

Silver, Joshua

From: Silver, Joshua
Sent: Monday, July 11, 2011 10:45 AM
To: 'Hernandez Painter Decorator Inc'
Subject: RE: 15 West Irving St project information

Mr. Hernandez:

Thank you for providing me with information about the proposed work at 15 West Irving Street, Chevy Chase. My responses below follow the organization of your letter. After each response I have indicated if a HAWP is required (HAWP required), and if the project is approvable (A) as submitted. Unless otherwise noted after each item, the proposed work as submitted does not require a HAWP and you can proceed with the work immediately. Please use this e-mail as your official approval to complete the work below that is not followed by HAWP required.

Rear Porch:

Remove and replace wooden T & G porch floor with Azek (HAWP required)(A)
Install 8 screen panels with wood framing (HAWP required)(A)
Prime and paint new wood screen framing.

Front Porch Floor:

Remove and replace T & G porch floor with Azek (HAWP required). The HPC requires paintable wood flooring for front elevation porch floors. Please amend your application accordingly. If your scope of work is amended and the replacement material is wood, then NO HAWP would be required.

Siding:

Siding removal and replacement. (HAWP required). The HPC does not generally approve the removal and replacement of original wood siding/shingles. For siding replacement to be considered the applicant must demonstrate what percentage of the siding is deteriorated beyond repair and provide a written conditions assessment that explains the reason(s) why the siding cannot be rehabilitated. The rehabilitation of original siding does not require a HAWP and would be eligible to receive a Montgomery County Historic Preservation Tax Credit. If it is determined the siding can be replaced your selection of premium Cedar Shake wood siding would be appropriate.

Roof:

Remove and replace existing asphalt shingle roof with same material.

Gutter:

Remove and replace 5" aluminum gutters and downspouts with like material.

Rear Deck:

Remove and replace pressure-treated wooden decking with Azek decking. (HAWP required)(A).

Please let me know if you have any questions. For your project to be considered at the August 10th HPC meeting an application needs to be submitted by July 20th. All applications must be delivered to the Department of Permitting Services in Rockville.

Regards,
Josh

Joshua Silver | Senior Planner
Maryland-National Capital Park and Planning Commission
Functional Planning and Policy Division

301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>

Office Location:

1400 Spring Street, Suite 500 W
Silver Spring, MD 20910

Mailing Address:

8787 Georgia Avenue
Silver Spring, MD 20910

Select the image below to see our new Historic Preservation mapping application



From: Hernandez Painter Decorator Inc [mailto:hernande10@aol.com]

Sent: Wednesday, July 06, 2011 5:31 PM

To: Silver, Joshua

Subject: 15 West Irving St project information

Hi Mr. Silver

I apologize for the delay, attached please find the requested information.

I look forward to hearing from you.

Sincerely,
Wilber Hernandez
Hernandez Painter Decorator Inc.
hernande10@aol.com
4216-B Howard Ave
Kensington, MD 20895

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 West Irving Street, Chevy Chase	Meeting Date:	8/17/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/10/11
Applicant:	Michael and Ricki T. Helfer	Public Notice:	8/3/11
Review:	HAWP	Tax Credit:	Partial
		Staff:	Josh Silver

Case Number: 35/13-11Z

PROPOSAL: Screened porch enclosure, alterations to deck and siding replacement

STAFF RECOMMENDATION

Staff is recommending the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1916-27

PROPOSAL

Rear yard porch

The applicants are proposing to customize and install 8' high, screen panels using wooden framing on the existing first floor open rear yard porch that is part of a non-historic addition. The proposed enclosure will match the existing 2nd floor screen porch above that is enclosed with wooden frame screen panels. The existing 4" wide tongue and groove pine porch flooring will be removed and replaced with 4" wide Azek decking.

Siding

The proposed work also includes the repair and/or in-kind replacement of the existing Cedar shake siding on the left, right and rear elevations on the 2nd floor section of the historic massing. Where practicable the siding will be repaired, if replacement is necessary a Cedar shake siding to match the existing will replace the damaged materials. The installation of copper drip edges over the existing windows is also proposed.

Rear yard deck

The existing 2" x 6" pressure treated wood decking on the rear yard deck will be removed and replaced with a tongue and groove style 1" x 6" Azek decking in the same location. There will be no changes to the dimensions of the existing deck as part of the decking removal and replacement project.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997,

①

Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined as follows:

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Decks- should be subject to moderate scrutiny they are visible from the public right-of-way, lenient if they are not.

Exterior trim- (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way lenient scrutiny if it is not.

Porches- should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.

Siding- should be subject to moderate scrutiny if its visible from the public right-of-way, lenient scrutiny

if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the

historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the alterations as proposed.

Rear yard porch- The *Guidelines*, state porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.

The proposed screen panel installation on the 1st story porch is consistent with the style of the existing 2nd story screen porch enclosure and compatibly designed. The alterations are confined to the rear elevation and on a non-historic section of the house. The proposed work will have negligible impact on the streetscape of the historic district.

Siding- Staff supports the proposed repair and in-kind replacement of the existing rotten Cedar shake siding on the historic massing of the house. The proposed work constitutes ordinary maintenance and does not require a Historic Area Work Permit. Staff is reviewing this change because it was submitted as part of the HAWP application.

Rear yard deck- Staff supports the proposed decking removal and replacement project. The proposed work will have negligible impact on the streetscape of the historic district due to its rear yard location. Staff finds the removal and replacement of pressure treated wood decking with Azek as being a compatible new material.

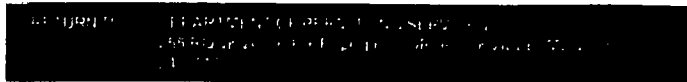
STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP** as being consistent with Chapter 24A-8(b)(1) & (2);

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Isabel Osinaga
Daytime Phone No.: 571 244 3221

Tax Account No.: 02470130
Name of Property Owner: Helper Michael & Ricki T. Daytime Phone No.: 301 652 1063
Address: 15 W Irving St Chevy Chase MD 20815-4218
Street Number City Street Zip Code
Contractor: Hernandez Painter Decorator Inc Phone No.: 240-375 4809
Contractor Registration No.: MA94199
Agent for Owner: Isabel Osinaga Daytime Phone No.: 571 244 3221

LOCATION OF BUILDING/PREMISE

House Number: 15 Street W. Irving St
Town/City: Chevy Chase Village Nearest Cross Street: Connecticut Ave
Lot: 9 Block: 33 Subdivision: 0009
Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 35,000.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent. 07/20/11
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 574881 Date Filed: 7/20/11 Date Issued: _____
Emc

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The legal description of this property is: Chevy Chase Sec 2

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See Attached documents: Attachment A

2. **SITE PLAN** Attachment B

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS** Attachment C

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS** Attachment D

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS** Attachment E

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY** N/A

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS** Attachment F

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

#1574881



THE ENGINEERING RESIDENTIAL ARCHITECTURAL NETWORK

2121 Eisenhower Ave. Suite 200, Alexandria, VA 22314 – Of. (703) 518-3175/Fax. (703) 684-3620

HISTORIC AREA WORK PERMIT (HAWP) DOCUMENTS

PROJECT:

- FLOOR & SIDING REPARATION
- SCREENING OF AN EXISTING PORCH

PROJECT OWNER:

MICHAEL HELFER & RICKI T.

PROJECT ADDRESS:

**15 W. IRVING ST
CHEVY CHASE, MD 20815-4218**

Montgomery County MD

07/20/2011



INDEX

ATTACHEMENT A:

Description of the existing property and proposed project

ATTACHEMENT B:

Site plan

ATTACHEMENT C:

Plans & Elevations

ATTACHEMENT D:

Material Specifications

ATTACHEMENT E:

Photographs

ATTACHEMENT F:

Addresses of adjacent and confronting property owners

ATTACHMENT A

a. DESCRIPTION OF THE EXISTING STRUCTURE(S) AND ENVIRONMENTAL SETTING, INCLUDING THEIR HISTORICAL FEATURES AND SIGNIFICANCE:

- The legal description of this property is under Chevy Chase Sec 2.

b. GENERAL DESCRIPTION OF PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCE(S), THE ENVIRONMENTAL SETTING, AND, WHERE APPLICABLE, THE HISTORIC DISTRICT:

The project description of the project is listed as follows,

Rear Porch:

- Customize and Install 8ft screen panels using 5/4"x3" Spanish Cedar framing & attach black aluminum screen, which will be installed on existing rear first-floor porch to match the existing rear second-floor screened porch. Also prime and paint new wood screen framing to match existing house color. See attachments D and E.
- Remove existing, rotten 4" tongue & groove Pine Flooring material and install 4" AZEK Porch flooring tongue & groove (slate gray color). Color Sample and ICC-ES Evaluation Report as one of the most widely accepted and trusted material are found in Attachment D.

