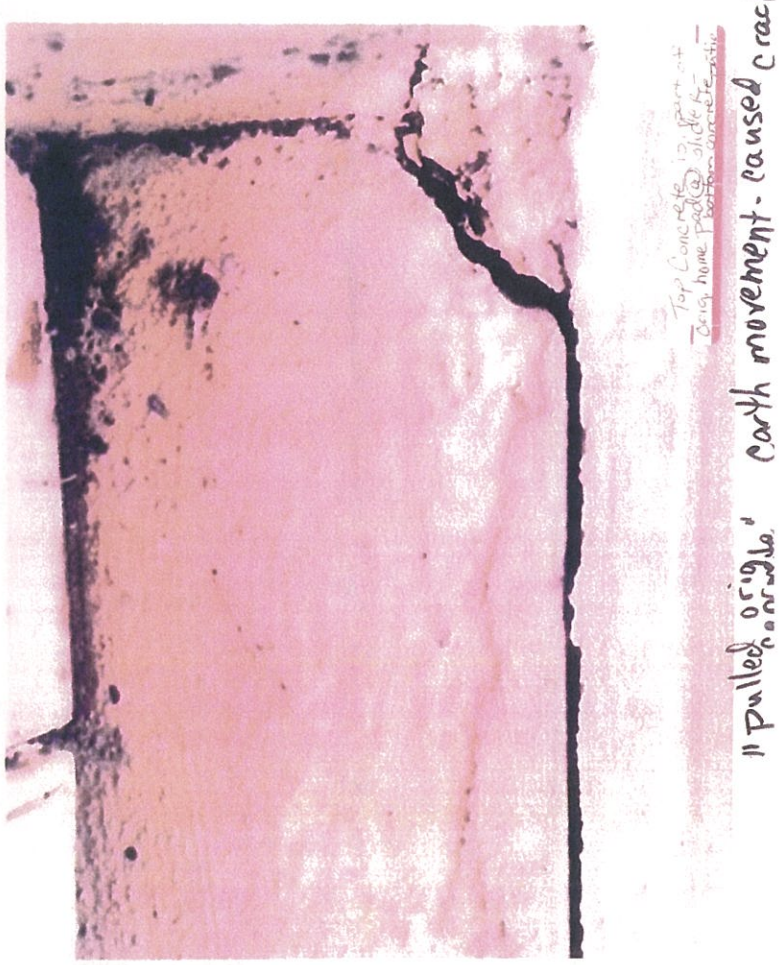
Violation of
submitted to city

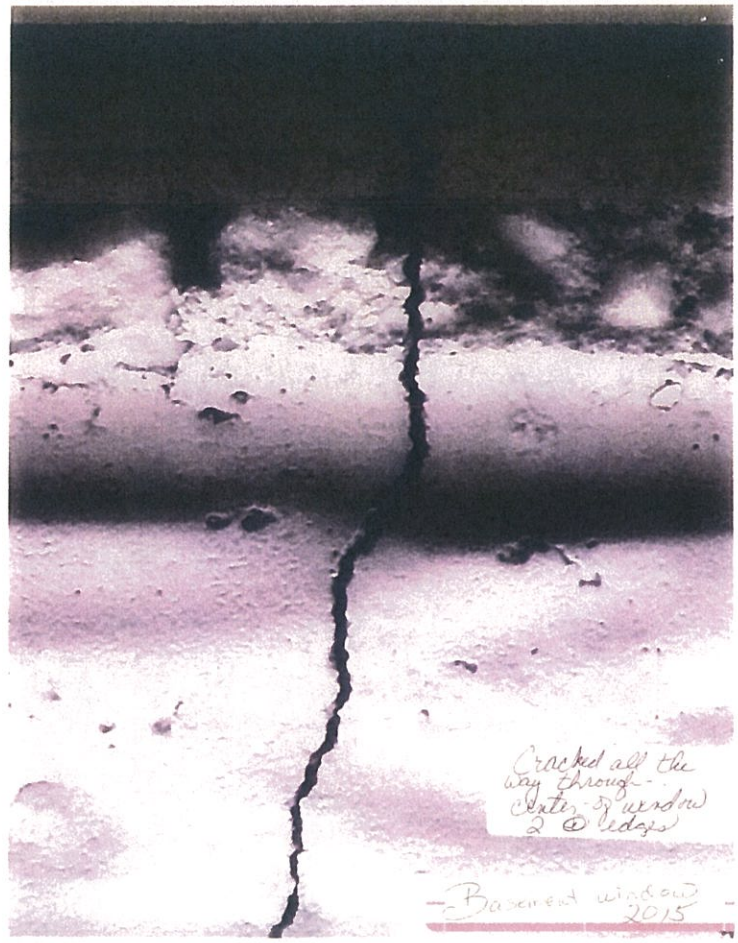

Custom $4,000 shutters
now hit wood - Custom
made & installed

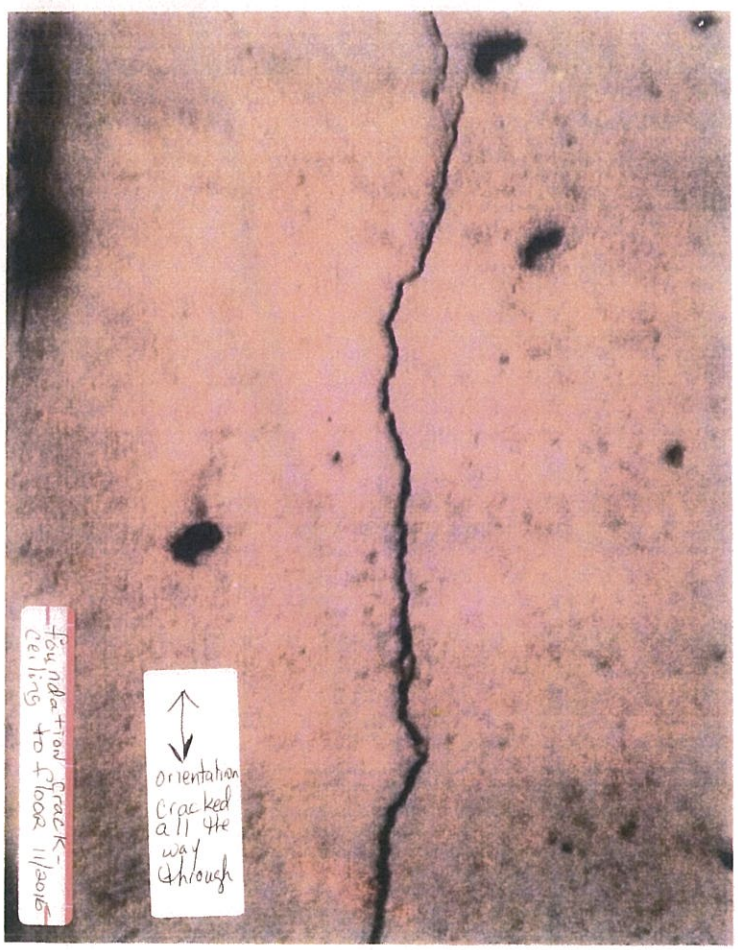
mold on 2 rugs from
leak due to broken tub
being installed-
$6,000
damage
PD Raymon Rug Imports
$25,000 for rugs in 2001-
Tub had to be removed
to repair

