Municipality of Anchorage
BOARD OF BUILDING REGULATION EXAMINERS AND APPEALS

DATE : August 4, 2005, 7:30 PM
Assembly Chambers, Z.J. Loussac Library
3600 Denali Street, Anchorage
Dave Paule, Chairman

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES** from May 5, 2005
4. **PUBLIC HEARINGS**
   Appeal BCA-03-2005 6555 West Dimond Boulevard
5. **APPEARANCE REQUESTS**
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
8. **REPORTS**
   Code Status Update
9. **AUDIENCE PARTICIPATION**
10. **BOARD MEMBER COMMENTS**
11. **ADJOURNMENT**

Mark Begich, Mayor

Exhibit 29

ATTACHMENT #1

Building Board of Examiners and Appeals

DATE: July 13, 2005

APPELLANTS: Delido and M. S. Isabelle – PropertyOwners/Permittees
P. O. Box 220021
Anchorage, AK 99522-0021

SUBJECT: Lot 7B, Block 2, Seaview Heights Subdivision
a.k.a. 6555 W. Dimond

PERMIT: ~~Approved Full Structural Permit No. 01-0076 (7/23/03)~~
Fill/Grade Permit No. 00-6083 (11/28/00)
Revised Fill/Grade Permit No. 00-6083 (5/08/01)
Fill/Grading Permit Bond 6116174 (effective thru 5/08/06)

ISSUE: Notice and Order of Abatement of Dangerous Structure
23.65.703.2 Dangerous Building
Citation 2003-02328 – Building without permits
Stop Work Order dated 8/26/2004 – Permit 01-0076
Stop Work Order dated 8/26/2004 – Permit 00-6083

APPELLANTS RESERVE THE RIGHT TO SUPPLEMENT AND ADD AND/OR PROVIDE ADDITIONAL SUPPORTING DOCUMENTATION TO THIS REQUEST FOR APPEAL.

List of Submitted Documention 7/13/2005:

1. Isabelle Ck #7518 - $500.00
2. Notarized Appeal Form – 3 pages.
3. Attachment #1 (this document)
4. Posted Letter of Notice and Order dated June 8, 2005 – 3 pages.
5. Certified #7004-2510-0002-8201-7490 USPS Track & Confirm 6/13/05
6. Certified #7004-2510-0002-8201-7490 USPS Track & Confirm 6/14/05
7. Certified Letter of Notice and Order dated 6/08/05 rec'd 6/14/05 – 3 pgs.
8. Fax to Philip Calhoun dated 7/7/2005 – ~~6 pages.~~ 7 pages, (seven)
9. E-mail from R. Nibert to S. Isabelle 7/08/05
10. E-mail from S. Isabelle to R. Nibert RE: Appeal Notice 7/08/05
11. E-mail from S. Isabelle to R. Nibert RE: Appeal Date 7/07/05
12. E-mail read notice from R. Nibert 7/07/05 & phone note

#2

13. E-mail read notice from P. Calhoun 7/07/05
14. Copy of fax to P. Calhoun faxed to B. Nibert 7/07/05
15. Faxed Appeal Form from B. Nibert sent 7/07/05 – 3 pages.
16. Copy of Stop Work Order, Fill Permit 00-6083 dated 8-26-04 from Isabelle atty.
17. Copy of Stop Work Order, Bldg. Permit 01-0076 dated 8-26-05 from Isabelle atty. – 3 pages.
18. Stop Work Order – Criminal Citation #C3001336 issued to Del Isabelle 9/08/2004 at his office @ 6:07 PM & misc. docs. – 6 pages.
19. Structural Full Permit 01-0076 dated 7/23/2003
20. MOA Fill Permit Bond & cover letter dated 4/04/2005 – 2 pages.
21. Approved CO #1 – Fill/Grade Permit #00-6083 dated 5/08/01- 7 pgs.
22. Fill/Grade Permit #00-6083 dated 11/28/00 – 4 pages.
23. Faxed comment letter to B. Hellman dated 7/13/05 – ~~11 pages~~. 12 pages.
24. Residential Comments CO #2 – Permit #01-0076 dated 7/11/05 – 3 pgs.
25. Building Permit 00-0076 Report 7/06/2005 from internet – 12 pages.
26. Building Permit 00-6083 Report 7/06/2005 from internet – 3 pages.
27. Permit 01-0076 Addl. Response to Pre-frame Insp. Report 8/18/04 e-mailed to B. Hellman 7/08/2005 – 2 pages.
28. Permit 01-0076 Addl. Isabelle Response to 8/18/2004 Pre-frame Inspection Report – 3 pages.
29. E-mail from S. Isabelle to B. Hellman dated 7/08/05 RE: creosote comments faxed on 6/22/2005 – 3 pages.
30. Fax to B. Hellman dated 6/22/2005 RE: creosote plan review CO comments – 5 pages.

THIS DOCUMENTATION HAND DELIVERED BY APPELLANTS 7/13/2005.

Receipt #_____ Date_____ Building Board Case No. BCA-03-2005
Permit No. 01-0076 and 00-6083

MUNICIPALITY OF ANCHORAGE

Building Board of Examiners and Appeals

✓ Appeal Emanating from Action of the Building Official

___ Appeal Emanating from Action of the Fire Official

I (we) Delido and M.S. Isabelle (907) 243-5845 or (907) 243-0004
Appellants Telephone Number

of P.O. Box 220021 Anchorage AK 99522
Mailing Address City State Zip Code

request that a determination be made by the Building Board on the case of: Citation 2003-02328 23.65.703.2 Dangerous Bldg.

a._____ permit denial b. Stop Work Orders (other)
(type) on Permits 01-0076 and 00-6083.

Street Address of Project: 6555 W. Dimond Blvd.
Legal Description: Lot 7B, Block 2, Seaview Hgts. Subd.
Between Cross Streets: Sand Lake Rd. and Skyhills Drive
Status of Project: (check applicable boxes)

a. Construction has (X) has not ___ started.

✓ b. Construction was suspended more than six months ago.

✓ c. Construction is in progress but a stop-work order has been issued by the Municipality.

___ d. Construction is pending.

✓ e. Other Notice and Order of Abatement of Dangerous Structu
(please state) 23.65.703.2 of Anchorage Existing Buildings Co

This appeal is based on the action of the Building Official or Fire Official, who claims that:
(check one or more)

___ a. Materials(s) chosen (is) (are) not appropriate for intended use.

✓ b. Type(s) or method(s) of construction (is) (are) not permitted.

____c. A Fire/Life Safety deficiency exists for the intended type of occupancy, which takes precedence over the plans as submitted and approved for permit.

✓ d. Other Dangerous building. Citation 2003-02328 "Building Without Permits
(please state)

I (we) contend that such an interpretation is incorrect or incomplete as per
Section _____ of the _____ which supports the following belief:
(number & paragraph) (state which code)

State main reason(s), please be brief:

1. Citation 2003-02328 - Building Without Permits was never presented until July 13, 2005. All required permitting/permits were obtained beginning in 2000. ~~Permits applicable are 00-6083 and 01-0076~~

2. Notice and Order of Abatement of Dangerous Structure citing code 23.65.703.2, under Anchorage Existing Building Code is incorrect. Building is under construction with an active FULL Approved Permit #01-0076 issued 7-23-2003. Bldg. not yet issued C.O. Applicable codes are AAC 23.10 technical codes.

3. Dispute Stop Work Orders most recently issued 8-26-2004 as unwarranted and inappropriately addressed and/or responded to by Building Official and/or personnel. Object to Criminal Citation issued 9-08-04 for Civil issue

~~4. We reserve the right to supplement and add~~ supporting documentation to this request for Appeal.

Signature of Appellant

907-243-6845 or 243-0001
Telephone

P.O. Box 220021
Address

907-248-0004
FAX

Anchorage AK 99522-0021
City State Zip Code

Subscribed and sworn to before me this 13th day of JULY, 2005.

RYAN J. WAGNER
My Commission Expires
NOTARY PUBLIC
June 26, 2008
STATE OF ALASKA

Notary Public in and for Alaska

My Commission Expires: June 26, 2008

Complaint Details

Case Number:	**2003-02328**
Status:	OPEN
Agency Assigned:	PW-CODE-ABATEMENT
Person Assigned:	
Complaint Type:	Building-Without-Permits
Complaint Description:	Fill And Grade W/ Excavation no Pemits
Location:	6555W Dimond
Legal Description:	Seaview Heights
Community Council:	
Additional Info:	For additional information please contact: **Mike Woods** WoodsMW@ci.anchorage.ak.us 343-8328 **Phil Calhoun** CalhounPJ@ci.anchorage.ak.us 343-8315

STATUS KEY

OPEN - Case is currently under investigation.
INITIAL - Case has been initiated but not yet assigned for investigation.
PENDING - Case resolution has been reached and is under a monitoring period.
REVIEWED- Violation has been corrected and verified and is being reviewed for closure.
CLOSED - Case has been reviewed and closed by the Administrative Official.

D.A. AND M.S. ISABELLE

July 7, 2005

Mr. Phillip J. Calhoun
Code Enforcement Officer
Municipality of Anchorage
P. O. Box 196650
Anchorage, AK 99519-6650

RE: Letter of Notice and Order "Abatement of Dangerous Structure"
Citation No. 2003-02328
Lot 7B, Block 2, Seaview Heights Subdivision

Dear Sir:

This acknowledges receipt of the subject certified letter on June 14, 2005. We have contacted you by telephone and dispute the Municipality's facts and position. We have also advised you that an appeal will be filed as required. However, please note that we are protesting being forced to appeal (costs) of this action.

We are not aware of any inspection on May 12, 2005 nor were we made aware that any such inspection was being made.

We are also not aware of having received any notice of the subject citation being issued in 2003. After reviewing the citation number on the municipal records it was noticed that it states that it is "Open" and the complaint was for "Building Without Permits." Please advise what permits were not issued on this property that has kept this citation open for two years and has now evolved to "Abatement of Dangerous Structure."

The house under construction was issued full permit #01-0076 and has been subject to unjustified stop work orders for some time. Access to the property is gated and locked. Entrance into the building is secured and locked. The property and the building are both posted with "Private Property" and "No Trespassing" signs. The building is under construction awaiting responses from both sides regarding another change order. The construction is not faulty, the foundation is not decayed or inadequate, and the building is not in jeopardy of collapsing.

On May 18, 2005, we met with Becky Hellman and Jim Stubbs at the project site. The meeting was so Ms. Hellman could review the project and have any questions or issues regarding the submitted change order drawings (5/03/05) addressed. There was no indication by Ms. Hellman or Mr. Stubbs that there were any concerns of violations. Mr. Stubbs took numerous pictures of uncompleted framing as well as scenic pictures and offered suggestions and recommendations for standard framing completion. At the end of the site meet which took about two hours, Ms. Hellman was asked how long it would take her to respond to the change order. Her response was that she was advised to review the

D.A. AND M.S. ISABELLE

FACSIMILE TRANSMITTAL SHEET

TO: Phillip J. Calhoun, Code Enforcement Officer	FROM: Sue Isabelle
COMPANY: MOA Building Safety	DATE: 7/7/2005 @ 12:06 pm
FAX NUMBER: 343.8200	TOTAL NO. OF PAGES INCLUDING COVER: Six
PHONE NUMBER: 343.8315	SENDER'S REFERENCE NUMBER: MOA Permit 01-0076
RE: Response to 6/08/05 Letter Notice and Order Abatement of Dangerous Structure	YOUR REFERENCE NUMBER: Citation 2003-02328 L7B, B2, Seaview Heights

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☑ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Mr. Calhoun,

Attached is a copy of our response to the subject letter. The fax includes the following attachments:

1. Letter from Isabelle dated July 7, 2005 – 2 pages.

2. Complaint Details – Case No. 2003-02328 (Building Without Permits) – 1 page.

3. Letter to Del Isabelle from Alan N. Corthell, P.E. dated July 1, 2005 – 1 page.

4. Copy of Urgent E-mail sent to Bob Nibert dated July 7, 2005 and copied to Phillip Calhoun, Mike Woods and Isabelle's – 1 page.

#8

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE (907) 243-5845 • FAX (907) 248-0004 • SHOP FAX (907) 245-2294

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907)343-8301 • (907)343-8200
http://www.muni.org

INSPECTION REPORT

DATE OF INSPECTION:	May 12, 2005
PURPOSE:	Code Compliance
LEGAL DESCRIPTION:	Seaview Heights Subdivision, Block 2, Lot 7B
ADDRESS:	6555 West Dimond Blvd.
NAME/ADDRESS OF OWNER:	Delido Isabelle P.O. Box 220021 Anchorage AK 99522-0021
CASE NUMBER:	2003-02328
COMMUNITY COUNCIL:	Sand Lake
USE ZONE:	R1A
GROUP OCCUPANCY:	R3
OCCUPIED:	No

OBSERVATIONS:
This is an inspection report performed by Jim Stubbs (Lead Structural Inspector) and Becky Hellman (Plan Review Engineer) for the Municipality of Anchorage. The reason for the inspection was to assist in the plan review process for change orders to the original plans. Many violations were found throughout the structure, which create an unsafe condition and meet the definition of a dangerous building as defined in the Anchorage Existing Buildings Code that states:

23.65.703.2 Dangerous building. For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division
P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907)343-8301 • (907)343-8200
http://www.muni.org

June 8, 2005

CERTIFIED MAIL: 7004 2510 0002 8201 7490

Delido Isabelle
P.O. Box 220021
Anchorage AK 99522-0021

Subject: **Letter of Notice and Order** of Abatement of Dangerous Structure Located at Seaview Heights Subdivision, Block 2, Lot 7B, commonly known as 6555 West Dimond Blvd, Anchorage, AK

Dear Property Owners:

This is a **Notice and Order**. Your premises located at the above referenced property was inspected on May 12, 2005. Attached is a report of that inspection. The continued maintenance of the dilapidated, dangerous structure and/or deficient condition on your premises constitutes a nuisance. As such, it is subject to abatement by demolition and/or removal or repair as set out in the recommendations of the attached inspection report. Your failure to comply can result in the Municipality effecting compliance by its own effort.

You are therefore ordered to demolish or remove or repair the structure creating the nuisance condition in accordance with the recommendations referred to above within ninety (90) days of mailing date or posting date on Notice and Order of Abatement.

The Anchorage Municipal Code provides for penalties if you fail to obey this order. A Certificate of Public Nuisance and Abatement Order will be recorded with the State Recorder's Office if this Order is not complied with in the time specified or an appeal filed within thirty (30) days of the above date. This will serve to inform any prospective buyer that problems exist with the property.

If the Municipality is called upon to effect demolition or abatement by its own efforts, those costs will be made a lien upon your property interest.

Also, be advised that you or any person having any record title or legal interest in the building may appeal this Notice and Order by filing within thirty (30) days of mailing date or posting date of this Notice and Order, a written appeal, accompanied by a $500 appeal fee, which is nonrefundable. Appeal application forms are available at the Building Safety Division, 4700 S. Bragaw Street. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of this matter.

Respectfully submitted,

Phillip J. Calhoun
Code Enforcement/Abatement Officer
343-8315

#14

Requirements for Compliance:

1. Provide plans and engineering to the Municipality of Anchorage for review and approval, within 72 hours.
2. Secure all required permits.
3. Correct all violations.
4. Call for inspections in a timely manner prior to covering any work.

See http://www.muni.org/bsd/Codes.cfm for code sections listed above and other pertinent information.

Sincerely,

Phillip Calhoun
Code Abatement Inspector
(907) 343-8315

UNITED STATES POSTAL SERVICE

Track & Confirm

Current Status

You entered 7004 2510 0002 8201 7490

There is no record of that item. If it was mailed recently, information may not yet be available. Please try again later.

Track & Confirm

Enter label number:

Track & Confirm FAQs

POSTAL INSPECTORS
Preserving the Trust

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#5

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division
P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907)343-8301 • (907)343-8200
http://www.muni.org

June 8, 2005

RECEIVED BY AS DATE 6/14/2005 @ 5:25 pm

CERTIFIED MAIL: 7004 2510 0002 8201 7490

Delido Isabelle
P.O. Box 220021
Anchorage AK 99522-0021

Subject: **Letter of Notice and Order of Abatement of Dangerous Structure Located at Seaview Heights Subdivision, Block 2, Lot 7B, commonly known as 6555 West Dimond Blvd, Anchorage, AK**

Dear Property Owners:

This is a **Notice and Order.** Your premises located at the above referenced property was inspected on May 12, 2005. Attached is a report of that inspection. The continued maintenance of the dilapidated, dangerous structure and/or deficient condition on your premises constitutes a nuisance. As such, it is subject to abatement by demolition and/or removal or repair as set out in the recommendations of the attached inspection report. Your failure to comply can result in the Municipality effecting compliance by its own effort.