Damaged Siding:

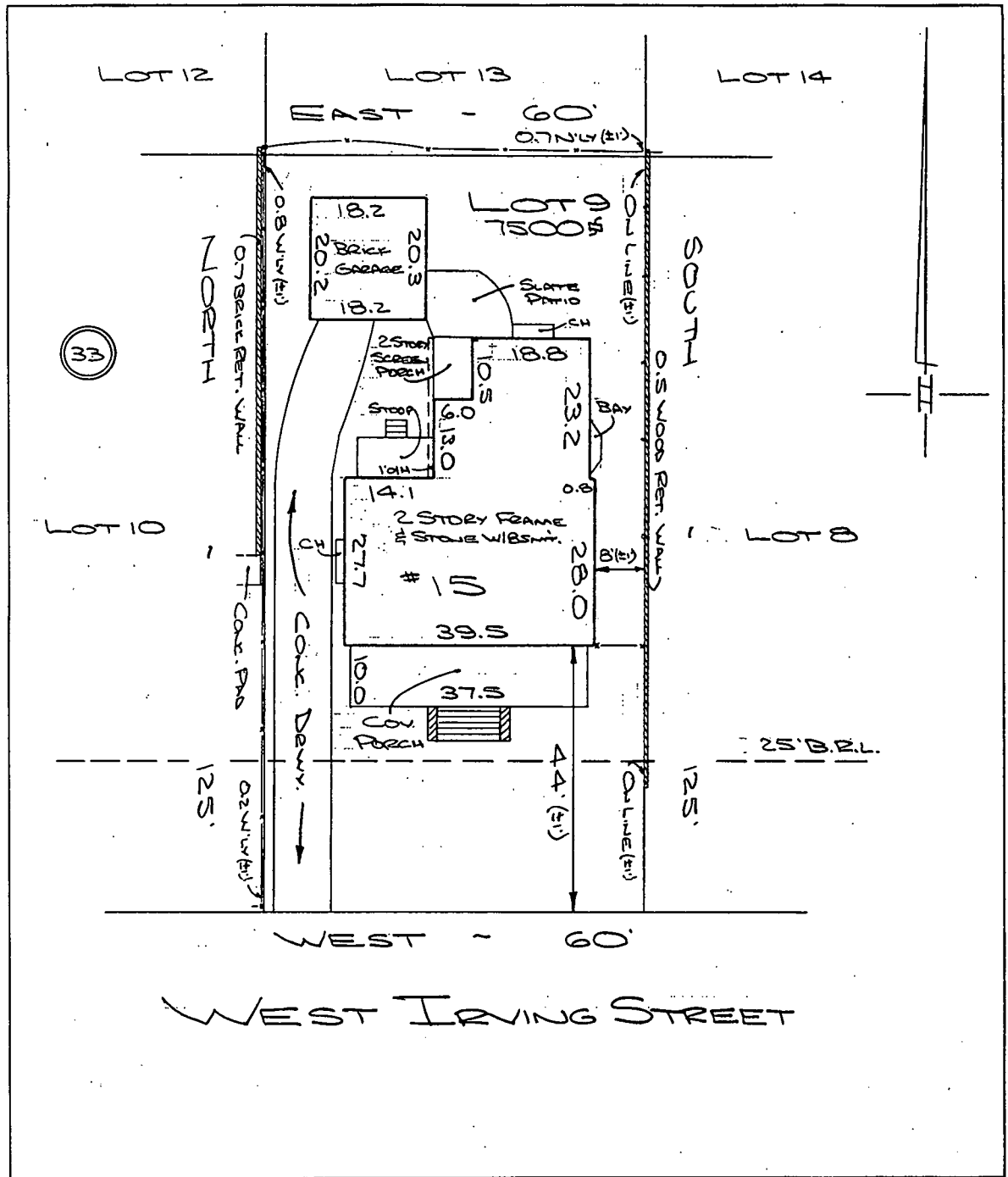
- Repair, replace and haul away existing Rotten Cedar Shake Wood Siding, which will be replaced with Premium Cedar Shake wood siding to match and keep consistency with existing façade of existing main house. *The main goal is to try to keep the existing siding as long as it is not damaged. Attachment E shows the areas that have been damaged, which clearly call for a siding reparation or replacement of the second story of the main house, because this problem could advance to the existing framing and create unsafe living areas.*
- Install Tyvex paper & copper drip edge over windows as required to match and keep consistency with the existing house façade.
- Also repair, replace and haul away existing damaged wood Rake molding along the soffit line of the main house with 1x6 pressure treated wood to match existing one.
- Apply 1 coat of oil base primer and 3 coats of Latex Stain on new installed items to match existing house color.

Rear Deck:

- Remove and haul away existing 2"x6" pressure treated lumber floor and replace with 1"x6" AZEK deck flooring tongue & groove (slate gray color). Color Sample and ICC-ES Evaluation Report as one of the most widely accepted and trusted material are found in Attachment D and E.

ATTACHMENT B

SITE PLAN



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 9 BLOCK 33
 SECTION No. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 Plat 106 Scale 1" = 20'
 CASE: 1040-00 FILE: 64976
 DATE: JUNE 14, 2000

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

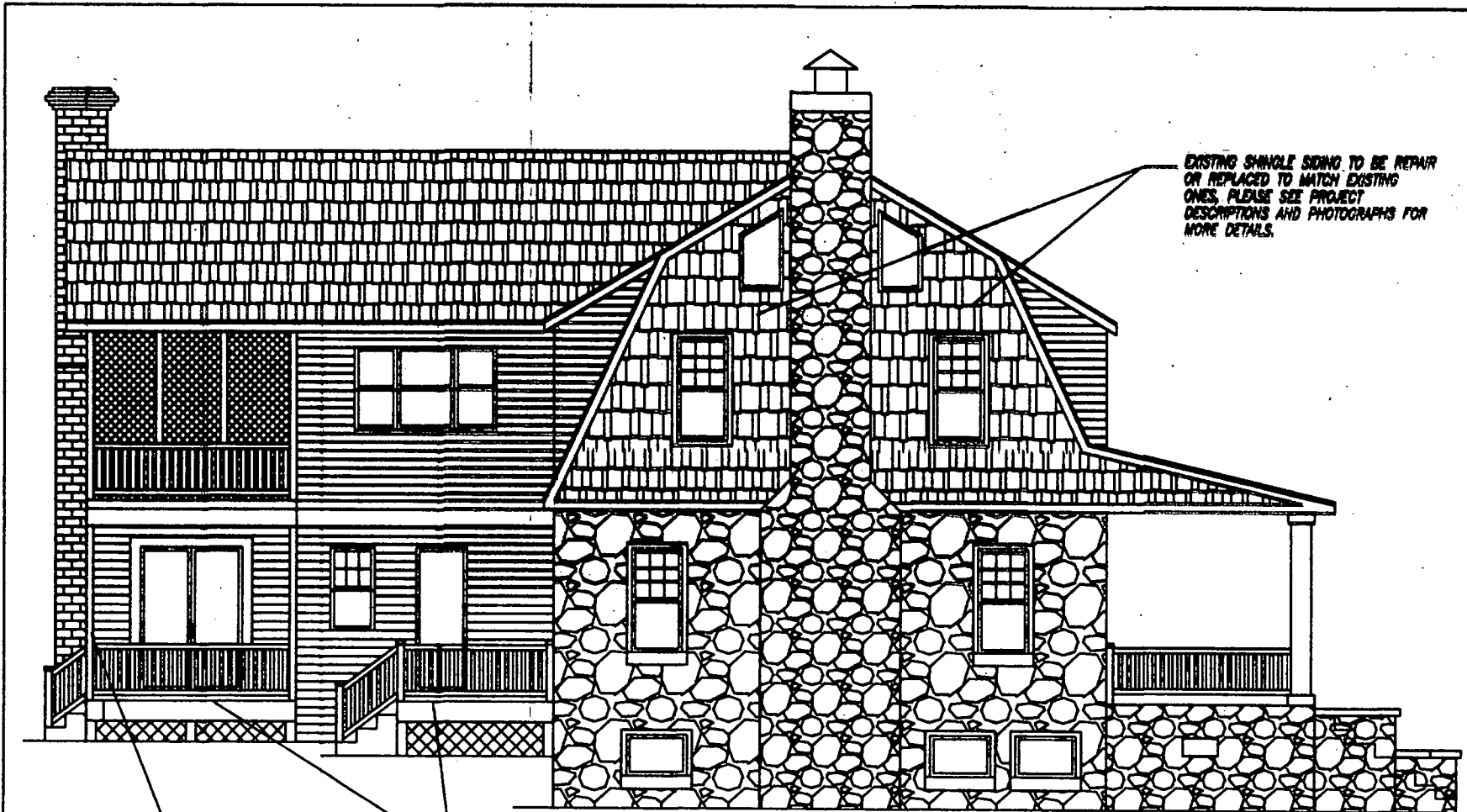
Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522