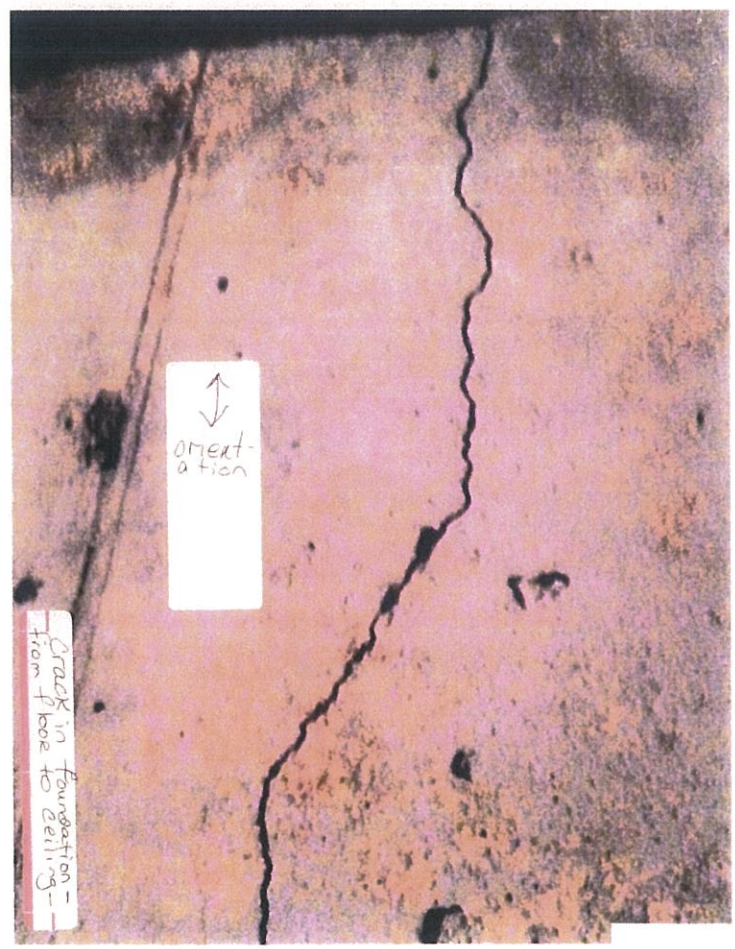
Wet marks from rugs to
removed 15 min prior to
meeting - "Bldr said concrete
curing.


water leak - basement
surrounded by contents
that had to be remove

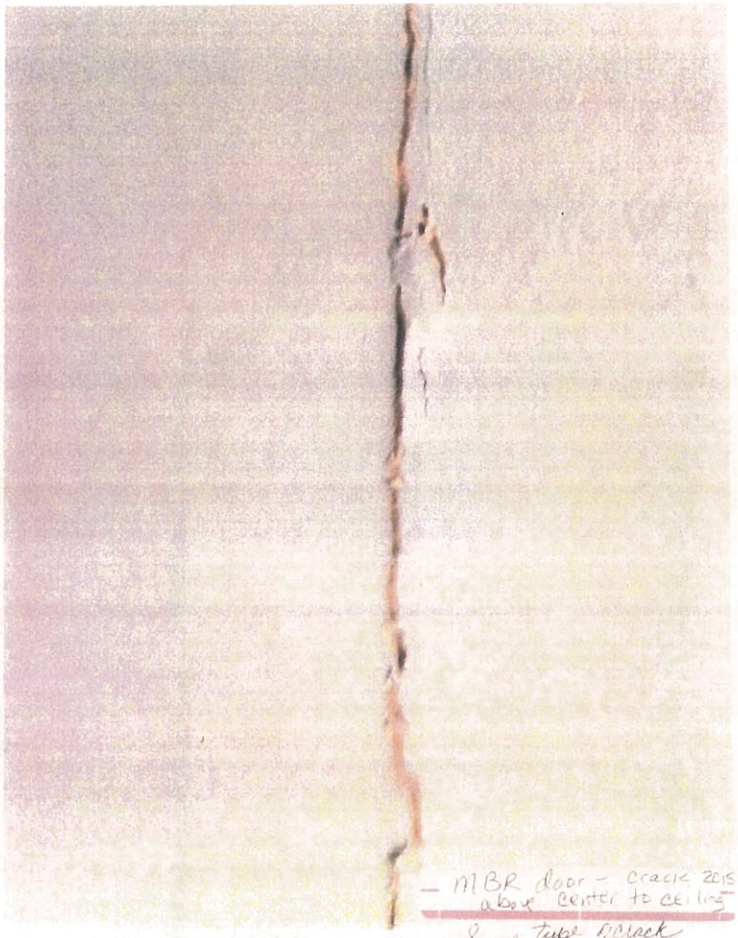

"pulled orig. corrugate" earth movement - caused crack
Top Concrete is part of orig. home pad @ slide fr. bottom concrete patio

