

Tuesday, September 26, 2000

Mr. Jim Varco
 23999 Sky Lane
 Elmira, Oregon 97437

Subject: Status of Lane County building permit No. 96-4148
MAP: 17-06-27-00-00506

Dear Mr. Varco:

This letter is in response to your request that an investigation occur for various aspects of the construction of a dwelling on your property. The investigation was initiated on Thursday, September 14, 2000.

I met with you on the site with Mr. Owen Grover, engineer, who has apparently been retained by you. During the time that I was on site, I observed work identified by you as being accomplished by your contractor and by yourself. In addition, I observed the ongoing work of the project currently being accomplished by you. While there, you received a call from a compliance investigator employed by Building Codes Division, State of Oregon and you provided me with an opportunity to talk with the investigator. Soon thereafter, I left the site, having informed you that any "final inspection" status for the job identified under permit No. 96-4148 was revoked. This means that the current occupancy and use of the dwelling under construction is a "temporary occupancy".

BACKGROUND

On July 11, 1997 you applied for a building permit to construct a dwelling on the property identified above.

The submitted plans identified a structure comprised of 2130 square feet at the main level, 1025 sq. ft. at the upper level, 660 square feet within the attached garage and 605 and 565 sq. ft. of covered and attached porch and deck. The project was to include three bathrooms in addition to the kitchen plumbing.

The building permit was approved for issuance on June 3, 1997.

The balance due for the permit fees was paid and the permit issued on June 11, 1997.

A record of all inspections, as entered in the permit tracking system follows on the next page:

Post-It® Fax Note	7671	Date	09/27	# of pages	6
To	JIM VARCO	From	M. S. ...		
Co./Dept.		Co.	LANE CO.		
Phone #	541-682-3947	Phone #	602-4466		
Fax #	972-4536	Fax #	602-2947		



Foundation Inspection:	Partial approval Approved	07-21-97 07-28-97
Masonry	Site inspection no approval Partial approval Approved	07-14-97 03-01-99 04-27-99
Wall Panel	Approved	04-28-98
Framing	Site inspection no approval Partial framing approval Approved	07-14-97 08-20-97 04-28-98
Insulation	Site inspection no approval Partial approval Partial approval Correction Approved	07-14-97 08-29-97 09-03-97 05-04-98 04-27-99
Electrical Ground / Bond	Verified	07-21-97
Electrical Final	Verified Additional ongoing work Observed	04-27-99 09-14-00
Mechanical	Partial approval Partial approval Approved	08-20-97 04-28-98 05-04-99
Plumbing – Underfloor	Approved	08-20-97
- Underground	Approved	07-28-99
- Rough Plumb	Approved	10-31-97
- Plumb Final	Approved	07-13-99
Subsurface Sanitation	Approved	07-14-97
Final Building Inspection	Correction	04-27-99*
Notation & entry revoking any "final status" for the building for lawful occupancy.		09-14-00

* NOTE: THIS ENTRY ON THE 27TH DENOTES A FIELD CORRECTION MADE ON SITE ON 04-26-99 WHICH STATES:

1. Complete fire wall in garage (small triangle area by stairways)
2. Install Smoke Detector in attic storage area.
3. Install handrail to finished attic storage area
4. Stairs in garage are not to code (rise is 9") Re-do to code"

ISSUES

A damaged laminated beam does not appear to be able to provide adequate support for the lateral forces that must be considered to accomplish ongoing structural integrity. *New lateral analysis is required to provide the requirements for repair, to overcome this deficiency.*

Vertical loads imposed on this beam appear to be now resolved by way of a supporting "stud" wall and under-floor supporting wall however, your engineer has verified that the connection to the footing is inadequate and work must be done to achieve the proper connection. In addition, the engineer may affect the existing support when or if remedial work has been achieved. *Additional information and analysis is required to provide a solution for this issue.*

It is apparent that the 'bonus' room was not considered as part of this permit approval. *Anticipated use and description must be submitted in writing and/or drawing to this office for consideration of any additional requirements.*

Separation shall be achieved between the dwelling and the garage as required by the Building Code. How this separation is achieved depends on how the 'bonus' or 'attic storage' room is to be used. *Provide written clarification regarding the use of this 'bonus' room for review.*

Stair access to the bonus room *must be re-inspected for stair rise and run standards as well as handrail standards and may have to be rebuilt.*

Additional work is being done that is not on plan and has not been accounted for by design (i.e. spaced column supports at each corner of the porch)

Additional analysis appears to be required to verify adequacy and/or equivalency for the methods used for connection and support at the upper termination of the 'fireplace' chase.

The siding installation *must be completed* to create an appropriate, effective and permanent weather barrier for the structure.

It appears that additional electrical permits may be required for the ongoing electrical work. You should contact the state electrical safety section (541-682-2453) to verify what additional permits are required for your project.