ATTACHMENT C

PLANS & ELEVATIONS

**(PLAN VIEW ARE EXISTING TO REMAIN/ CHANGES
ON EXISTING ELEVATIONS ARE SHOWN IN THE
EXISTING AND PROPOSED ELEVATIONS)**



EXISTING SHINGLE SIDING TO BE REPAIR OR REPLACED TO MATCH EXISTING ONES. PLEASE SEE PROJECT DESCRIPTIONS AND PHOTOGRAPHS FOR MORE DETAILS.

EXISTING PORCH & DECK FLOOR TO BE REPLACED AS SHOWN IN THE PROJECT DESCRIPTION

EXISTING PORCH TO BECOME A SCREENED PORCH AND MATCH EXISTING ONE IN THE UPPER LEVEL (SEE PROPOSED LEFT ELEVATION)

1 EXISTING LEFT ELEVATION
A-01 SCALE: 1/8"=1'



HELPER
 RESIDENTIAL ADDITION

TITLE: LEFT ELEVATION
 OWNER: MICHAEL & NICOLE HELPER
 ADDRESS: 15 W. IRVING ST.

KEY NOTES:

GENERAL NOTES:

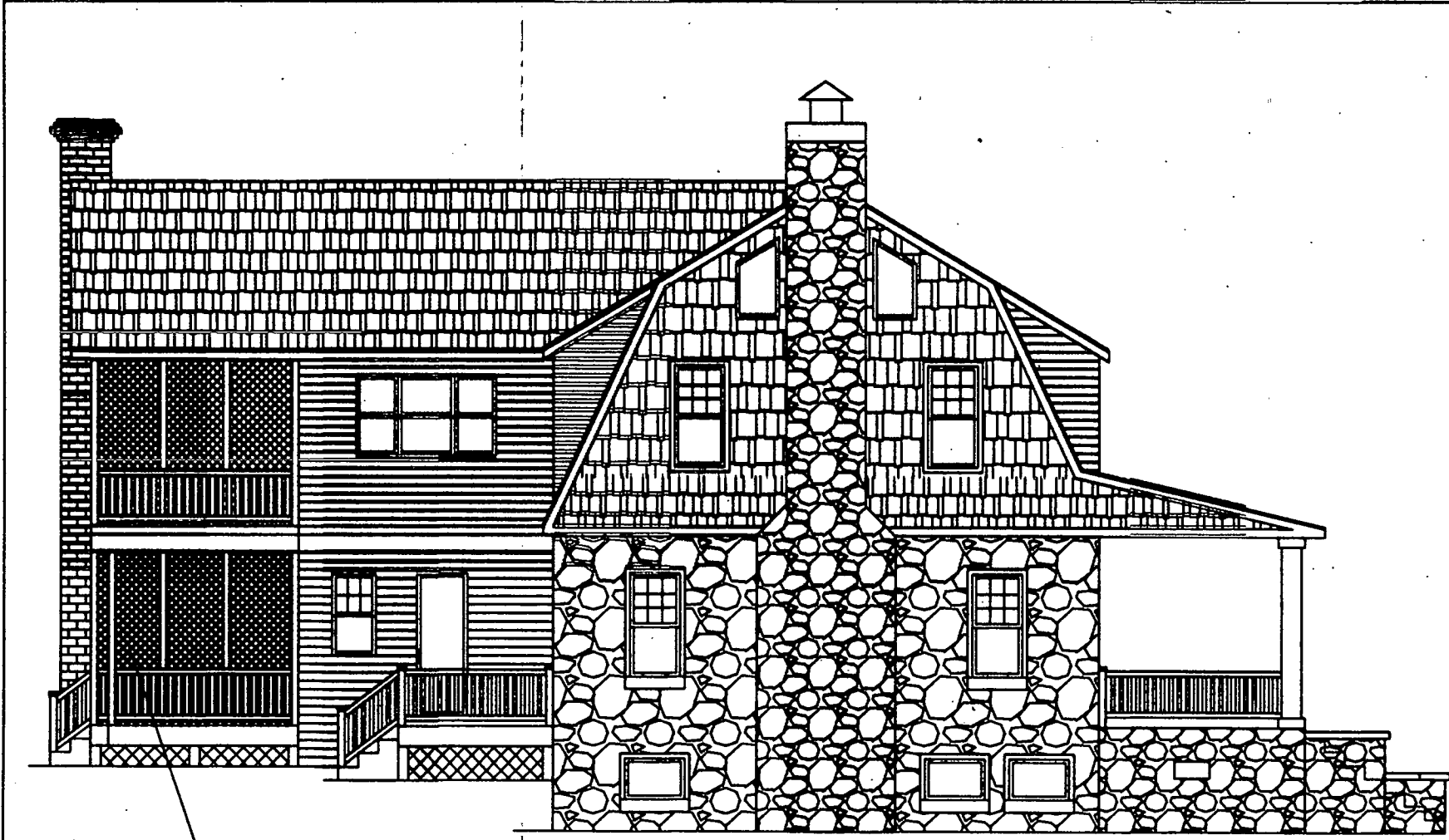
DATE	REVISION

PHONE: (703) 818 3178

SCALE: 1/4" = 1'

A-01

REFERENCE: IRC 2009



PROPOSED SCREENED PORCH MATCHING
EXISTING ONE IN THE UPPER LEVEL

1 PROPOSED LEFT ELEVATION
A-02 SCALE: 1/8"=1'



HELPER
RESIDENTIAL ADDITION

TITLE: LEFT ELEVATION
OWNER: MICHAEL & BOB HELPER
ADDRESS: 15 W. IRVING ST.