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If the Municipality is called upon to effect demolition or abatement by its own efforts, those costs will be made a lien upon your property interest.

Also, be advised that you or any person having any record title or legal interest in the building may appeal this Notice and Order by filing within thirty (30) days of mailing date or posting date of this Notice and Order, a written appeal, accompanied by a $500 appeal fee, which is nonrefundable. Appeal application forms are available at the Building Safety Division, 4700 S. Bragaw Street. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of this matter.

Respectfully submitted,

Phillip J. Calhoun
Code Enforcement/Abatement Officer
343-8315

#7

UNITED STATES POSTAL SERVICE

Track & Confirm

Shipment Details

You entered 7004 2510 0002 8201 7490

We attempted to deliver your item at 9:11 am on June 13, 2005 in ANCHORAGE, AK 99522 and a notice was left. It can be redelivered or picked up at the Post Office. If the item is unclaimed, it will be returned to the sender. Information, if available, is updated every evening. Please check again later.

Here is what happened earlier:

- NOTICE LEFT, June 13, 2005, 9:05 am, ANCHORAGE, AK 99522

Notification Options

Track & Confirm by email What is this? Go >

Track & Confirm

Enter label number:

- Track & Confirm FAQs

POSTAL INSPECTORS
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site map contact us government services

#6

Requirements for Compliance:

1. Provide plans and engineering to the Municipality of Anchorage for review and approval, within 72 hours.
2. Secure all required permits.
3. Correct all violations.
4. Call for inspections in a timely manner prior to covering any work.

See http://www.muni.org/bsd/Codes.cfm for code sections listed above and other pertinent information.

Sincerely,

Phillip Calhoun
Code Abatement Inspector
(907) 343-8315

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907)343-8301 • (907)343-8200
http://www.muni.org

INSPECTION REPORT

DATE OF INSPECTION:	May 12, 2005
PURPOSE:	Code Compliance
LEGAL DESCRIPTION:	Seaview Heights Subdivision, Block 2, Lot 7B
ADDRESS:	6555 West Dimond Blvd.
NAME/ADDRESS OF OWNER:	Delido Isabelle P.O. Box 220021 Anchorage AK 99522-0021
CASE NUMBER:	2003-02328
COMMUNITY COUNCIL:	Sand Lake
USE ZONE:	R1A
GROUP OCCUPANCY:	R3
OCCUPIED:	No

OBSERVATIONS:
This is an inspection report performed by Jim Stubbs (Lead Structural Inspector) and Becky Hellman (Plan Review Engineer) for the Municipality of Anchorage. The reason for the inspection was to assist in the plan review process for change orders to the original plans. Many violations were found throughout the structure, which create an unsafe condition and meet the definition of a dangerous building as defined in the Anchorage Existing Buildings Code that states:

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8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

drawings and then provide comments to her boss. He would make the necessary decision. Since Ms. Hellman did the initial plan review for the originally issued full construction permit, this seemed again, untypical.

Regarding your "Requirements for Compliance:"

1. Provide plans and engineering to the Municipality of Anchorage for review and approval, within 72 hours. - Updated plans and documentation were already submitted to the Municipality on May 3, 2005 for a change order. The plans were not directed to any personnel for review for over two weeks until we inquired what the status of the change order request was. We have been working on responding to comments with little cooperation from the city.

2. Secure all required permits. - We secured required permits for construction of our residence prior to the start of the construction.

3. Correct all violations. - We are not aware of any "violations" that would constitute or justify the city's actions. We have a construction project that is incomplete. Please provide the specific "violations" so they can be reviewed or responded to by us.

4. Call for inspections in a timely manner prior to covering any work. - Inspections have been and will be requested when they are warranted or required.

We have requested the assistance of Mr. Alan N. Corthell, P.E. who has examined the residence construction and has determined that the structure is suitable for completion and does not meet the qualifications of being designated a dangerous building. A copy of his letter is attached for your review.

Sincerely,

M S Isabelle

D. A. and M.S. Isabelle
Property Owners/Taxpayers

Enclosure

P.O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE: (907) 243-5845 • FAX: (907) 248-0004

Complaint Details

Case Number:	2003-02328
Status:	OPEN
Agency Assigned:	PW-CODE-ABATEMENT
Person Assigned:	
Complaint Type:	Building-Without-Permits
Complaint Description:	Fill And Grade W/ Excavation no Pemits
Location:	6555W Dimond
Legal Description:	Seaview Heights
Community Council:	
Additional Info:	For additional information please contact: **Mike Woods** WoodsMW@ci.anchorage.ak.us 343-8328 **Phil Calhoun** CalhounPJ@ci.anchorage.ak.us 343-8315

STATUS KEY

OPEN - Case is currently under investigation.
INITIAL - Case has been initiated but not yet assigned for investigation.
PENDING - Case resolution has been reached and is under a monitoring period.
REVIEWED- Violation has been corrected and verified and is being reviewed for closure.
CLOSED - Case has been reviewed and closed by the Administrative Official.

WINCE • CORTHELL • BRYSON
CONSULTING ENGINEERS
P O Box 200394 907-563-3750
ANCHORAGE ALASKA
99520

July 1, 2005

Del Isabelle
PO Box 220021
Anchorage, AK 99522

Subject: Dwelling under construction at 6555 West Dimond Boulevard, Anchorage

Dear Mr. Isabelle:

On June 10, 2005, I examined the subject structure in the company of you and Mrs. Isabelle, for the purpose of identifying, in a general way, any major structural deficiencies or defects. This inspection was visual only, and did not include any analysis or examination of the plans.

The structure is a large, single unit, multi-level dwelling with an attached, multi-vehicle garage. At the time of this visit the foundations were completed, and the framing was completed to the extent that the roof was on but not covered. All basic supporting elements were in place (beams, columns, bearing walls), and the walls and roof were sheathed. The soil exposed on the site is sand and gravel, firm and well-drained. The foundations appeared to be sturdy. The framing was generally sturdy and of above-ordinary quality of workmanship. Items of concern that were noted include the support of the roof ridges and the manner of utilization of some salvaged wood members. The structure is not considered to be at risk of collapse, and is safe for continuing the work. I identified no hazards to the public, as long as the building is secured and protected from unauthorized entry.

This structure is suitable for completion, if all deficiencies identified are properly analyzed and modified as necessary.

WINCE-CORTHELL-BRYSON

Alan N. Corthell, P.E.

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Thursday, July 07, 2005 12:36 PM
To: 'NibertRG@ci.anchorage.ak.us'
Cc: 'CalhounPJ@ci.anchorage.ak.us'; 'WoodsMW@ci.anchorage.ak.us'; 'iceboss@gci.net'; 'iceslave@gci.net'
Subject: Notice and Order Citation 2003-02328
Importance: High

Isabelle Response to MOA Letter of Notice and Order "Abatement of Dangerous Structure"
Citation No. 2003-02328 – Building Without Permits
Lot 7B, Block 2, Seaview Heights Subdivision

Mr. Nibert,

Attached is a copy of the letter response to Mr. Phillip Calhoun regarding the above subject for your review. The letter (and associated attachments) were faxed today at 12:06 PM to Mr. Calhoun @ 343-6200.

Sincerely,
Sue Isabelle

Wk Phone 907.243.0450
Hm Phone 907.243.0004
Fax 907.246.0004
Cell 830.9646

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Thursday, July 07, 2005 11:04 AM
To: NibertRG@ci.anchorage.ak.us
Cc: CalhounPJ@ci.anchorage.ak.us; WoodsMW@ci.anchorage.ak.us; iceboss@gci.net; iceslave@gci.net
Subject: Appeal MOA Citation 2003-02328
Importance: High

URGENT

Mr. Nibert,

Del advised that he has spoken to you several times regarding Philip Calhoun's Certified letter to him dated June 8, 2005 "Letter of Notice and Order of Abatement of Dangerous Structure."

It is my understanding, and Del's, that you were going to get back with him advising the final date the Appeal must be filed in order to comply with the 30 days. Even though the letter was dated June 8th, records are that it was not mailed until June 13, 2004. The letter was received and signed by me on June 14, 2005. We do not know when the letter was posted but it was found attached to the property gate by Del on June 13, 2005.

Please advise the final date the appeal must be filed in order to be in compliance.

Sincerely,
Sue Isabelle

Wk Phone 907.243.0450
Hm Phone 907.243.0004
Fax 907.248.0004
Cell 830.9646

S. Isabelle

From: Nibert, Robert G. [NibertRG@ci.anchorage.ak.us]
Sent: Friday, July 08, 2005 3:16 PM
To: S. Isabelle
Subject: RE: MOA Appeal Cit 2003-02328

Mrs. Isabelle
Yes, I was just getting ready to call you and make sure you received the info. Please try to get in earlier if you can. We can start processing sooner.
If you have any more questions, please contact me.
Thanks, Bob N

-----Original Message-----
From: S. Isabelle [mailto:iceslave@gci.net]
Sent: Friday, July 08, 2005 3:02 PM
To: Nibert, Robert G.
Cc: Gonzalez, Vicki; iceboss@gci.net; iceslave@gci.net
Subject: MOA Appeal Cit 2003-02328
Importance: High

Appeal Notice and Order MOA Citation 2003-02328

Mr. Nibert,

This is to follow up on our telephone conversation yesterday afternoon in response to my e-mail. You have advised that the final date to file an appeal on the subject matter is **July 13, 2005.**

Should this not be correct, please advise immediately.

Thank you for your return call and the faxed documentation.

Sincerely,
Sue Isabelle

Wk Phone 907.243.0450
Hm Phone 907.243.0004
Fax 907.248.0004
Cell 830.9646

#9

COPY

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Friday, July 08, 2005 3:02 PM
To: NibertRG@ci.anchorage.ak.us
Cc: GonzalezV@ci.anchorage.ak.us; iceboss@gci.net; iceslave@gci.net
Subject: MOA Appeal Cit 2003-02328
Importance: High

Appeal Notice and Order MOA Citation 2003-02328

Mr. Nibert,

This is to follow up on our telephone conversation yesterday afternoon in response to my e-mail. You have advised that the final date to file an appeal on the subject matter is **July 13, 2005.**

Should this not be correct, please advise immediately.

Thank you for your return call and the faxed documentation.

Sincerely,
Sue Isabelle

Wk Phone 907.243.0450
Hm Phone 907.243.0004
Fax 907.248.0004
Cell 830.9646

@3:07 pm

Post-it® Fax Note 7671	Date 7/08/05	# of pages ▶ 1
To Bob Nibert	From Sue Isabelle	
Co./Dept. MOA	Co.	
Phone # 343-8344	Phone # 243-0450	
Fax # 343-7997	Fax # 248-0004	

CC: V. Gonzalez @ 343-8200 @3:09pm

#10

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Thursday, July 07, 2005 11:04 AM
To: NibertRG@ci.anchorage.ak.us
Cc: CalhounPJ@ci.anchorage.ak.us; WoodsMW@ci.anchorage.ak.us; iceboss@gci.net; iceslave@gci.net
Subject: Appeal MOA Citation 2003-02328
Importance: High

URGENT

Mr. Nibert,

Del advised that he has spoken to you several times regarding Philip Calhoun's Certified letter to him dated June 8, 2005 "Letter of Notice and Order of Abatement of Dangerous Structure."

It is my understanding, and Del's, that you were going to get back with him advising the final date the Appeal must be filed in order to comply with the 30 days. Even though the letter was dated June 8th, records are that it was not mailed until June 13, 2004. The letter was received and signed by me on June 14, 2005. We do not know when the letter was posted but it was found attached to the property gate by Del on June 13, 2005.

Please advise the final date the appeal must be filed in order to be in compliance.

Sincerely,
Sue Isabelle

Wk Phone 907.243.0450
Hm Phone 907.243.0004
Fax 907.248.0004
Cell 830.9646

7/07/05 @ approx 2:15pm. Bill Nibert called responding to this e-mail. Appeal date deadline is July 13, 2005. Called Sue Isabelle @ 243-0450

#11

S. Isabelle

From: Nibert, Robert G. [NibertRG@ci.anchorage.ak.us]
To: S. Isabelle
Sent: Thursday, July 07, 2005 2:22 PM
Subject: Read: Notice and Order Citation 2003-02328

Your message

To: Nibert, Robert G.
Cc: Calhoun, Phillip J.; Woods, Mike W.; iceboss@gci.net; iceslave@gci.net
Subject: Notice and Order Citation 2003-02328
Sent: Thu, 7 Jul 2005 12:35:31 -0800

was read on Thu, 7 Jul 2005 14:22:21 -0800

7/07/05 @ approx. 2:15 pm
Bob Nibert called Sued, responding to appeal date. He is noting that the respond date should be by July 13, 2005.
While talking to him I advised that I had sent 2 e-mails; one on the appeal date and a second one of the letter faxed to Phil Calhoun. He asked one to fax the letter and attachment directly to him so he could review. He gave his direct FAX as 343-7997. After receipt, he will fax appeal directions and fax said to include all documen

#12

S. Isabelle

From: Calhoun, Phillip J. [CalhounPJ@ci.anchorage.ak.us]
To: S. Isabelle
Sent: Thursday, July 07, 2005 5:05 PM
Subject: Read: Notice and Order Citation 2003-02328

Your message

To: Nibert, Robert G.
Cc: Calhoun, Phillip J.; Woods, Mike W.; iceboss@gci.net; iceslave@gci.net
Subject: Notice and Order Citation 2003-02328
Sent: Thu, 7 Jul 2005 12:35:31 -0800

was read on Thu, 7 Jul 2005 17:05:02 -0800

#13

D.A. AND M.S. ISABELLE

FACSIMILE TRANSMITTAL SHEET

TO: Phillip J. Calhoun, Code Enforcement Officer	FROM: Sue Isabelle
COMPANY: MOA Building Safety	DATE: 7/7/2005 @ 12:06 PM
FAX NUMBER: 343.8200	TOTAL NO. OF PAGES INCLUDING COVER: Six
PHONE NUMBER: 343.8315	SENDER'S REFERENCE NUMBER: MOA Permit 01-0076
RE: Response to 6/08/05 Letter Notice and Order Abatement of Dangerous Structure	YOUR REFERENCE NUMBER: Citation 2003-02328 L7B, B2, Seaview Heights

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☑ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Mr. Calhoun,

Attached is a copy of our response to the subject letter. The fax includes the following attachments:

1. Letter from Isabelle dated July 7, 2005 – 2 pages.
2. Complaint Details – Case No. 2003-02328 (Building Without Permits) – 1 page.
3. Letter to Del Isabelle from Alan N. Corthell, P.E. dated July 1, 2005 – 1 page.
4. Copy of Urgent E-mail sent to Bob Nibert dated July 7, 2005 and copied to Phillip Calhoun, Mike Woods and Isabelle's – 1 page.

Post-it® Fax Note 7671	Date 7-07-05 # of pages ▶ 6
To Bob Nibert	From Sue Isabelle
Co./Dept. MOA-Code Abate	Co.
Phone # 343-8344	Phone # 243-0450
Fax # 343-7997	Fax # 248-0004

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE (907) 243-5845 • FAX (907) 248-0004 • SHOP FAX (907) 245-2294

#14 [redacted]

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907) 343-8301 • Fax (907) 343-8310
http://www.muni.org

APPEALS TO THE BOARD OF BUILDING REGULATION EXAMINERS AND APPEALS

1. Some reasons for appealing to the Building Board may be:

   a. submitted plans need correction;
   b. project does not pass inspection;
   c. difference of opinion in interpretation of code;
   d. request for alternate methods and materials.

2. If the Building or Fire Official does not grant the customer's request, the customer may appeal that decision to the Building Board.

3. The appellant must pay a $500.00 filing fee and submit their notarized appeal to the Building Board Secretary, who schedules a hearing date.

4. A staff report presenting Building Safety's or Fire Prevention's opinions is prepared and will be available to the appellant at least three (3) days prior to the hearing date.

5. The appeal to be heard is advertised in a local news publication, and in the Municipality's electronic calendar system.

6. Appellant or their representative must appear before the Building Board on the specified date and time to plead their own case. Legal counsel may be utilized by the appellant, but is not required.

