



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: August 29, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1084457 - Roof Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Keith Milne, William Malloy
Address: 9904 Capitol View Ave, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Laura DiPasquale at 301.495.2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laura DiPaola on _____. The approval memo and stamped drawings follow.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1084457
DATE ASSIGNED 8/28/24

APPLICANT:

Name: KEITH MILNE, WILLIAM MAHOY E-mail: milnekeith25@gmail.com
Address: 9904 CAPITOL VIEW AVE City: SILVER SPRING Zip: 20910
Daytime Phone: (202) 306-3481 Tax Account No.: 00995068

AGENT/CONTACT (if applicable):



REVIEWED

By Laura DiPasquale at 10:43 am, Aug 29, 2024

Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M:31-7

Is the Property Located within an Historic District? Yes/District Name CAPITOL VIEW PARK
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 9904 Street: Capitol View Avenue

Town/City: Silver Spring Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent Date 08/27/2024

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

9904 CAPITOL VIEW AVE
SILVER SPRING MD 20910

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

9902 CAPITOL VIEW AVE
SILVER SPRING MD 20910

9906 CAPITOL VIEW AVE NE
SILVER SPRING MD 20910

9905 CAPITOL VIEW AVE
SILVER SPRING MD 20910

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is a 7,500 square foot lot sloping to the rear, and includes the original 1,400 square foot house and original shed.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Reshingle, no structural change.

REVIEWED

By Laura DiPasquale at 10:43 am, Aug 29, 2024

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Montgomery County

Historic Preservation Commission



Work Item 1: Roof

Description of Current Condition:

- age unknown
- lifting shingles
- streaking.
- fading.
- 3 tab shingle.

Proposed Work:

- reshingle
- no structural change

REVIEWED
By Laura DiPasquale at 10:44 am, Aug 29, 2024

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Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:



Southern National Roofing
6700 Alexander Bell Drive
Suite 224
Columbia, MD 21046
www.southernnational.com
Phone: 919.769.2160
info@southernnational.com
MHIC UC: 96953

Today, 08/26/2024 ,
Southern National is entering into a
contract with KEITH MILNE
to remodel property located at the
following address: 9904 Capitol View
Ave
Silver Spring MD 20910
Phone 1: 202-306-3481, 202-375-9007
Email Address:
milnekeith25@gmail.com,
malloyw2@gmail.com

Secondary Customer information

Secondary Customer	William Milloy
Secondary Customer phone number	202-375-9007
Secondary Customer email address	Malloyw2@gmail.com

1. Scope of work

Southern National to furnish necessary materials and:

A.

- 1. Remove 1 layers of shingles and underlayment
- 2. Inspect wood sheathing
- 3. Reflash all necessary and accessible areas
- 5. Install the following Shingle: Timberline
- 6. In this color: Charcoal
- 7. Install Weather Watch Ice and Water Shield on all eaves and in all valleys
- 8. Install Pro-start Starter Shingles on all eaves and rakes
- 9. Install Cobra Snow Country Ridge Vent
- 10. Install Timbertex Seal-a-ridge Hip & Ridge Caps in matching color Charcoal
- 11. Install Drip Edge on all Eaves/Rakes in Color: White
- 12. Remove all roofing debris and magnet sweep yard
- 13. Includes Product Warranty: Lifetime (50 years)
- 14. Includes Labor Warranty: Lifetime (50 years)
- 15. Does contract include any out buildings: Yes

Squares/Size of Out Building if applicable 5 Squares

16. Special Instructions:

A bracket on front of house - please remove. The shed / cottage roof is being replaced with same shingles as the house.
Deck top roof is not part of the project. 50 ft of plank board for free.

satellite

B.

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CHARCOAL



Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™ sealant** pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration². Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Product details:

- Product/System Specifics**
- Fiberglass based construction
 - **Dimensions (approx.)** 13 1/8" x 39 1/8" (337 x 1,000 mm)
 - **Exposure** 5 5/8" (143 mm)
 - **Bundles/Square** 3
 - **Pieces/Square** 64
 - **StainGuard Plus™ Algae Protection² Limited Warranty**
 - **Hip/Ridge** TimberTex® TimberCrest®; Seal-A-Ridge®; Z-Ridge®; RigGloss™⁴
 - **Starter** Pro-Start™; QuickStart™; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class 4
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁵
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Report ESR-1475 and ESR-3257
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC. Can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty* see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square-foot deck using standard 4-in-11 nailing pattern under controlled laboratory conditions. Actual results may vary.

³ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

⁴ 15-year WindProven™ Limited Wind Warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection Ridge Cap Shingles, and Lock Starter or Air Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

⁵ Results to ensure compliance with Florida Building Code, Chapter 6, Part 9, Section 905.1.2.1, for use of Class F roof coverings on low-slope roofs. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