KEY NOTES:

GENERAL NOTES:

DATE	REVISION

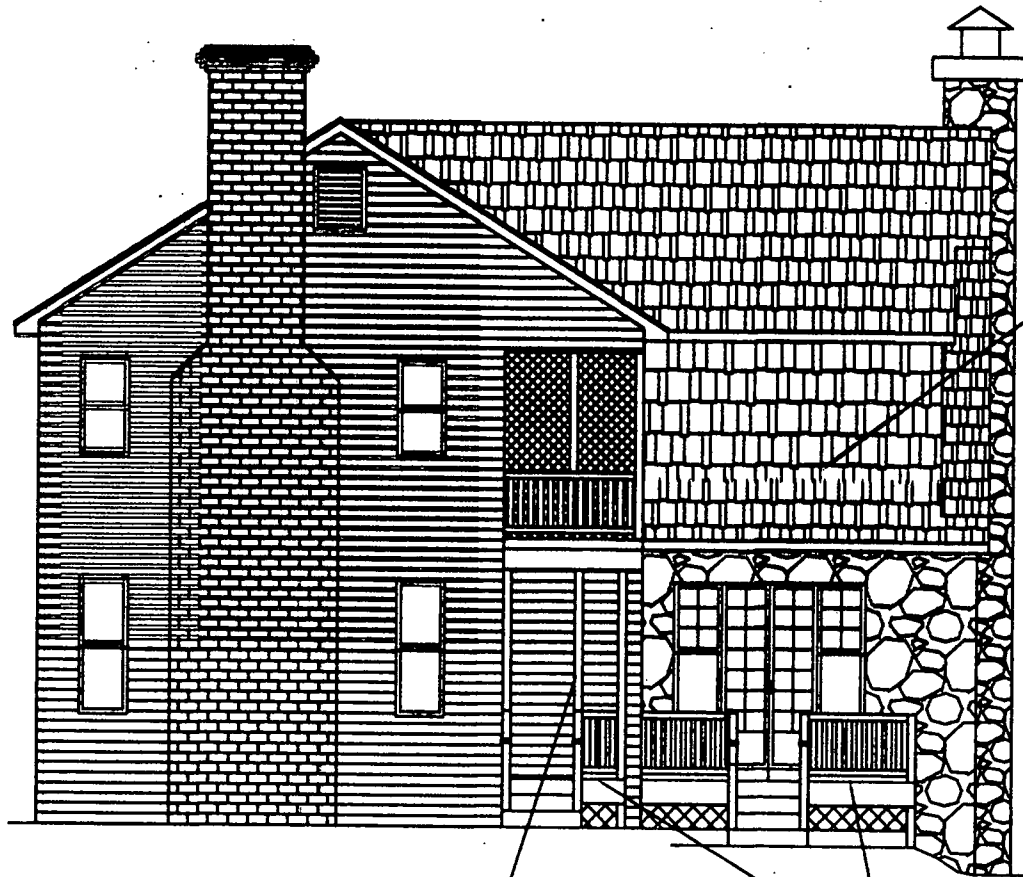
BY: TAYLOR GIBSON
(703) 818 3175

SCALE: 1/8" = 1'

A-02

REFERENCE: RC 2009

PH



EXISTING PORCH TO BECOME A
SCREENED PORCH AND MATCH EXISTING
ONE IN THE UPPER LEVEL (SEE
PROPOSED LEFT ELEVATION)

EXISTING PORCH & DECK FLOOR TO
BE REPLACED AS SHOWN IN THE
PROJECT DESCRIPTION

1 EXISTING REAR ELEVATION
A-03 SCALE: 1/8"=1'



HELPER
RESIDENTIAL ADDITION

TITLE: REAR ELEVATION
OWNER: MICHAEL & NICOLE HELPER
ADDRESS: 15 W. IRVING ST.

KEY NOTES:

GENERAL NOTES:

DATE	REVISION

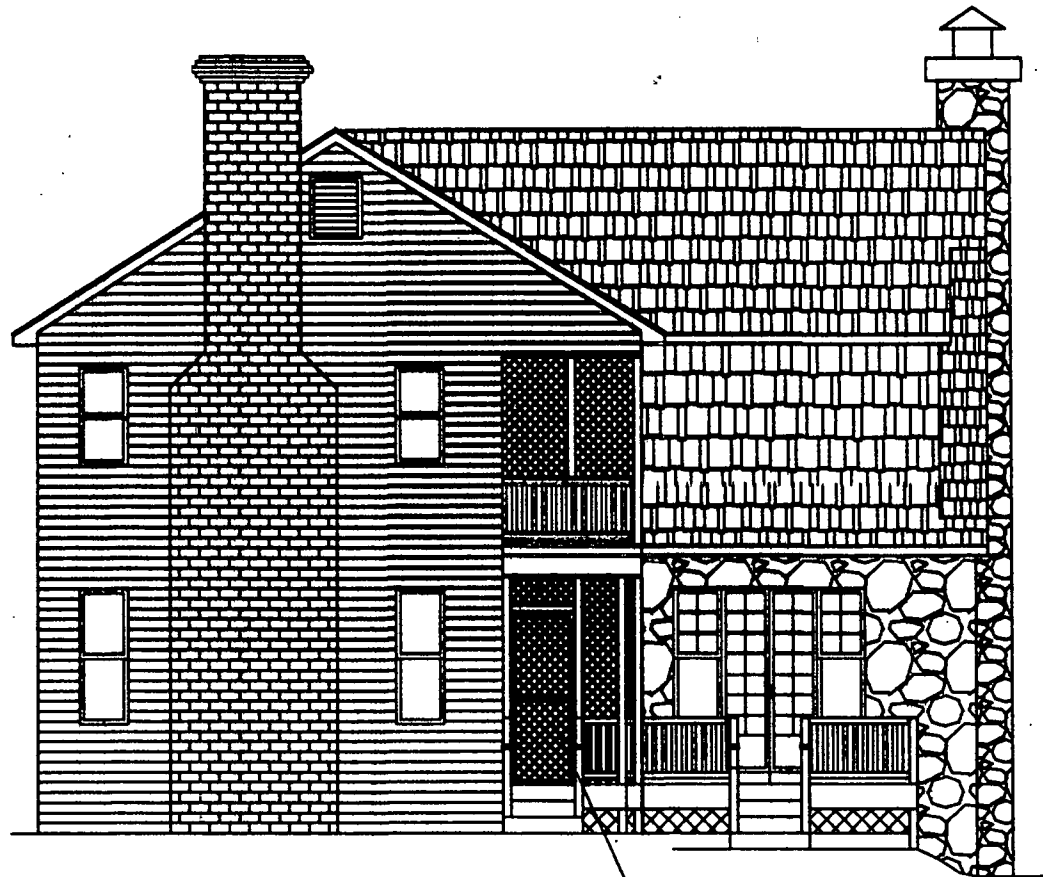
FORM NO. YERGEN 00000
(703) 518-3178

SCALE: 1/8" = 1'

A-03

REFERENCE: IRC 2009

15



PROPOSED SCREENED PORCH MATCHING
EXISTING ONE IN THE UPPER LEVEL

1 PROPOSED REAR ELEVATION
A-04 SCALE: 1/8"=1'



HELPER
RESIDENTIAL ADDITION

TITLE: REAR ELEVATION
OWNER: MICHAEL & NICOLE HELPER
ADDRESS: 15 W. IRVING ST.

KEY NOTES:

GENERAL NOTES:

DATE	REVISION

ATERICAN INC.
(703) 618-3172

SCALE: 1/8" = 1'

