



**New Albany Board of Zoning Appeals Meeting Agenda**  
September 25, 2023 at 6:30 p.m.

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city's website at <https://newalbanyohio.org/answers/streaming-meetings/>

**I. Call to order**

**II. Roll call**

**III. Action on minutes** August 21, 2023

**IV. Additions or corrections to agenda**

Administer oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

**V. Hearing of visitors for items not on tonight's agenda**

**VI. Cases**

**VAR-82-2023 Variance**

Variances to allow a building and paver patio to encroach approximately 4½ feet into a drainage easement (PID: 222-003172).

**Applicant: The City of New Albany**

*Motion of acceptance of staff reports and related documents into the record for - VAR-82-2023.*

*Motion of approval for application VAR-82-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VII. Other business**

**VIII. Poll members for comment**

**IX. Adjournment**



**New Albany Board of Zoning Appeals  
DRAFT Meeting Minutes  
August 21, 2023**

**I. Call to order**

The New Albany Board of Zoning Appeals held a regular meeting on August 21, 2023 in the New Albany Village Hall. Chair LaJeunesse called the meeting to order at 6:00 p.m.

**II. Roll call**

Those answering roll call:

Mr. LaJeunesse	present
Mr. Smith	present
Mr. Jacob	absent
Ms. Samuels	absent
Mr. Schell	present
Council Member Shull	present

With three voting members present, the board had a quorum to transact business.

**Staff members present:** Planner II Christian; Planner Cratic-Smith; Planning Manager Mayer; Deputy Clerk Madriguera.

**III. Action on minutes**

Chair LaJeunesse asked if there were any additions or corrections to the draft of the minutes from the meeting on June 26, 2023.

Hearing none Board Member Smith moved to approve the minutes from the meeting on June 26, 2023. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Smith yes; Mr. LaJeunesse yes; Mr. Schell yes. Having three votes in favor, the minutes from the June 26, 2023 meeting were approved as submitted.

**IV. Additions or corrections to agenda and hearing of visitors for items not on tonight's agenda**

Chair LaJeunesse asked if there were any additions or corrections to the agenda.

Planning Manager Mayer answered none from staff.

Chair LaJeunesse noted that there were no people present in the audience so there was no need to administer the oath, and likewise no one was present to speak on an item not on tonight's agenda.

**V. Cases**

**VAR-81-2023 Variance**

Variances to C.O. 1169.16(d) to allow two wall signs to have greater area and lettering height than permitted by the city sign code for Amgen located at 4150 Ganton Parkway (Parcel ID: 094-106404-00.004).

**Applicant: Turner Construction c/o Bruce Carder**

Planner Cratic-Smith delivered the staff report.

Board Member Schell confirmed that neighbor letters had been sent out and asked whether the city had received responses.

Planner Cratic Smith replied that yes, neighbor letters were sent out, and she further stated that the city had not received any responses.

Board Member Schell asked whether the code would be changed to permit larger signs for larger buildings.

Planning Manager Mayer answered not at this time, but it is on city staff's radar. He explained that requests such as this are made about once every two years so because of low frequency of demand there are no current plans to propose a change to the code. He agreed that the change made sense perhaps as a new category or a tiered approach, and could be included in the next round of proposed code updates.

Chair LaJeunesse confirmed with Planning Manager Mayer that the sign was 450-feet from the road. He asked if there were any additional questions or comments. Hearing none he asked whether there was a motion.

Board Member Smith moved to accept the staff reports and related documents into the record for VAR-81-2023. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Smith yes; Mr. LaJeunesse yes; Mr. Schell yes. Having three votes in favor, the staff reports and related documents were admitted into the record.

Board Member Schell moved to approve application VAR-81-2023. Board Member Smith seconded the motion.

Upon roll call: Mr. Schell yes; Mr. Smith yes; Mr. LaJeunesse yes. Having three votes in favor, the Board of Zoning appeals approved application VAR-81-2023.

## **VII. Other business**

Chair LaJeunesse asked whether there was any other business.

Planning Manager Mayer answered none from staff.

## **VIII. Adjournment**

Board Member Smith moved to adjourn the meeting. Board Member Schell seconded the motion.

Upon roll call: Mr. Smith yes; Mr. Schell yes; Mr. LaJeunesse yes. Having three yes votes the meeting was adjourned at 6:10 p.m.

Submitted by: Deputy Clerk Christina Madriguera, Esq.

## **Appendix**

### **VAR-81-2023**

#### **Staff Report**

#### **Record of Action**



**Board of Zoning Appeals Staff Report  
August 21, 2023 Meeting**

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**AMGEN  
SIGN VARIANCES**

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LOCATION: 4150 Ganton Parkway Beech Road (PID: 094-106404-00.004)  
APPLICANT: Turner Construction c/o Bruce Carder  
REQUEST: (A) Variance to C.O. 1169.16(d) to allow two wall signs to have an area of 98 sq. ft. where code allows a maximum of 75 sq. ft. based on building frontage.  
(B) Variance to C.O. 1169.16(d) to allow two wall signs to have a lettering height of 5 feet where code allows a maximum of 3 feet.  
ZONING: Limited General Employment (L-GE)  
STRATEGIC PLAN: Employment Center  
APPLICATION: VAR-81-2023

Review based on: Application materials received on August 3, 2023.

*Staff report prepared by Sierra Cratic-Smith, Planner.*

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**I. REQUEST AND BACKGROUND**

The applicant requests the following variances to the city sign code for Amgen located at 4150 Ganton Parkway.

- (A) Variance to C.O. 1169.16(d) to allow two wall signs to have an area of 98 sq. ft. where code allows a maximum of 75 sq. ft. based on building frontage.  
(B) Variance to C.O. 1169.16(d) to allow two wall signs to have a lettering height of 5 feet where code allows a maximum of 3 feet.

**II. SITE DESCRIPTION & USE**

The site is located in Licking County, south of State Route 161 and west of Beech Road and north of Ganton Parkway. The overall site is 131.46 acres in size and surrounded by commercially zoned and used properties. The property is owned by Amgen and a biomedical facility is currently under construction on site.

**III. EVALUATION**

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

***Criteria***

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is

whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (Section 1113.06):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

### III. ASSESSMENT

#### *Considerations and Basis for Decision*

#### **(A) Variance to C.O. 1169.16(d) to allow two wall signs to have an area of 98 sq. ft. where code allows a maximum of 75 sq. ft. based on building frontage.**

The following should be considered in the decision of the board:

1. C.O. 1169.16(d) states that wall signs are permitted to have one square foot for each linear foot of building frontage, up to 75 sq. ft. The applicant proposes to install two wall signs featuring the company name. One will be on the Ganton Parkway building elevation and the second on the western building elevation, interior to the site. Each sign has an area of 98 sq. ft. therefore a variance is required to allow them to be installed.
2. The variance requests do not appear to be substantial due to the large size of the building. The Ganton Parkway building elevation is approximately 540 feet long and the western elevation is 415 feet wide. Due to this large size, the proposed wall signs appear to be appropriately scaled in relation to the size of the building. If the applicant were to install wall signs that met code requirements, they would be under scaled and appear out of place on the larger building.
3. It appears that there are special conditions and circumstances that justify the variance request. The city sign code provides a maximum sign size but does not consider the size of structures that are typically constructed in the Licking County portion of the New Albany Business Park. The permitted sign sizes are based on use categories and there is one size allowance for all commercial/warehousing buildings within the entire Business Park. This building is a

larger warehouse building and larger than a typical commercial building which the sign code likely contemplated when it was written.