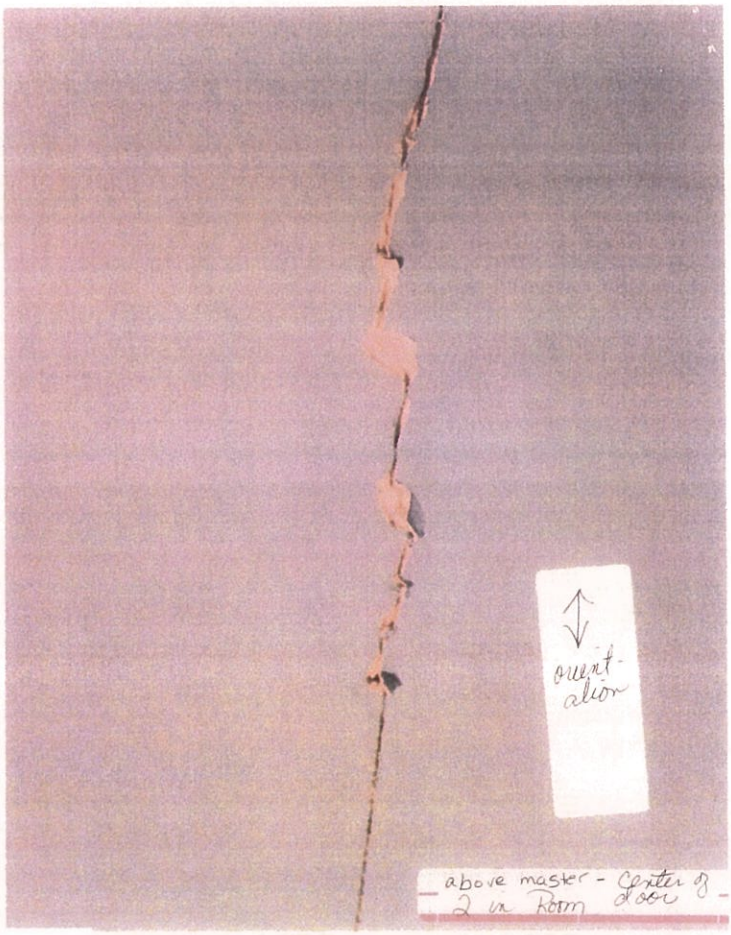

Cracked all the way through - center of window 2 @ edges
Basement window 2015

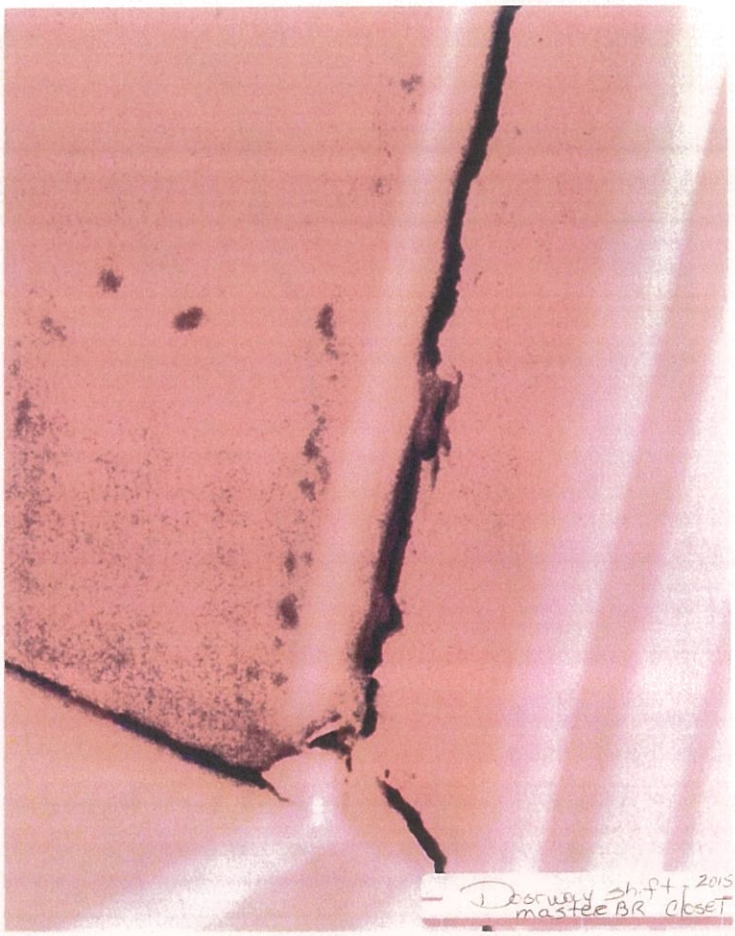

foundation crack - ceiling to floor 11/2016
orientation cracked all the way through