A-04

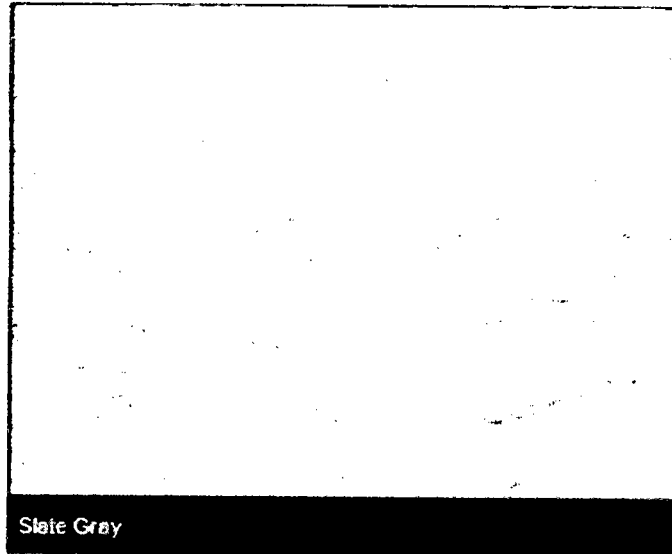
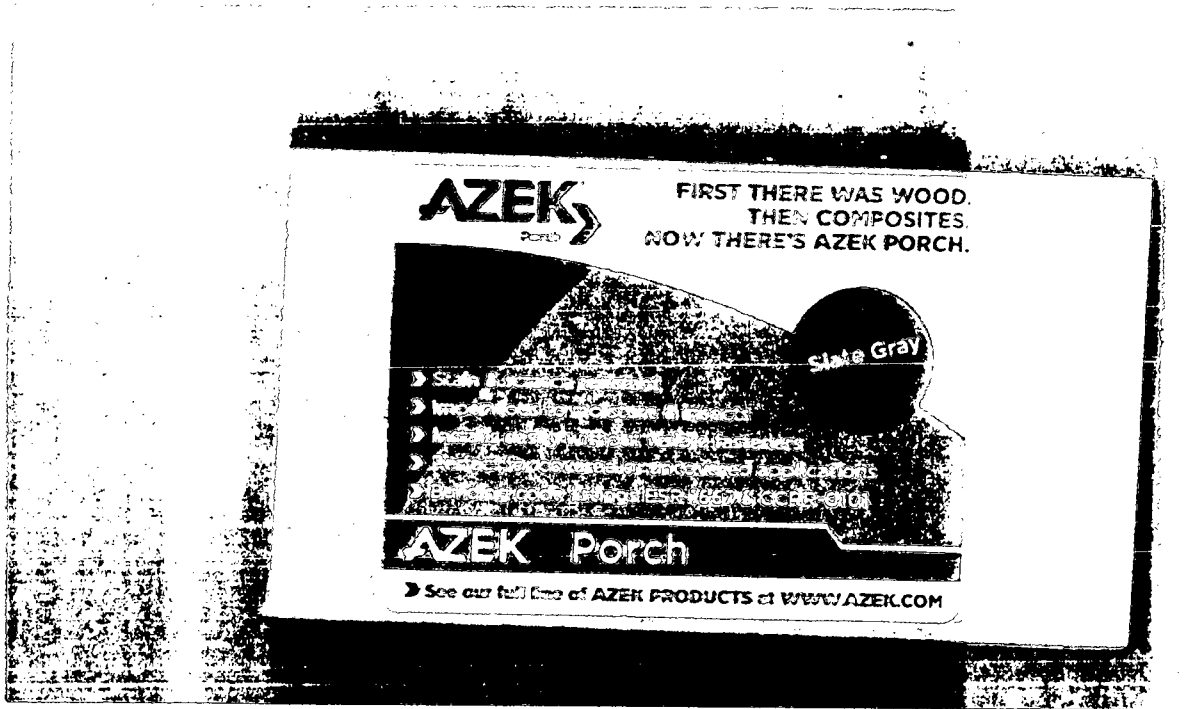
REFERENCING 2009

91

ATTACHMENT D

**MATERIALS &
SPECIFICATIONS**

AZEK FLOORING MATERIAL AND ICC-ES EVALUATION REPORT



ICC-ES Evaluation Report
ESR-1667

Reissued September 1, 2009

This report is subject to re-examination in one year.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 06—WOOD AND PLASTICS
Section: 06500—Structural Plastics
REPORT HOLDER:
AZEK BUILDING PRODUCTS INC.
 801 COREY STREET
 SCRANTON, PENNSYLVANIA 18505
 (570) 558-8000
www.azek.com
EVALUATION SUBJECT
AZEK DECKING SYSTEM
1.0 EVALUATION SCOPE
Compliance with the following codes:

- 2006 International Building Code® (IBC)
- 2006 International Residential Code® (IRC)

Properties evaluated

- Structural
- Durability
- Surface-burning Characteristics

2.0 USES

The AZEK Decking System is used as deck boards for exterior balconies, porches, and decks of buildings of Type V-B (IBC) construction or buildings constructed in accordance with the IRC.

The $\frac{5}{8}$ -inch-thick-by-6-inch-wide (38.1 mm by 152.4 mm) and $\frac{5}{8}$ -inch-thick-by- $3\frac{1}{2}$ -inch-wide (38.1 mm by 89 mm) tongue-and-groove AZEK deck boards are limited to exterior use as stair treads of buildings of Type V-B (IBC) construction or buildings constructed in accordance with the IRC.

3.0 DESCRIPTION
3.1 General:

The AZEK Decking System is produced from a solid composite material consisting of cellular vinyl and agrifibre. The decking is mono-extruded, and is manufactured in nominally by $\frac{5}{8}$ -inch-thick-by- $3\frac{1}{2}$ -inch-wide [actually 1 inch by $3\frac{1}{2}$ inches (25.4 mm by 89 mm)], $\frac{5}{8}$ -inch-thick-by- $3\frac{1}{2}$ -inch-wide (38.1 mm by 89 mm) tongue-and-groove porch board [actually 1 inch by $3\frac{1}{8}$ inches (25.4 mm by 80 mm)], $\frac{5}{8}$ -inch-thick-by-6-inch-wide (38.1 mm by 152.4 mm) [actually 1 inch by $5\frac{1}{2}$ inches (25 mm by 140 mm)]. The deck boards are available in 12-, 16-, or 20-foot (3.7, 4.9 and 9.2 m) lengths. The decking is manufactured in five

colors: white, slate, brownstone, clay and ivory. See Figure 1.

3.2 Durability:

When subjected to weathering, insect attack and other decaying elements, the material used to manufacture the AZEK Decking System is equivalent in durability to preservative-treated or naturally durable lumber when used in locations described in Section 2.0 of this report. The AZEK Decking System has been evaluated for structural capacity when exposed to temperatures between -20°F (-29°C) and 125°F (52°C).

3.3 Surface-burning Characteristics:

When tested in accordance with ASTM E 84, the AZEK Decking System has a flame-spread index of no greater than 200.

4.0 DESIGN AND INSTALLATION
4.1 General:

Installation of AZEK decking must comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions must be available at the jobsite at all times during installation. When instructions contained in the manufacturer's published installation instructions differ from this report, this report governs.

4.2 Deck Boards:

4.2.1 Structural: The AZEK deck boards have allowable capacity when installed at a maximum center-to-center spacing of the supporting construction as prescribed in Table 1.

4.2.2 Installation: The AZEK deck boards must be installed perpendicular to the supporting construction. The AZEK deck boards that are installed end-to-end must be tight-fitted together when installed at temperatures above 32°F (11°C), and have a $\frac{1}{16}$ -inch gap (1.6 mm) when installed below 32°F (11°C). The end of each deck board must be supported by a joist. Where decking butt joints occur, double joists must be provided, and/or two screws must be installed a minimum of $\frac{1}{4}$ inch (6.3 mm) and a maximum of $\frac{1}{2}$ inch (12.7 mm) from ends of each abutted board.

4.2.3 Deck Boards Used as Stair Treads: The AZEK deck boards, when used as stair treads, are satisfactory to resist the code-prescribed concentrated load of 300 lbf (11.33 kN) when installed at a maximum, perpendicular, center-to-center spacing of the supporting construction as given in Table 2. See footnotes to Table 2 and Figure 2 for additional supports required under the deck boards.

4.2.4 Fasteners: The AZEK deck boards must be fastened with two No. 7 by 2¹/₄-inch-long (57.2 mm) stainless steel screws at each supporting wood member having a minimum specific gravity of 0.50. The minimum edge and end distance for fasteners is ¹/₄ inch (6.3 mm) to ³/₂ inch (12.7 mm) from any end of deck board.

5.0 CONDITIONS OF USE

The AZEK deck boards described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 This product is limited to exterior use as deck boards for balconies, porches, decks, stair treads and similar appendages of buildings of Type V-B (IBC) construction and buildings constructed in accordance with the IRC.
- 5.2 Installation must comply with this report, the manufacturer's published instructions and the applicable code. Only those fasteners and fastener configurations described in this report have been evaluated for the installation of the AZEK deck boards.
- 5.3 The use of the deck boards as components of a fire-resistance-rated assembly is outside the scope of this report.
- 5.4 The compatibility of the fasteners with the supporting construction, including chemically treated wood, is outside the scope of this report.
- 5.5 Deck boards must be directly fastened to supporting construction. Where required by the code official, engineering calculations and construction documents consistent with this report must be submitted for

approval. The calculations must verify that the supporting construction complies with the applicable building code requirements and is adequate to resist the loads imparted upon it from the products and systems described in this report. The documents must contain details of the attachment to the supporting structure consistent with the requirements of this report. The documents must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5.6 Adjustment factors outlined in the AF&PA National Design Standard (NDS) and applicable codes do not apply to the allowable capacity and maximum spans for the AZEK Decking System.