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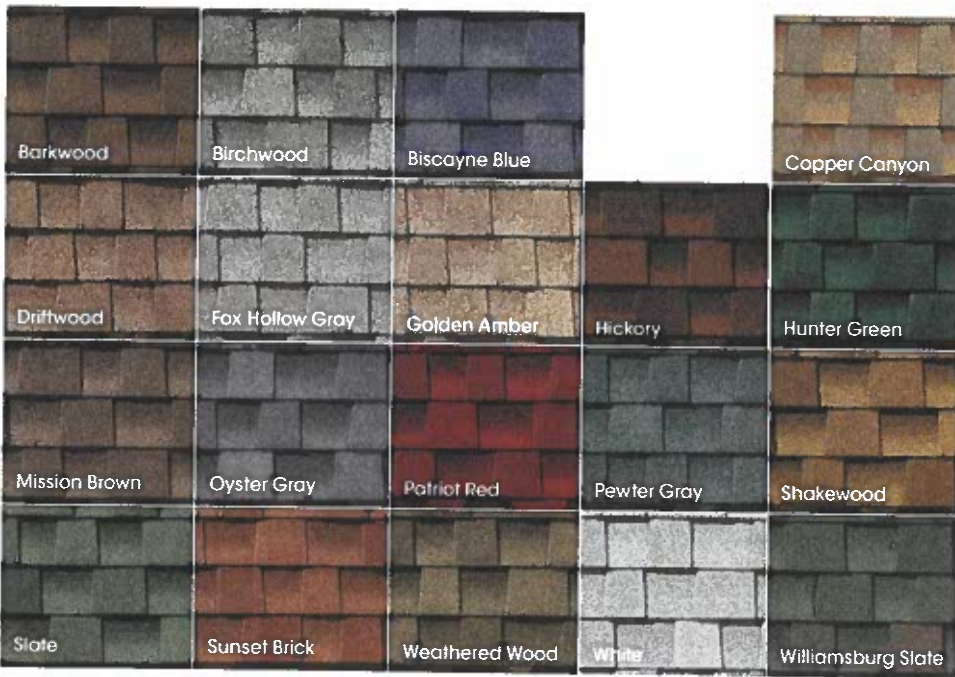
¹⁰ See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

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Colors:



Harvest Blend Colors⁵



REVIEWED

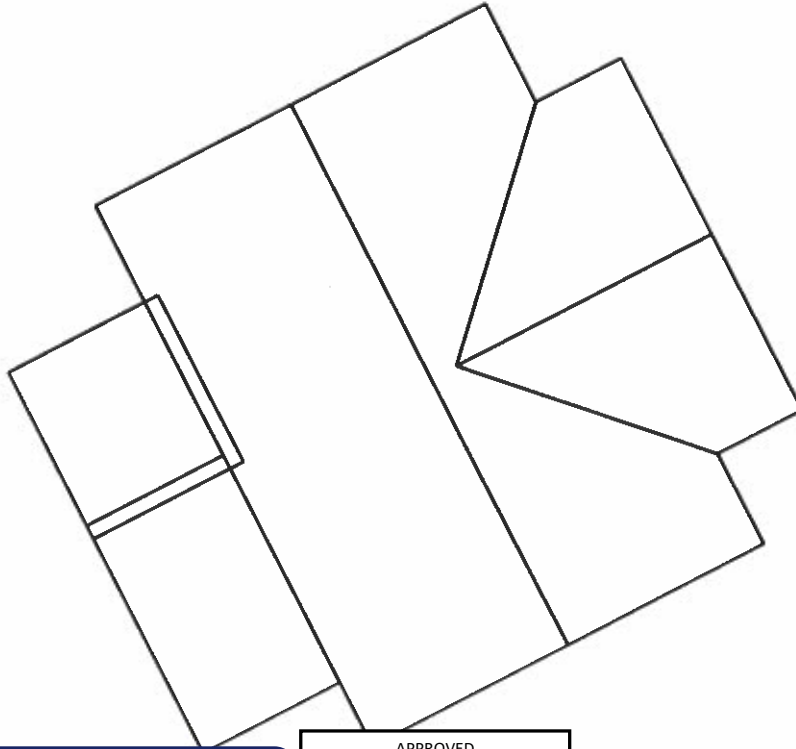
By Laura DiPasquale at 10:44 am, Aug 29, 2024



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Historic Preservation Commission



We protect what matters most™



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By Laura DiPasquale at 10:44 am, Aug 29, 2024

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Measurements

Roof Area	1,970 sq ft
Roof Facets	6
Predominant Pitch	8 / 12
Ridges/Hips	60 ft
Valleys	40 ft
Rakes	123 ft
Eaves	91 ft
Bends	17 ft