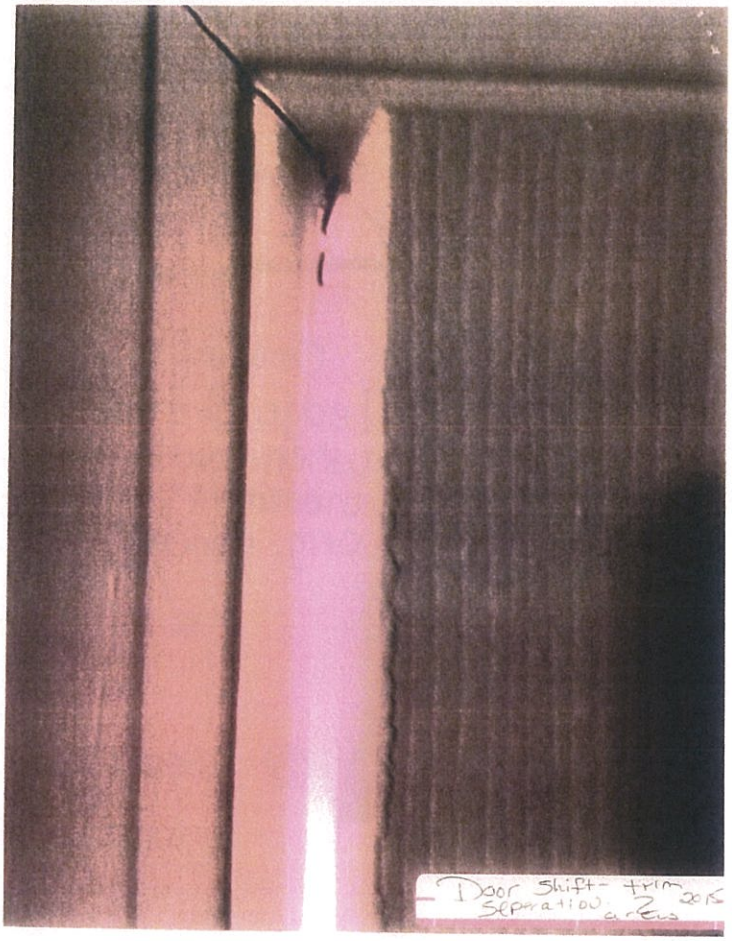

orient-ation
Crack in foundation - from floor to ceiling -

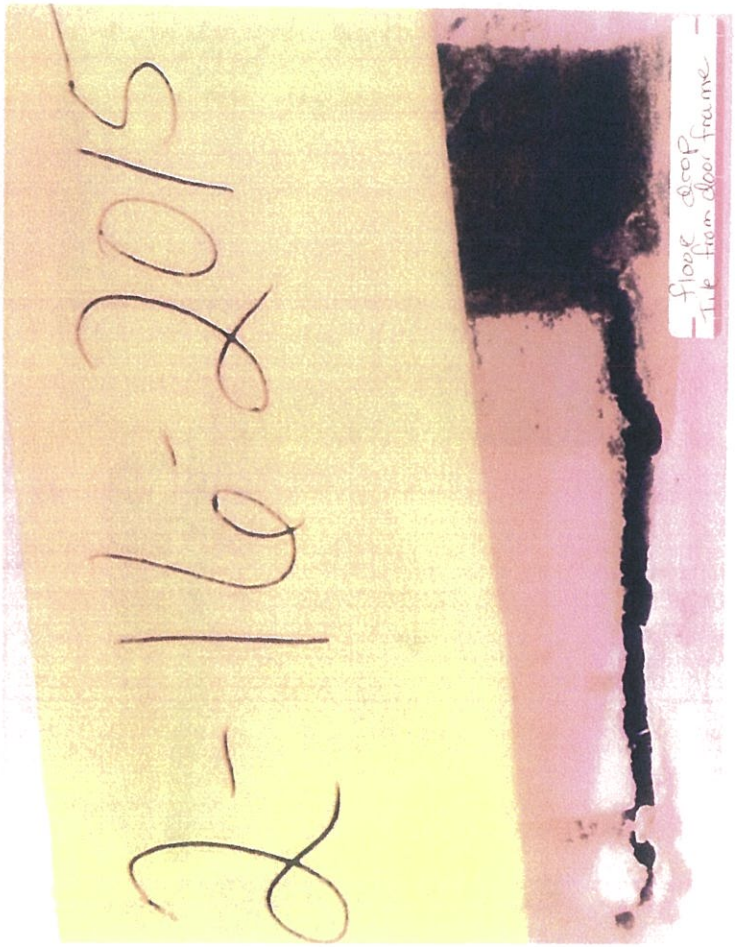
foundation crack - stand
top to bottom

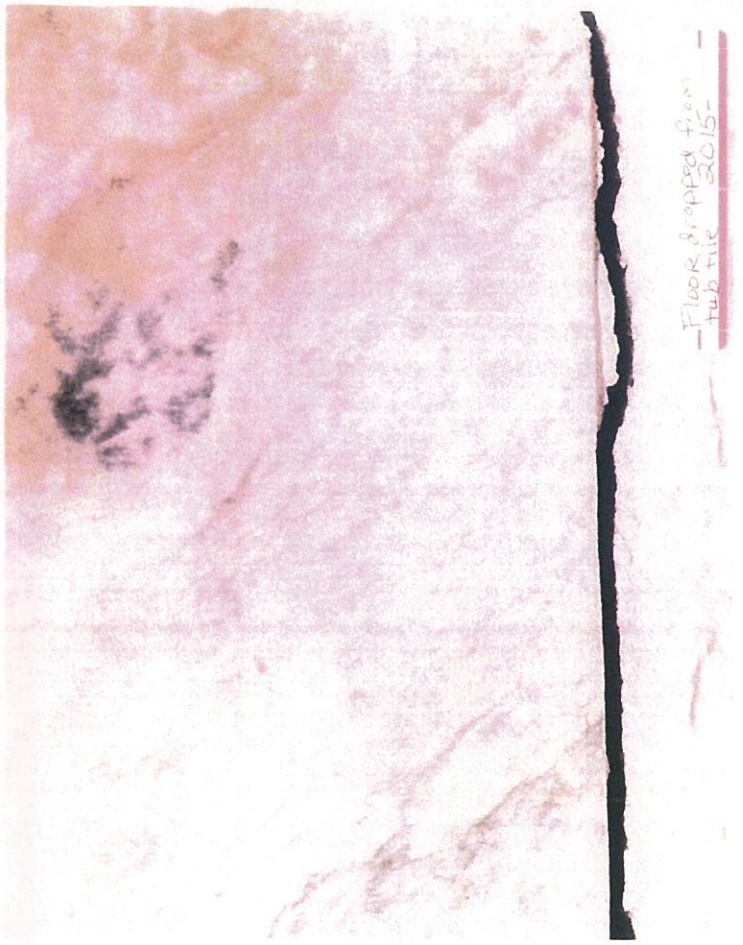

MBR door - crack 2015
above center to ceiling
Same type crack
15' away to center
of bathroom door


orient-
ation
above master - center of
2 in Room
door

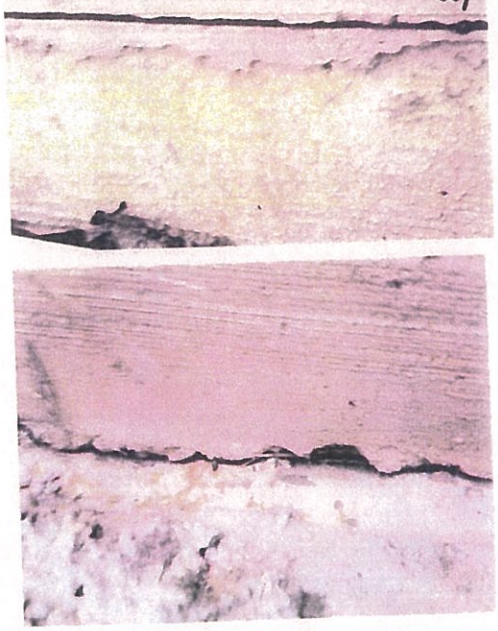

Doorway shift 2015
master BR closet



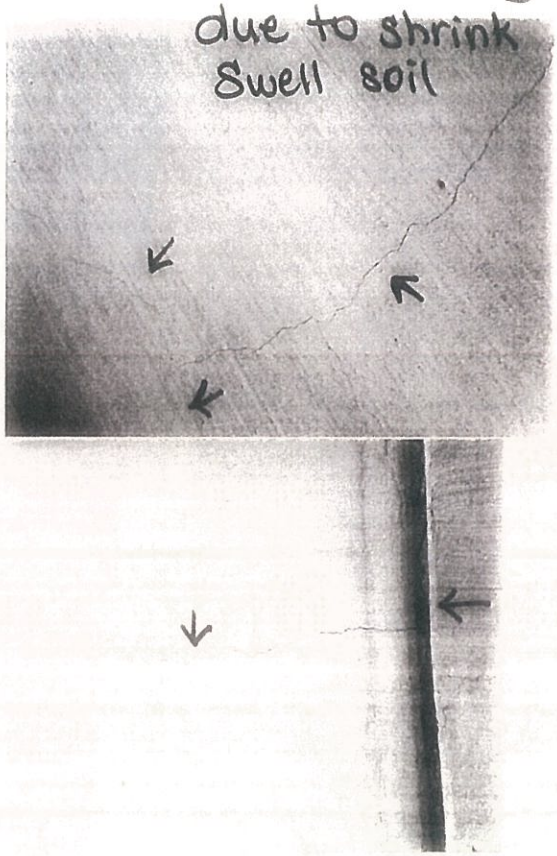




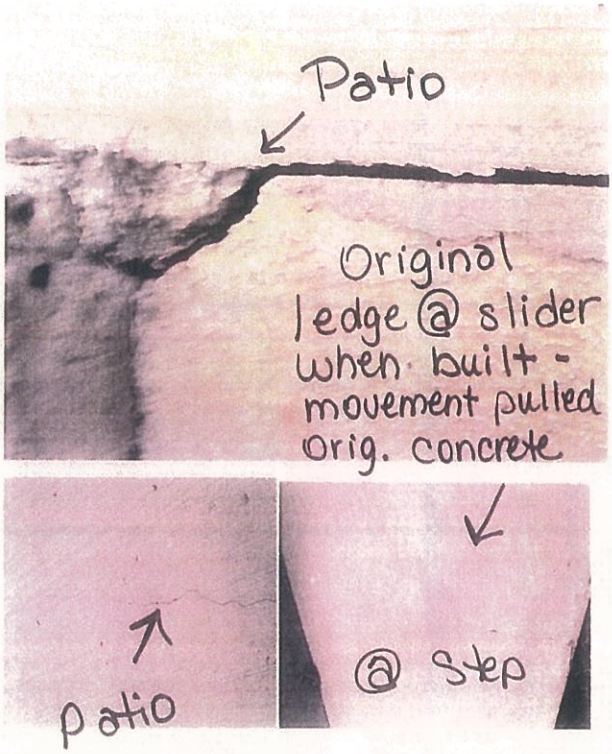
Patio w/
14 x 14
screened porch
w/ tile floor,
vaulted
ceiling
above