5.7 The AZEK Decking System is produced in Foley, Alabama, and Scranton, Pennsylvania, under a quality control program with inspections by Architectural Testing Inc. (AA-676).

6.0 EVIDENCE SUBMITTED

Data in accordance with applicable portions of the ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails) (AC174), dated February 2008 (editorially revised April 2008).

7.0 IDENTIFICATION

The deck boards described in this report are identified by a label, on each individual piece or on the packaging, bearing the AZEK Building Products name, the AZEK Decking System name, the name of the inspection agency (Architectural Testing Inc.) and the evaluation report number (ESR-1667).

TABLE 1—DECK BOARD SPAN RATINGS

PRODUCT NAME	MAXIMUM SPAN ¹ (inches)	ALLOWABLE CAPACITY ² (lb/ft ²)
⁵ / ₈ -inch-by-6 inch deck board	16	100
³ / ₄ -inch-by-3 ¹ / ₂ -inch deck board	16	100
³ / ₄ -inch-by-3 ¹ / ₂ -inch tongue-and-groove porch board	16	100

For S_t: 1 inch = 25.4 mm; 1 lb/ft² = 47.9 Pa.

¹Maximum span is measured center-to-center of the supporting construction.

²Maximum allowable capacity is adjusted for durability. No further increases are permitted.

TABLE 2—MAXIMUM STAIR TREAD SPANS¹

DECK BOARDS USED AS STAIR TREADS	MAXIMUM SPAN (inches)
⁵ / ₈ -inch-by-6 inch deck board ²	17.25
³ / ₄ -inch-by-6 inch deck board ³	9
³ / ₄ -inch-by-6 inch deck board ⁴	24
³ / ₄ -inch-by-3 ¹ / ₂ -inch tongue-and-groove porch board ⁵	11

For S_t: 1 inch = 25.4 mm; 1 lb/ft² = 47.9 Pa.

¹Based on a minimum 2-span installation.

²Maximum span is measured center-to-center of the supporting construction. A treated Southern pine 2-by-6 installed flatwise between the stringers and directly beneath the deck board using Simpson A23 connectors attached with hot galvanized 10d by 1¹/₂-inch joist hanger nails.

³Maximum span measured center-to-center of the supporting construction with no additional support.

⁴Maximum span measured center-to-center of the supporting construction with a treated 2-by-4 support under each tread attached with two 0.131-inch-diameter-by-3¹/₂-inch-long round drive framing nails.

⁵Maximum span measured center-to-center of the supporting construction with no additional support.

20

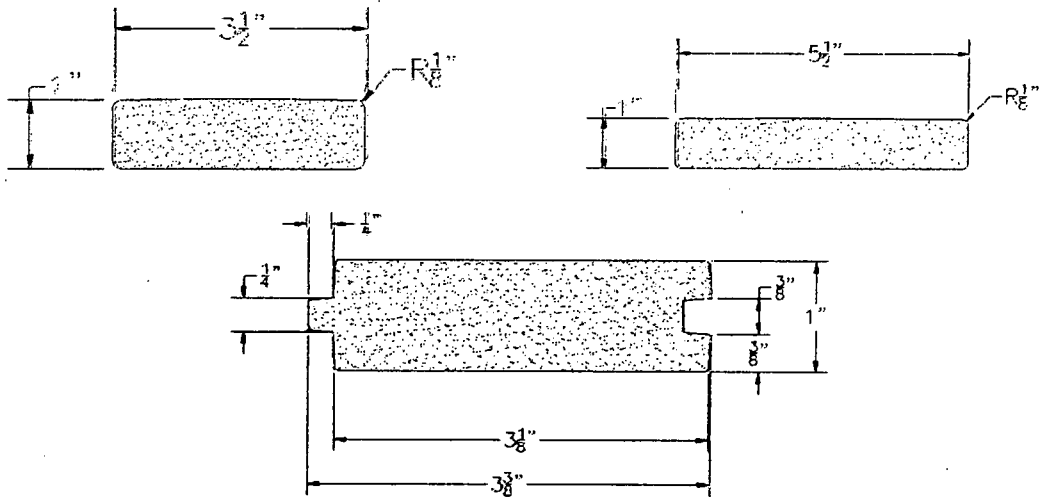
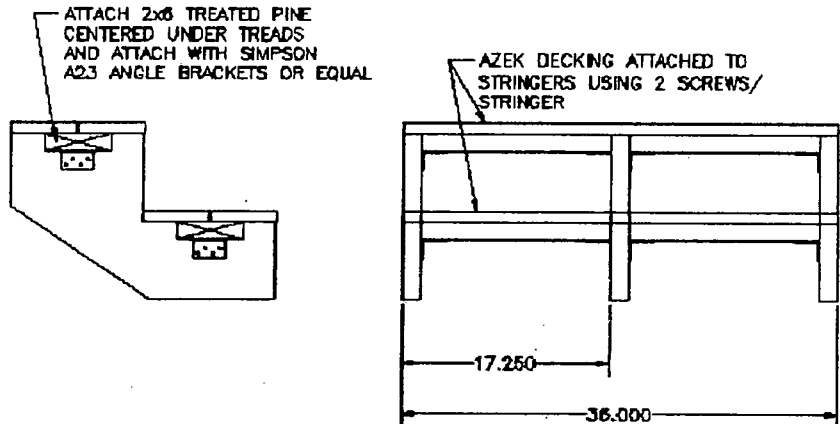
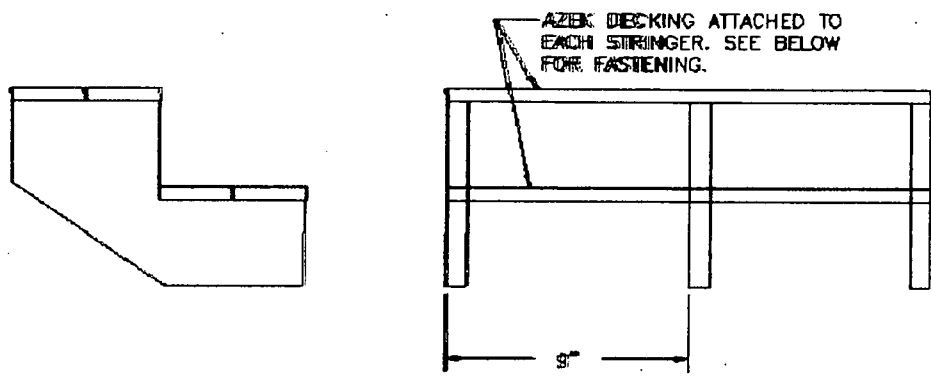


FIGURE 1—AZEK DECK BOARD PROFILES



BOARD TYPE	MAX. SPAN	FASTENING
1x5-1/2 DECK BOARD	17.25 INCHES	ATTACH SUPPORT USING SIMPSON A23 (OR EQUAL) BRACKET W/10d x 1-1/4" JOIST HANGER NAILS.

