



Caution: The information provided herein may be incomplete. The user of this document is cautioned that the information shown is subject to change prior to issuance of the final set of comments, and receipt of an Applicant Resubmit Assignment notice. An individual should proceed at their own risk when using a list of partial draft comments to formulate replies prior to receiving the Applicant Resubmit Assignment notice containing the complete list of comments.

TCB220685 – Checklist Report - 11/18/2022

<u>Comment ID</u>	<u>Group Name</u>	<u>Cycle</u>	<u>Sheet Name</u>	<u>Comment Text</u>	<u>Reviewer Follow-up</u>	<u>Comment Status</u>	<u>Date</u>	<u>Response</u>
BI2	Building Inspection	1*		There is a Code Enforcement Case, TCE221583, for work without permits for this project and the private provider will need to acknowledge and provide a plan for verifying missed inspections.	@ Crystal can you please help me with this comment? Is there some documentation we can upload to the portal?	Open	10/18/2022	
BI3	Building Inspection	1		Provide distance from property line to new addition for fire separation distance. FBC Table 602.	A new site plan will be uploaded.	Open	10/31/2022	
BI4	Building Inspection	1		Provide size of joists and rafters for floor and roof systems. Porch roof system, from Code Enforcement photos, does not appear to be code compliant.	2x12 joists and trusses. Pictures from construction are available.	Open	10/31/2022	
BI5	Building Inspection	1		Revise Electrical Riser Diagram to show panel as new.	A new riser diagram will be uploaded.	Open	10/31/2022	
Eng1	Engineer	1		It is noted there is an active code enforcement violation (TCE221583) on this property for unpermitted structure, so it appears this has already been constructed. Were any trees removed or impacted from this work including any utility trenching? If so clarify size and type of tree(s), and a tree mitigation plan may be needed.	No trees were removed and no utility trenching was done.	Open	11/16/2022	

Eng2	Engineer	1		Provide a revised site plan with north arrow to better locate structure within the complex and label new structure dimensions and total area (square footage). There is an overall site plan on file under permit TEM980164 available from public records request. Clarify what protected trees are/were around the structure (12" hardwood, 18" pine, 4" dogwood, etc.) and show all protected trees near work area on site plan with size, species, and critical protection zone (1' radius per inch DBH). Additional comments may result once this information is provided.	There were no protected trees affected by the renovation of the shed. Site plan revision will include north arrow.	Open	11/16/2022	
Eng3	Engineer	1		Please provide written response to comments. Why are existing building plans provided? Were these 2 sheds relocated and combined into 1 structure shown on site plan, or were they removed? Quantify the area of net added impervious area for this project since the resulting stormwater runoff must be managed onsite since there isn't an onsite existing pond. Alternatively provide written documentation from offsite downstream pond showing extra capacity. There should be net zero impervious area for this project unless a rain garden or similar measure is utilized to manage stormwater onsite.	The sheds were combined into one. The updated site plan is more clear. It shows 311.31 SF of additional surface area. However, no foundation was poured and rain water can percolate through the soil underneath the structure.	Open	11/16/2022	
PCBI3	Permit Coordinators (BI)	1*		The Owners Affidavit submitted does not have the correct Owner's agent shown in Section II. The Contractor of Record should be listed as the agent by the contractors Business name.	This has been completed. @Crystal Please confirm form has been uploaded.	Open	10/06/2022	
PCBI4	Permit Coordinators (BI)	1*		Notary Section is incomplete. The State/County must be indicated.	This has been completed. @Crystal Please confirm form has been uploaded.	Open	10/06/2022	
PE RV1	PE Reviewers	1		Cannot install customer service directly into single-phase transformer. Please revise riser	@Crystal please upload the attached riser diagram.	Open	11/17/2022	

				diagram to show service feeding into existing service pedestal behind transformer.				
ZON1	Zoning	1		Property is located in Lonnbladh PUD. Proposal to replace two maintenance sheds with one larger is required to meet minimum setbacks for the property of 10 feet from side and rear property lines for accessory structures. Add distances to the site plan from proposed new shed to the nearest point on the side and rear property lines and the distance from other structures on the property.	The new site plan shows the shed touching the property line.	Open	10/31/2022	