4. The Board of Zoning Appeals has approved similar variance requests to allow for larger signs on larger buildings. The BZA approved sign area variances for Amazon distribution center on April 26, 2021 (VAR-35-2021), the Pizutti Multi-tenant Building on October 28, 2019 (VAR-88-19) and for KDC on July 23, 2012 (VAR-4-2012).
5. Granting the variance appears to meet the spirit and intent of the zoning requirement because it ensures that the signs are appropriately scaled and designed for the building that they are located on. The city sign code requires signs to “integrate with the building/site on which they are located and adjacent development in scale, design, and intensity. For example, large signs are best suited for buildings with larger massing.” The proposed signs meet this intent as they are well designed and appropriately scaled in relation to the large warehouse building thereby making the size appropriate in this case.
6. It does not appear that the essential character of the immediate area will be altered if the variance is granted. The site is located in the center of the New Albany Business Park and is completely surrounded by commercially zoned and used properties. Additionally, the building maintains large setbacks from both public roads, minimizing their visual impact. The building is setback approximately 470+/- feet from the future Ganton Parkway.
7. Granting the variance will not adversely affect the health, safety or general welfare of persons living in the immediate vicinity.
8. Granting the variance will not adversely affect the delivery of government services.

**(B) Variance to C.O. 1169.16(d) to allow two wall signs to have a lettering height of 5 feet where code allows a maximum of 3 feet.**

The following should be considered in the Commission’s decision:

1. C.O. 1169.16(d) states that the maximum lettering height for wall signs at this location is 36 inches. The applicant proposes to install two wall signs with a lettering height of 5 feet, therefore a variance is required.
2. The spirit and intent of the zoning requirement is to ensure that letters are appropriately scaled in relation to the building. Due to the large size of this warehouse building, larger signs with larger lettering are appropriate as they are designed to scale appropriately in relation to the large building they are located on. In addition, a similar variance under VAR-35-2021 was approved in April 2021 by the board for Amazon’s signs just south of Ganton Parkway.
3. The variance requests do not appear to be substantial due to the large size of the building. The Ganton Parkway building elevation is approximately 540 feet long and the western elevation is 415 feet wide. The maximum building height is 59 feet at the top of the parapet wall. Due to this large size, the proposed wall signs appear to be appropriately scaled in relation to the size of the building. If the applicant were to install wall signs that met code requirements, they would be under scaled and appear out of place on the larger building.
4. It appears that there are special conditions and circumstances that justify the variance request. The city sign code provides a maximum lettering height size but does not consider the size of structures that are typically constructed in the New Albany Business Park. This building is a larger warehouse building and larger than a typical commercial building which the sign code likely contemplated when it was written.
5. It does not appear that the essential character of the immediate area will be altered if the variance is granted. The site is located in the center of the New Albany Business Park and is completely surrounded by commercially zoned and used properties. Additionally, the building maintains large setbacks from both public roads, minimizing their visual impact.
6. Granting the variance will not adversely affect the health, safety or general welfare of persons living in the immediate vicinity.
7. Granting the variance will not adversely affect the delivery of government services.

#### IV. SUMMARY

The Board of Zoning Appeals should evaluate the request based on the factors listed above. This site is located within the Licking County Business Park and is completely surrounded by commercially zoned properties that are also developed with large scaled buildings. Due to the larger size of this warehouse building and its location adjacent to similar structures, larger signs appear to be appropriate. The building will be screened with mounds and landscaping, and maintains large setbacks along both public roads, reducing the visibility of these signs from public rights-of-way.

#### V. ACTION

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motion would be appropriate.

**Move to approve application VAR-81-2023 (conditions of approval may be added).**

#### Approximate Site Location:



Source: NearMap



## **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear Bruce Carder

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.





## Community Development Department

### Decision and Record of Action

Friday, August 25, 2023

The New Albany Board of Zoning Appeals took the following action on 08/21/2023 .

#### Variance

**Location:** 4150 Ganton Parkway

**Applicant:** Turner Construction Company,

**Application:** PLVARI20230081

**Request:** (A) Variance to C.O. 1169.16(d) to allow two wall signs to have an area of 98 sq. ft. where code allows a maximum of 75 sq. ft. based on building frontage.

(B) Variance to C.O. 1169.16(d) to allow two wall signs to have a lettering height of 5 feet where code allows a maximum of 3 feet.

**Motion:** To approve

**Commission Vote:** Motion Approved, 3, 0

**Result:** Variance, PLVARI20230081 was Approved, by a vote of 3, 0.

Recorded in the Official Journal this August 25, 2023

**Condition(s) of Approval:** N/A

Staff Certification:

*Sierra Cratic-Smith*

Sierra Cratic-Smith  
Planner



**Board of Zoning Appeals Staff Report  
September 25, 2023 Meeting**

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**6880 MARGARUM BEND  
ENCROACHMENT VARIANCE**

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LOCATION: 6880 Margarum Bend (PID: 222-003158)  
APPLICANT: The city of New Albany  
REQUEST: Variance to allow a building and paver patio to encroach a platted drainage easement.  
ZONING: I-PUD (Planned Unit Development District)  
STRATEGIC PLAN: Residential  
APPLICATION: VAR-82-2023

Review based on: Application materials received on August 4, 2023.

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*Staff report prepared by Sierra Cratic-Smith, Planner*

**I. REQUEST AND BACKGROUND**

This is a city sponsored variance request to allow a building and paver patio to encroach an estimated 4½ +/- feet into a drainage easement. Prior to this request, the property owner followed the appropriate submittal and permitting process. The city approved the permit and the property owner purchased and installed the porch in accordance with the approved application. A review conducted by the city several months after approving the property owner's permit identified a mistake in the approval process. The city contacted the property owner who agreed to work with the city to submit this variance application.

**II. SITE DESCRIPTION & USE**

The property measures at 0.24 acres in size and contains a single-family home. This property is located within the New Albany Links subdivision and is zoned residential I-PUD. The New Albany Links subdivision is located east of Bevelhymer Road and north of New Albany Road East.