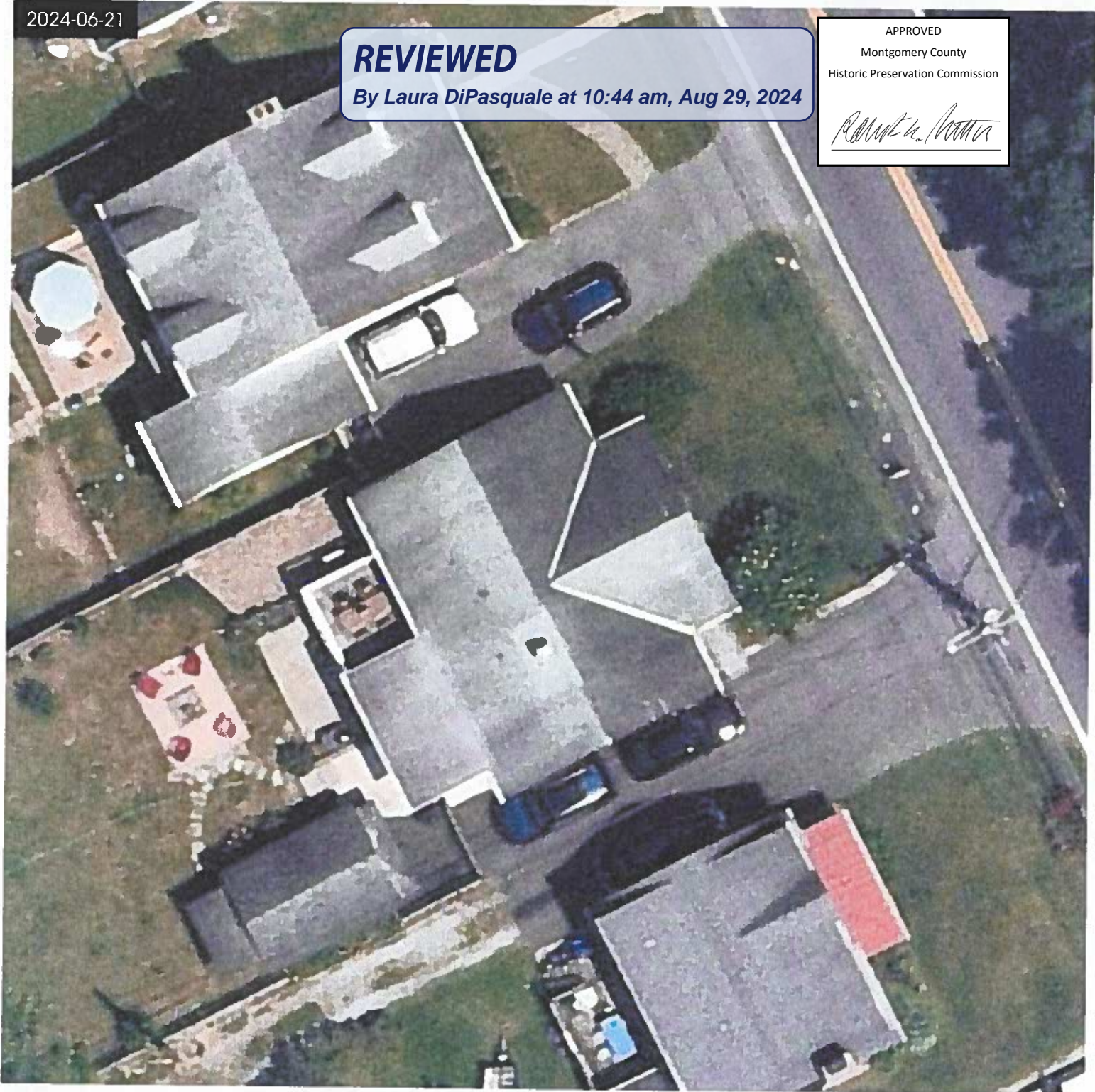


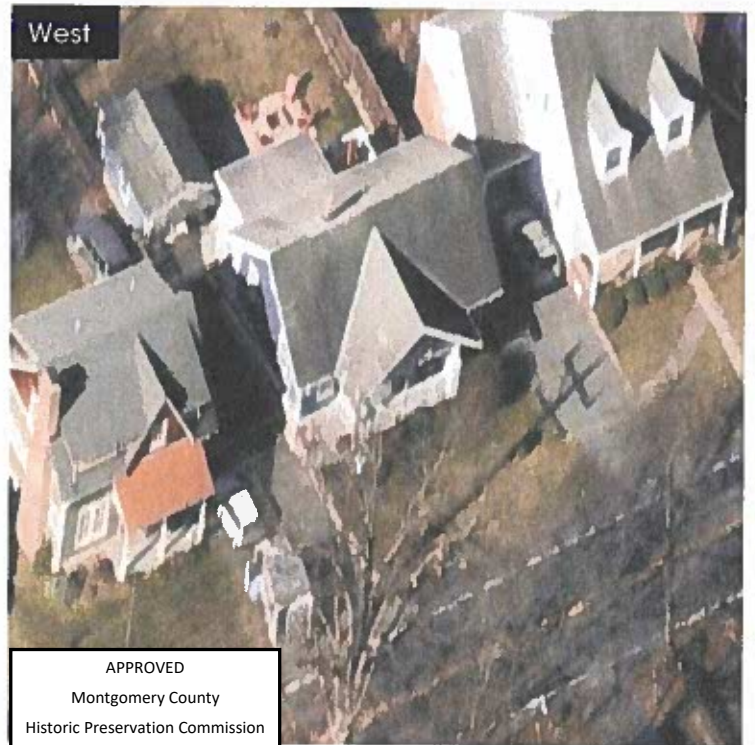
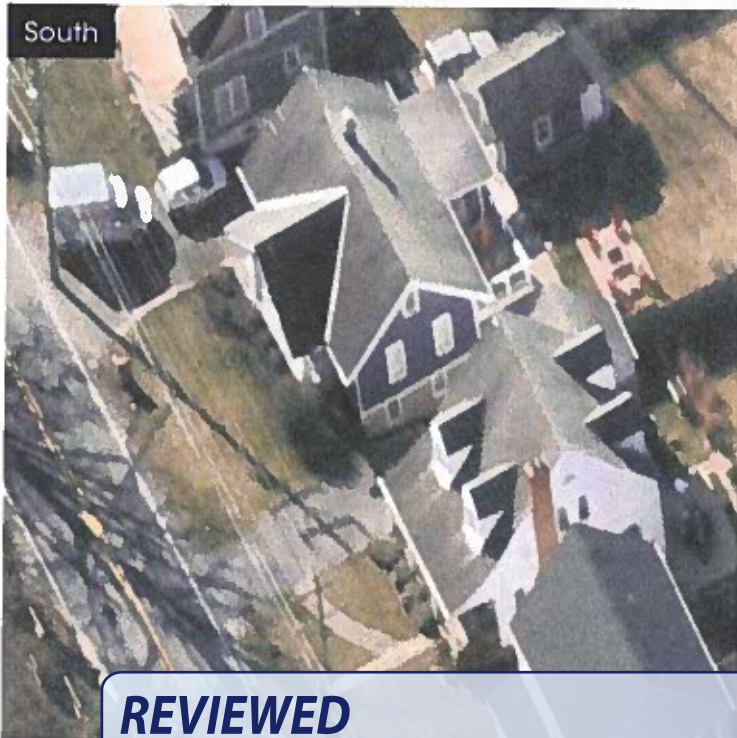
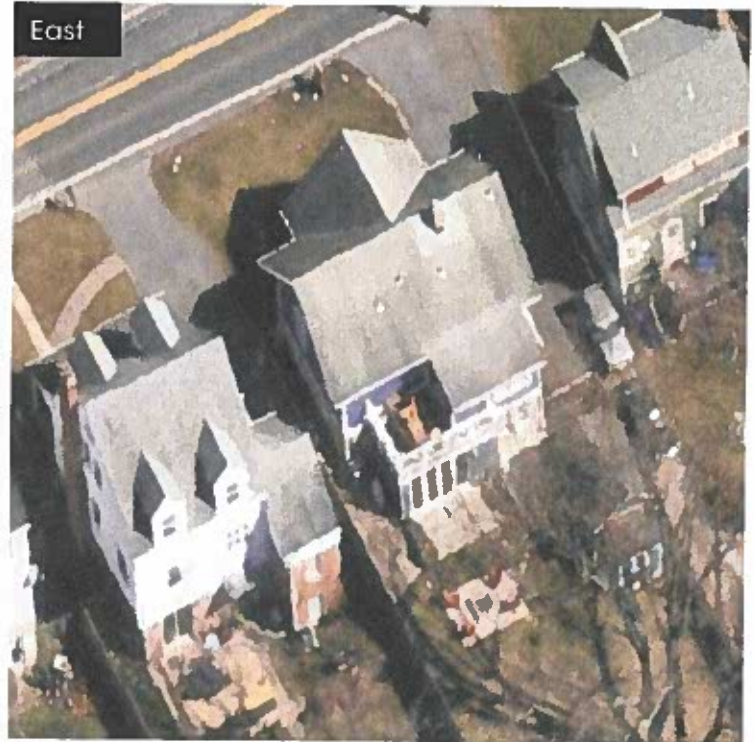
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Ronald A. ...