7. In most cases, decisions are rendered at the time of the hearing.

8. If appeal is denied, the appellant may further appeal to the Alaska Superior Court within 30 days.

Ron Thompson
Building Official

#15

Receipt #_____ Date_____ Building Board Case No._____
Permit No._____

MUNICIPALITY OF ANCHORAGE

Building Board of Examiners and Appeals

___ Appeal Emanating from Action of the Building Official

___ Appeal Emanating from Action of the Fire Official

I (we)_____
Appellant Telephone Number

of_____
Mailing Address City State Zip Code

request that a determination be made by the Building Board on the case of:

a._____permit denial b._____(other)
(type)

Street Address of Project:_____
Legal Description:_____
Between Cross Streets:_____and_____
Status of Project: (check applicable boxes)

a. Construction has ___ has not ___ started.

____b. Construction was suspended more than six months ago.

____c. Construction is in progress but a stop-work order has been issued by the Municipality.

____d. Construction is pending.

____e. Other_____
(please state)

This appeal is based on the action of the Building Official or Fire Official, who claims that:
(check one or more)

____a. Materials(s) chosen (is) (are) not appropriate for intended use.

____b. Type(s) or method(s) of construction (is) (are) not permitted.

____c. A Fire/Life Safety deficiency exists for the intended type of occupancy, which takes precedence over the plans as submitted and approved for permit.

____d. Other_____
(please state)

I (we) contend that such an interpretation is incorrect or incomplete as per Section_____of the_____which supports the following belief:
(number & paragraph) (state which code)

State main reason(s), please be brief:_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____ _____
Signature of Appellant Telephone

_____ _____
Address FAX

_____
City State Zip Code

Subscribed and sworn to before me this ____ day of_____, 20____.

_____
Notary Public in and for Alaska

My Commission Expires:_____

MUNICIPALITY OF ANCHORAGE

ALL PERSONS ARE HEREBY ORDERED TO AT ONCE

STOP WORK

PERTAINING TO CONSTRUCTION, ALTERATIONS, REPAIRS, WIRING, GRADING, OR REGULATED EQUIPMENT OR LAND USE

On these premises at Seaview Heights, Lot 7A Anchorage, Alaska, Permit No. 00-6083

This order is issued because an independent estimate shows up to 45,000 cubic yards on site. Bring no more fill on site until the following are corrected and approved: Remove fill from lot 7B. Bring slopes and set backs into compliance with approved permit or submit engineered alternatives for approval and install after approved. Submit a drainage design to PME for approval which does not impact adjacent properties or rights-of-way. Provide compaction tests. Verify amount of fill.

By: Ron Thompson, Building Official

Date: August 26, 2004 **Time:** 12:45 p.m.

warning

AMC 23.10.202.4.1 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

08/26/04 THU 14:55 [TX/RX NO 8511] 002

#16

MUNICIPALITY OF ANCHORAGE

ALL PERSONS ARE HEREBY ORDERED TO AT ONCE

STOP WORK

PERTAINING TO CONSTRUCTION, ALTERATIONS, REPAIRS, WIRING, GRADING, OR REGULATED EQUIPMENT OR LAND USE

On these premises at Seaview Heights, Lot 7A Anchorage, Alaska, Permit No. 01-0076

This order is issued because structure roof not constructed per approved plans. Roof must be shored or retrofitted prior to snow fall to prevent collapse. See attached inspection report. Please arrange meeting on site with Chief of Inspections and engineer of record to verify as-built condition and discuss change order requirements.

By: Ron Thompson, Building Official

Date: August 26, 2004 **Time:** 12:45 p.m.

warning

AMC 23.10.202.4.1 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

#17

1/2

INSPECTION REPORT

MUNICIPALITY OF ANCHORAGE – BUILDING SAFETY DIVISION

4700 SOUTH BRAGAW STREET, ANCHORAGE, ALASKA

INSPECTIONS: Voice: (907) 343-8180 Fax: (907) 249-7777 INFORMATION: (907) 343-7963

NAME: Isabelle

ADDRESS: 6555 W. Dimond

PERMIT NUMBER: 01-0076

DATE: 8.18.04

PHONE #1: PHONE #2:

LOT: 7B BLOCK: 2 SUBDIVISION: Seaview Htse

COMMENTS: preframe insp / status report

TYPE OF INSPECTION: #1: #2: #3:

☐ No non-compliance observed. ☑ Corrections executed as explained below. ☑ Site not secured until corrected. ☐ Will recommence at next inspection. ☐ C.O. approved. ☐ C.O.O. approved (comments below).

COMMENTS: note: please install safety rails, and ladder access in an O.S.H.A. approved condition

① provide approved plans reflecting as built condition

② change order stick frame roof - plans show trusses

③ change order in floor heat

④ change order creosote bridge timbers substituted for plan approved GLBs

⑤ note ripped beams - tension chords damaged or missing provide documentation for recycled bldg. materials approving/certifying grading status per IRC 507.1 etc

⑥ provide approval of plan review for recycled materials and suitability for this type of

INSPECTOR: [illegible] DATE: 8.18.04

WHEN CORRECTIONS ARE MADE, PLEASE CALL FOR INSPECTION
DO NOT DESTROY THIS NOTICE

construction and intended occupancy - i.e.: recycled I-m beam/girder - creosote timbers & 2Xs - some beams heavily weathered

2/2

Page 1 of 1

INSPECTION REPORT

MUNICIPALITY OF ANCHORAGE -- BUILDING SAFETY DIVISION

4700 SOUTH BRAGAW STREET, ANCHORAGE, ALASKA

INSPECTIONS: Voice: (907) 343-8300 Fax: (907) 343-7777 INFORMATION: (907) 343-7982

NAME: Isabelle PERMIT NUMBER: 01-0076

ADDRESS: 6555 W. Dimond DATE: 8-18-04

PHONE #1: PHONE #2:

LOT: 7 B BLOCK: 2 SUBDIVISION: Seaview Hts.

COMMENTS: Preframe insp / Status report

TYPE OF INSPECTION: #1: #2: #3:

☐ No non-compliance observed.
☒ Corrections essential as explained below.

☐ Do not cover until re-inspected.
☐ Will re-inspect at next inspection.

☐ C.O. approved.
☐ C.C.O. approved (comments below).

COMMENTS: Reinspection? ☒

(7). change order poured walls taller than plan dimensions with higher leval of differential fill

(8) provide engineer evaluation and approval of (A) O.S.B. + ply weathered and damaged (B) apparant overspan or over spaced condition of structural elements (B.C.I.'s) etc

(9) complete all framing per plans - change orders - evaluations and specifications

INSPECTOR: BARNHILL DATE: 8.18.04

WHEN CORRECTIONS ARE MADE, PLEASE CALL FOR INSPECTION
DO NOT REMOVE THIS NOTICE

(10) call for inspection when complete please have plans, truss/roof info, change orders, grading info on site at [illegible]

ATN: 109327194

UNIFORM SUMMONS AND COMPLAINT
ANCHORAGE POLICE DEPARTMENT
MUNICIPALITY OF ANCHORAGE, PLAINTIFF
THIRD JUDICIAL DISTRICT OF ALASKA,
IN THE DISTRICT COURT OF ANCHORAGE

DMV CODE APD

Criminal Offense

NO C3001336

The undersigned officer states that he has reasonable grounds to believe that the defendant named below

ON Wed THE 8TH DAY OF Sep 2004 AT 06:07 PM

DEFENDANT ISABELLE, DELIDO ALLEN

MAIL ADDRESS

RES ADDRESS 7600 JASON PLACE

ANCHORAGE AK HOME PHONE (907) 248-0004
CITY STATE

DOB [redacted] AGE W SEX M HT 511 WT 195

SSN

DRIVERS LIC SID: AK
CLASS NUMBER STATE

VEHICLE LICENSE STATE YEAR EXPIRES

VEHICLE
YEAR MAKE MODEL COLOR

EMPLOYER WORK PHONE

LOCATION OF OFFENSE 6555 W DIMOND

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE: 08.30.010

☐ Municipal Ordinance ☐ State Statute/ Regulation ☐ Commercial Vehicle ☐ Hazardous Materials

TO WIT: DID UNLAWFULLY VIOLATE A STOP WORK ORDER LAWFULLY ISSUED AT THE ABOVE LOCATION.

Double Fine Zone ☐

POINTS FINE $ SURCHARGE $ TOTAL $

☐ CORRECTABLE: This citation will be dismissed if you correct the defect and present the vehicle for inspection within 7 days at:
☐ Anchorage Police Department, 4501 S. Bragaw
☐ Environmental Services Division, 825 L St. (Call First)

If you do not, you must either appear in court or mail in your plea within 7 days. See instructions for optional appearance to the right.

☐ OPTIONAL COURT: May pay total due or appear in court within 5 working days. READ RIGHT SIDE

☐ MANDATORY COURT-INFRACTION: Must appear at 303 K St, Traffic Court WITHIN 5 WORKING DAYS

☒ MANDATORY COURT-CRIMINAL: Must appear at 825 W. 4th Ave., Courtroom B1 on 10/13/2004 at 9:00 a.m.

If you appear in court, you must bring citation with you. Also, if you are under 18 years old, you must bring parent or legal guardian to court with you.
WARNING: If you fail to respond to a criminal charge, a warrant will be issued for your arrest. For non-criminal offenses, see consequences to the right.

Hill, Steve — Officer Signature
1535 — DSN.
09/08/2004 — DATE

Signature:

☒ Personally Served

OPTIONAL COURT APPEARANCE

If this is an optional appearance, you must either appear in court to enter a plea or mail in your plea within five days. To mail in your plea, check the boxes below and fill in the lines that follow. Mail this form to: [illegible] Department, 4501 S. Bragaw St., Anchorage, AK 99507.
If you plead no contest, you must enclose a check or money order payable to the Municipality of Anchorage, for the total amount due. Do not send cash.

☐ I plead NO CONTEST. I am enclosing the total amount due. I request that my payment satisfy this citation. I understand that:
(a) I am giving up my right to a trial and the other rights stated below;
(b) a judgment of conviction will be entered against me; and
(c) the number of points shown on the front will be assessed against my driver's license.

☒ I plead NOT GUILTY and request a trial. I have read and understand my rights listed below. (DO NOT SEND MONEY. The court will send you notice of the time and place of trial.)

Signature: [signature] Date 09/09/04

Mailing Address PO Box 99522-0021

CONSEQUENCES OF FAILURE TO RESPOND
(Non-criminal Offenses Only)

If you fail to respond within five days, one of the following will happen:

1. A default judgment will be entered against you for the maximum fine permitted by law plus $50 in court and collection costs plus any [illegible] required by statute. Efforts to collect this judgment will include [illegible] of your Permanent Fund Dividend. In addition, if this offense involves a moving motor vehicle, points will be assessed against your driver's license. Also, the court may suspend your driver's license, privileges or privilege to obtain a license.

-OR-

2. A warrant will be issued for your arrest, and you will be assessed an additional $75 fee, whether or not you are convicted of the offense.

RIGHTS

If you have been charged with an optional appearance offense you have the following rights:

1. To remain silent. You do not have to make any statements or answer questions. Any statements you make can be used to prove guilt against you.
2. To hire an attorney to represent you in court.
3. To request a postponement of your court appearance.
4. To a public and speedy trial before a judge or magistrate without [illegible]
5. To be presumed innocent until proven guilty.
6. To confront and question witnesses against you.
7. To testify on your own behalf.
8. To have subpoenas issued to compel your witnesses to appear at trial.

MAIL TO APD IN ENVELOPE PROVIDED

NOTE!

Citation issued @ Del Isabelle's office.

#18

Phone Messages:

9/03/04 @ 5:25 PM Friday

Scott Haan called Del's cell phone. (Del was standing in the entryway at home and had just come from Seaview. It was raining hard outside and he was all wet.) I could overhear Scott asking him where he was. Del told him he was at home and asked why. Scott said he heard he was over at Seaview operating equipment and he was looking for him to have him arrested. Del said, "What?" He said he was just compacting the road because the rain was creating a mess. He needed to get the boom truck up the road to deliver the roof materials. Scott had given permission to get the roof covered. Scott said ok if that's all it was.

9/08/04 @ 2:42 PM Wednesday

Scott Haan called our home line. Sue answered and Scott asked where Del was. I asked who was calling and told him that Del wasn't home. He said he was looking for Del and wanted to know what his cell phone number was so he didn't have to look it up so I complied and gave him the number and he just hung up without any other response.

8.30.010 Resisting or interfering with peace officer.

A. A person commits the crime of resisting or interfering with a peace officer when

1. The person intentionally, recklessly, or knowingly delays or obstructs the person's own arrest by the use of force;

2. The person intentionally, recklessly, or knowingly delays or obstructs the arrest of another by the use of force;

3. The person intentionally, recklessly, or knowingly delays or obstructs the person's arrest by fleeing, hiding, engaging in a stand-off, or barricading himself;

4. The person intentionally, recklessly, or knowingly delays or obstructs a police officer's active investigation of a crime by fleeing after having been told to stop;

5. The person intentionally, recklessly or knowingly resists, obstructs or interferes with the lawful efforts of any firefighter or paramedic in the discharge or attempted discharge of an official duty;

6. The person intentionally, recklessly or knowingly disobeys the lawful orders of any public officer; or

7. The person intentionally or recklessly engages in conduct which delays or prevents a fire from being timely extinguished or emergency services from being provided.

8. It is unlawful for any person to intentionally injure, destroy, take or attempt to take personal property from the custody of any public officer or person which is possessed by process of law.

B. For the purposes of this section, the term "public officer" means any police officer, firefighter or fire department official, paramedic, animal control officer, or any other public official engaged in law enforcement duties at the time of the offense.

C. Violation of this section shall, upon conviction, be punished by a fine of not more than $2,000.00 or imprisonment for not more than six months, or both such fine and imprisonment.

(AO No. 82-126; AO No. 89-52; AO No. 98-59(S), § 1, 5-19-98; AO No. 2000-95, § 9, 10-16-00; AO No. 2003-73, § 3, 4-22-03)

TITLE 8 PENAL CODE*

***Editor's note:** AO No. 98-59(S), §§ 1–3, effective May 19, 1998, reorganized, renumbered, and amended Title 8 to read as herein set out.

Cross references: General penalties and enforcement, Ch. 1.45 ; violations constituting aiding or abetting, § 1.45.020 ; exemptions from disclosure of certain public records, § 3.90.040 ; abandoned, stolen or lost property, Ch. 7.25 ; driving while intoxicated prohibited, § 9.28.020 ; drinking alcoholic beverages while driving, § 9.36.200 .

State law references: Criminal law, AS 11.16 et seq.

23.10.202.4 Stop Work orders. When work is being done contrary to the provisions of this code, the technical codes, or other pertinent laws or ordinances implemented through the enforcement of this code, the Building Official may order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop the work until authorized by the Building Official to proceed with the work.

23.10.202.4.1 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

23.10.202.5 Occupancy violations. When a building or structure or building service equipment therein regulated by this code and the technical codes is being used contrary to the provisions of such codes, the Building Official may order such use discontinued by written notice served on any person causing such to be continued. Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of such codes.

23.10.202.6 Authority to disconnect utilities. The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building service equipment therein regulated by this code or the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

23.10.202.7 Authority to condemn building service equipment. When the Building Official ascertains that building service equipment regulated in the technical codes has become hazardous to life, health or property, or has become unsanitary, the Building Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice itself shall fix a time limit for compliance with such order. Defective building service equipment shall not be maintained after receiving such notice.

When such equipment or installation is to be disconnected a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner and occupant of such building, structure or premises.

When any building service equipment is maintained in violation of the technical codes and in violation of a notice issued pursuant to the provisions of this section, the Building Official shall institute appropriate action to prevent, restrain, correct or abate the violation.

23.10.202.8 Connection after order to disconnect. Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be disconnected by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

23.10.202.8.1 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 23.10.205
VIOLATIONS

23.10.205.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

23.10.205.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

23.10.205.3 Prosecution of violation. If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

SECTION 23.10.206
PENALTIES AND REMEDIES

In addition to any other remedy or penalty provided by this title, any person who violates any provision of this title or any code of technical regulation adopted pursuant to this title shall be subject to the civil penalties or injunctive relief, or both provided by Section 1.45.010B of the Anchorage Municipal Code.

Any person aggrieved by the act or omission of another person that constitutes a violation of the provisions of this title or the codes of technical regulation adopted herein may, following 30 days written notice to the municipal official or department empowered to enforce that provision, commence and maintain a civil injunctive relief or both authorized by Section 1.45.010B of the Anchorage Municipal Code. The court, in issuing any final order in any action brought by a private person under this section, may, at its discretion, award the costs of litigation to any party. In any action under this section the municipality, if not a party, may intervene as a matter of right.