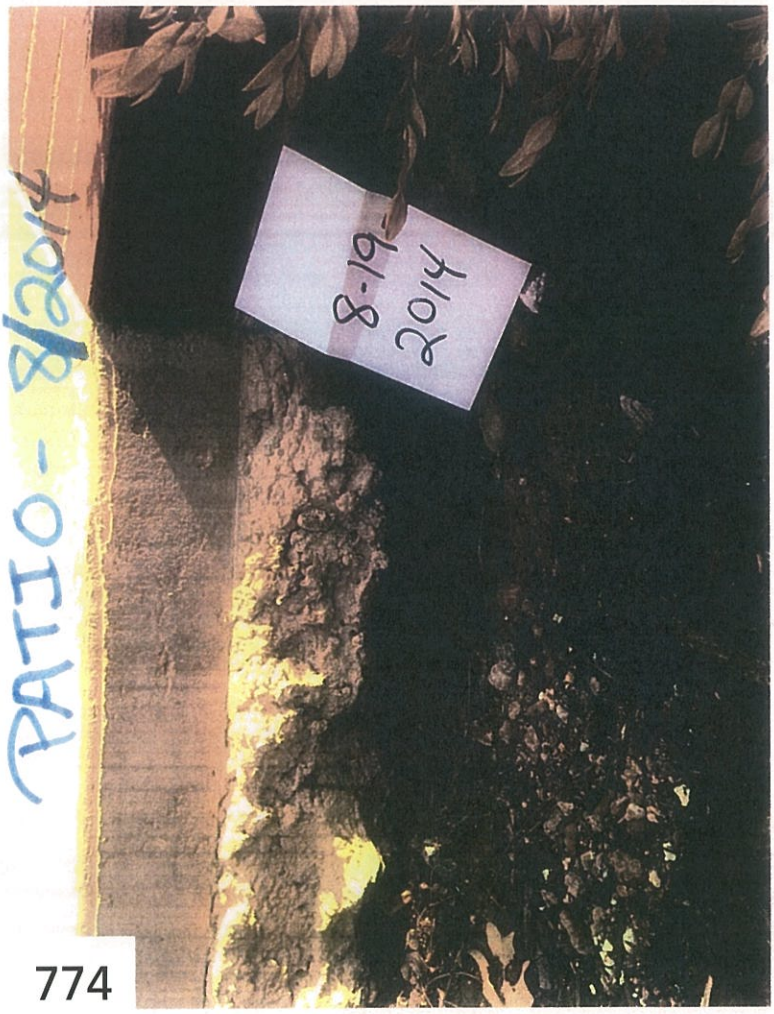


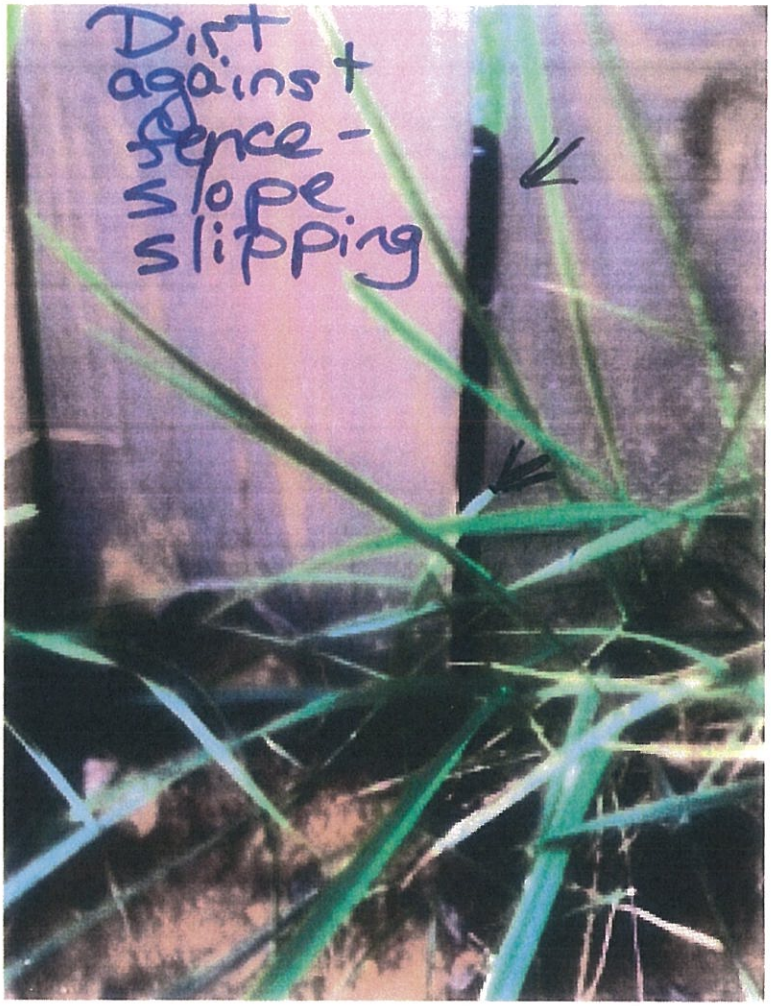
Patio cracking due to shrink swell soil



ECS report indicates one hairline crack







Driveway-
October

Driveway- FEB

#5
26"
11"
O.C

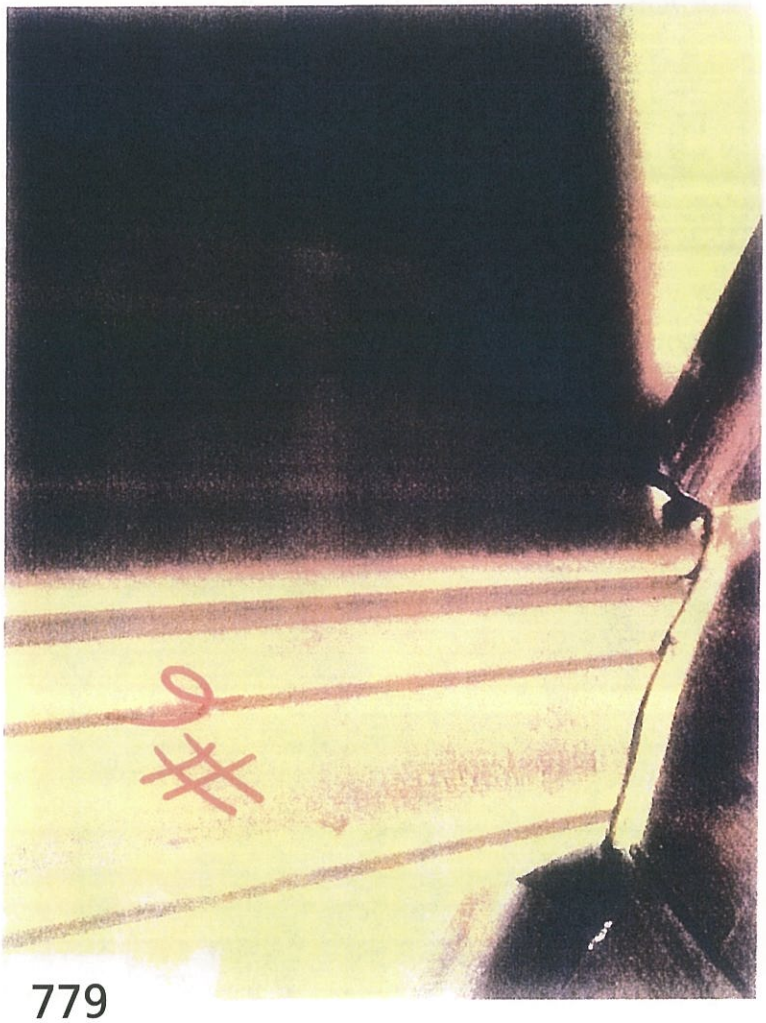
#3

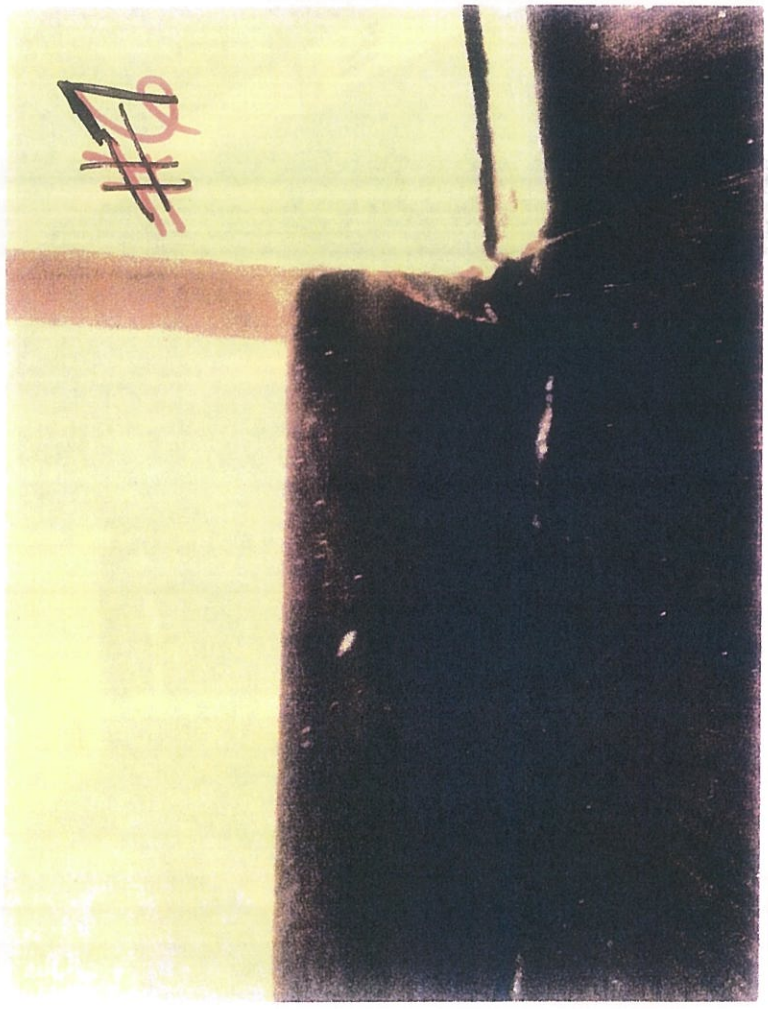
#20

#4

#6

#6


#6

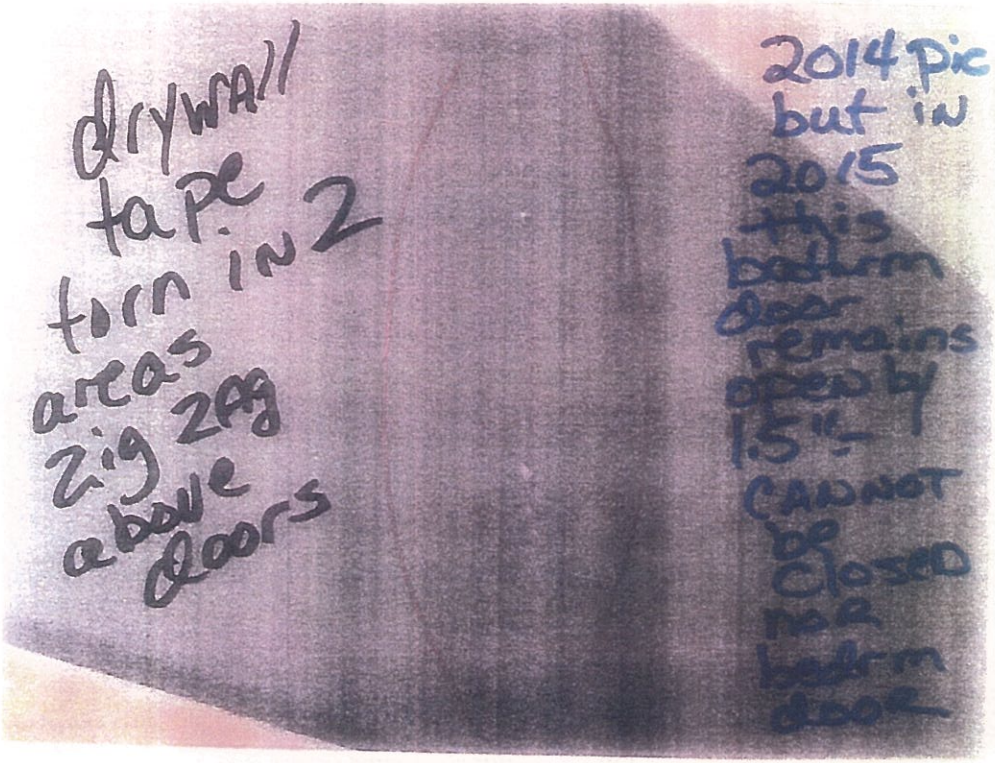

#6

#7

Vanity/Medicine Cabinet
#7

#9
Cabinet
Granite

Tub
FLOOR
#3


drywall
tape
torn in 2
areas
zig zag
above
doors
2014 pic
but in
2015
this
bathrm
door
remains
open by
1.5"-
CANNOT
be
CLOSED
NOR
bathrm
door

Additional Documents Submitted by Bryton Homes

BRYTON HOMES OF VIRGINIA, LLC

August 29, 2016 **VIA EMAIL**

Department of Housing
State Building Code Office
600 East Main Street, Suite 300
Richmond, Virginia 23219

Attention: **Alan McMahan / State Building Code Technical Review Board**

Re: **APPEAL NO. 16-5**

Subject: **Comments and Edits to Review Board Staff Document**

Dear Mr. McMahan,

We are in receipt of the above mentioned staff document. Below, please find comments and edits of Bryton Homes to the Document that are essential to an accurate representation of the facts surrounding this matter. As indicated at the Informal Fact-Finding Conference and in the Document, the sole issue before the Board is whether the decision by the City of Fredericksburg to approve the installation of the carbon fiber bands should be overturned.

Following are our comments and edits that correspond to the numbered paragraphs indicated in the Review Board Staff Document:

