

Greg Gilbert,

October 1, 2016

In response to your e-mail dated 9-27-16. I agree that the proposed foundation details are unconventional, and the proposed footing would not be appropriate to support a cast in place foundation on soil overburden. However, the IRC Chapter 4 permits the use of wood foundations for buildings with no more than two floors and a roof. The proposed footing will be a continuation of the existing footing, and will be built in the same manner. The existing footing/foundation varies in height to create a level surface to build off of, it will not experience any horizontal loads ie: no back fill on either side of the footing. The existing footing is not reinforced and was poured directly on to the exposed ledge, it is unclear if the existing footing is pinned to the ledge. The proposed footing will be built in similar fashion to the existing footing. The poured concrete on the exposed ledge with its short development height is capable of handling any point load created by this structure. All proposed construction above the top of the footing will follow standard construction for residential exterior walls and therefore is not required to be designed or reviewed by a professional.

In response to "Request for Clarification of Information" Dated: 9/26/16

3. Two basement windows 18" by 30" have been added to the elevation plan to address ventilation in the basement.
4. Bolt details are included on the Typical Cross Section included in the Floor Plan.
5. Header information has been added to the Typical Cross Section included in the Floor Plan.
6. Floor framing is identified on the Floor Plan, a note has been added to require metal hangers for all floor joists connecting into a beam. Roof joist framing has been added to the Elevation Plan as well as ridge information and valley beam information.
7. All sheathing information is included in the Typical Cross Section included in the Floor Plan.
8. Asphalt shingles will be used on the roof and have been identified on the Typical Cross Section included in the Floor Plan.
9. The house will be heated by heat pump and has been identified as a note on the Floor Plan Sheet.
10. The heating system is electric and therefor will not be vented and identified in a note on the Floor Plan Sheet.

Sincerely

Benjamin R. Walden PE