Chapter 3
PERMITS AND INSPECTIONS
SECTION 23.10.301
PERMITS

23.10.301.1 Permits required. Except as specified in Section 301.2, no building, structure or building service equipment regulated by this code and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure or building service equipment has first been obtained from the Building Official.

23.10.301.1.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

23.10.301.2 Work exempt from permit. A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements

POST IN A CONSPICUOUS PLACE

ALL WORK MUST BE INSPECTED

A 24-HOUR NOTICE IS REQUIRED FOR INSPECTION SERVICE - INSPECTION REQUEST LINE (907) 343-8300 OR FAX REQUEST (907) 249-7777

Development Services Department

MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY DIVISION
4700 SOUTH BRAGAW STREET
TELEPHONE (907) 343-8211

STRUCTURAL

FULL

NO: 01- -0076

Date: 07/23/03

SITE ADDRESS: 6555 W DIMOND BLVD

PERMITEE/OWNER: ISABELLE DELIDO & M S

CONTRACTOR: ISABELLE CONST & EXCAVATING *R

LOT: 7B BLOCK/TRACT: 2 SUBD: SEAVIEW HEIGHTS

TYPE: NEW

PROPOSED WORK: SINGLE FAMILY

WORK DESC. 6610 Sqft living area, 2300 sqft unfinished, 1910 sqft garage

REMARKS: gjs

TOTAL CONSTRUCTION VALUATION: $642,850.00

Total fees for this issuance: $4,630.25

Total payments for this issuance: $4,630.25

Permit Issued By: STULLER, GRETCHEN J

Approvals: BOLLES, DAN
HAAN, SCOTT M.
ANGELL, MADA M
HELLMAN, BECKY A.
MCGEE, LYNN M.

ALL WORK IN STRICT CONFORMANCE WITH PLAN CHECK REQUIREMENTS AS PER JOB PRINTS. FIELD INSPECTION REQUIRED

INSPECTION REQUIRED OF FOUNDATION EXCAVATION PRIOR TO PLACING ANY CLASSIFIED FILL

CONTACT THE UTILITY FOR APPROVAL OF SERVICE EQUIPMENT AND LOCATION PRIOR TO INSTALLATION. SERVICE CHANGES MUST BE SCHEDULED IN ADVANCE WITH THE UTILITY COMPANY AND THE BUILDING SAFETY INSPECTION SECTION.

I HAVE READ THE ABOVE APPLICATION AND KNOW THE CONTENTS THEREOF THE SAME IS TRUE AND CORRECT I FURTHER AGREE THE ABOVE WORK WILL BE DONE IN ACCORDANCE WITH ALL STATE, MUNICIPAL LAWS, AND ORDINANCES

PERMIT EXPIRES IN 360 DAYS IF WORK IS NOT COMMENCED

Signature of permitee or Agent: [signature]

Printed Name: Delido A. Isabella

#19

COPY

April 04, 2005

Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519

RE: Permit Bond for Fill/Grading Permit
For Lot 7B BK2, Seaview Heights
Isabelle Construction & ~~Engineering~~ Excavating

To Whom It May Concern:

Enclosed you will find the original Continuation Certificate for Isabelle Construction & Excavating's Permit Bond. Please make sure this is attached to the original bond that is on file.

If you have any questions, or need anything further, please let me know.

Sincerely,

PARKER, SMITH & FEEK, INC.

Jill Boyle
Surety Department

Enclosure

cc: Del Isabelle, Isabelle Construction & Excavating

#20

Safeco™

SAFECO Insurance Comapny
PO Box 34526
Seattle, WA 98124-1526

CONTINUATION
CERTIFICATE

COPY

IRST NATIONAL INSURANCE COMPANY OF AMERICA Seattle, Washington, Surety upon

a certain Bond No. 6116174

dated effective 05/08/2001
(MONTH-DAY-YEAR)

on behalf of ISABELLE CONSTRUCTION & EXCAVATING
(PRINCIPAL)

and in favor of MUNICIPALITY OF ANCHORAGE
(OBLIGEE)

does hereby continue said bond in force for the further period

beginning on 05/08/2005
(MONTH-DAY-YEAR)

and ending on 05/08/2006
(MONTH-DAY-YEAR)

Amount of bond FIVE THOUSAND DOLLARS ---------- ($5,000)

Description of bond FILL/GRADING PERMIT FOR LOT 7B BK2, SEAVIEW HEIGHTS

Premium: $100.00

PROVIDED: That this continuation certificate does not create a new obligation and is executed upon the express condition and provision that the Surety's liability under said bond and this and all Continuation Certificates issued in connection therewith shall not be cumulative and that the said Surety's aggregate liability under said bond and this and all such Continuation Certificates on account of all defaults committed during the period (regardless of the number of years) said bond had been and shall be in force, shall not in any event exceed the amount of said bond as hereinbefore set forth.

Signed and dated on March 9, 2005
(MONTH-DAY-YEAR)

FIRST NATIONAL INSURANCE COMPANY OF AMERICA

By Mike McGavick
PRESIDENT MIKE MCGAVICK

FIRST NATIONAL INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1928 STATE OF WASHINGTON

S-1329/FN 2/00

IFD

#1

BUILDING SAFETY
CHANGE ORDER FORM

DATE: 4/23/01

PERMIT FEE $ 245.00

PLAN REVIEW $ 75.00

FIRE REVIEW $

TOTAL HOUR FEE $

FEES TO PAY $ 320.00

AN 01 02 003900 05/04/01 12:29PM
007 Plan Review $75.00

TR #

CASH/CHG/CK# CASH

IGC charge to: AN 01 02 007800 05/04/01 12:29PM
007 Bldg Permit / Temp $245.00
Account #: 006083

PERMIT NUMBER: 00-6083

OWNER: Del Isabella

CONTACT PERSON: Del

PHONE CONTACT: 243-5845

LOT: 78 TR: ____ BLOCK: 2 SUBD: Seaview Heights

Const. Value of proposed change: N/A

DESCRIPTION OF PROPOSED CHANGE (ATTACH SKETCH):

Revised Fill / Grading to increase Fill and decrease gradability (percentage of driveway slope) and allow runoff to transfer to Diamond Birds natural drainage west of Lori Dr.

SIGNATURE OF OWNER/CONTR./AGENT: [signature] DATE: 4/23/01

SUBMITTAL
APR 23 2001
GRETCHEN STULLER

FOR OFFICE USE ONLY

STRUCT/PLBG/MECH/ELECT REVIEW COMMENTS: ☒ APPROVED ☐ DISAPPROVED ☐ N/A

see note on back - 5/4/01 Cynthia Kurtin
approved 5/8/01 Cynthia Kurtin

SIGNATURE/TITLE: DATE: HRS: 1/2

ZONING REVIEW COMMENTS: ☒ APPROVED ☒ DISAPPROVED ☐ N/A

① Requires PW / Stormwater review and approval.
② Provide Engineering drawings w/ stamp and signature

SIGNATURE/TITLE: [signature] DATE: 4-26-01 5-1-01 HRS: 0.5

FIRE REVIEW COMMENTS: ☐ APPROVED ☐ DISAPPROVED ☐ N/A

SIGNATURE/TITLE: DATE: HRS:

TRAFFIC/PWE REVIEW COMMENTS:

[signature] 5-8-01 OK

SIGNATURE/TITLE: DATE: HRS:

FLOOD HAZARD REVIEW COMMENTS: ☐ APPROVED ☐ DISAPPROVED ☐ N/A

SIGNATURE/TITLE: DATE: HRS:

TOTAL HRS:

#21

Approved pending adding the following notes to the drawings

1. Compact fill to 90% max. density
2. Slopes shall not exceed 2H:1V.
3. Set backs from properly lines shall be maintained. Toe of fill slopes shall not be nearer than one half the height of fill but need not exceed 20 ft. The minimum distance = 2'.

Cng old

Application for Fill/Grading Permit: Handout No. 46
Revised 4-20-01

SUBMITTAL

APR 23 2001
00-6083
GRETCHEN STULLER

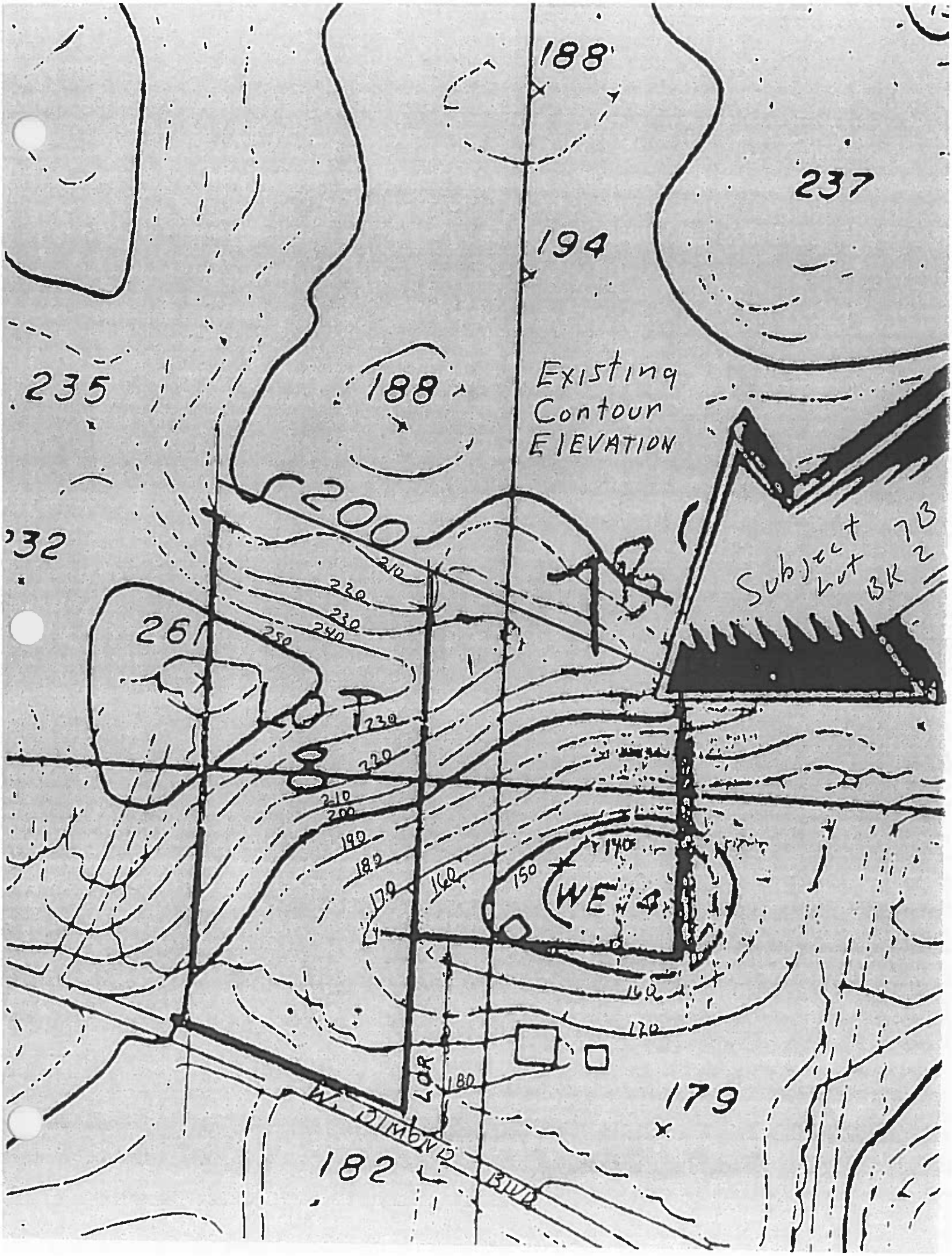
Del Isabelle
P. O. Box 220021
Anchorage, AK 99522-0021
(907) 243-5845 / fax (907) 248-0004

April 20, 2001

As per item numbers:

1. Legal Description: Seaview Heights, Blk 2, Lot 7B
2. Amount of materials to be excavated/filled: less than 50,000 cu. Yd.
3. Type of material: Silt & organic fill, type pending.
4. Source of material: Any available, pending
5. Two site plans to scale showing limits: See attached with revisions
6. Cross sections to scale showing existing & final grades: See attached with revisions
7. Statement of intended purpose of fill: This property currently has an existing grade drop at the front of the lot that is approximately 15' below the roadway elevation. I will be clearing and grubbing existing organic in the proposed driveway and low lying ground to place fills as necessary to obtain road access to the main portion of the site. I intend to build my home on the property in the near future.
8. Wetland permit: Not a wet site or any current drainage courses or problems.
9. Flood Hazard permit: N/A

Rcvd km 5/04/01 ok PAL C.O #1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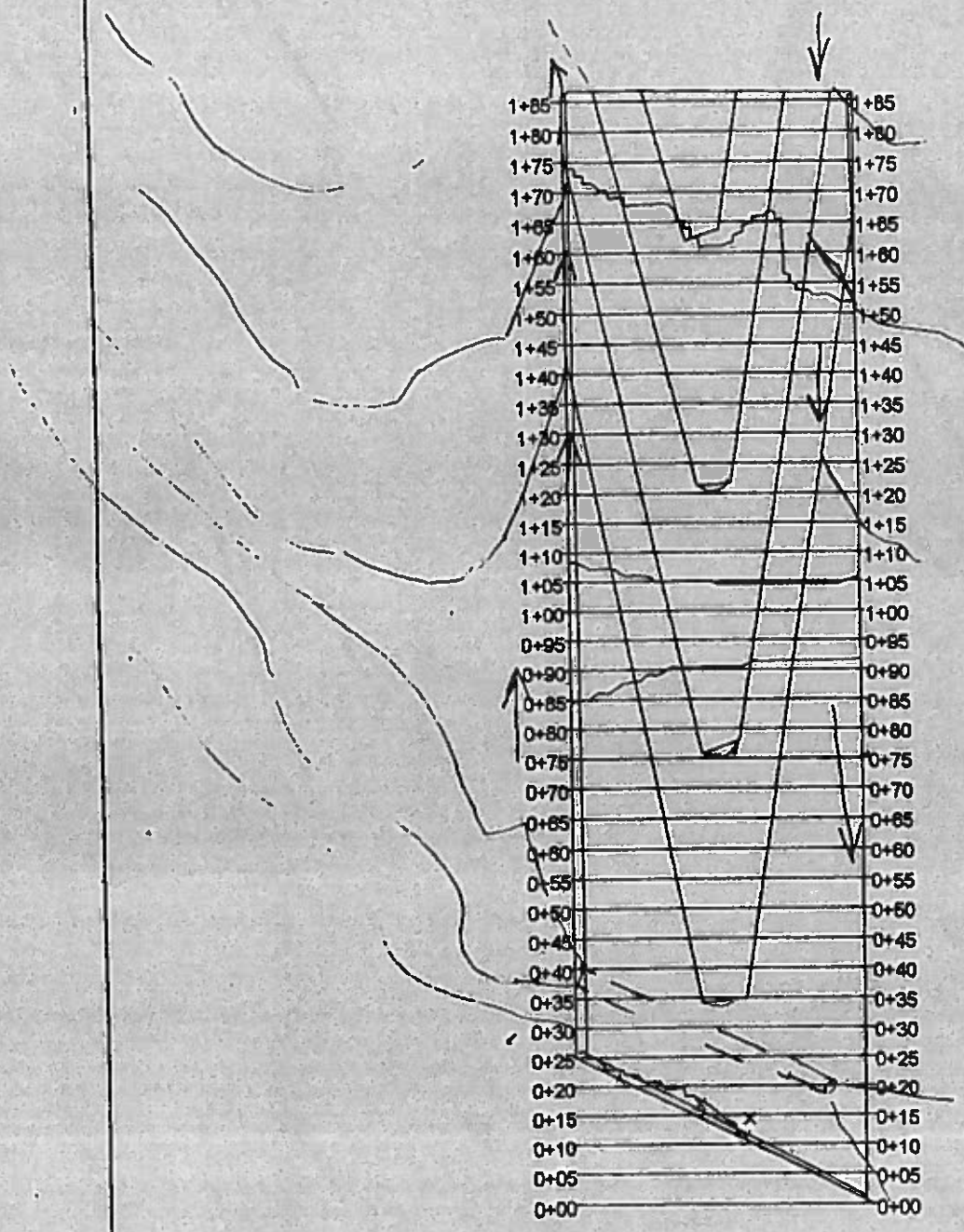
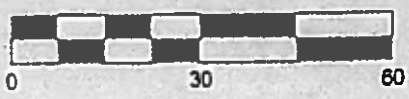
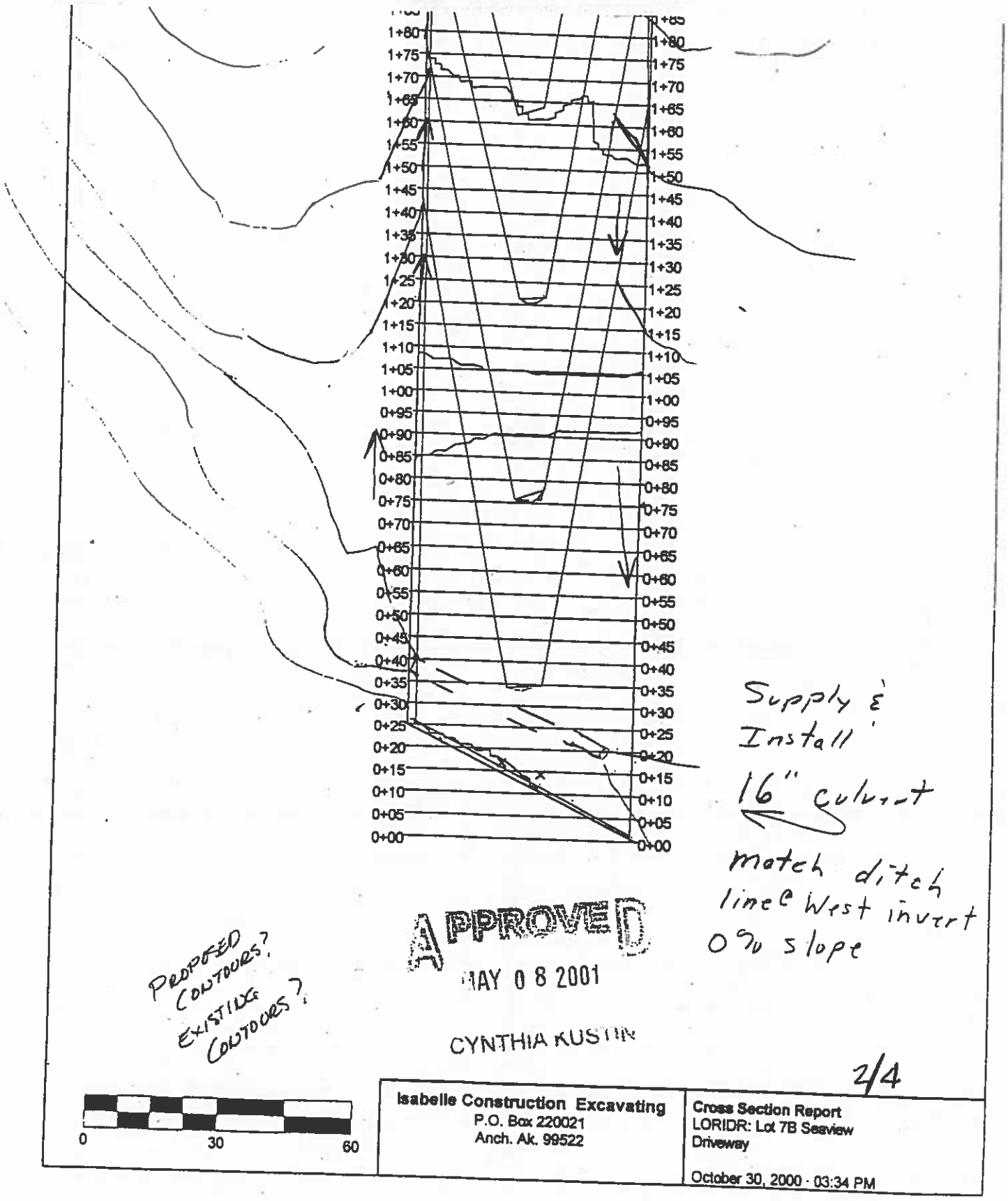