Paragraph 1. Please note that the building permit issued was correctly done so under the 2009 VCC.

Paragraph 2: In May of 2013, the City building department issued a Certificate of Occupancy for the dwelling. ~~*Soon thereafter,*~~ Sabrina Anderson (Anderson) ~~*took possession of the property*~~ *settled on* the property on May 14, 2013.

Paragraph 3: Please note that June 25, 2014 is the specific date of the letter. Also, the letter Indicated the violations were specifically under code 115.

Paragraph 4: The Directive was issued the same date, June 25, 2014, as the Order to Correct.

Insert Paragraph: Bryton corrected and addressed each issue in both the Order to Correct and Directive. The completion of each issue is confirmed and acknowledged by the City via the memorandum issued on October 17, 2014 and verified by an independent third party professional engineer, Freeland Engineering, P.C. A copy of the Memorandum should be included with the documents provided to

8405 Greensboro Drive, Suite P130
McLean, Virginia 22102
Telephone: (703) 821-1540
Facsimile: (703) 226-0195

the Board. A copy was provided as Exhibit 9 to Bryton's response previously provided.

Paragraph 5: "In July of 2014, Anderson hired an engineering firm, Alexcom & Associates, Inc. (Alexcom), to perform shrink/swell soil investigation of her property out of concern for the type of fill and soil used on the property as it relates to various *perceived* settlement issues, including *hairline (as indicated by third party engineers)* cracks in the home's foundation walls."