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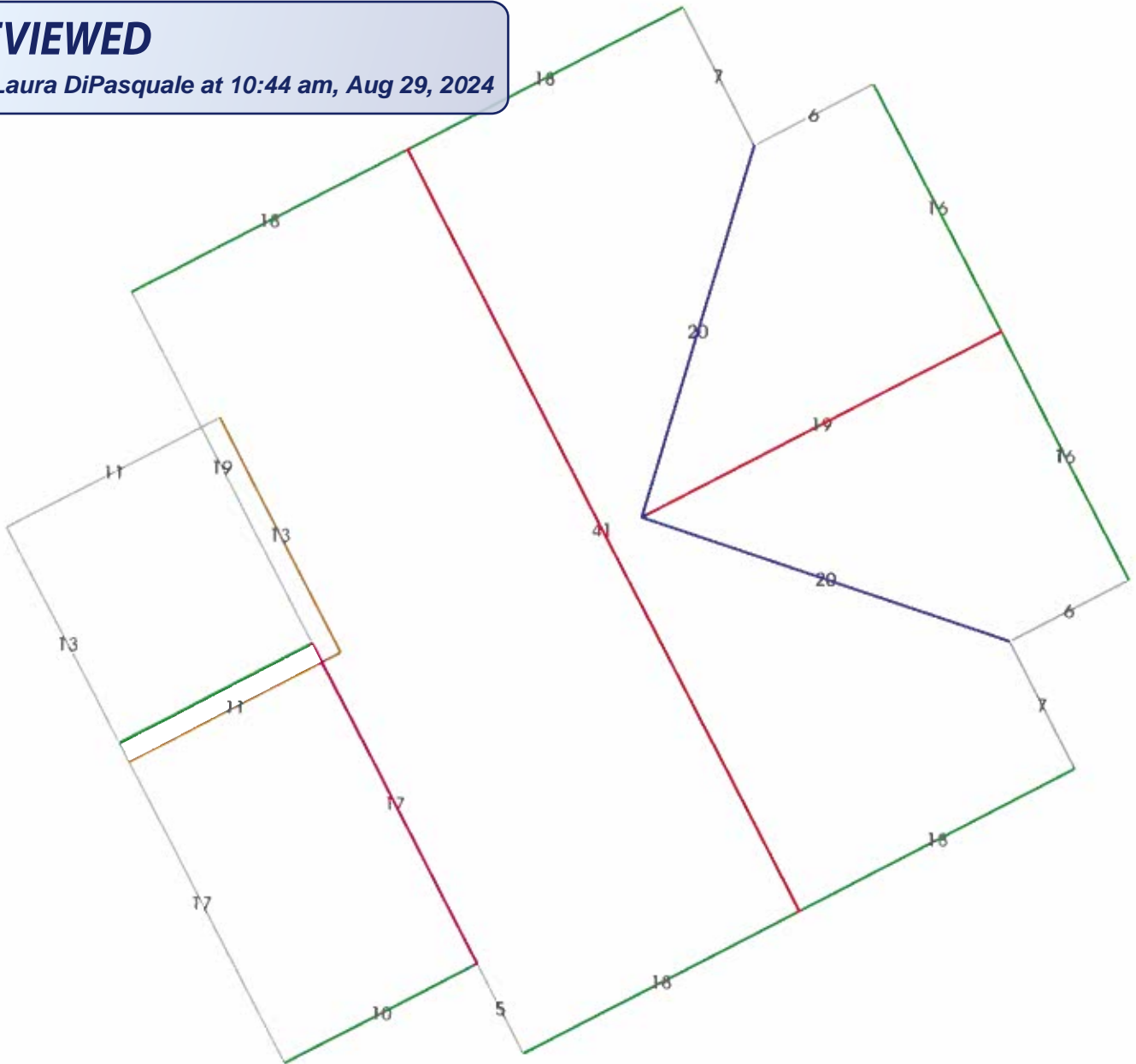