**III. ASSESMENT**

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

*Criteria*

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (Section 1113.06):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

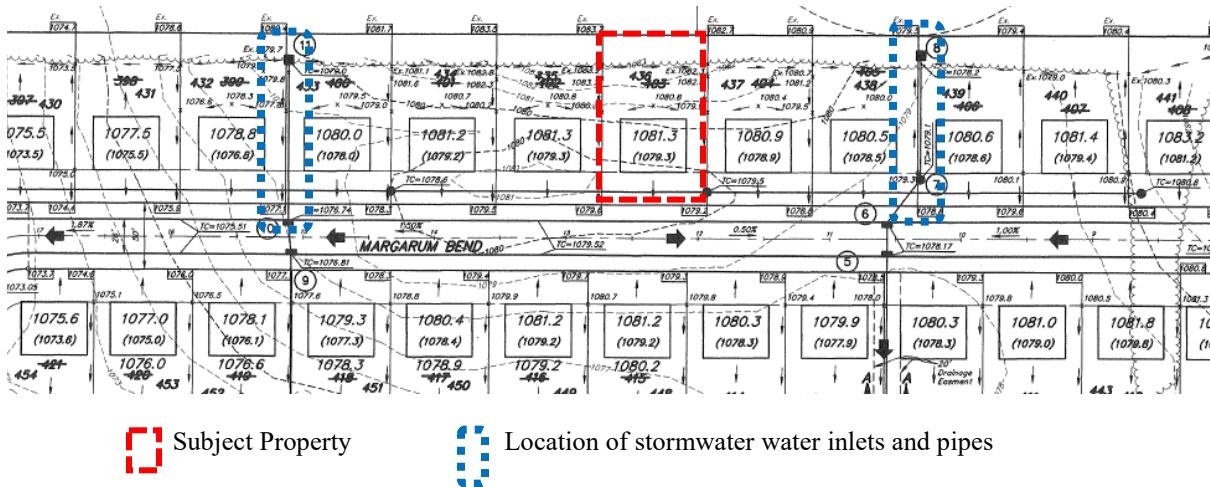
#### **IV. EVALUATION**

**The applicant requests a variance to allow a building and paver patio to encroach 4 ½ +/- feet into a platted drainage easement.**

The following should be considered in the board’s decision:

1. The applicant requests a variance to allow a home building addition and paver patio to encroach 4 ½ +/- feet into a drainage easement recorded on the New Albany Links plat. The plat note states no building shall be constructed in any area over which easements are hereby reserved and codified ordinance 1165.04(b)(3) restricts patios from being constructed within easements.
2. The building and paver patio are fully constructed. The variance request is to allow the building and patio to remain in its existing form and location. The rear elevation of the main body of the home is 40 +/- feet from the rear property line. The drainage easement extends 28 feet from the rear proper line towards the house thereby leaving 12 feet of buildable space in the back yard.
  - a. The building is an addition to the home that is 256 square feet in area (size). It extends 16 +/- feet from the back of the home and is about 16 +/- feet wide.
  - b. The paver patio extends 16 +/- feet from the back of the home and is about 36 +/- feet wide
3. This variance would not hinder the delivery of government services. The city engineering staff reviewed the application and confirmed that there are no public utilities installed in the easement.
4. According to the approved engineering plans for the subdivision, this easement runs along the rear property line of 12 homes along this section of Margarum Bend and provides stormwater drainage for the properties north.

- a. The variance request does not appear to be substantial. The applicant's property (lot 436) sits at the highest grade of the easement which prevents stormwater from pooling in the rear yard. Since the property is at the highest grade it does not obstruct the conveyance of water from neighboring properties.
- b. The easement is not a major flood route. The easement is used to convey stormwater into an inlet as shown in the picture below. According to these plans, the stormwater (surface runoff) drains along a portion of the rear and to the front of the home into the street. There are no impacts of water to their neighbors.
- c. The variance preserves the "spirit and intent" of the zoning requirement and it appears "substantial justice" would be done by granting the variance. The 28 foot wide drainage easement is oversized based on the approved engineering plans for the subdivision. The engineering plans for the stormwater collection and conveyance shows it is designed to be within a 10 foot easement off of the rear property line.



5. This variance will not hinder the delivery of government services. There is 23 +/- feet of room for access to the underground utilities. Staff recommends a condition of approval that the homeowner enter into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the deck in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must be the responsibility of the homeowner to address.
6. It does not appear the essential character of the neighborhood will be altered because there are other neighbors with recreational amenities such as decks and patios partially constructed within the easement. Each property has the same 28-foot-wide drainage easement located in the rear yard and the encroachments of the existing patios and playsets into the easement varies from 5 feet to 3 feet. Therefore, the proposed encroachment is similar to the existing encroachments and does not change the characteristics of the neighborhood.
7. It appears that granting the variance will not adversely affect the health and safety of persons residing in the vicinity.

#### IV. SUMMARY

This variance request is not substantial. There are no public utilities in the easement so the encroachment does not impact city services. In addition, the improvements do not hinder the conveyance of stormwater that distributes along the rear or sides of the property. The easement is oversized in comparison to the easement design included on the engineering plans.

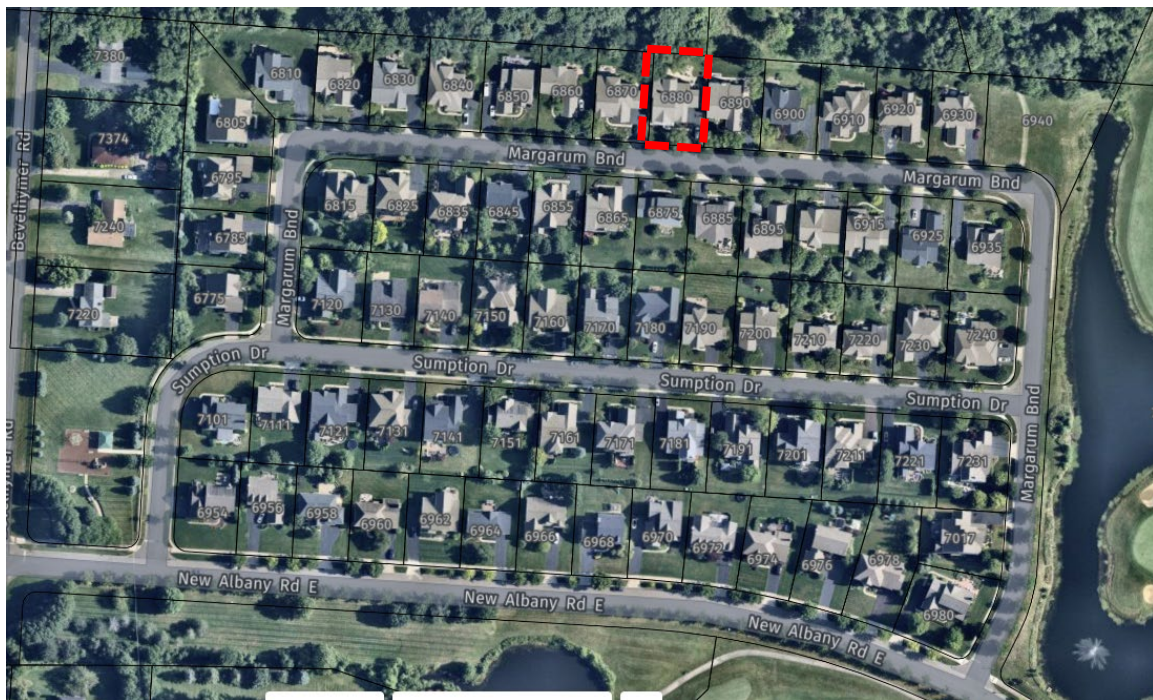
## V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, finding the following motion is appropriate.