Paragraph 6: "In December of 2014, Bryton then hired an engineering firm, ECS Mid-Atlantic, LLC (ECS), to conduct an independent soil investigation of the property. As a result, ECS agreed with Alexcom that some soils on the property have ~~*high potential*~~ shrink/swell potential, but concluded that the *hairline* cracks in the ~~*building*~~ *home foundation walls were due to normal concrete shrinkage. Further, a review by the City's independent, third party engineer, Bigony Structural Engineering, reached the same conclusion, that the hairline cracks were the result of concrete shrinkage. Bigony went on to describe what the cracks would look like if there were a settlement issue. Mr. Bigony stated: "If there was a significant settlement problem I would expect to see foundation sidewall cracks that are wide at the top and diminish as they go down. They're not there."*

Paragraph 7: No comments.

Paragraph 8: "In August of 2015, *in an effort to appease Ms. Anderson,* Bryton notified the City building department of a recommendation by an engineering firm, Freeland Engineering, P.C., to install carbon fiber reinforced polymer (CFRP) bands on *portions of* the interior of the foundation walls to address the *perceived* issues ~~*identified*~~ *alleged* by Anderson. Bryton also informed the department that once it receives written permission from Ms. Anderson to perform the work, it would move forward and acquire the necessary permits."

Paragraph 9: No comments.

Paragraph 10: It should be noted that both the ECS report and the Bigony report conclude that normal shrinkage of a poured in place concrete foundation was the cause of the cracks in the basement walls. Stephen Smallwood agreed with the findings in the December 31, 2015 letter to Ms. Anderson, indicating that this was consistent with his experience. Furthermore, no soils <u>under</u> Andersons foundation/home/footer were tested. All tests have been performed on soils taken from <u>beside</u> the foundation walls.

"In December of 2015, the City building department, after receiving the results Bigoney's evaluation corresponded with Anderson

explaining that *1) the hairline cracks in the foundation wall were due to concrete shrinkage, and 2) that some of the soils showed a high potential for shrink/swell characteristics* ~~*the presence of expansive soils under her home*~~, as verified by three separate engineering firms does, in fact, constitute a violation of VCC Section R403.1.8 (Foundations on Expansive Soils). ~~*Moreover,*~~ The City building department indicated that the use *of* CFRP bands are an "[...] acceptable remedy to the VCC violation." *It was noted that the soils were not discovered at the time of construction.*"

Paragraph 11: No comments

Paragraph 12: No comments

We thank you for all of your hard work with this matter and greatly appreciate the consideration of the above comments.

Please contact us with any questions you may have.

Sincerely,

Bryton Homes
Graham Weigle, President

BRYTON HOMES OF VIRGINIA, LLC

August 29, 2016 VIA EMAIL

Department of Housing
State Building Code Office
600 East Main Street, Suite 300
Richmond, Virginia 23219

Attention: Alan McMahan / State Building Code Technical Review Board

Re: **APPEAL NO. 16-5**

Subject: **Comments and Edits to Review Board Staff Document**

Dear Mr. McMahan,

We are in receipt of the above mentioned staff document. Below, please find comments and edits of Bryton Homes to the Document that are essential to an accurate representation of the facts surrounding this matter. As indicated at the Informal Fact-Finding Conference and in the Document, the sole issue before the Board is whether the decision by the City of Fredericksburg to approve the installation of the carbon fiber bands should be overturned.

Following are our comments and edits that correspond to the numbered paragraphs indicated in the Review Board Staff Document:

Paragraph 1. Please note that the building permit issued was correctly done so under the 2009 VCC.

Paragraph 2: In May of 2013, the City building department issued a Certificate of Occupancy for the dwelling. ~~*Soon thereafter,*~~ Sabrina Anderson (Anderson) ~~*took possession of the property*~~ *settled on* the property on May 14, 2013.

Paragraph 3: Please note that June 25, 2014 is the specific date of the letter. Also, the letter Indicated the violations were specifically under code 115.

Paragraph 4: The Directive was issued the same date, June 25, 2014, as the Order to Correct.

Insert Paragraph: Bryton corrected and addressed each issue in both the Order to Correct and Directive. The completion of each issue is confirmed and acknowledged by the City via the memorandum issued on October 17, 2014 and verified by an independent third party professional engineer, Freeland Engineering, P.C. A copy of the Memorandum should be included with the documents provided to the Board. A copy was provided as Exhibit 9 to Bryton's response previously provided.

8405 Greensboro Drive, Suite P130
McLean, Virginia 22102
Telephone: (703) 821-1540
Facsimile: (703) 226-0195

Paragraph 5: "In July of 2014, Anderson hired an engineering firm, Alexcom & Associates, Inc. (Alexcom), to perform shrink/swell soil investigation of her property out of concern for the type of fill and soil used on the property as it relates to various *perceived* settlement issues, including *hairline (as indicated by third party engineers)* cracks in the home's foundation walls."

Paragraph 6: "In December of 2014, Bryton then hired an engineering firm, ECS Mid-Atlantic, LLC (ECS), to conduct an independent soil investigation of the property. As a result, ECS agreed with Alexcom that some soils on the property have ~~*high potential*~~ shrink/swell potential, but concluded that the *hairline* cracks in the ~~*building*~~ *home foundation walls were due to normal concrete shrinkage. Further, a review by the City's independent, third party engineer, Bigony Structural Engineering, reached the same conclusion, that the hairline cracks were the result of concrete shrinkage. Bigony went on to describe what the cracks would look like if there were a settlement issue. Mr. Bigony stated: "If there was a significant settlement problem I would expect to see foundation sidewall cracks that are wide at the top and diminish as they go down. They're not there."*

Paragraph 7: No comments.

Paragraph 8: "In August of 2015, *in an effort to appease Ms. Anderson,* Bryton notified the City building department of a recommendation by an engineering firm, Freeland Engineering, P.C., to install carbon fiber reinforced polymer (CFRP) bands on *portions of* the interior of the foundation walls to address the *perceived* issues ~~*identified*~~ *alleged* by Anderson. Bryton also informed the department that once it receives written permission from Ms. Anderson to perform the work, it would move forward and acquire the necessary permits."

Paragraph 9: No comments.

Paragraph 10: It should be noted that both the ECS report and the Bigony report conclude that normal shrinkage of a poured in place concrete foundation was the cause of the cracks in the basement walls. Stephen Smallwood agreed with the findings in the December 31, 2015 letter to Ms. Anderson, indicating that this was consistent with his experience. Furthermore, no soils <u>under</u> Andersons foundation/home/footer were tested. All tests have been performed on soils taken from <u>beside</u> the foundation walls.

"In December of 2015, the City building department, after receiving the results Bigoney's evaluation corresponded with Anderson explaining that *1) the hairline cracks in the foundation wall were due to concrete shrinkage, and 2) that some of the soils showed a high*

potential for shrink/swell characteristics ~~*the presence of expansive soils under her home*~~, as verified by three separate engineering firms does, in fact, constitute a violation of VCC Section R403.1.8 (Foundations on Expansive Soils). ~~*Moreover,*~~ The City building department indicated that the use *of* CFRP bands are an "[...] acceptable remedy to the VCC violation." *It was noted that the soils were not discovered at the time of construction."*

Paragraph 11: No comments

Paragraph 12: No comments

We thank you for all of your hard work with this matter and greatly appreciate the consideration of the above comments.

Please contact us with any questions you may have.