Supply & Install 16" culvert

match ditch line @ West invert 0% slope



Isabelle Construction Excavating P.O. Box 220021 Anch. Ak. 99522	**Cross Section Report** LORIDR Lot 7B Seaview Driveway October 30, 2000 03:34 PM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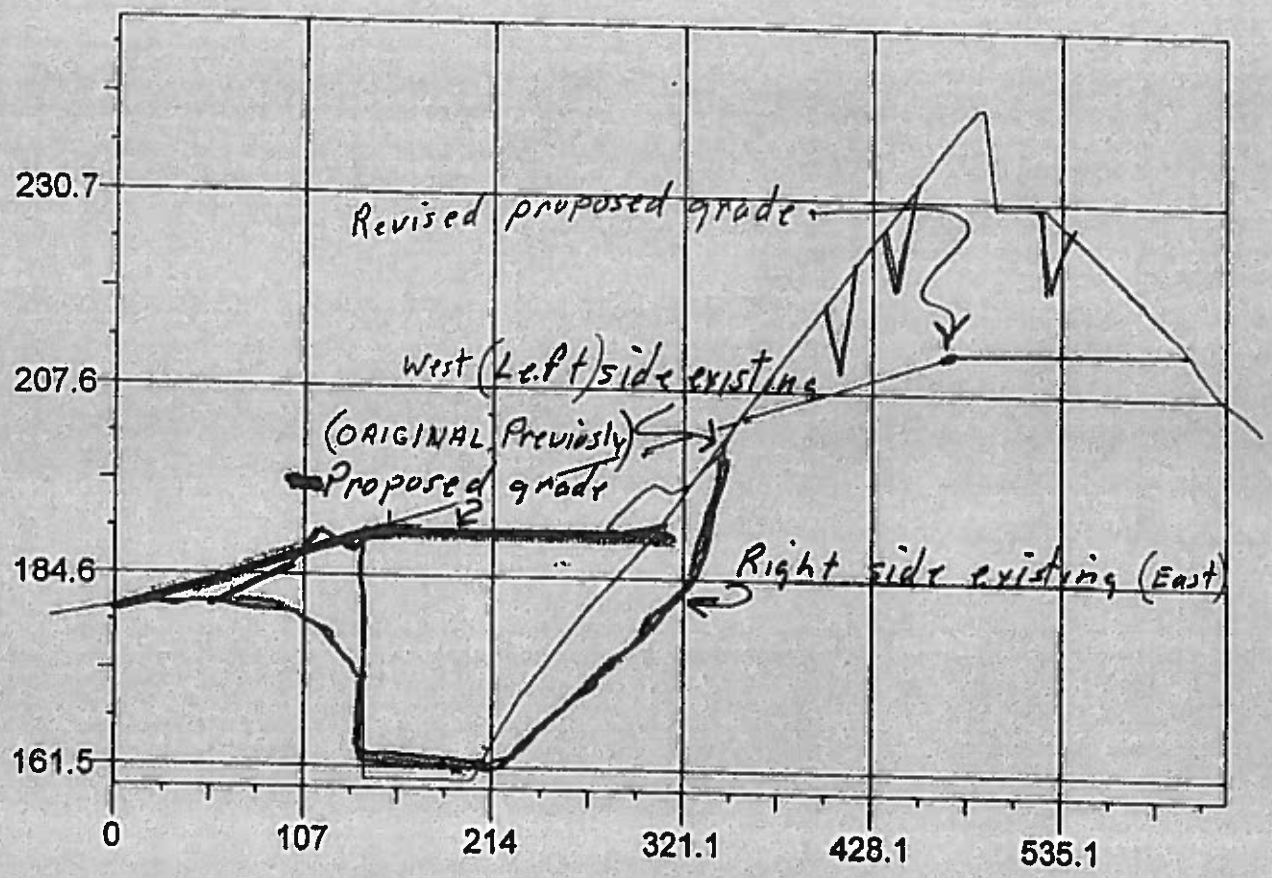
Supply & Install 16" culvert
match ditch line West invert
0% slope
APPROVED
MAY 0 8 2001
CYNTHIA KUSTIN
PROPOSED CONTOURS?
EXISTING CONTOURS?
0
30
60
Isabelle Construction Excavating
P.O. Box 220021
Anch. Ak. 99522
Cross Section Report
LORIDR: Lot 7B Seaview Driveway
October 30, 2000 - 03:34 PM

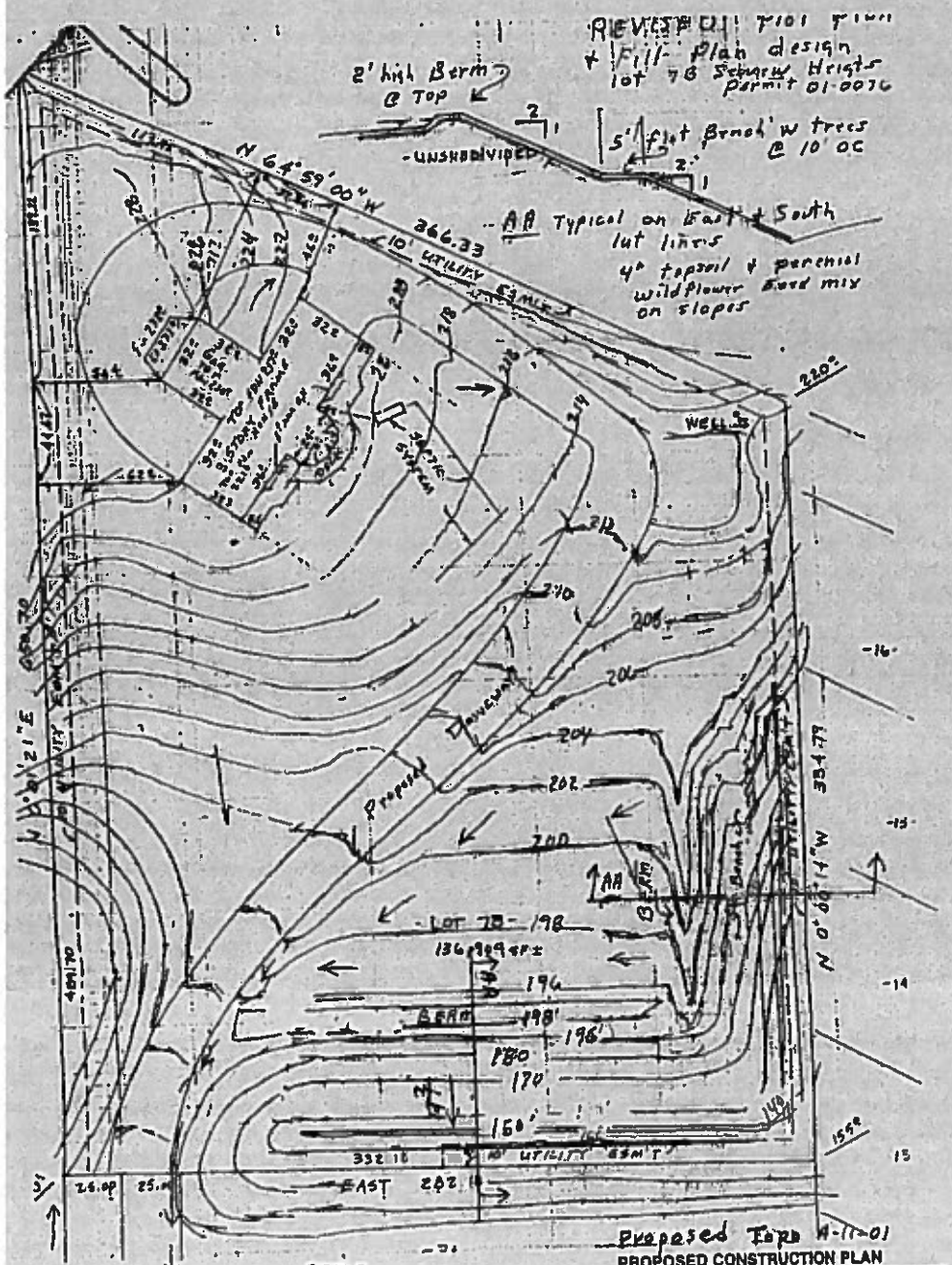
2/4



CROSS SECTION

LORI DR. (Center Line)

And DRIVEWAY



PROPOSED CONSTRUCTION PLAN

I hereby certify that I have surveyed the following described property LOT 7B, BLOCK 2, SEAVIEW HEIGHTS SUBDIVISION Anchorage Recording Precinct, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon:

Dated at Anchorage, Alaska

This 30th day of JANUARY, 2001

FRED WALATKA & ASSOCIATES
Engineers and Surveyors

(907) 345

STATE OF ALASKA — Fred Walatka — NO. 3253-S — REGISTERED PROFESSIONAL LAND SURVEYOR

EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN ON THE RECORDED PLAT ARE NOT SHOWN HEREON.

POST IN A CONSPICUOUS PLACE

ALL WORK MUST BE INSPECTED

A 24-HOUR NOTICE IS REQUIRED FOR INSPECTION SERVICE
INSPECTION REQUEST LINE 343-8300 OR FAX REQUEST 343-8235

MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY DIVISION
4700 SOUTH BRAGAW STREET
TELEPHONE (907) 343-8211

Department of Public Works

FILL/GRADING/EXCAVATION PERMIT

NO: 00- -6083

Date: 11/28/00

FILL

SITE ADDRESS: NHN W. DIMOND BLVD

PERMITEE/OWNER: AZIZEH MOUSSA A & NONA R

CONTRACTOR: ISABELLE CONST & EXCAVATING *R

LOT: 7B BLOCK/TRACT: 2 SUBD: SEAVIEW HEIGHTS

TYPE: FILL/GRADING/EXCAVATION

PROPOSED WORK: FILL/GRADING/EXCAVATION

WORK DESC. 4,800 Cubic Yards

REMARKS: mw

TOTAL CONSTRUCTION VALUATION: $.00

Total fees for this issuance: 178.00

Total payments for this issuance: 178.00

Permit Issued By: WAGNER, A. MELISSA

Approvals: BOLLES, DAN
HANSEN, MADA A.
PALMER, C. ROBERT
HURD, JEFF D.

Chg
854A
MW
10/31/00

ALL WORK IN STRICT CONFORMANCE WITH PLAN CHECK REQUIREMENTS AS PER JOB PRINTS. FIELD INSPECTION REQUIRED

INSPECTION REQUIRED OF FOUNDATION EXCAVATION PRIOR TO PLACING ANY CLASSIFIED FILL

CONTACT THE UTILITY FOR APPROVAL OF SERVICE EQUIPMENT AND LOCATION PRIOR TO INSTALLATION. SERVICE CHANGES MUST BE SCHEDULED IN ADVANCE WITH THE UTILITY COMPANY AND THE BUILDING SAFETY INSPECTION SECTION.

I HAVE READ THE ABOVE APPLICATION AND KNOW THE CONTENTS THEREOF: THE SAME IS TRUE AND CORRECT. I FURTHER AGREE THE ABOVE WORK WILL BE DONE IN ACCORDANCE WITH ALL STATE, MUNICIPAL LAWS, AND ORDINANCES.

PERMIT EXPIRES IN 360 DAYS IF WORK IS NOT COMMENCED

Signature of permitee or Agent: _____

Printed Name: _____

#22

* File only

4700 S. Bragaw
Phone 343-8347

INSPECTIONS

[redacted]

343-8300

MUNICIPALITY OF ANCHORAGE

DEPT. OF PUBLIC WORKS–BUILDING SAFETY DIV.