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Flash	Step	Drip
24	0	215

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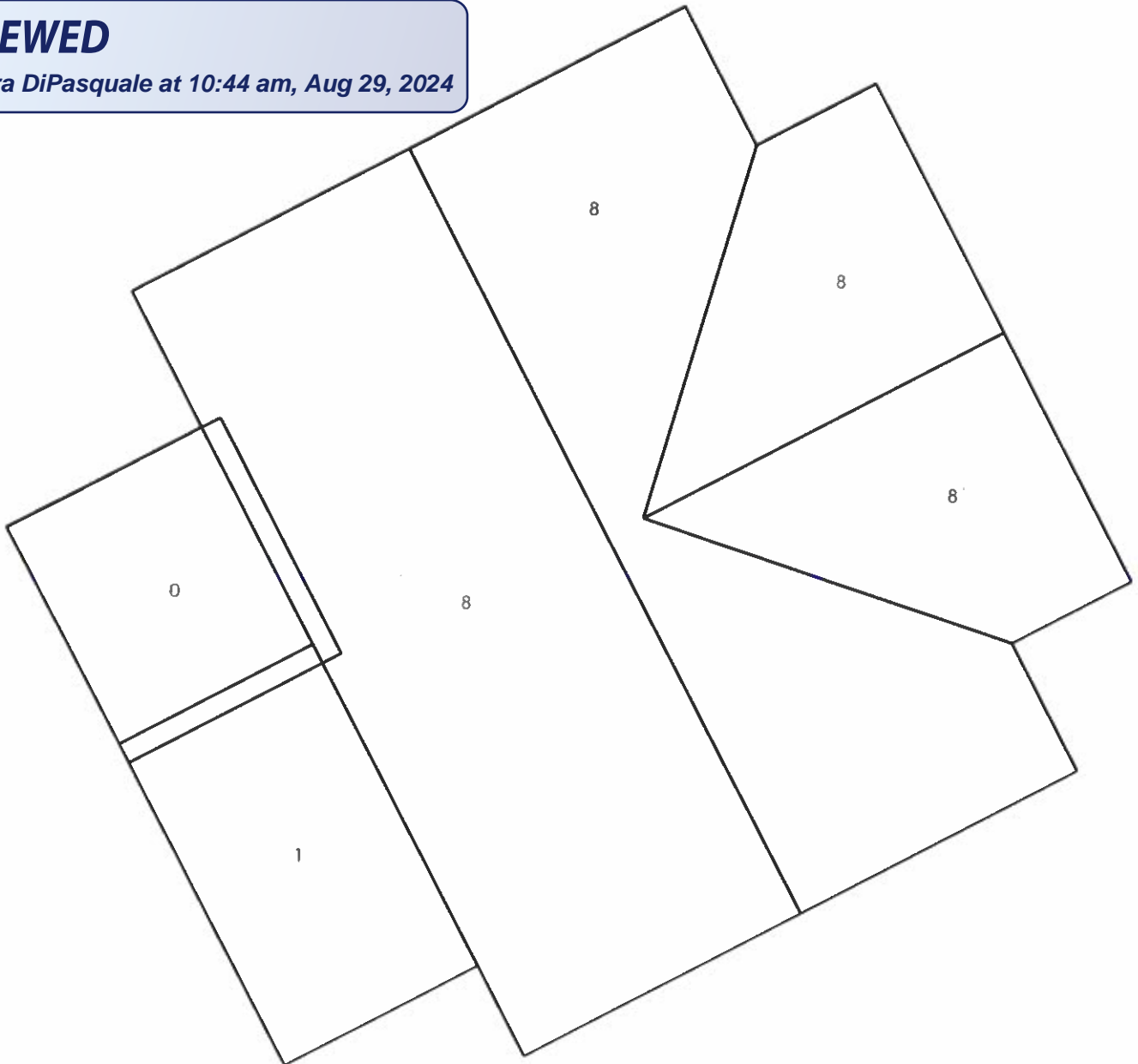
Bend	Eave	Rake	Ridge	Valley
17	91	123	60	40