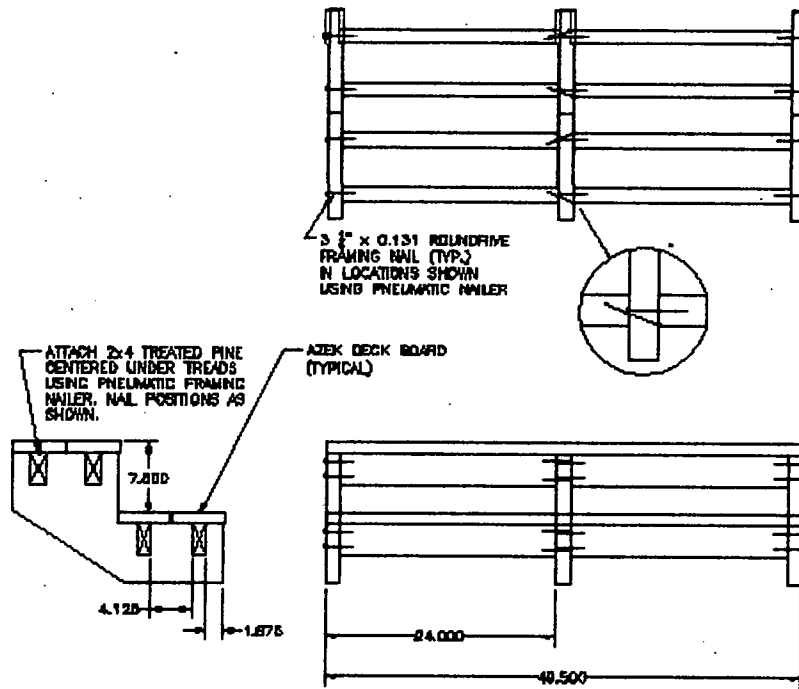
STAIR TREAD INSTALLATION WITH ADDITIONAL SUPPORT (MINIMUM TREAD LENGTH IS 36")



BOARD TYPE	MAX. SPAN	FASTENING
1x5-1/2 DECK BOARD	36 INCHES	TWO #7 x 2 1/4" DECK SCREWS EACH STRINGER

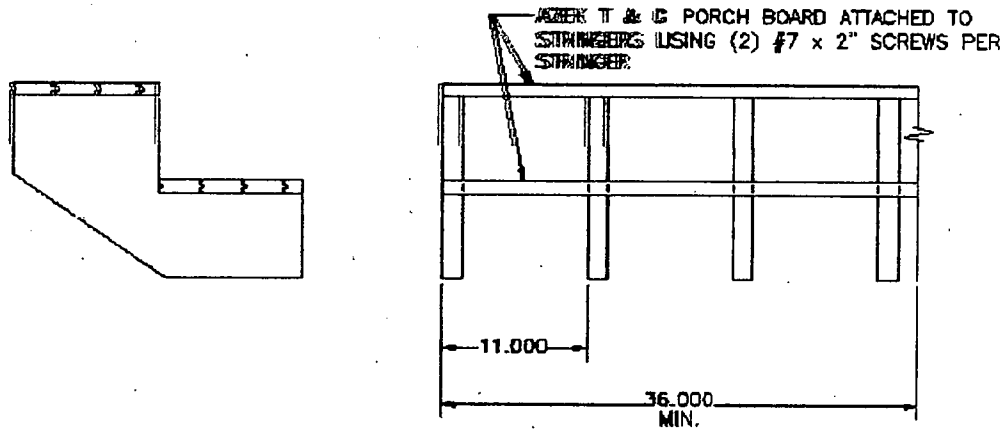
STAIR TREAD INSTALLATION WITH NO ADDITIONAL SUPPORT (MINIMUM TREAD LENGTH IS 36")

FIGURE 2—STAIR CONSTRUCTION DETAILS



BOARD TYPE	MAX. SPAN	FASTENING
1x3-1/2 DECK BOARD	24 INCHES	ATTACH SUPPORTS W/ 3/4" x 0.131 ROUND-RIVE FRAMING NAILS.

STAIR TREAD INSTALLATION WITH NO ADDITIONAL SUPPORT
(MINIMUM TREAD LENGTH IS 26")



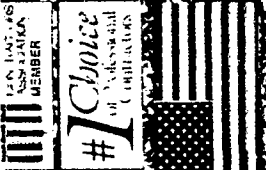
BOARD TYPE	MAX. SPAN	FASTENING
1x3-1/2 PORCH BOARD	11 INCHES	ONE #7 x 2" TRIM HEAD SCREW THRU TONGUE. END BOARDS RECEIVE AN EXTRA SCREW THRU FACE.

STAIR TREAD INSTALLATION WITH NO ADDITIONAL SUPPORT
(MINIMUM TREAD LENGTH IS 36")

FIGURE 2—STAIR CONSTRUCTION DETAILS (Continued)

22

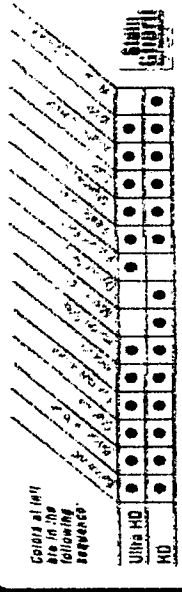
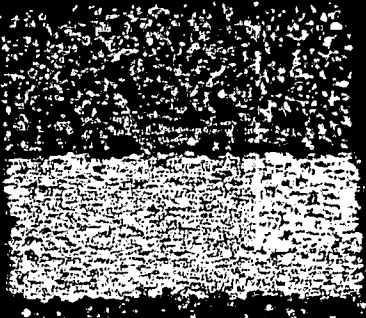
TIMBERLINE® SHINGLES



www.gar.com

1-800-451-4663

CEDR SHAKE WOOD SIDING



ULTRA HD (NEW) HD (OLD) 2011 VP (UPPER)

TIMBERLINE ULTRA HD
EXCEEDS WITH DEFINITION™
 (Formerly Called Timberline® Populatus™ (Elikena))

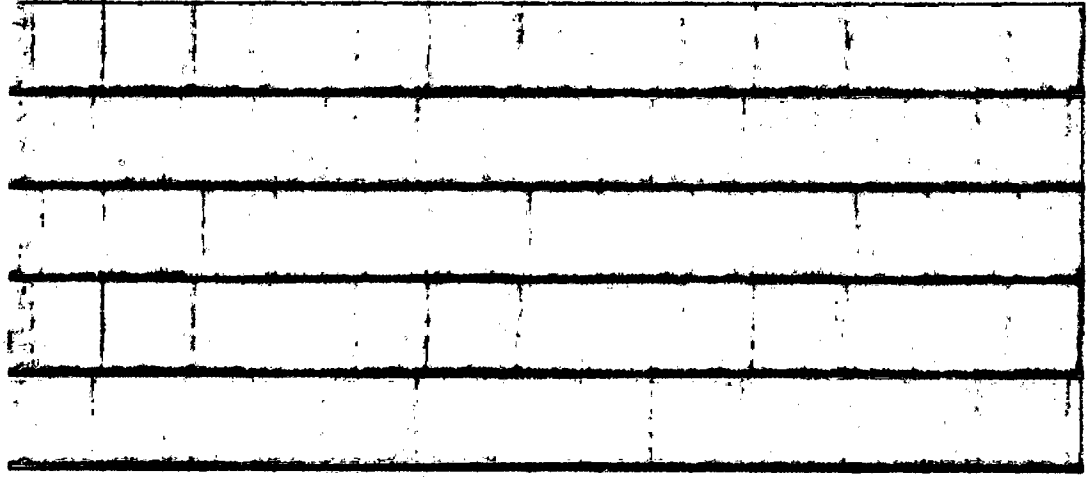
Up to **61% Thicker**
 Than Standard Architectural
 Shingles!



TIMBERLINE HD™
EXCEEDS WITH DEFINITION™

(Formerly Called Timberline® Populatus™ 300)

Value And Performance
 In A Genuine Wood Shake Look



23

Certi-label Restoration Projects Product and Application Summary

The Cedar Shake & Shingle Bureau ("CSSB") is the non-profit industry association that represents Certi-label™ brand cedar shakes and shingles. Founded in 1915, the CSSB administers a quality assurance program, provides marketing services, works with building code updates, and protects the viability of the industry. Certi-label products are

available for both roofing and sidewall applications. Product selection includes Forest Certified, pressure impregnated fire-retardant treated, or pressure impregnated preservative-treated. Technical assistance, literature, and informational seminars are some of the helpful services offered. Please contact the CSSB for the field office closest to you.



Historical Applications Accuracy

It is of prime importance to replicate the original building. A challenge comes with finding historically accurate products and meeting current building codes. Years ago, people did not use products such as plastic shakes, vinyl siding, and concrete tiles. Wood was the building material of choice, and wise project leaders are still specifying wood. The CSSB can help with period-correct specification of cedar shakes or shingles, assist with application information, and source the proper finishing products relevant to the era of specific historical projects. The CSSB also has contacts in the building official community and highly recommends you contact them for project approval guidelines, possibly including variances for specific historical projects.