POSTING NOTICE FOR BUILDING PERMIT

00 6083

BUILDING PERMIT NUMBER

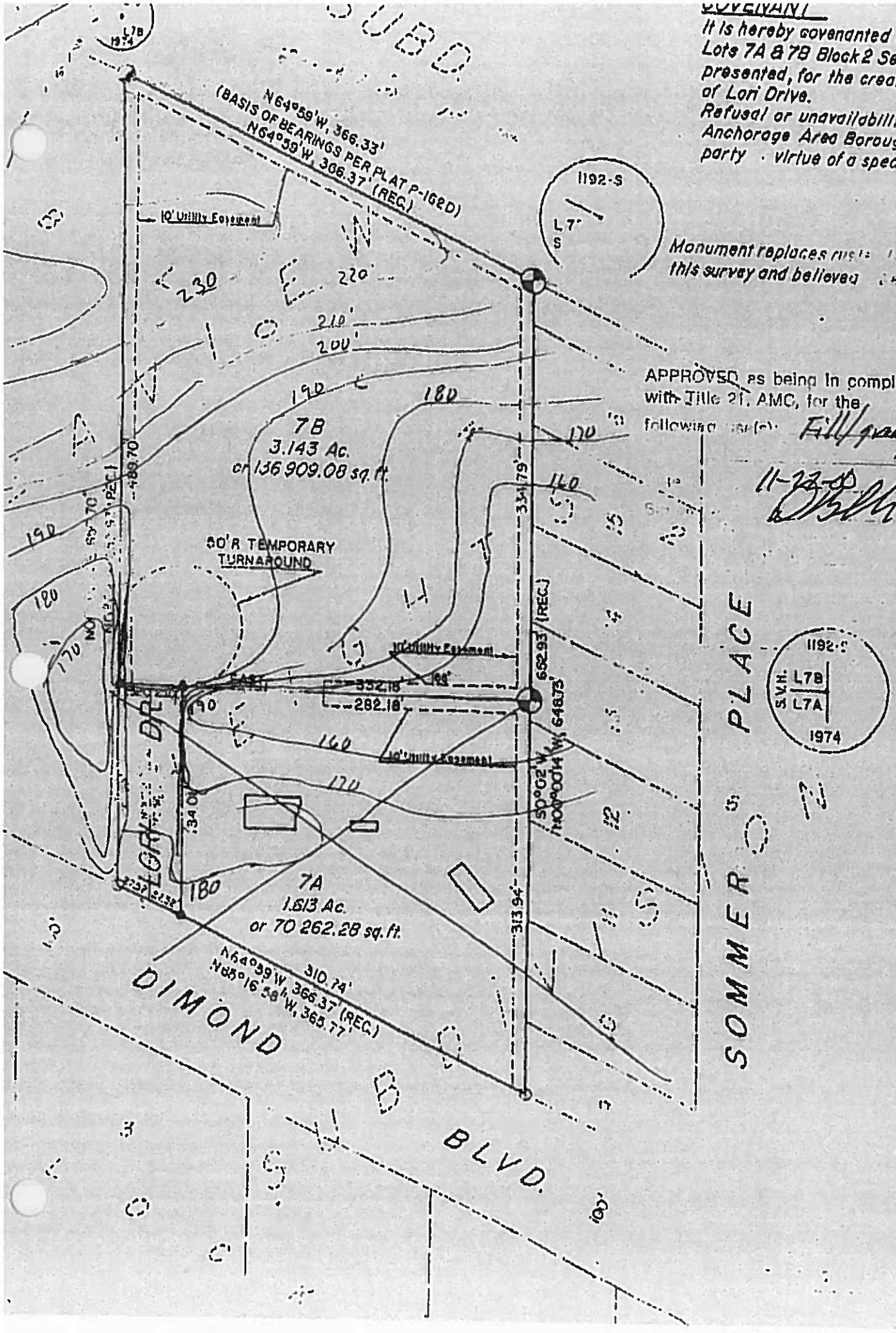
LOT 1B, BLOCK 2, SUBD. Seaview Heights

SHALL BE POSTED IN A CONSPICUOUS PLACE

84-017 (Rev 2/00)

COVENANT

It is hereby covenanted that the owne
Lots 7A & 7B Block 2 Seaview Heights
presented, for the creation of a road
of Lori Drive.
Refusal or unavailability of any party
Anchorage Area Borough Mayor, or h
party . virtue of a special power of a



APPROVED as being in compliance with Title 21, AMC, for the following use(s): Fill/grading

11-22-00

App
Chapter
Ordinan
Survey
PUBLIC
Greater

SUBMITTAL

Application for Fill/Grading Permit: Handout No. 46

OCT 31 2000
00-4083
MELISSA FIELDING

Del Isabelle
P. O. Box 220021
Anchorage, AK 99522-0021
(907) 243-5845 / fax (907) 248-0004

October 16, 2000

As per item numbers:

1.	Legal Description:	Seaview Heights, Blk 2, Lot 7B
2.	Amount of materials to be excavated/filled:	4,800 cu. Yd.
3.	Type of material:	Non organic fill, type pending.
4.	Source of material:	Any available, pending
5.	Materials disposal site:	AS&G dumpsite on Sand Lake Rd.
6.	Two site plans to scale showing limits:	See attached
7.	Cross sections to scale showing existing & final grades:	See attached

8. Statement of intended purpose of fill: This property currently has an existing grade drop at the front of the lot that is approximately 15' below the roadway elevation. I will be clearing and grubbing existing organic in the proposed driveway and low lying ground to place fills as necessary to obtain road access to the main portion of the site. I intend to build my home on the property in the near future.

9.	Wetland permit:	Not a wet site or any current drainage courses or problems.
10.	Flood Hazard permit:	N/A
11.	If amount exceeds 5000 cu. yds.:	N/A

D.A. AND M.S. ISABELLE

FACSIMILE TRANSMITTAL SHEET

TO: Becky Hellman, Plan Review Engineer	FROM: Del and Sue Isabelle
COMPANY: MOA Building Safety	DATE: 7/13/2005 @ 11:37 AM
FAX NUMBER: 343-8200	TOTAL NO. OF PAGES INCLUDING COVER: Eleven
PHONE NUMBER: 343-8237	SENDER'S REFERENCE NUMBER: Change Order 2 and/or 3 Comments
RE: Permits 01-0076 and 00-6083 Lot 7B, Blk. 2 Seaview Heights	YOUR REFERENCE NUMBER: Comments 7/05/05 and 7/11/05 fax

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☑ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Ms. Hellman,

Attached are the following:

1. Change Order Comments Response dated 7-13-2005 – 6 pages.
2. Attachment "Supplement A" – 1 page.
3. Attachment "Supplement A – enlarged" – 1 page.
4. Copy of I-Beam Submittal to MOA dated 5-23-2005 – 2 pages.

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE (907) 243-5845 • FAX (907) 248-0004 • SHOP FAX (907) 245-2294

#23

D.A. AND M.S. ISABELLE

July 13, 2005

MOA Building Safety
Attn: Becky Hellman
Plan Review Engineer
P. O. Box 196650
Anchorage, AK 99519-6650

RE: Permit No. 01-0076 – 6555 W. Dimond aka L7B, B2, Seaview Heights
Permit No. 00-6083
Change Order submitted May 03, 2005 and Comments

Dear Ms. Hellman:

Attached are additional written responses to the Change Order Plan Review Comments listed on the internet dated 7/05/2005:

2. ITEMS TO BE ADDRESSED – "The following is a list of items that must be designed by an engineer licensed in the state of Alaska:" – Response: Del Isabelle is an owner/builder and is exempt per Alaska Statutes AS 08.48.331 Exemptions (a)(6)(A). An approved Full Structural permit #01-0076 was issued 7/23/2003 per Anchorage Administrative Code AAC Section 23.10.303.1 which states "*Any permit required by this code may be issued to any person to do any work regulated by this code in a single-family or duplex dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is the legal owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by said owner, provided that said owner shall personally perform all labor in connection therewith.*" Further, the Alaska statutes allow an owner/builder an exemption from licensed engineering design requirements per AS 08.48.331 Exemptions (a)(6)(A) which states *(a)"This chapter does not apply to (6) a person preparing drawings or specifications for (A) a building for the person's own use and occupancy as a single family residence and related site work for that building."*

1. Roof Rafter Framing – The rafter framing of the roof. Rafter framing has been provided in place of trusses, but no design was provided. The load path for lateral forces must be defined, and calculations submitted to show the new load path is sufficient to transfer the required forces. 5-20-05 Information provided was reviewed. Information provide checked rafters at 24" o.c., it didn't look at the vally rafters or ridge beams, this can be seen by the loading that was shown in the calculations. One other statement was included that the floor diaphragm will act like a collar tie, the upper roof isn't even attached to the floor, it's attached to the inset pony wall. **Response**: The original design permitted included rafter framing through the main section of the master bedroom and entry foyer. This remains unchanged. This comment was

responded to Wayne Bolen in a letter dated 10-05-2004. It was also responded to in the 9/27/2004 Change Order request submitted which included a Temporary Shoring Plan. The floor diaphragm does act as a collar tie or bottom chord in that the 2 x 12 rafters extend out to the fascia at an elevation near to floor level where struts attach the fascia/rafters through the soffit to the floor sheeting. Change order drawing submitted 5-03-05. Valley rafters or ridge beams are shown on the drawing. See supplement "A" attached. BH comment "attached to inset pony wall" – Response: Incorrect – there are no pony walls. It is a full height wall from the lower level below extending through attic floor to support the 2 x 12 rafters. It is tied in to the attic floor diaphragm and therefore there is no hingepoint created as there would be if it were a ponywall. There is no pony wall and this was explained to you during the 5-18-05 site meet while you reviewed the incomplete framing with the revised change order drawings.

2. Design check for in-floor heating. The original design did not include in-floor heating. All structural elements must be checked for the increased loads caused by this item. The lateral load must be checked since an increase in dead load will increase the seismic forces. 5-20-05 If in-floor heating will not to be installed, ignore item 2 above. – **Response** was already provided 10/05/2004 in writing to Wayne Bolen. This was reiterated at site meet 5-18-05. It was not on the change order drawings submitted 5-11-05 and Once again – there is no plan to install in-floor heating on any wood flooring.

3. Design check for creosote bridge timbers. The original plans called out for 24F-V4 and 24F-V8 Douglas-Fir glulam beams, and were designed using the strength associated with those types. Please provide design of the timbers substituted in the place of these glulams. 10-6-04 According to the inspection report dated 8/18/04, creosote lumber has been substituted for approved glulam headers, and according to a discussion with Bill Ivy, he confirms that several of the headers were replaced with creosote lumber. Please verify headers using creosote lumber are sufficient for supported loads. Item 3 still remains. – **Response** provided 10/05/2004 in writing to Wayne Bolen. Responded several times at site meet 5-18-05 and prior that Bill Ivy did not advise the MOA the wood was creosote as he has no knowledge to that effect. Mark Barnhill took label off of material while he was on site Sept. 2004 which stated exactly what treatment was on the wood. Second written response provided 6/22/2005 included wood certification and another label from material. Once again, the wood is treated with copper naphthenate "Type A" per certification provided: Douglas Fir treated per AWPA Standard P8 and P9 meeting the minimum wood standard under IBC section 2303 as well as 2304 which is additional to that which is required.

4. Design check of floor framing not in accordance with the original plans. Any framing that has been installed and is not in accordance with the original framing plan will need to be checked for structural integrity. 10-6-04 Any floor framing that does not match the original plan set needs to be checked.

Please provide. 5-20-05 As-built was looked at and the comments below #4 is the response. – **Response** - A design check based on the manufacturer's recommendations has been done. This was reviewed with the drawings at the 5-18-05 site meet and discussed. This comment does not make any sense and is unclear. Please be specific as to where on the submitted drawings you are referring or what specific area and/or item.

5. Design of the shoring system for the roof. Since the shoring of the roof is not for construction purposes and is intended to support snow loads and other loads, the design of the system will need to be completed by a licensed engineer. Please include calculations checking the new roof system, the supporting ridge beam, the columns, and the joist/glulams/walls supporting the roof. It appears the load path for the gravity loads is well defined, but calculations must be provided showing the components of the load path are sufficient to transfer the required load. Bill Ivy is not an engineer registered in the state of Alaska and is not qualified to provide the shoring plan for the roof. Item 5 still remains. WAB – 10/6/2004 line Please note that more comments may result from the resubmittal. – **Response:** This comment by Wayne Bolen 10/06/2004 is regarding the previous shoring design submitted on 9/24/2004 which was not approved. As an owner builder, we can seek assistance from Bill Ivy for consultation, etc. Del Isabelle, owner/builder, drew and submitted the original approved plan and the submitted roof framing change order and corresponding calculations on 5/03/2005. Items were reviewed and discussed at the 5-18-05 site meet.

3. Shoring plan or any other deviations from the original plans will not be approved without Ron Thompson's authorization. WAB – 10/06/2004. **Response** – I understand that this is the position being taken.

4. Comments below are in reference to the as-built plans submitted in May 2005. Comments above are still required to be answered. **Response** – Responses are given above and responses are provided below.

5. Please provide design calculations and details for the retaining walls on the East and West sides of the house. **Response** – The retaining walls are not a necessity nor a structural item. They are intended to be solid poured concrete block and/or keystone type pavers for landscaping per the original approved and permitted design. A design can be submitted for approval however this item should not be an item contingent to lifting the stop work order.

6. Please verify that the tall walls at the back of the lower garage are only 14' tall per change order #1. **Response** – The walls were built per change order #1. The approved change order #1 Submittal D-2 did not indicate the walls being at 14'. Please review the file documents showing height at approx. 16'. The wall was inspected and approved before the concrete pour, as required.

7. Please provide verification of adequately for: treated ungraded lumber **Response:** treated lumber used is graded and certification was provided 6/22/05 any lumber used in the house that is ungraded **Response:** Please specify what and where you are referring to specifically. BCI's and OSB sheathing weathered that is in use in this house **Response:** Some material is discolored but not necessarily "weathered." Any wood that is or has been structurally affected by weather will be replaced. The proposal for the checking of the GLB that was cut in the upper garage and used in two places will have to be done on an Alternate Materials and Method form. **Response:** Acknowledged. Where can we obtain the form?

8. 7-11-05 Comment on copper naphthenate – please show verification that the treated material can be used within residential environments. Everything that I have found shows that the copper naphthenate is for exterior applications only and is to be used in well vented areas. The treatment method listed in the certificate follows specifications AWPA P8 and P9, which is not listed in CABO section 322.1. In the IBC 2000, section 2304.11.2 requires that any treated for wood above grade to be a water base treatment. This wood is treated with an oil based. The certified sticker removed from the preservative treatment is of this wood. No numbers, that are legible, from the sticker can be seen on the certificate, please provide a clear copy. **Response:** CABO section 322.1 refers to "Protection Against Decay and Termites" which is not the required applicable code to our application other than it does relate to residential. IBC 2000, section 2304.11.2 refers to "Decay and Termite Protection" – Joists, Girders and Subfloor. All of section 2304.11 requires the use of naturally durable or preservative-treated wood also for residential use. There are different varying standards of treatment and the certificate of the wood and the specific order details were complete and provided to you on 6/22/2005. The Certificate states "Copper naphthenate Type A" Species Douglas Fir suitable for Above Ground use. See IBC Chapter 23 – Wood section 2300 Minimum Standards And Quality 2303.1.

9. Please provide calculations to allow for verification that the new steel beam, column and foundation loads are adequately supported by the foundation in the garage on the right side. Detail connection of column to foundation, column to beam and beams to concrete wall (include the connection of the GLB on the left side garage) and show by calculations that the connections are adequate. **Response** – Original approved plan showed a 9 x 30" glu lam over an 8 x 6 post and an 8 x 8 post. Review Change Order #1 which is a solid poured concrete wall that supports the 12" x 12" steel I beam with a 4" deep imbedded beam pocket and 8 each 7/8" L embedded anchor bolts. This was inspected and approved prior to the concrete pour scheduled for these walls. Review the inspection report. Note: The steel beam is far superior to the approved design. The codes allow upgraded method and means. Steel I beam chart for a thinner steel beam meeting the required calculations were provided in a submittal to the MOA on 5-23-05.

10. It appears that the lateral resisting system needs to be redesigned – added dead and live loads are not accounted for in the seismic calculations; shear walls in the

original plan is not being used, shear transfer details and information are not shown on the new plans; no clear load path from the roof diaphragm to the interior shear walls of the second floor through the attic space or the roof diaphragm to the outer walls, this needs to be detailed and calculated. **Response** – Attic sheeting creates a sheer transfer. The framing is not complete. Look at the plans submitted – original approved and the change order set. The central (mid-section) is unchanged. Shear walls will be constructed as per the plans or adapted as needed throughout the attic space.

11. The lateral resisting system was designed with hold downs and straps. There is a new system being used, rods extending up from the foundation to the roofs second diaphragm (lower shed roof of the upper roof). Please provide verification and detailing for the adequacy of this system being used. **Response** – The sheeting is not complete. Original hold downs and straps are still planned. The "new system" or rod and anchor bolts are in addition to the the original approved plan. A lessor method was approved. This is an upgrade, not a replacement.

12. The new as-built plans for the gravity system is not showing a clear load path for the gravity loads from the roof framing to the foundation. Please provide calculations of all gravity supporting members, i.e. any members shown on the plan that is supporting loads besides itself. Please show all the headers in the openings and bearing walls on the plans. **Response** – The load path is clearly presented. All of the bearing walls are framed with either glu-lam headers or double and triple 2" x 12" headers. You performed a site visit. Please be specific what was inadequate or missing i.e. grid location, etc.