**Move to approve application VAR-82-2023 based on the findings in the staff report (conditions of approval may be added).**

1. The homeowner enters into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the building or patio in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must be the responsibility of the homeowner to address.

### Approximate Site Location:



Source: NearMap



## Community Development Planning Application

<b>Project Information</b>	Site Address <u>6880 Margarum Bend, New Albany, OH 43054</u>	
	Parcel Numbers <u>222-003172</u>	
	Acres <u>0.24</u>	# of lots created _____
<b>Contacts</b>	<b>Choose Application Type</b> <span style="float: right;"><b>Circle all Details that Apply</b></span>	
	<input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Plan <input type="checkbox"/> Plat <input type="checkbox"/> Lot Changes <input type="checkbox"/> Minor Commercial Subdivision <input type="checkbox"/> Vacation <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Extension Request <input type="checkbox"/> Zoning	
	Preliminary Final Comprehensive Amendment Preliminary Final Combination Split Adjustment Easement Street Amendment (rezoning) Text Modification	
<b>Signature</b>	Description of Request: <u>This is a city sponsored variance request to allow a building and paver patio to encroach an estimated 4½ +/- feet into a drainage easement.</u>	
	Property Owner's Name: <u>David Jeffery &amp; Christi Ann Rowekamp</u> Address: <u>6880 Margarum Bend</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: _____ Fax: _____ Email: _____	
	Applicant's Name: <u>The City of New Albany</u> Address: <u>99 West Main Street</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614-939-2254</u> Fax: _____ Email: _____	

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature of Applicant \_\_\_\_\_ Date: \_\_\_\_\_

**Background and Justification:**

This is a city sponsored variance request to allow a building and paver patio to encroach an estimated 4½ +/- feet into a drainage easement. Prior to this request, the property owner followed the appropriate submittal and permitting process. The city approved the permit and the property owner purchased and installed the porch in accordance with the approved application. A review conducted by the city several months after approving the property owner's permit identified a mistake in the approval process. The city contacted the property owner who agreed to work with the city to submit this variance application. This project is located at 6880 Margarum Bend, New Albany, OH within the New Albany Links subdivision.

This variance request is to allow a building and paver patio to encroach an estimated 4½ +/- feet into a drainage easement according to the New Albany Links plat note. According to the city platting records, this drainage easement extends 28 feet from the rear lot line. However, the approved engineering plans for the subdivision shows there are city owned water, sanitary or stormwater utilities installed in the drainage easement. The easement may be used for general utilities such as telecommunications. The platted drainage easement is oversized and exceeds the those intended easement size shown on the approved engineering plans. The drainage easement conveys surface water and is not a major flood route. Despite the 4 ½ +/- feet encroachment, there is still 23.5+/- feet of space to allow the sufficient conveyance of surface stormwater.



1. These plans have been developed and designed in accordance with the 2019 Residential Code of Ohio (2019 RCO)  
All Federal, state, and local codes, ordinances, and regulations, etc., shall be considered as part of the specifications of this building, and are to be adhered to, even if they are in conflict with these plans.
2. All HVAC work shall be installed in accordance with the Building code in effect in this jurisdiction.
3. All electrical shall be installed in accordance with the 2017 N.E.C.
4. Dimensional lumber used for all framing, except trusses, studs, sole plates, and cap plates shall be SPRUCE PINE FIR No. 2 or better. (North)
5. Areas to receive tile or marble floors may need to be stiffened beyond minimum code requirements to prevent cracking - builder and installer shall determine same.
6. Dimensional lumber used for wall studs, sole plates, and cap plates shall be Spruce Pine Fir No.2 or better. (North)

1. All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
2. Ceiling heights in basements without habitable spaces shall not be less than 6 feet 8 inches clear except for under beams, girders, ducts or other obstructions where the clear height shall be 6 feet 4 inches.
3. Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the main vehicle entry.
4. Enclosed accessible space under stairs shall have walls, under stair surfaces and any soffits protected with  $1/2$ " gypsum board.
5. Handrails shall be provided at all stairs with (3) or more risers. Handrails shall have a minimum hgt. of 34" and a maximum hgt. of 38" from the nosing of the treads.
6. Handrails shall have a circular cross section with a diameter of  $1 1/4$ " to 2".  
Or a non-circular cross section with a perimeter dimension of at least 4" but not more than  $6 1/4$ " and a largest cross-section dimension not exceeding 2  $1/4$ ".
7. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade shall have guardrails not less than 36" in hgt. Open sides of stairs with a total rise of more than 30" above the floor shall have guardrails not less than 34" in hgt. from the nosing of the stair.
8. Required guardrails shall have intermediate rails or ornamental closures which do not allow the passage of a 4" sphere. The triangular opening formed by the riser, tread, and bottom rail shall not allow the passage of a 6" sphere.
9. Required smoke detectors shall be hardwired and interconnected with a battery back-up. In rooms with cathedral or sloped ceilings the location of the smoke detector shall be 3' horizontally from the highest point or per the manufacturers recommendations.
10. Wood columns shall be approved wood of natural decay resistance or approved pressure preservative treated wood.

1. The assumed soil bearing capacity shall be 1,500 psf U.N.O.
2. All concrete shall have a minimum 28 day compressive strength of 3000 psi except as noted. Garage slabs and concrete exposed to the weather and in a sloped or horizontal position in the final structure shall have a minimum 28 day compressive strength of 4500 psi and shall contain 5% -7% entrained air. Concrete shall not contain calcium chloride. Basement slabs shall be a minimum 3 1/2". Porches, steps and garage floor slabs shall be a minimum 4".
3. All footings shall be as follows: (based on 1500 psf soil bearing)
 