Custom Dimensions Available

CSSB member manufacturers offer specialty products to meet the needs of historic project managers. Dimensions that exceed "stock" sizes can be sourced through the CSSB's extensive member network. Key historical products that are available:


- Tapersplit shakes, in various lengths up to 36" and beyond
- Straight Split shakes, in various lengths up to 36" and beyond (Straight Split shakes are also known as Barn shakes)
- Shingles are available in various thicknesses upon request

Tips for Specifying Historical Projects

One needs to be historically accurate, though some replications are specific to the period and not necessarily to the date of the building. One can often determine the type of application by searching the building (such as the attic) for pieces of material from original construction, asking family and neighbors, or using historical photographs.

- Avoid Handsplit products for historical applications as they are not time-period correct. Handsplit shake machines were not available until approximately 1935. Prior to 1935, shakes were hewn using the traditional mallet and froe
- Shingle machines have been in existence since about 1835, developed by shakers in Maine and New Hampshire
- Consider using Straight Split shakes (barn shakes) and Tapersplit shakes for authenticity. Oversized Straight Split shakes and Tapersplit shakes are acceptable as indicated by the spacing on the nailing strips, old photographs, or project samples
- Once weathered, Alaskan Yellow Cedar is similar in color to Cypress and Juniper. Also it will weather a silver gray that is approximately the same as White Oak. All of these products are representative of the Colonial Era, depending upon location

Free literature is available to interested parties. Please contact the CSSB for details:

 **Cedar Shake & Shingle Bureau**
TEL: 604-820-7700
FAX: 604-820-0266
www.cedarbureau.org
info@cedarbureau.com

US Address
 PO Box 1178
 Sumas, WA 98295-1178

Canadian Address
 #2 - 7101 Home St
 Mission, BC V2V 7A2

Tips for Installing Historical Products

- Shingle and shake installation should be three ply buildup without felt paper
- Use nailing strips not solid deck sheathing
- Antique sheathing boards were rough sawn which leads to an uneven decking surface. Plywood/OSB panels are not authentic
- Ridge air flow products are not historically authentic
- Use hand nailing rather than any kind of power fasteners. Do not use staples

District Manager Assistance

- The CSSB offers assistance from knowledgeable District Managers who have extensive backgrounds in product selection, installation, finishing, and maintenance. CSSB District Managers share correct information that is not clouded by market misperceptions. Their services include:
- Seminars for architects, National Park Service, historical societies, and a variety of other audiences
 - AIA Continuing Education Unit seminars
 - Guidance on correct historical product and installation procedures
 - Historical roofing/siding material accessory assistance
 - Help with sourcing unusual sized products
 - Promotional photo opportunities for completed projects

ATTACHMENT E

PHOTOGRAPHS



REAR PORCH PHOTOGRAPHS: EXISTING REAR PORCH TO BE SCREEN TO MATCH EXISTING ONE IN THE UPPER LEVEL



ELEVATIONS PHOTOGRAPHS: ELEVATIONS, WHICH REQUIRED SIDING REPARATION OR REPLACEMENT

Left Side Elevation:



Existing wall siding in the main house is mostly damage as you could appreciate on these pictures.

Right Side Elevation:

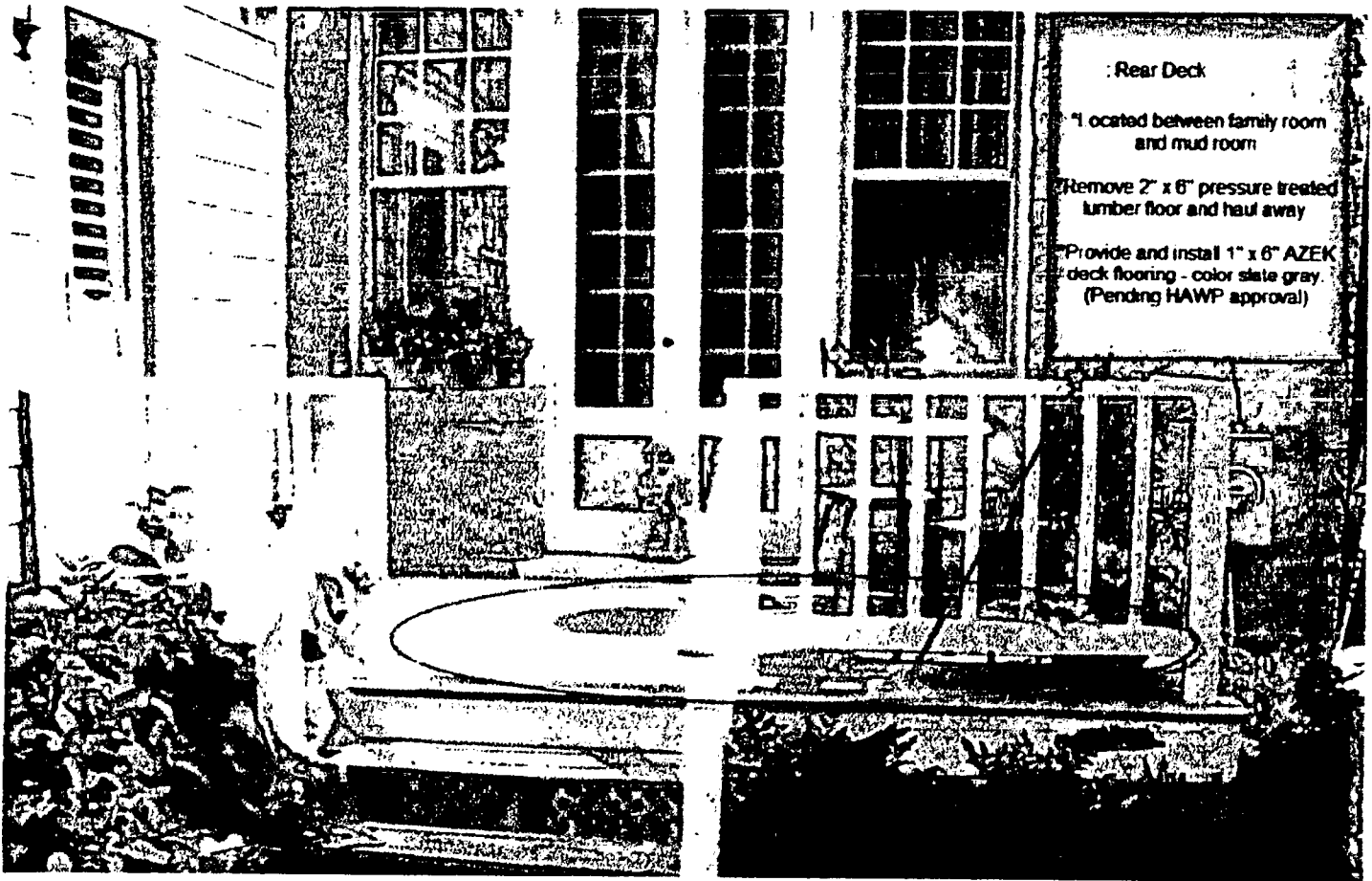


Existing wall siding in the main house is mostly damage as you could appreciate on these pictures.

Front Elevation: It is also mostly damaged as shown on bottom picture.



REAR DECK PHOTOGRAPHS:



Existing rear deck to remain and have the flooring changed as shown in the project description.

ATTACHMENT F

**ADDRESSES OF ADJACENT AND
CONFRONTING PROPERTY
OWNERS**

PROJECT OWNER: MR. & MRS. MICHAEL HELFER

PROJECT ADDRESS: 15 WEST IRVING STREET
CHEVY CHASE, MD 20815

ADJACENT AND CONFRONTING PROPERTY OWNERS AND ADDRESSES:

Mr. & Mrs. Robert Elliott Or Current Resident 17 West Irving Street Chevy Chase, MD 20815	Mr. & Mrs. Henry Dudley Or Current Resident 13 West Irving Street Chevy Chase, MD 20815
Mr. Ephraim Jacobs Or Current Resident 16 West Kirke Street Chevy Chase, MD 20815	Mr. & Mrs. Charles Ingersoll Or Current Resident 15 Magnolia Parkway Chevy Chase, MD 20815

NOTE: KEY MAP SHOWS LOCATIONS OF THE ABOVE MENTIONED PROPERTIES.

KEY MAP