Lengths in feet



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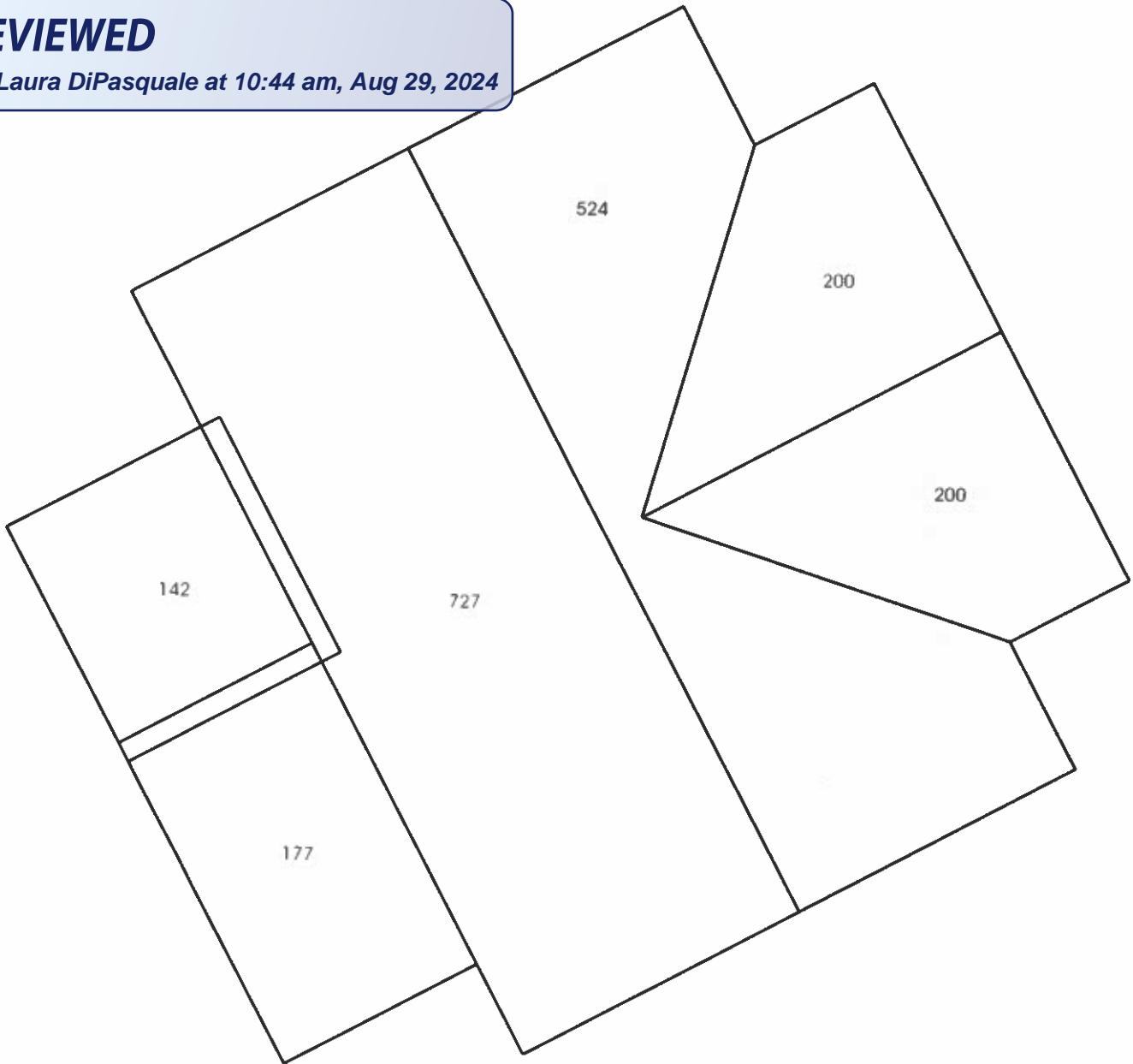


Pitches in inches per foot



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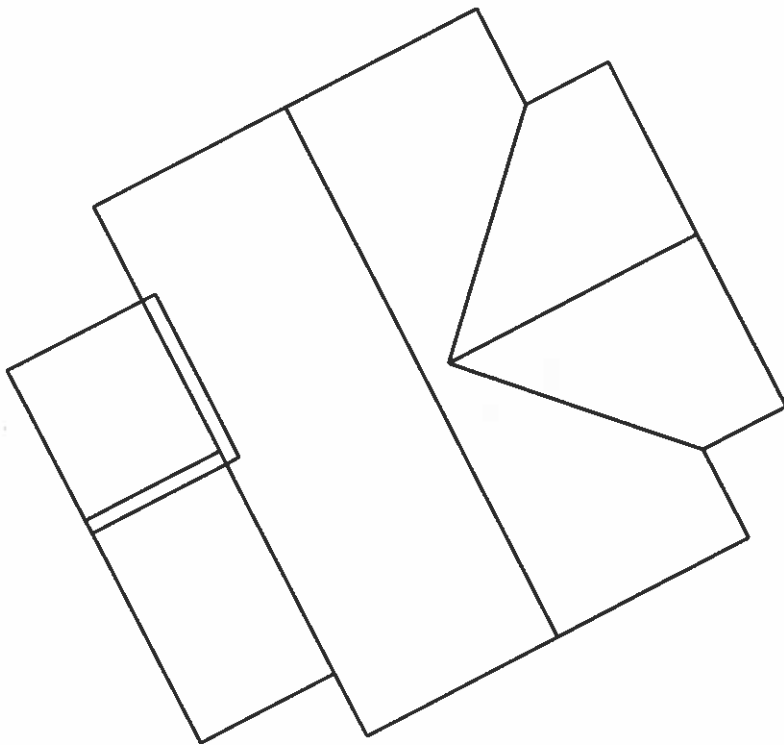


Areas in square feet



Pitch	0	1	8
Area	142	177	1,652
Percent	7%	9%	84%

Waste	Suggested						
	0%	2%	5%	7%	9%	12%	17%
Area	1,970	2,009	2,068	2,108	2,147	2,206	2,305
Squares	20	21	21	22	22	23	24



Roof Area	1,970 sq ft
Roof Facets	6
Pitch	8 / 12
Bends	17 ft
Eaves	91 ft
Rakes	123 ft
Ridges	60 ft
Valleys	40 ft
Flash	24 ft
Drip Edge	215 ft
Leak Barrier	211 ft
Ridge Cap	60 ft
Starter	153 ft

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Notes: 1) Measurements are rounded to the nearest whole number. 2) Rakes are defined as sloped roof edges. 3) Eaves are defined as level roof edges and excludes valleys. 4) Flashing pertains to level roof edges and excludes valleys. 5) Step flashing pertains to sloped roof edges and excludes areas around penetrations. 6) Drip edge = eaves + rakes. 7) Waste table excludes additional materials needed for ridges, hips, valleys, etc. 8) Suggested waste factor is based on the roof complexity and is provided for guidance purposes only. You should confirm the appropriate waste factor prior to ordering.