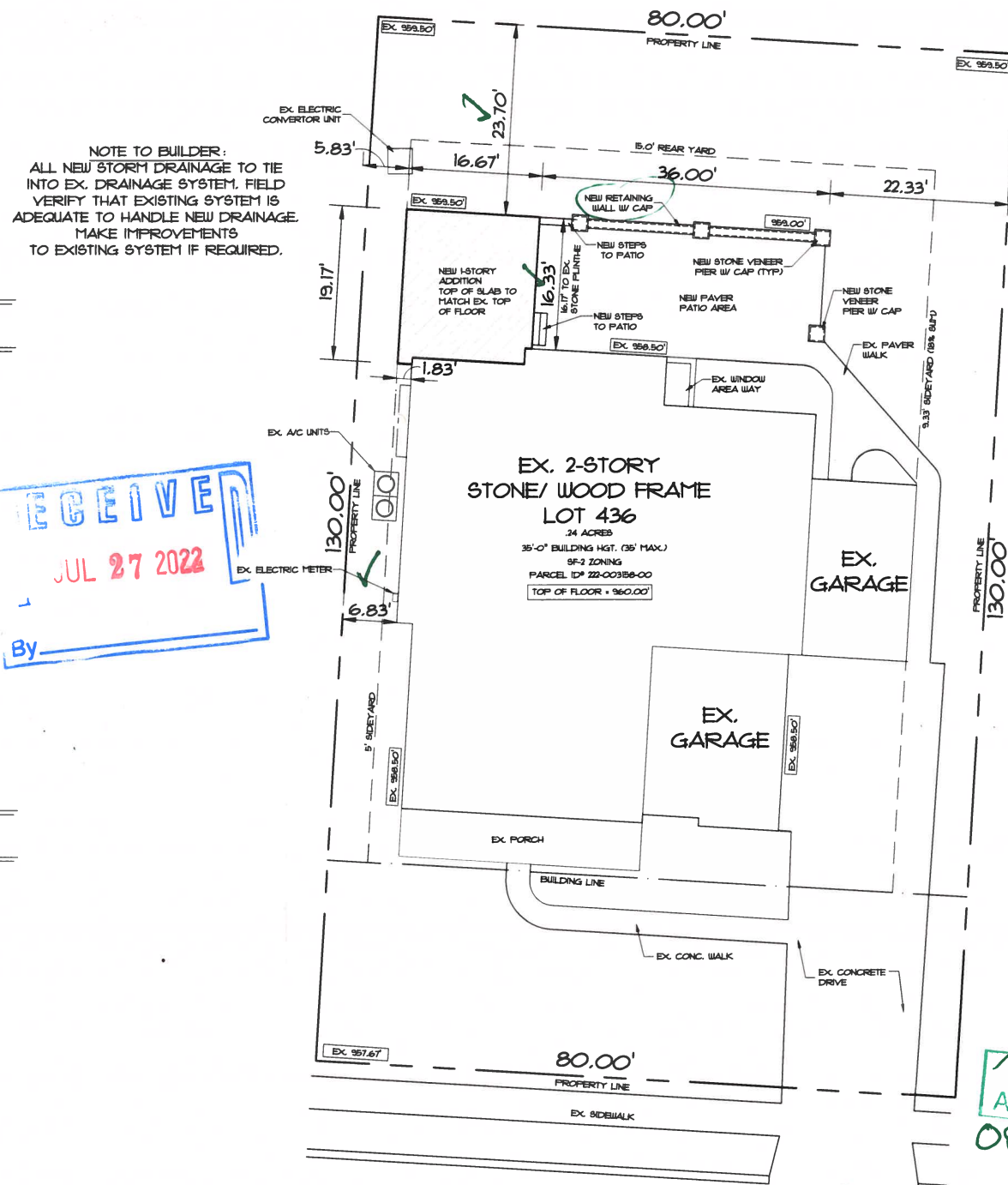
nominal wall thickness	- footing depth	- footing width
8"	8"	16"
10"	8"	18"
12"	8"	20"
4. Foundation and/or chorage shall be min. 1/2" diameter bolts, hot dipped galvanized or stainless steel and shall extend a minimum 7" into poured concrete or masonry. Bolts shall be spaced 6'-0" on center max., 12" from corners max. and shall be compatible with adjacent materials.
5. Crawl space shall be provided with continuously operated mechanical ventilation at a rate of 1.0 cfm per 50 sq. Ft. of crawl space minimum with approved vapor barrier over base course.

1. Joists under parallel load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
2. The ends of each joist, beam, or girder shall have a minimum of 1" / 2" of load bearing on wood or metal and a minimum of 3" / 4" on masonry or concrete.
3. Pre-engineered floor joists, or trusses shall be engineered by the manufacturer. engineered data sheets shall be provided prior to framing inspection.
4. Drilling and notching of pre-engineered floors shall be done per manufacturers recommendations.
5. Sub flooring shall be 3/4" tongue and groove (T & G) exterior grade.
6. Draft-stopping shall be provided as required when there is a usable space above and below the concealed space of a floor / ceiling assembly.

2. Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall consist of 2-inch nominal lumber, or two thicknesses of 1-inch nominal lumber with broken lap joints, or one thickness of 25/32" wood structural panel with joints backed by 25/32" wood structural panel or one thickness of 3/4-inch particle board with joints backed by 3/4" particle board, 1/2" gypsum board, or 1/4" cement-based mill board. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.
2. All exterior bracing shall be provided by the use of 1/2" plywood or 7/16" o.s.b. structural sheathing full height, on the entire perimeter of this structure. All interior walls shall be braced by attaching 1/2" (min.) gypsum board to wall studs, spaced no more than 24" o.c., with 5d cooler nails @ 7" o.c. (max.), or 1-5/8" long, 9/32" head, OD66 diam. gypsum board nails @ 7" o.c. (max.) or Type 'S' or 'W' screws per ASTM C 1002. Screws shall be sufficiently long to penetrate wood framing not less than 5/8".
3. Wall studs shall be 2x4's @ 16" c/c or 2x6's @ 16" c/c and shall be one piece full height. Provide a minimum of 2 studs at each side of all openings through bearing walls (provide (3) studs when opening is equal to or greater than 7'-0" wide) unless noted otherwise on plans.

1. Trusses shall be pre-engineered by the manufacturer, all truss data and layout sheets shall be provided prior to framing inspection.
2. Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be framed to ridge board or to each other with a gusset plate as a tie.
3. Ridge board shall be at least 1" nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2" nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a load bearing partition or be designed to carry and distribute the specific load at that point. When the cut end of the rafter exceeds 1 1/2" the ridge board shall be constructed of a solid 2x12 with an additional 2x (as required) furled to the bottom edge of the 2x12.
4. Roof assemblies shall have rafter or truss ties provided at load bearing locations.
5. Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
6. Roof sheathing shall be 1/2" plywood or 7/16" OSB exterior grade. Provide plywood clips at unsupported edges midway between members.

1. When heating and cooling equipment is located in an equipment room, an unobstructed working space not less than 30 inches wide and not less than 30 inches high shall be provided along the control side of the equipment when the door of the equipment room is open.
2. Fuel burning heating and cooling equipment shall be provided with a volume of 50 cubic ft. per 1000 Btu/h, or an air supply shall be provided to assure proper fuel combustion.
3. An approved drain shall be provided to dispose of condensate from the cooling coil. condensate drains shall terminate outside of the building, or to a floor drain, plumbing fixture, sump or approved location.



