

## 940 Edison Garage & Shed Project - Revised

There are already approvals in place for the shed as well as replacement of the garage doors, and for the garage rehabilitation project. This is a submission to account for changes and requirements made by BSEED to bring the structure as close to code as possible.

### **Summary:**

This Spring, the garage was reinforced for lifting, the siding was carefully removed (to be placed back on the garage), and timbers were placed to facilitate lifting. The structure was lifted 40" in the air, and the floor was removed. A new concrete floor was poured at proper grade, and the garage was set back down.

Various changes were made at the request of BSEED and multiple inspectors. Some were made when the permit was pulled, and others have been requested since, such as:

-Require 2x6 "rafters" to be added to structure under the top-plate of the exterior walls. Tie in North and South walls into the "rafter" structure. While not a seemingly drastic change from a historical perspective, this requirement makes it very difficult to achieve functioning garage doors, and also requires me to make the structure taller.

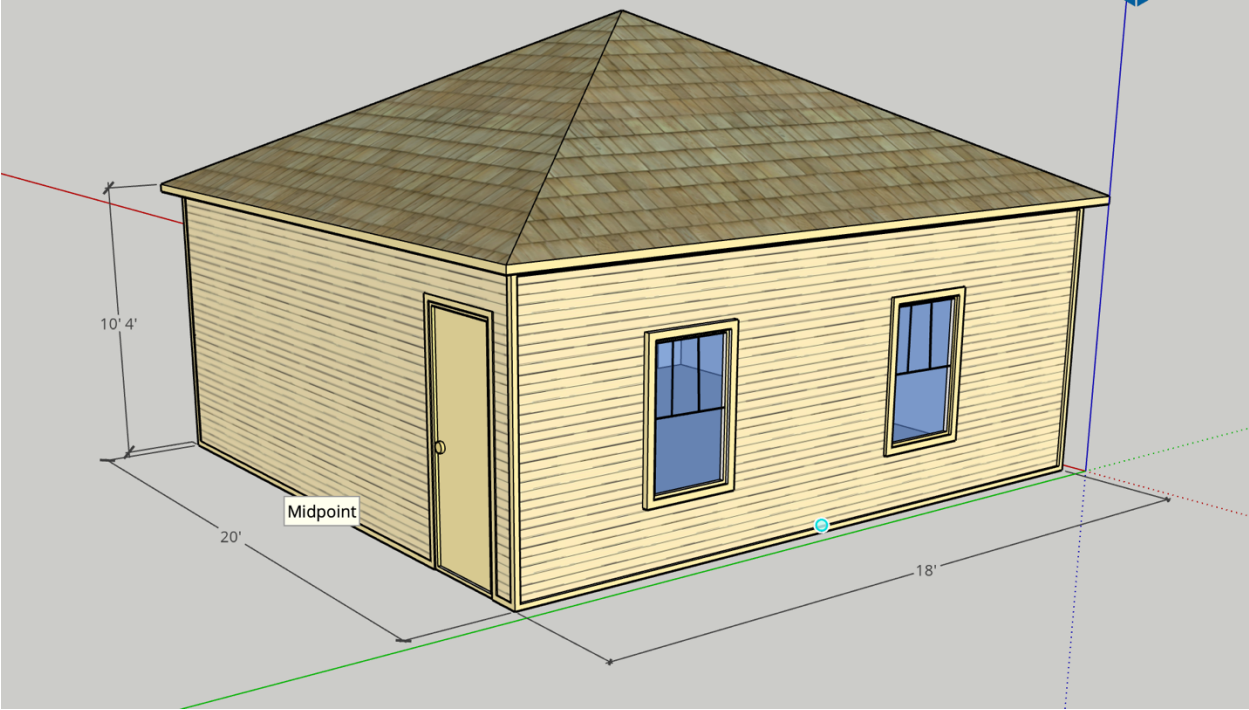
-Requirement of 18" header above garage doors, per code, instead of a 6" header. This requirement makes it impossible to install 7' or 8' doors without making the garage taller. My solution was to set the garage down with 10' 2x4's, thus leaving room for 8' doors below the header. BSEED would like confirmation from historic that 10' in height is approved.

-Fire-suppressant material on the East side of the garage. Was initially approved by BSEED to clad the garage in plywood and then re-apply german-lap wood siding (original, or perfect reproduction). Most recent inspector said that they would require fire-suppressant material on the East Side of the garage since it is arguable a "new" garage, and is therefore too close to the neighbor's property line to be constructed without fire-suppressant material.