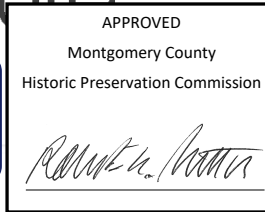


QuickMeasure

Roof Reports in Under an Hour

REVIEWED

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Roofing Materials

	Waste	0%	2%	Suggested 7%	12%
Shingle Products					
Timberline: HDZ, UHDZ, NS, ASII, HDZ RS, CS	bundle	51	52	54	57
Royal Sovereign					
Low-Slope Roofing System					
Liberty Base/Ply Sheet	roll	1	1	1	1
Liberty Cap Sheet	roll	2	2	2	2
Liberty Asphalt Primer	gallon	1	1	1	1
Liberty Flashing Cement	gallon	2	2	2	2
Starter					
WeatherBlocker	bundle	2	2	2	2
Pro-Start	bundle	2	2	2	2
Quick-Start	roll	5	5	5	6
Roof Deck Protection					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	2	2	2	2
Shingle-Mate	roll	5	5	5	5
VersaShield	roll	5	5	6	6
Leak Barrier					
StormGuard, WeatherWatch 2 sq	roll	4	4	4	4
WeatherWatch 1.5 sq	roll	5	5	5	5
Ridge Cap					
Seal-A-Ridge, Seal-A-Ridge AS	bundle	3	3	3	3
TimberTex	bundle	3	4	4	4
Z-Ridge	bundle	2	2	2	3
TimberCrest	box	3	4	4	4
Nails					
Cap Nails	box	1	2	2	2
Coil Nails 1.25 in	box	1	2	2	2
Step Flashing					
Step Flashing 10 ft	piece	0	0	0	0
Step Flashing 8 ft	piece	0	0	0	0
Drip Edge					
Drip Edge 10 ft	piece	22	22	23	25
Drip Edge 8 ft	piece	27	28	29	31

Notes: 1) These approximate quantities are based on estimated measurements and are for guidance purposes only. You should always confirm quantities prior to ordering and ensure you are following local building code requirements. 2) For Timberline, 3 bundles = 0.984 squares. 3) Starter = eaves + rakes. 4) Leak barrier = bends + eaves + flashing + hips + rakes + step + valleys. 5) Ridge cap = hips + ridges. 6) Low-slope products applied to 1/12 pitch areas. 7) Timberline products applied to 2/12 pitch areas and above. 8) Installed coverage will be less and depend on quantity and width of side and end laps. 9) Liberty low slope roofing system should be installed as a system. For more information, see gaf.com/liberty.



Static

	Quantity	Units
Cobra® Rigid Vent 3™, SnowCountry® & SnowCountry® Advanced	23	ft
Cobra® Exhaust Vent Roll - Nail Gunnable	29	ft
Cobra® Exhaust Vent Roll - Hand Nailable	24	ft
Cobra® RidgeRunner®	32	ft
Cobra® Hip Vent	45	ft
Master Flow® SSB960 Metal Super Slant-Back Roof Vents	7	vent
Master Flow® RV50/R50 Square-Top Roof Vents	8	vent
Master Flow® IR65 Plastic Slant-Back Roof Vents	7	vent
Master Flow® High-Capacity Dome Vents	3	vent
Master Flow® 10' Aluminum Ridge Vent	19	ft
Cobra IntakePro® Rooftop Intake Vent	45	ft
Master Flow® Undereave Intake Vents - 16" x 8"	8	vent