6880 MARGARUM BEND NEW ALBANY, OH 43054  
NEW ALBANY LINKS, FRANKLIN COUNTY

SHEET INDEX	
SHEET #	TITLE
1 OF 8	COVER SHEET & SITE MAP
2 OF 8	FOUNDATION PLAN
3 OF 8	FIRST FLOOR PLAN
4 OF 8	ROOF PLAN
5 OF 8	EXTERIOR ELEVATIONS
6 OF 8	EXTERIOR ELEVATIONS
7 OF 8	BUILDING & TYP. WALL SECTIONS, LVE
8 OF 8	ELECTRICAL PLANS

NEW 3 SEASON ROOM AREA:	305 SF
NEW PAVER PATIO AREA:	585 SF
TOTAL LOT AREA:	10400 SF
TOTAL BUILDING COVERAGE:	3470 SF (33%)
TOTAL LOT COVERAGE AREA:	4445 SF (43%)
TOTAL LOT COVERAGE W/ PATIO:	5020 SF (48%)

ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	25 PSF
ROOF DEAD LOAD	10 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	10 PSF
FLOOR BDRM. LOAD	30 PSF
WIND SPEED	115 MPH
SEISMIC CATEGORY	C
SOIL BEARING	1500 PSF
FRAMING LUMBER	9F5 #2 OR BETTER
STEEL	A57M A36
MIN. FROST DEPTH	36"

AREA	REQUIRED	ACTUAL
FENESTRATION U-FACTOR	0.30	0.30
SKYLIGHT U-FACTOR	0.55	N/A
FENESTRATION SHGC	NR	NR
CEILING R-VALUE	49	49
CATHEDRAL CEILING R-VALUE	30 (LESSER OF 500 S.F. OR 20% OF TOTAL INSUL. CEILING)	38C (HIGH DENSITY)
WOOD FRAME WALL R-VALUE	20 OR 13 + 5	20
MASS WALL R-VALUE	13 / 17	N/A
FLOOR R-VALUE	30	N/A
BASEMENT WALL R-VALUE	15 / 19	N/A
SLAB R-VALUE & DEPTH	10, 2 FT	10, 2 FT
CRAWL SPACE WALL R-VALUE	15, 19	N/A

NOTE: 15/19 MEANS R-15 CONTINUOUS INSULATION  
ON THE INTERIOR OR EXTERIOR OF THE HOME OR  
R-19 CAVITY INSULATION • THE INTERIOR OF THE  
BASEMENT WALL. ALTERNATE R-13 CAVITY INSUL.  
ON THE INTERIOR OF BASEMENT WALL PLUS R-5  
CONT. INSULATION ON THE INTERIOR OR EXTERIOR.

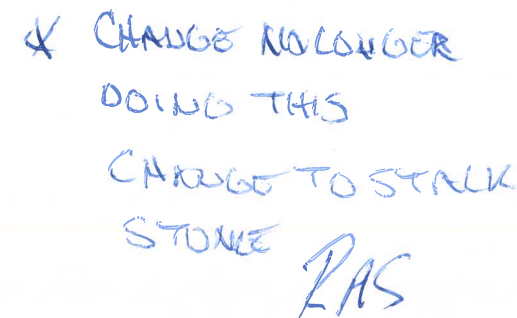
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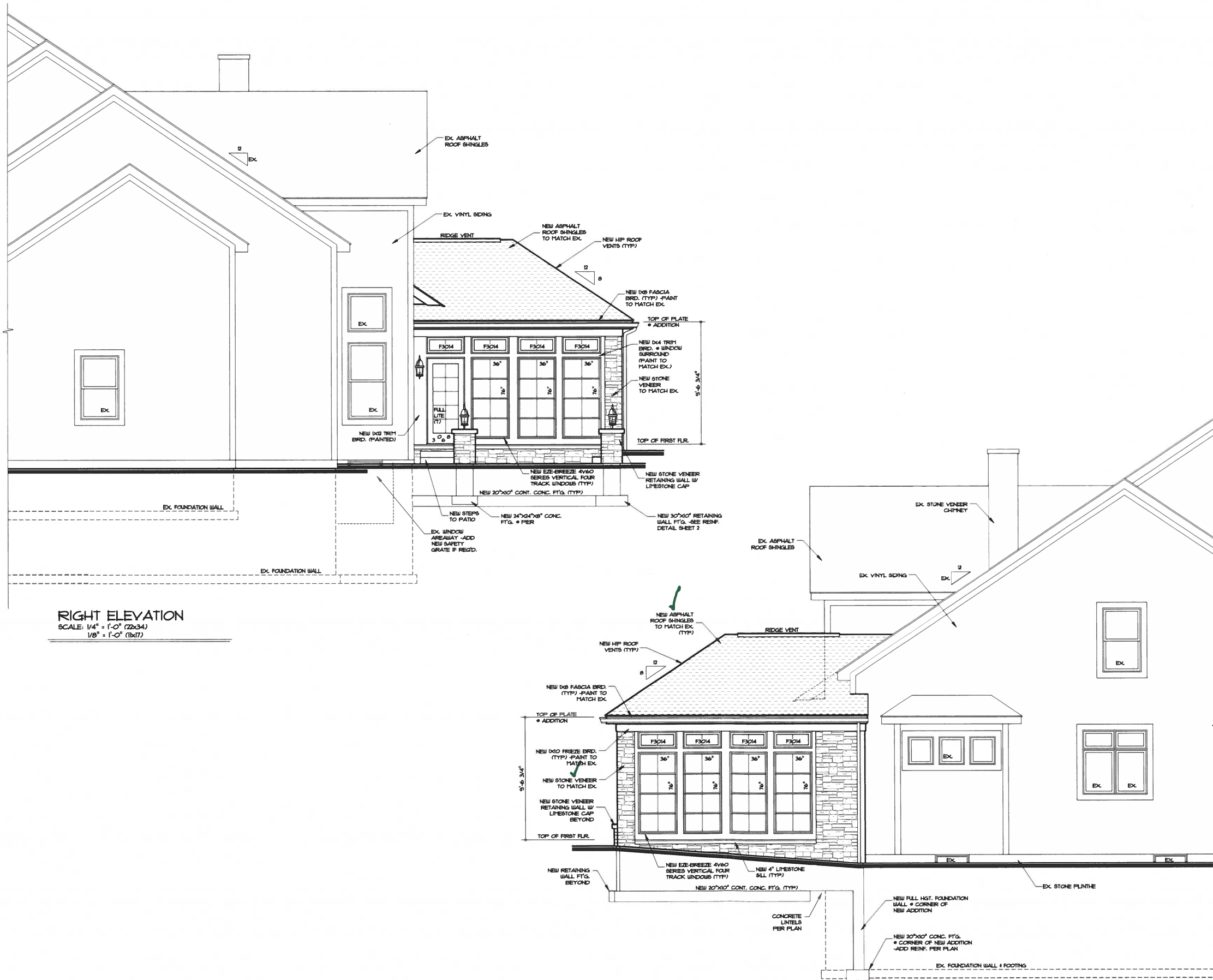
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1. ALL STRUCTURE SHOWN ON THESE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS "MINIMUM REQUIREMENTS". THE BUILDER OR CONTRACTOR MAY CHOOSE TO UPDATE OR ADD MEMBERS FOR EASE OF CONSTRUCTION.
2. ALL POSTS SHALL BE A MINIMUM OF 2X6W4X WITH GLUE APPLIED ON THE FULL MATING SURFACE AND NAILED.
3. ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS SHALL HAVE A MINIMUM LATCH OF 2X6W4X WITH 1/4" PLATED SPACERS. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2X6W4X AND NAIL TOGETHER. ALL OTHER UNITS SHALL BE BUILT IN THE SAME MANNER.
4. ALL TRUSSES TO BE DESIGNED AND FIELD VERIFIED BY MANUFACTURER.
5. BUILDER TO VERIFY ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
6. STEEL BEAMS TO BE SECURED TO THE TOP PLATE OF SUPPORTING STEEL COLUMN BY WAY OF FIELD OR BOLTED CONNECTIONS (RICO S202.51)