ADDITIONAL INFORMATION AND CLARIFICATION

During my site visit on 09-14-00, I requested copies of the pre-fabricated truss designs used for the job. I thank you for providing them to me. The truss utilized for the 'bonus room' is an appropriate design for a habitable room floor system but may not be adequate for a 'storage' use. Please refer to a previous note in this letter addressing the need for clarification of the intended use for this 'new' room.

In addition, design load requirements that were prescriptive in the original design submission did not account for the additional "live load" requirements for this 'bonus' room space. The result is an additional "live load" transmitted to the garage opening

'header' beam of approximately 250 pounds per lineal foot. The original correction note for the continuous header across the garage door openings called for a 1 ¾ X 9 ½ 1.8E WS micro-lam or 3 1/8 X 7 ½ (24f V4) glu-lam or a 4 x 12 D.FL. #2 grade sawn lumber beam. The additional loading may require some additional strengthening of the header over the opening. In addition, an additional approximate design load of 2,000 pounds must be carried at the support between the two garage door openings and additional approximate design load of 1,000 pounds must be supported at each other location of the garage door openings at the existing garage foundation. The approximate design loads have been referenced based on an anticipated floor loading suitable for a residence but may be 'low' assumptions for any anticipated storage use. *You must have your design professional provide additional analysis for any changes that may be required to the existing construction.*

As noted and provided either by you or the engineering firm involved, this office has now received the following communications from various engineering firms. The list is as follows:

DATE	ENGINEER	SUBJECT
February 19, 1997	Emile Mortier	Lateral calculations for the Back side of the dwelling.
January 28, 1998	Stamp/Signature Unreadable (RELCO)	Truss modification and repair
January 10, 2000	Owen Grover	Damaged parallam beam & design effect.
August 24, 2000	Michael Remboldt	Damage Parallam beam & design effect.

Copies can be made available.

As noted and provided wither by you or the firm involved, this office has now received the following communications. The list is as follows:

DATE	TO	FROM	SUBJECT
March 19, 1998	Carefree Air, Inc	Jim Varco	Mechanical Heating & Cooling issues
September 7, 2000	Michael Remboldt	Jim Varco	Commentary & response to engineer's report

Copies can be made available.

SUMMARY

- After review of all of the information provided by various engineers and firms, I am recommending that the property owner accept the conclusions of either or both of the registered professional engineer's reports. If you feel that additional repair is required as suggested by Mr. Grover's conclusions regarding damage to the parallam beam, then you should initiate the work, at your own expense. Mr. Grover's observations and apparent conclusions are practical and prudent. If you wish, you may also choose to hire another engineer to assist you with the analysis for a solution as well as other design elements that must be resolved (i.e. Ram-Set vs. ½ " Red-Heads). It may be worthwhile to have one engineer or firm do all of the work that requires resolution for vertical and lateral forces analysis and also suggest revisions. The result would tend to be comprehensive as regards your structure.
- Contact the Oregon State Electrical Safety Section to verify whether or not you have adequate electrical permits for the ongoing electrical work. If not, secure the additional permits for the work.
- As discussed on site on September 14, 2000, Lane County permit numbers 98-1496, residential mechanical and 98-1540, wood burning appliance must be reinstated and all inspections for approval completed. You must apply for reinstatement of these permits.
- Page 2 of this letter provided you with the building inspection record for your dwelling. As noted on that report, the last requested inspection occurred on 04-27-1999. It was requested as a "final building" inspection. As noted, the inspection was completed with correction. All permits expire and become null and void after six (6) months and even with a 'one time' extension of an additional six (6) months; this permit would have expired on April 14, 2000.

Because of the confusion and what appears to be conflicting reports as well as the inspection record and perceived fulfillment of occupancy requirements, I am extending this 1998 permit for your dwelling for an additional six (6) month period beginning October 1, 2000. An extension of your dwelling permit requires that you continue to complete work on the project that requires requested inspections. When all inspections have been completed, your dwelling project may receive a "final inspection" for occupancy and use. You must call for and request an inspection for completed work within a six-month period of time in order to keep your permit active.

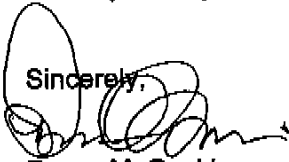
So long as inspections are requested and successfully completed, permits are reinstated and permits are secured as outlined above, including an accounting for and inspection of remedial work initiated by you or provided by your registered professional, your "temporary occupancy" of the structure shall remain in effect.

When the work of all required permits has been completed, you shall be provided with a record of the "final building inspection" that will denote approval for occupancy and a successful completion of the work.

Additional inspections are required for any remedial work involving framing and/or structural repair. You may have additional inspections that must be successfully completed as the result of any reinstated permits. Plan to request inspection of any completed work on your project at the earliest convenience. If you need an additional copy of the "Notice to Applicant" form for your dwelling permit, it will be provided to you. If you need a replacement copy of the original approved plans, a copy can be provided.

Thank you for your continued cooperation.

Sincerely,



Roger McGuckin
Building Official
Lane County

Cc: Property File
Permit Inspection File
Building Codes Division, Compliance Section