Sincerely,

Bryton Hames
Graham Weigle, President

EXHIBIT 9

MEMORANDUM

TO: Charles Johnston, Director, Community Planning and Building Department
FROM: Stephen Smallwood, Deputy Director, and Building Services Division
DATE: October 17, 2014

SUBJECT: City Council Meeting, Anderson Comments

During the public comment period of the October 14, 2014 City Council meeting, the owner of 1012 Jami's Place, Ms. Sabrina Anderson addressed Council on matters pertaining to her house. The complaints voiced at that meeting will be addressed in this memo.

Most of the complaints involve what Ms. Anderson feels is an unacceptable amount of vibration in her home's floor system. The builder hired a Virginia Certified Engineer to evaluate the floor system. The Engineer has determined that, "the deflection in the floor joists are within IRC building code specifications". The Engineer has specified additional corrections to be made to the floor system and those corrections are in process of being completed, by the contractor, at the time of this response. Please find his recommendations attached to this document.

Ms. Anderson also voiced concerns that the floor joists that were installed were not the ones specified on the approved construction plans. This is a fact; however, the joists that were installed are comparable in strength as verified by the Engineer. The building code allows for substitutions during construction. (Section 112 of the 2009 V.C.C.) During construction of a structure there are many factors that can change components due to availability, cost, dimensional changes, damages that may occur, or simply a change due to customer preference among others. In this particular case the floor joists were substituted because the engineered floor joists specified on the approved plans were not available through the contractor's supplier. At the time of inspection the floor joist manufacturer had the installation specifications on site for the inspector and they were utilized for the inspection. This is standard practice.

The jetted bath tub in the master bathroom has developed a leak. The timing and cause of this leak is undetermined. The leak is due to faulty piping installed by the factory. The tub was filled and the jets tested at the final inspection with no leak visible. The leak is the probable cause of the wet floor and the damaged carpets.

On June 19, 2014 you and I visited Ms. Anderson at her home and notes were taken of possible violations of the Virginia Construction Code. With assistance from the City Attorney the builder was sent two letters on June 25, 2014. An "Order to Correct" was sent that contained 13 suspected code violations that required the builder to investigate further and assess what may be done to correct the issues. Out of the 13 suspected violations 6 were regarding the previously mentioned floor system. The other 7 were minor corrections and were repaired on October 15th.

The second letter was a "Directive" that directed the builder to hire an independent Engineer to evaluate the floor system for code compliance. This office supplied the builder with three names of engineering firms capable of this evaluation. The builder did not want to use an Engineer that they were familiar with because of the appearance of misconduct. The Engineer that the builder selected was Ray Freeland of Freeland Engineering, P.C.. Mr. Freeland visited 1012 Jami's Place on May 1, 2014 and May 12, 2014 and developed the report that is attached. The Engineer feels that the floor system is "structurally adequate" and is "within acceptable limits". Further he feels that what Ms. Anderson is experiencing is "Dynamic Wave Motion and Dampening". According to Mr. Freeland, the floor system manufacturer, Weyerhaeuser, has developed a Technical Bulletin that addresses this dynamic. This bulletin also suggests several ways to address this issue. The builder and owner decided on which method to utilize to control this occurrence. They decided on the installation of a series of field constructed stiff backs installed along the bottom chord of the floor joists not to exceed 8 feet on center throughout the entire floor system. This system was installed on October 14th and 15th.

Also on this Directive were three items that were corrected on October 15th. There were two sill plate anchor bolts installed where it was suspected that two were missing. The shower head in the master bath was removed and debris was found and removed. Ms. Anderson reports that the shower is much improved. The driveway has been resurfaced and the moisture issue appears to have been corrected.

There were two locations within the floor system that required that additional floor joists be installed. The first was a floor joist that has an excessive bow and the other was caused by an excessive span due to the installation of some ductwork. The builder, on his own accord, added three additional joists to assist in the correction of the reported vibrations. One directly below a Grandfather clock that is a major factor in the vibration detection because it chimes whenever someone walks across the floor, and the other two directly below the master bath tub thus eliminating two unnecessary header joists.

In her comments, Ms. Anderson spoke of breach of contract, warranty company issues, and damages to rugs. All of these issues are civil in nature and should be handled within the legal system. The City has no involvement with such issues.

REQUEST FOR INTERPRETATION

TO: OFFICE OF THE STATE BUILDING CODE TECHNICAL REVIEW BOARD
VIRGINIA DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT
Main Street Centre
600 E. Main Street, Suite 300
Richmond, Virginia 23219-1321
Tel: (804) 371-7150 Fax: (804) 371-7092

FROM: William Andrews, Assistant Fire Marshal
City of Richmond, Fire Marshal's Office
201 E. Franklin St.
Richmond, VA 23219
Tel: (804) 646-0621 Fax: (804) 646-7465

Phone: 804 646 0621

Code: 2012 Virginia Statewide Fire Prevention Code

Section(s): 2311.7

Submitted by (signature): _____ Date: 7/21/2016

QUESTION(S):

Should fire official prevent work on lighter than air vehicle fuel system in buildings without safety features as approved by building code for such hazard?

2311.7 Repair garages for the conversion and repair of vehicles which use CNG, LNG, hydrogen or other ligther-than-air motor fuels shall be in accordance with Section 2311.7 in addition to other requirements in Section 2311. Exception: Repair garages where work is not performed on the fuel system and is limited to exchange of parts and maintenance requiring no open flame or welding.

While Virginia fire officials cannot require building features of ventilation or gas detection system, the fire code should regulate safety of activity involving such hazard inside buildings approved for different risks.

Request technical review board issue opinion supporting fire officials authority to prevent work on lighter than air fuel systems on vehicles inside, unless building has safety features approved by building code for such hazard.

Please see attached supportive information.

Supportive information for state technical review board interpretation of Virginia Statewide Fire Prevention code section 2311.7

Most garages built to repair vehicles with heavier than air gasoline and diesel fuels, so flame heaters are high. The 2000 IFC section 2210.1 and current state fire code section 2311.7 required repair garages to comply with this section and the IBC. Repair garages for vehicles that use more than one type of fuel shall comply with the applicable provisions of this section for each type of fuel used.

2311.5: For vehicles powered by gaseous fuels, the fuel shutoff valve shall be closed prior to repairing any portion of the vehicle fuel system. Vehicles powered by gaseous fuels in which the fuel system has been damaged shall be inspected and evaluated for fuel system integrity prior to being brought into the repair garage. The inspection shall include testing of the entire fuel delivery system for leakage.

IFC's commentary notes if leak is detected, the leak must be stopped or the system purged of fuel before the vehicle can be brought into the garage. IFC commentary notes repair garages that install and repair lighter than air motor fuel systems must be equipped with proper ventilation and gas detection systems.

As state plans to edit out most building code parts in the fire code, replacing with generic "maintain in accordance with the applicable building code", recommend state fire code change to forbid working on lighter than air fuel systems inside unless building approved for such by building code. Garages may continue to work on rest of vehicle, but not use open flame or weld when lighter than air fuel vehicle inside; unless comply with building code for such fuel leak hazard.

Similar to fire code section 2311.7, 2015 IBC section 406.8.5 requires repair garages for vehicles fueled by non-odorous gases such as hydrogen or LNG to have gas detection system, which upon activation turns on alarm and ventilation, and turns off heaters.

Welcome contact to discuss; learn when may attend meeting for this on agenda, to discuss if need.