FOUNDATION PLAN  
SCALE: 1/4" = 1'-0" (22x34)  
1/8" = 1'-0" (11x17)



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0" (22x34)  
1/8" = 1'-0" (11x17)

LEFT ELEVATION  
SCALE: 1/4" = 1'-0" (22x34)  
1/8" = 1'-0" (11x17)

#### ELEVATION NOTES

- GRADE SHALL FALL 6" (MIN) WITHIN FIRST 10' FROM BUILDING PERIMETER.
- TRUSS MANUFACTURER TO VERIFY ALL HELL HEIGHTS W/ ACTUAL FIELD CONDITIONS. ADJUST HEIGHTS ACCORDINGLY TO ALLOW FOR ELEVATION DETAILS SHOWN.
- INCREASE OVERHANGS AS REQ'D. PER EXTERIOR MATERIALS SELECTED.
- ADD BACKING TO FINISH BOARDS AS REQUIRED W/ STUCCO OR STONE EXTERIOR.
- BUILDER TO VERIFY ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL TRUSSES TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER.
- WINDOW GRILLES HAVE BEEN SIZED TO MATCH THE DESIGN OF THE HOUSE.
- REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET 1.
- METHOD AND QUANTITY OF ROOF VENTING TO BE DETERMINED BY BUILDER, ADHERE TO LOCAL CODE REQUIREMENTS.
- ON EXTERIOR STUD WALLS, MINIMUM CLEARANCE OF 4" REQUIRED BETWEEN ADHERED MASONRY VENEER AND EARTH FINISH. CLEARANCE OF 2" BETWEEN ADHERED MASONRY VENEER AND PAVED AREAS, AND MINIMUM OF 1/2" ABOVE EXTERIOR WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL. INSTALLATION SHALL COMPLY WITH MANUF. INSTRUCTIONS, WHICH MAY REQUIRE GREATER CLEARANCES AND/OR CLEARANCES FROM OTHER COMPONENTS.
- (17) DESIGNATES TEMPERED GLAZING REQUIREMENT

#### HAZARDOUS GLAZING REQUIREMENTS

- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET, STORAGE AREA, OR BATHROOM. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES (1041 MM) ABOVE THE DRAIN INLET AND 36 INCHES (914 MM) HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 40 INCHES (1041 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M<sup>2</sup>).
  - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
  - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.
- ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDING ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
- GLAZING IN WALLS AND FENCES ENCLOSED INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 40 INCHES (1041 MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING.
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 40 INCHES (1041 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- GLAZING ADJACENT TO STAIRWAYS WITHIN 40 INCHES (1041 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 40 INCHES (1041 MM) ABOVE THE NOSE OF THE TREAD.

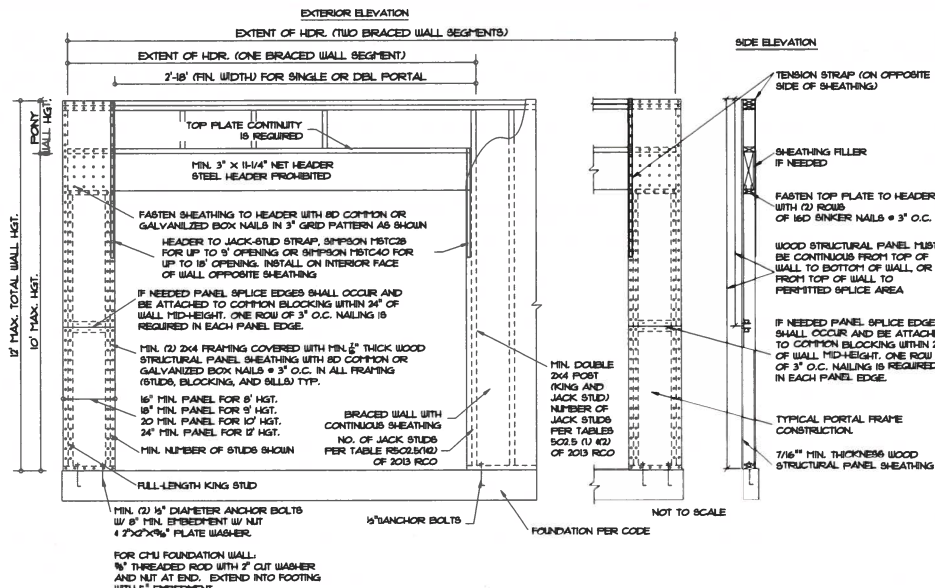
#### EXCEPTIONS: THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:

- OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 MM) SPHERE IS UNABLE TO PASS.
- DECORATIVE GLASS IN ITEMS 1, 6 OR 7.
- GLAZING IN ITEM 6, WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
- GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.
- GLAZING IN ITEMS 7 AND 10, WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDING OF THE GLAZING 36 INCHES (914 MM) HORIZONTALLY ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (74.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1/2" (12.7 MM) IN HEIGHT.
- OUTBOARD PANELS IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 20 FEET (610 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE OR OTHER HORIZONTAL WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
- LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
- PICNICKS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
- SAFETY GLAZING IN ITEMS 10 AND 11 IS NOT REQUIRED WHERE:
  - THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR INFILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE AND
  - THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.