13. It's unclear how the roof system will be vented in the roof cavity of the 2 x 12's where there are valleys. Most of the roof will have this problem – no inlet for the air at the valley member. It was proposed to drill holes at the upper portion of the rafter for circulation, there are rules that would not allow the drilling or notching of the middle 1/3 of the rafter. Please provide resolution for the venting. **Response** – The attic space is cold storage and you expressed that was sufficient for ventilation. This has not changed. This was addressed 5-18-05. Drilling holes was simply a question, not a proposal during discussions at the 5/18/2005 site meet.

14. Top plates where shown not to be continuous. Please resolve. **Response** – Where? Please be specific.

15. It appears that there is added space on the West elevation of the basement and first floor and the South side façade has changes on the upper two floors adding living space. Please include all additional living spacing in the permit. Response: There is no added living space on West Basement. Basement has poured concrete foundation and plumbing in that area which has already been inspected and approved. Any first floor changes are on the submitted change order drawings. The second floor changes are also on the submitted drawings.

16. See the proposed deck and roof system around the house. Please detail on the plans the lateral bracing system for the decks and or roofs that are two stories in the air. Provide calculations showing that the system is adequate, if the system is bring the lateral loads back into the house, dead loads need to be included into the house lateral system. **Response** – The deck design has been conveyed. Fire egress can be eliminated if necessary.

17. Please provide a written response to all comments above addressing how they where resolved on the plans set or by calculations. **Response** – Acknowledged and responded per above.

Respectfully submitted,

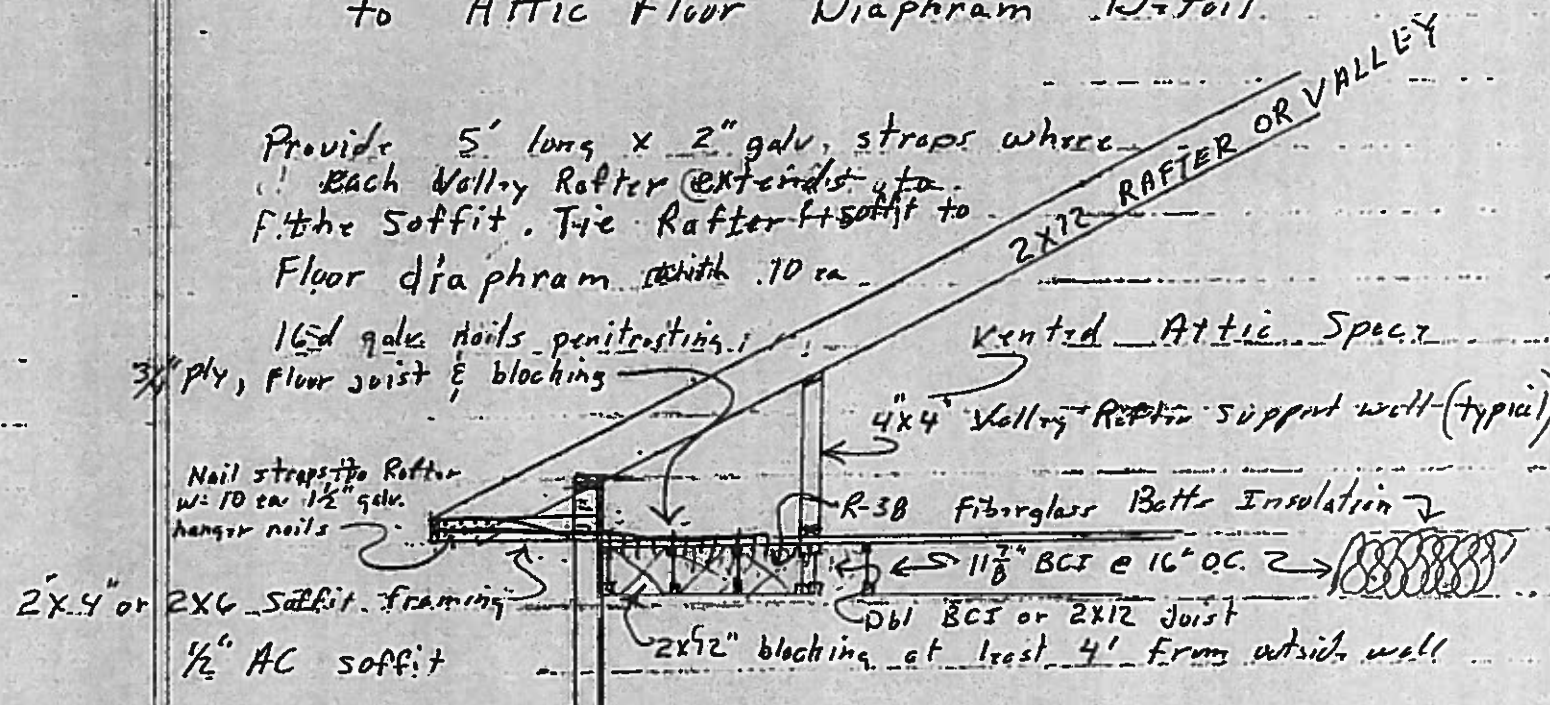
Del Isabelle /s/

Del Isabelle
Owner/Builder/Permittee

P.O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE: (907) 243-5845 • FAX: (907) 248-0004

Valley Rafter & Common Rafter Attachment to Attic Floor Diaphram Detail

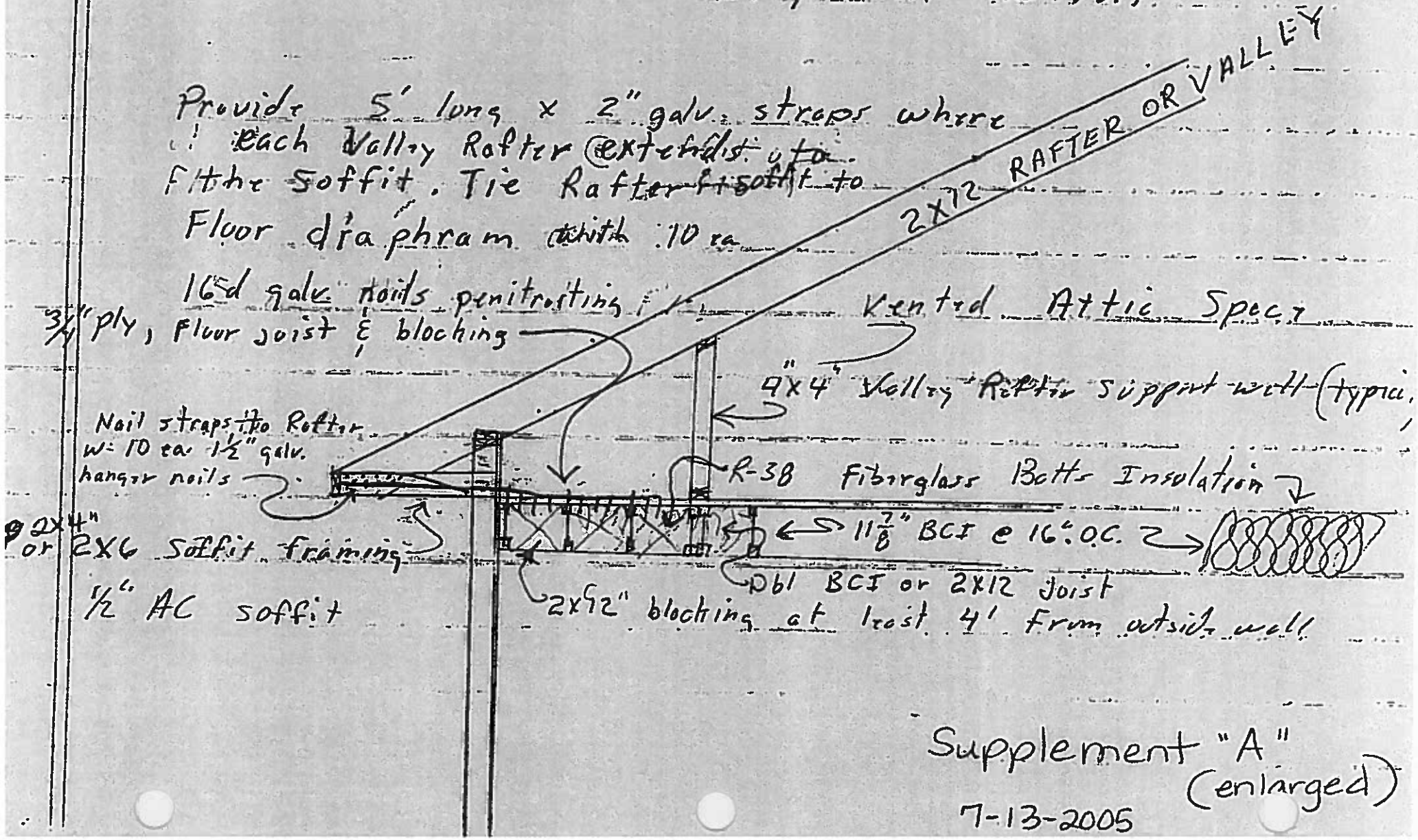
Provide 5' long x 2" galv. straps where each Valley Rafter extends up to the soffit. Tie Rafter & soffit to Floor diaphram with 10 ea 16d galv. nails penitrating 3/4" ply, floor joist & blocking



Supplement "A"
7-13-2005

Valley Rafter & Common Rafter Attachment to Attic Floor Diaphram Detail

Provide 5' long x 2" galv. straps where each Valley Rafter extends up to the soffit. Tie Rafter to soffit to Floor diaphram with 10 ea 16d galv. nails penitrating 3/4" ply, Floor joist & blocking



Supplement "A" (enlarged)

7-13-2005

Del Isabelle
P. O. Box 220021
Anchorage, AK 99522-0021
Phone 243-5845 / Fax 248-0004

Delivery Transmittal

To:	MOA Development Services	Date:	May 23, 2005
Attn:	Scott Haan.	Phone:	561-0387
Re:	Permit #01-0076	Pages:	~~1~~ 2 pages Total
Legal:	Lot 7B, Block 2, Seaview Hgts.		

☐ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

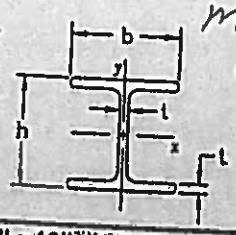
We are including the following items:

1. I - Beam Sizing Sheet

SUBMITTAL
MAY 23 2005

Received By:_____ Date:_____

Meets the required load. The beam used over the lower garage is 3/4" thick steel



Pultex® SuperStructural Profiles
Wide Flange Sections

12" x 12" x 1/2" (Part # TW 982) 1500/1525/1625 Series		Ultimate In-Plane Shear Strength (psi) 7,000			Simply Supported beam with Uniform Loads at various L/D ratios (lbs/ft)				
$E = 3.9 \times 10^6$ psi, $G = 5.0 \times 10^5$ psi		Ultimate Flexural Strength (psi) 33,000							
$I_x = 457.26$ in^4, $S_x = 76.21$ in^3		Ultimate Local Buckling Strength (psi) 9,975							
$A_w = 6.0$ in^2, $W_t = 13.25$ lbs/ft		Simply Supported with a Uniform Load			Maximum $L_b = 7$ ft.				
		Laterally Supported beams			L/D ratio				
Span (feet)	Allowable load, laterally unsupported beam - global buckling capacity, 2.5x Safety Factor (lbs/ft)	Allowable load, local compression buckling capacity, 2.5x Safety Factor (lbs/ft)	Allowable load, flexural capacity, 2.5x Safety Factor (lbs/ft)	Allowable load In-plane shear of the web capacity, 3x Safety Factor (lbs/ft)	100	150	180	240	360
10	7077	2027	6706	2800					
11	4860	1675	5543	2545					1892
12	3452	1408	4657	2333					1495
13	2522	1199	3968	2154					1199
14	1887	1034	3422	2000					974
15	1442	901	2981	1867					801
16	1123	792	2620	1750					666
17	888	701	2321	1647					559
18	712	626	2070	1556					473
19	579	562	1858	1474				605	404
20	475	507	1677	1400				521	347
21	395	460	1521	1333				451	300
22	331	419	1386	1273				393	262
23	280	383	1268	1217				344	229
24	238	352	1164	1167				303	202
25	204	324	1073	1120				268	179
26	176	300	992	1077			318	239	159
27	153	278	920	1037			284	213	142
28	134	259	855	1000			255	191	127
29	118	241	797	966			229	172	115
30	104	225	745	933			207	155	103
31	92	211	698	903			187	141	94
32	82	198	655	875		204	170	128	85
33	73	186	616	848		186	155	116	78
34	66	175	580	824		170	142	106	71
35	59	165	547	800		156	130	97	65
36	54	156	517	778		143	119	90	60
37	49	148	490	757		132	110	82	55
38	44	140	464	737		122	101	76	51
39	40	133	441	718		112	94	70	47
40	37	127	419	700		104	87	65	43
						97	81	60	40

Note: Bold numbers in the Factored Load Tables represent the governing load

27,900 Total load
÷ 31
900

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Wednesday, July 13, 2005 11:57 AM
To: HellmanBA@ci.anchorage.ak.us
Cc: iceboss@gci.net; iceslave@gci.net
Subject: Hellman CO comments Letter 7-07-05

Importance: High

Hellman CO
omments Letter 7-0.

PERMIT 01-0076 and 00-6083
Lot 7B, Block 2, Seaview Heights
Change Order 7/05/05 Comments Response

Ms. Hellman,

Attached is the Comment Response Letter dated 7/13/2005 (6 pages)less its attachments. The letter and associated attachments were faxed to your attention today, 7/13/2005 to Fax No. 343-8200 @ 11:37 AM. If the documents were not received (11 pages by fax) please call Sue @ 243-0450 or Del @ 243-5845.

Regards,
Sue Isabelle
Property owner/Permittee

Sue Isabelle
P. O. Box 220021
Anchorage, AK 99522-0021
Wk PH 243-0450
Hm PH 243-0004
Cell 830-9646
FAX 248-0004
iceslave@gci.net

(#23)

Municipality Of Anchorage

Building Safety Division

Development Services Department

RESIDENTIAL COMMENTS
CHANGE ORDER #2

Reviewed by: HELLMAN, BECKY A.
Phone: 343-8237
Fax: 343-8200

Permit #: 01- -0076
Date: 7/11/2005

Lot: 7B Block: 2 Tract: Subdivision: SEAVIEW HEIGHTS
Project:

Contact:	Name:	Phone:	Fax:
OWNER	ISABELLE DELIDO & M S		
GENERAL CONTRACTOR	ISABELLE CONST & EXCAVATING	(907) 243-5845	(907) 248-0004
CONTACT PERSON	DEL ISBELLE	( ) 243-5845	( ) 248-0004
PLUMBING CONTRACTOR	OWNER		

Plan Review Comments:

1. Item has been addressed.

2. ITEMS TO BE ADDRESSED
The following is a list of items that must be designed by an engineer licensed in the state of Alaska:

1) The rafter framing of the roof. Rafter framing has been provided in place of trusses, but no design was provided. The load path for lateral forces must be defined, and calculations submitted to show the new load path is sufficient to transfer the required forces.
5-20-05 Information provided was reviewed. Information provide checked rafters at 24" o.c., it didn't look at the vally rafters or ridge beams, this can be seen by the loading that was shown in the calculations. One other statement was included that the floor dipahragm will act like a collar tie, the upper roof isn't even attached to the floor, it's attached to the inset pony wall.

2) Design check for in-floor heating. The original design did not include in-floor heating. All structural elements must be checked for the increased loads caused by this item. The lateral load must be checked since an increase in dead load will increase the seismic forces.
5-20-05 If in-floor heating will not to be installed, ignore item 2 above.

3) Design check for creosote bridge timbers. The original plans called out for 24F-V4 and 24F-V8 Douglas-Fir ghulam beams, and were designed using the strength associated with those types. Please provide design of the timbers

#24

substituted in the place of these glulams.
10-6-04 According to the inspection report dated 8/18/04, creosote lumber has been substituted for approved glulam headers, and according to a discussion with Bill Ivy, he confirms that several of the headers were replaced with creosote lumber. Please verify headers using ceosote lumber are sufficient for supported loads. Item 3 still remains.

4) Design check of floor framing not in accordance with the original plans. Any framing that has been installed and is not in accordance with the original framing plan will need to be checked for structural integrity.
10-6-04 Any floor framing that does not match the original plan set needs to be checked. Please provide.
5-20-05 As-built was looked at and the comments below #4 is the response.