### **Punch list:**

- Obtain approval from HDC to allow for increased garage height (10') to accommodate increased header and doors as required by HDC.
- Obtain approval from HCD to allow fire-suppressant material on the East side of the garage. The rest of garage will use the original wood german-lap style siding.
- Obtain approval to modify the height of the lean-to shed to be proportional with increased garage height. 8'1" to 9'3" will be the roof pitch, tucking under the garage soffit with about 6" of siding exposed.





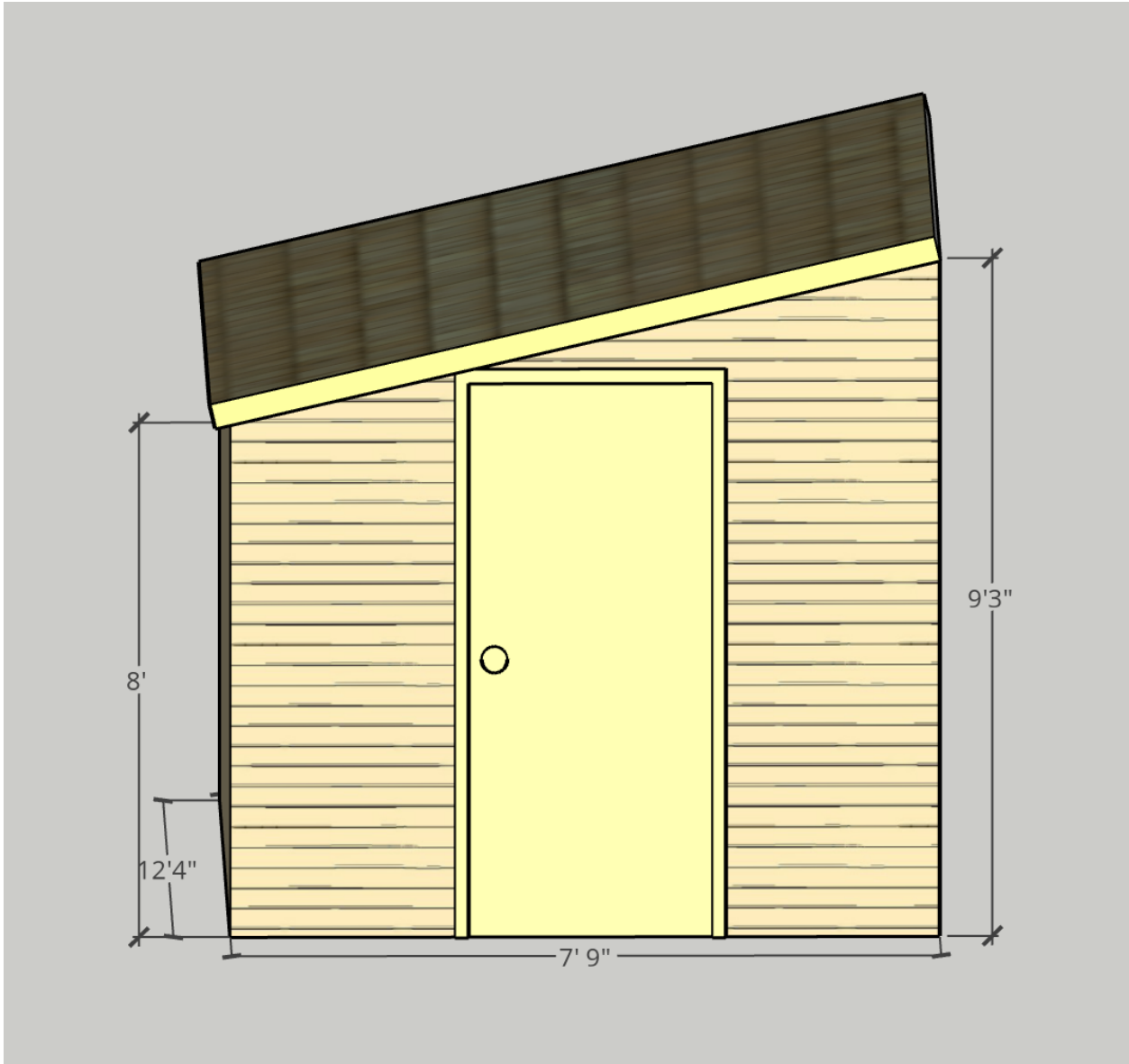


Figure 1 8x8 Carriage doors proposed.