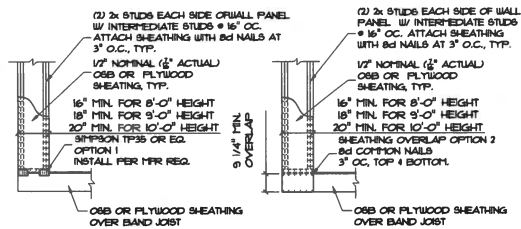
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CONTINUOUSLY SHEATHED PORTAL FRAME CONSTRUCTION  
OVER CONCRETE OR MASONRY BLOCK FOUNDATION

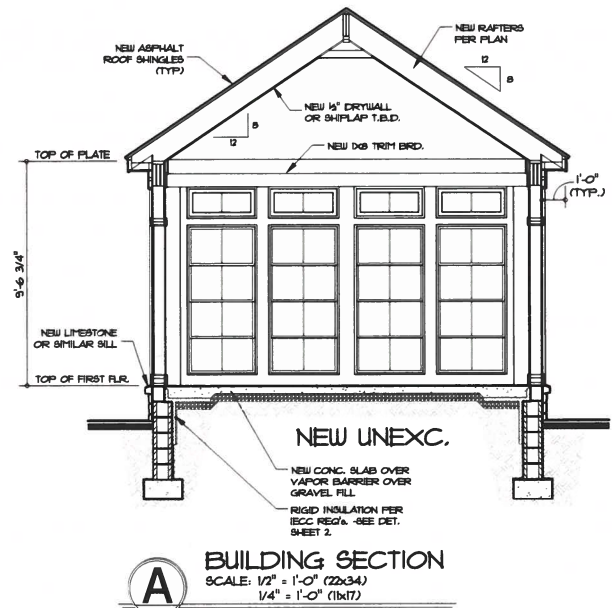


CONTINUOUSLY SHEATHED PORTAL FRAME - CS-PF IN EXTERIOR  
WALLS OVER WOOD FLOOR FRAMING

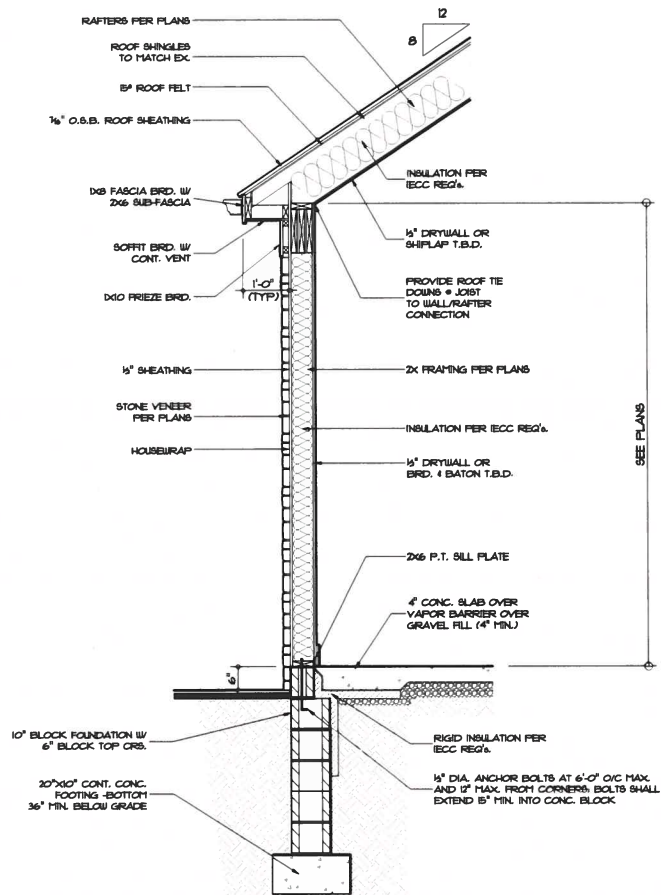
ROOM NAME	ROOM S.F.	UNIT	TYPE	QTY.	TEMP.	REQ'D GL.	ACTUAL GL.	REQ'D VENT	ACTUAL VENT	EGRESS
3-SEASON ROOM	276	3014	FIXED	11	NO	22.1	22.9	11.04	—	—
		3068	FULL LITE	1	YES		12.0		20.0	20.0
		4V60	EZE-BREEZE	11	NO		172		147.4	13.4

NOMINAL WINDOW SIZE (EX: 3050 = 3'-0"X5'-0")

BEDROOM MIN. CLEAR OPENING 24" HEIGHT X 20" WIDTH, 5.7 SQ. FT.



**A** BUILDING SECTION  
SCALE: 1/2" = 1'-0" (22x34)  
1/4" = 1'-0" (18x17)



TYP. WALL SECTION  
SCALE: 1/2" = 1'-0" (22x34)  
1/4" = 1'-0" (18x17)

#### ELEVATION NOTES

- GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.
- TRUSS MANUFACTURER TO VERIFY ALL HILL HEIGHTS W/ ACTUAL FIELD CONDITIONS. ADJUST HEIGHTS ACCORDINGLY TO ALLOW FOR ELEVATION DETAILS SHOWN.
- INCREASE OVERHANGS AS REQ'D. PER EXTERIOR MATERIALS SELECTED.
- ADD BACKING TO FINISH BOARDS AS REQUIRED W/ STUCCO OR STONE EXTERIOR.
- BUILDER TO VERIFY ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL TRUSSES TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER.
- WINDOW GRILLES HAVE BEEN SIZED TO MATCH THE DESIGN OF THE HOUSE.
- REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET 1.
- METHOD AND QUANTITY OF ROOF VENTING TO BE DETERMINED BY BUILDER, ADHERE TO LOCAL CODE REQUIREMENTS.
- ON EXTERIOR STUD WALLS, MINIMUM CLEARANCE OF 4" REQUIRED BETWEEN ADHERED MASONRY VENEER AND EARTH MINIMUM CLEARANCE OF 2" BETWEEN ADHERED MASONRY VENEER AND PAVED AREAS, AND MINIMUM OF 1/2" ABOVE EXTERIOR WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL. INSTALLATION SHALL COMPLY WITH MANUF. INSTRUCTIONS WHICH MAY REQUIRE GREATER CLEARANCES AND/OR CLEARANCES FROM OTHER COMPONENTS.
- (17) DESIGNATES TINTED GLAZING REQUIREMENT

#### HAZARDOUS GLAZING REQUIREMENTS

- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND ACCESS THROUGH THE DOOR.
- GLAZING IN STORM DOORS.
- GLAZING IN ITEM 1, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET, STORAGE AREA, OR BATHROOM. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE DRAIN INLET AND 36 INCHES (914 MM) HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M<sup>2</sup>).
  - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
  - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.
- ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDING ARE STRUCTURAL BALUSTERS PANELS AND NONSTRUCTURAL INFILL PANELS.
- GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE, THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAFTS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.

EXCEPTIONS: THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:

- OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 MM) SPHERE IS UNABLE TO PASS.
- DECORATIVE GLASS IN ITEMS 1, 6 OR 7.
- GLAZING IN ITEM 6, WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
- GLAZING IN ITEM 1, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.
- GLAZING IN ITEMS 7 AND 10, WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 36 INCHES (914 MM) HORIZONTALLY ABOVE THE FLOOR, THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (745 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 1/2 INCHES (38 MM) IN HEIGHT.
- OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL WITHIN 45 DEGREES (0.78 RAD) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
- LOWEDED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
- MIRRORS AND OTHER GLASS PANELS MOUNTED OR HANG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
- SAFETY GLAZING IN ITEMS 10 AND 11 IS NOT REQUIRED WHERE:
- THE SIDE OF A STAIRWAY, LANDING OR RAFT HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR INFILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, AND
- THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.

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