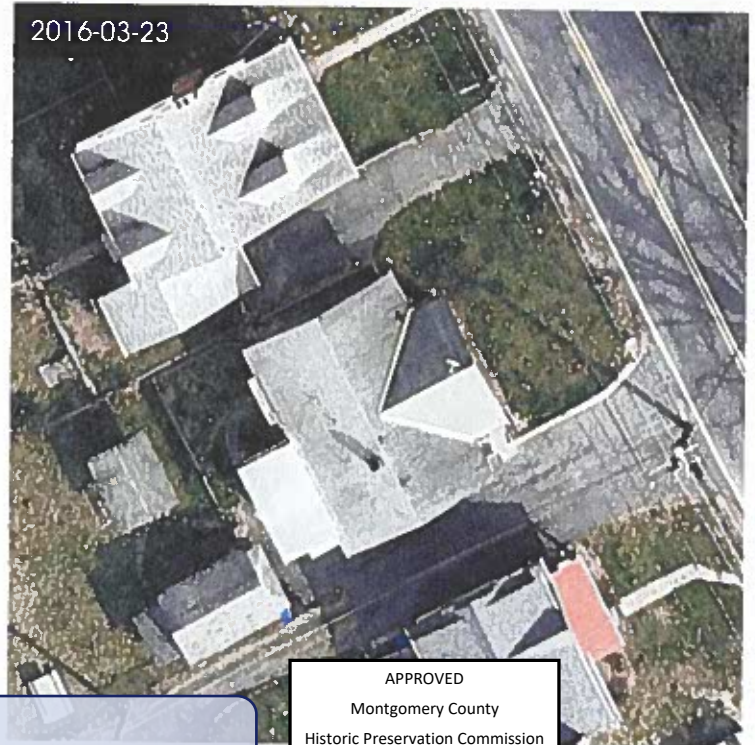
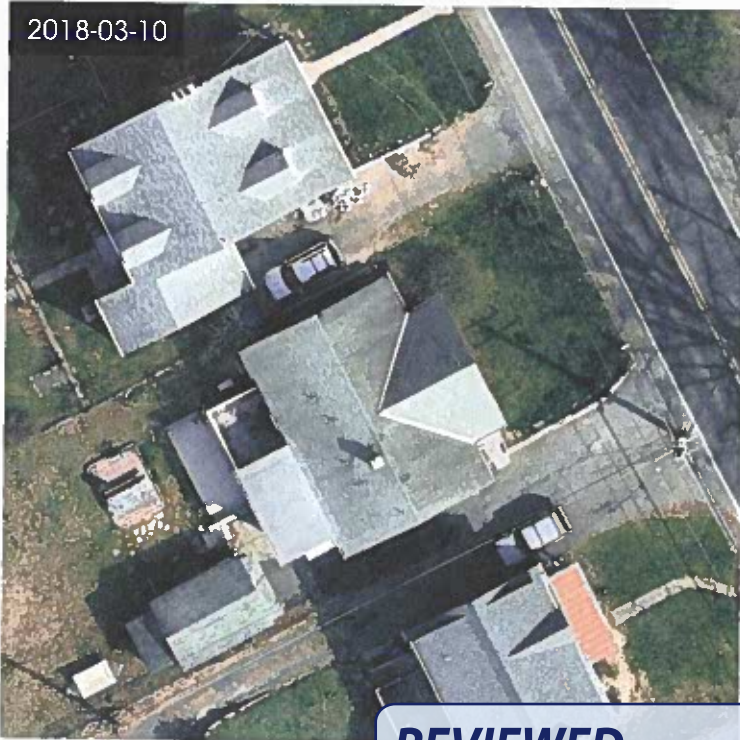
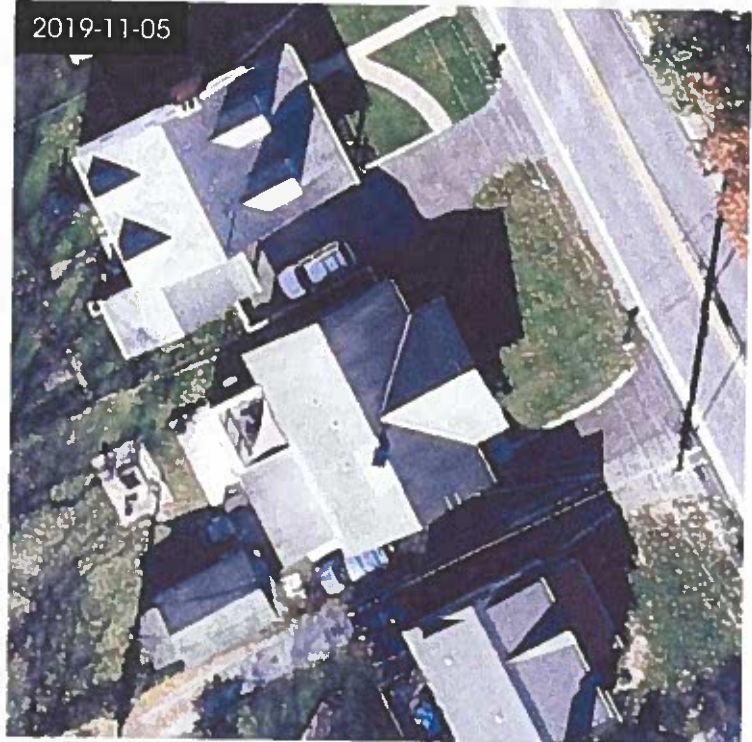
Powered - Roof Mount

	Exhaust (vent)	Cobra IntakePro (ft)	Master Flow 16x8 Intake (vent)
Master Flow® ERV4 Power Attic Vents	2	107	20
Master Flow® ERV5 Power & Wi-Fi Attic Vents	1	67	12
Master Flow® ERV6 Power Attic Vents	1	80	15
Master Flow EZ Cool™ Plug-in Power Attic Vents	1	56	11
Master Flow® GreenMachine™ Solar/Dual-Powered Vents	3	84	16
Master Flow® GreenMachine™ High-Power Solar/Dual-Powered Vents	2	80	15
Master Flow® 12" Wind Turbines	3	79	15
Master Flow® 14" Wind Turbines	2	75	14

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By Laura DiPasquale at 10:44 am, Aug 29, 2024

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Historic Preservation Commission

Note: The estimated quantity of attic ventilation products in this report is based solely on the total exterior square footage of all roof planes and is meant for estimating purposes only. It is the responsibility of the installer to verify the correct quantity and type of attic ventilation products prior to commencement of work. Installer must always review job-specific attic ventilation needs such as local code requirements, attic floor square footage, roof design, and conditioned spaces under the roof. GAF recommends a minimum of 1 square foot of attic ventilation (evenly split between intake and exhaust) for every 300 square feet of attic floor space. The amount of exhaust ventilation at or near the ridge must never exceed the amount of intake ventilation at or near the soffit. See gaf.com/ventcalculator for details.



REVIEWED
By Laura DiPasquale at 10:44 am, Aug 29, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. Votter



**Former satellite
bracket to be
removed**

REVIEWED
By Laura DiPasquale at 10:44 am, Aug 29, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. [Signature]