5) Design of the shoring system for the roof. Since the shoring of the roof is not for construction purposes and is intended to support snow loads and other loads, the design of the system will need to be completed by a licensed engineer. Please include calculations checking the new roof system, the supporting ridge beam, the columns, and the joist/glulams/walls supporting the roof. It appears the load path for the gravity loads is well defined, but calculations must be provided showing the components of the load parth are sufficient to transfer the required load.
Bill Ivy is not an engineer registered in the state of Alaska and is not qualified to provide the shoring plan for the roof. Item 5 still remains. WAB - 10/6/2004

Please note that more comments may result from the resubmittal.

3. Shoring plan or any other deviations from the original plans will not be approved without Ron Thompson's authorization. WAB - 10/6/2004

4. Comments below are in reference to the as-built plans submitted in May -2005. Comments above are still required to be answered.

5. Please provide design calculations and details for the retaining walls on the East and West sides of the house.

6. Please verify that the tall walls at the back of the lower garages are only 14' tall per change order #1.

7. Please provide verification of adequately for: treated ungraded lumber; any lumber used in the house that is ungraded; GLB's cut and/or weathered; BCI's and OSB sheathing weathered that is in use in this house. The proposal for the checking of the GLB that was cut in the upper garage and used in two places will have to be done on an Alternate Materials and Method form.

8. 7-11-05 Now that the treated material has been identified on the members being used in the house as copper naphthenate, please show verification that the treated material can be used within residential environments. Everything that I have found shows that the copper naphthenate is for exterior applications only and is to be used in well vented areas. The treatment method listed in the certificate follows specifications AWPA P8 and P9, which is not one listed in CABO section 322.1. In the IBC 2000, section 2304.11.2 requires that any treated for wood above grade to be a water base treatment. This wood is treated with an oil based. The certified sticker removed from the wood used in the construction is not a clear copy that was provided in determining that the certification of preservative treatment is of this wood. No numbers, that are legible, from the sticker can be seen on the certificate, please provide a clear copy.

Please provide verification that the treated lumber used in this house is allowed to be used in residential environments

9. See basement plan. Please provide calculations to allow for verification that the new steel beam, column and

RESIDENTIAL COMMENTS, PERMIT #: 01 0076 continued

foundation loads are adequately supported by the foundation in the garage on the right side. Detail connection of column to foundation, column to beam and beams to concrete wall (include the connection of the GLB on the left side garage) and show by calculations that the connections are adequate

10. It appears that the lateral resisting system needs to be redesigned - added dead and live loads are not accounted for in the seismic calculations; shear walls in the original plan is not being used, shear transfer details and information are not shown on the new plans; no clear load path from the roof diaphragm to the interior shear walls of the second floor through the attic space or the roof diaphragm to the outer walls, this needs to be detailed and calculated

11. The lateral resisting system was designed with hold downs and straps. There is a new system being used, rods extending up from the foundation to the roofs second diaphragm (lower shed roof of the upper roof). Please provide verification and detailing for the adequacy of this system being used

12. The new as built plans for the gravity system is not showing a clear load path for the gravity loads from the roof framing to the foundation. Please provide calculations of all gravity supporting members, i.e. any members shown on the plan that is supporting loads besides itself. Please show all the headers in the openings and bearing walls on the plans.

13. It's unclear how the roof system will be vented in the roof cavity of the 2x12's where there are valleys. Most of the roof will have this problem- no inlet for the air at the valley member. It was proposed to drill holes at the upper portion of the rafter for circulation, there are rules that would not allow the drilling or notching of the middle 1/3 of the rafter. Please provide resolution for the venting

14. Top plates where shown not to be continuous. Please resolve

15. It appears that there is added space on the West elevation of the basement and first floor and the South side facade has changes on the upper two floors adding living space. Please include all additional living spacing in the permit.

16. See the proposed deck and roof system around the house. Please detail on the plans the lateral bracing system for the decks and or roofs that are two stories in the air. Provide calculations showing that the system is adequate, if the system is bring the lateral loads back into the house, dead loads need to be included into the house lateral system.

17. Please provide a written response to all comments above addressing how they where resolved on the plans set or by calculations.

BUILDING PERMIT REPORT

Permit number: 01 0076 Date of application: 2001-01-31 12:55:20.0 Permit Class: RESIDENTIAL

PROPERTY

Property tax code number:	0112612100001
Subdivision:	SEAVIEW HEIGHTS
Lot/space:	7B
Block:	2
Tract:	
Plat:	740258
Grid:	SW2322
Zoning district:	R-1A-SNGL-FAM-RESDNTL-LARG-LOT
Site Address:	6555 W DIMOND BLVD, ANCHORAGE
Sewage disposal:	
Water supply:	

PROJECT

Project Name:	
Proposed use:	SINGLE FAMILY
Type of work:	NEW
Work description:	6610 Sqft living area, 2300 sqft unfinished, 1910 sqft garage
Value of construction:	$642850
General contractor(s):	ISABELLE CONST & EXCAVATING *R
Items submitted:	None

Change Orders:

Change Order	Valuation	Date	Description
0	$642,850	2001-01-31 12:56:00.0	6610 Sqft living area, 2300 sqft unfinished, 1910 sqft garage
1	$0	2001-04-27 16:23:54.0	Changing foundation from CMU to quadlock. f'c +3000 psi 2 NO 5 @ 12" oc Verticals #4 @ 6" oc Horzontal - Routed & Approved by Scott Hann & Dan Bolles -mw Paid $25.00
2	$0	2004-09-27 00:00:00.0	temporary roof frame gravity brace frame system to stabilize hand framed attic roof over presently unfinished attic space
3	$0	2005-05-03 00:00:00.0	roof framing delete factory truss where previously indicated and convert roof to 2x12 rafter framing and 11 7/8 13ci attic floor framing

Items re-submitted:

Discipline	Date	Re-submittal Description
RESIDENTIAL	2005-05-11 00:00:00.0	change order #3 was in error disregard 06/30/05 sub R
RESIDENTIAL	2005-05-24 00:00:00.0	Sub to R

Stop Work Orders:

Posted Date	Reason	Date Lifted
2001-03-21 12:38:15.0	no more material or removing organics have an inspection to see where project is at . This is a warning	2003-03-21 00:00:00.0
2003-08-06 00:00:00.0	Work not in compliance with approved grading plan.	2003-08-13 00:00:00.0
2003-09-29	COMPAINT THAT GRADING WAS BEING CONDUCTED IN VIOLATION	2003-10-03

00:00:00.0	OF THE APPROVED PERMIT. WE HAVE STOPPED THE WORK ON THIS PROJECT UNTIL THE APPROPRIATE DOCUMENTS ARE SUBMITTED FOR THE PERMIT RECORD, REVIEWED, AND APPROVED.	00:00:00.0
2004-06-28 00:00:00.0	PROVIDE ENGINEERS'S REPORT SHOWING 90% COMPACTIN AND VERIFYING AMOUNT OF FILL..OK TO PROCEED WITH ENGINEERING INSPECTIONS ONLY.	2004-07-02 00:00:00.0
2004-08-05 00:00:00.0	Permit: 00-6083 Failure to provide engineer's report showing amount of fill placed on neighboring property. Failure to bring slope setbacks into compliance with approved plans or install approved engineered alternative. Failure to bring slope angles into compliance with approved permit or install approved engineered alternative.	
2004-08-26 00:00:00.0	PERMIT 01-0076 STRUCTURE BUILT DIFFERENTLY THAN APPROVED PLANS.	
2004-08-26 00:00:00.0	FILL APPEARS TO EXCEED LIMITS OF PERMIT. FILL PLACED ON NEIGHBORING PROPERTY.	

PLAN REVIEWS

☑ Check to see comment history

Plans reviewed:

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	RESIDENTIAL	HELLMAN, BECKY A.	Approved	1: 2-26-01 Please submit the calculations that have brought you to the conclusion wind governs. Please provide a seismic loading diagram comparison that shows wind truly governs in both directions as shown in the calculation. Reference: UBC chapter 16 2: See rear elevation on sheet A-2. Please provide a design for tall retaining wall at right side of the house as shown on the drawing. Reference: UBC 1603.3.1, 1603.6, 1609.2 3: See first floor plan, sheet A-5. Please detail the collector for the interior shear walls in grid line H. Call out and show on the plan the nailing of the plywood floor to the collector that will continue to the outside walls. Reference: UBC 1631.2.3, UBC 1631.2.6, UBC 2314.5.1, UBC 2314.5.2 4: See first floor plan, sheet A-5. Please provide a continuous handrail on outside radius for spiral and winding stair ways with 4 or more risers. CABO 315.1 Inspector to verify. 5: See first floor plan, sheet A-5. Please note on the plans the rules for building winders. The width of the tread at a point not more than 12 inches fromthe side where the treads are narrower is not less than 9 inches, the minimum width od any tread is not less than 6 inches, and the

				average width of any tread is not less than 9 inches. Reference: CABO 23.85.314.2 **6:** See first floor plan, sheet A-5. See the symbol for grid line 9 at the rear of the house. It appears to be in the wrong location. Please correct the location. Reference: UAC 302.3 **7:** See first floor plan, sheet A-5. Please show hold downs in shear walls 10 and 11, they are missing on the floor plan. Reference: UAC 302.3 **8:** 2-26-01 It's unclear how you taper BCI's as you have noted on th eplan. Please clarify how wn R-38 and an 1 1/2" airspace will be met in the 11 7/8" BCI's. Please provide a detail. See covered porch at the left side of the plan. Please provide a detail to show how this deck will be sloped 2% for positive draining and note on the drawing that this area will be insulated with an R-38 for the roof of the basement and and R-30 for the floor over an unheated area above. Reference: UBC 1506.1, CABO 23.85.319.5 **9:** Please show physical location of all safety glass that is required on floor plans. Reference: UAC 302.3, CABO 308.4 **10:** See second floor plan, sheet A-6. The shear wall 5 has out of plane offset from shear wall 10 below. Please include a shear load path detail. Indicate a drag strut from the bottom of the shear wall into the floor / roof diaphragm or provide a subdiaphragm to anchor the wall between struts or other alternative. Reference: UBC 1603.3.1, UBC 1631.2.3, UAC 302.3, UBC 2314.1 **11:** See second floor plan, sheet A-6. The shear wall 4 has out of plane offset from shear wall 9 below. Please include a shear load path detail. Indicate a drag strut from the bottom of the shear wall into the floor / roof diaphragm or provide a subdiaphragm to anchor the wall between struts or other alternative. Reference: UBC 1603.3.1, UBC 1631.2.3, UAC 302.3, UBC 2314.1 **12:** See second floor plan, sheet A-6. Please show hold downs in shear wall 5 on the plan per design. Reference: UAC 302.3 **13:** See second floor plan, sheet A-6. It's unclear which walls are being considered as shear wall line C. Please clearly indicate on the plan which walls they are that makes up the 63' as shown in the calculations. Reference. UAC 302.3 **14:** Provide a shear load path detail around the opening in the floor or roof diaphragm. Typically double header and trimmer joists/rafters, block & strap into

the diaphragm a couple of joist spaces at opening corners and splice perimeter members to parallel framing with straps. Reference: UBC 1631.2.3, UBC 2314.1, UBC 2314.3, UBC 2314.5 2

15: See basement plan and first floor framing, sheet A-7. Please show the other hold down for the shear wall panels in shear walls 13 and 14 by the stairs. Reference: UAC 302.3

16: See basement plan and first floor framing, sheet A-7. Please note on the plan that a header will be installed in the door just left of the stairs by the missing hold down from above. Reference: UBC 1603.3.1, 1603.6, 1608, 2304.1

17: See basement plan and first floor framing, sheet A-7. Please call out on the plan the framing members shown on the plan that will frame the opening in the stair case at the left side. Reference: UBC 1603.3.1, 1603.6, 1608, 2304.1

18: See basement plan and first floor framing, sheet A-7. It appears that the interior wall of the stairs will be carrying a load, there doesn't appear to be a footer under this wall for bearing. Reference: UAC 302.3, UBC 1603.3.1

19: 2-26-01 The calculations that you provided show a point load turning into a uniform load, it doesn't work like that. Please show by calculation or manufactures design report that the double BCI's work for the uniform load and the two point loads from the straps. If the strap at the right side is to be connected to the big GLB please detail. Please note on the plans if there areany requirements for straping down the ends for uplift. See basement plan and first floor framing, sheet A-7. Please provide calculations that show the double joist work for the uplift loads of the hold downs from above. Show connections on the plan for the ends of the joist due to uplift forces of the strapsfrom upstairs. Reference. UBC 1603.3.1, 1603.3.5

20: 2-26-01 Hold down is shown on the left side (looking from the outside, in) of the garden door. To complete a shear wall, it requires a hold down at eachend of the shear wall. Please clarify. See basement plan and first floor framing, sheet A-7. Please show the correct location of the hold down in shear wall 14 at the rear of the house. Reference UAC302.3

21: See basement plan and first floor framing, sheet A-7. Please provide the correct series of floor joist on the plans.

My Simpson catalog doesn't show a 600 series. Reference: Simpson catalog
22: 2-26-01 Your HD10A's are still being shown with an embedment depth of 30". Please show by calculation that this works or use the handout 70's embedment of 43". See basement plan and first floor framing, sheet A-7. See embedment depths in the holdown schedule legend. Please provide calculations to show that the embedment depths work for the pull out forces. These do not meet the embedment depths in handout 70. Reference: UBC 1603.3.1, MOA handout 70, UBC 1925.2, UBC 2107.1.5.2, UBC 23.85.403, UBC 1809.3
23: See basement plan and first floor framing, sheet A-7. See shear wall 15, it appears that the hold down called out on the plans have been exceeded. Shearforce of 1369 time the height of the panel, 8'6" equals 11636 lbs. Please clarify. Reference: Simpson catalog, UBC 1631.2.3, UAC 302.3
24: 2-26-01 The GLB size was not added to the plans nor were calculations provided to show that it works for the loads. See second floor framing plan, sheet A-8. Please call out the size of the GLB at the left side of the plans and provide calculations to show that it works. Reference: UBC 1603.3.1, 1603.6, 1608, 2304.1
25: 2-26-01 Show adequate size posts to the foundation for the added loads. Provide calculations for the posts. Call out uplift hangers to resist the loads t both ends of the truss. Provide a more rigid connection of the truss to column and column to beam. Straps are only good in tension, if an beam is pushed on at the ends, the beam will be able to move. The size of the beam for the second floor is not called out on the plans. See second floor framing plan, sheet A-8. See GLB in the middle of the floor on the left side of the plan. Plans can not be approved without this information. Please provide the size of the GLB and more detailed inforamtion of the use of the custom truss above and show how this will be installed. Reference: UAC 302.3
26: See second floor framing plan, sheet A-8. See the (2) 5 1/8 x 12 GLB in the middle of the house. Please specify the connection of the 2 beams together so they will act as one. Reference: 2311.1, 2311.2
27: See second floor framing plan, sheet A-8. See framing of the platform for the

stairs. Please show how the loads will be transfered to the foundation. Wall that the versalams are sitting on is not a bearing wall. Please clarify. Reference: UBC 1603.3.1

28: See foundation plan, sheet A-9. Please specify the same nailing patterns and connections for the pony wall in the crawl space as the shear wall stacked directly above or show how the upper shear wall forces are transferred to the foundation. See Chapter 5 "Example Common Foundation Details" in the SEAOC "Seismic Detailing Examples for Engineered Light-Frame Timber Construction". Reference: UBC 1631.2.3

29: See foundation plan, sheet A-9. See the verbal description of the foundation walls at the lower right side of the plan, above the word FOUNDATION. It's unclear what the last sentence is saying, please clarify. Reference: UAC 302.3

30: See foundation plan, sheet A-9. Please provide an anchor bolt schedule and revise anchor bolt spacing as generally stated or other alternative. The capacity of the indicated connection to the foundation appears inadequate with Engineer's forces. Reference: UBC 1603.3.5, UBC 2311.2, UBC 2336.2.3, UBC 1631.2.3, UBC 1809.3

31: 2-27-01 Please include a detail to the placement of the rebar in this column/pier configuration at the end garage wall. See foundation plan, sheet A-9. Please provide a design detail for the rebar at the front piers of the lower garage walls. Reference: UBC 2108.2.3.11, 2108.2.3.11.1, 2108.2.3.11.2, 2108.2.3.11.3

32: 2-27-01 Rebar needs to have at least 3" of cover at the bottom of the pad. Embedment required for the HD8A is 29", plus 3" equals 32" as a minimum. Please show a depth of at least See foundation plan, sheet A-9. See interior pony walls. Please clarify how the embedment depth will be acheived for the HD8A's into the 10" footer. Reference: UAC 302.3, MOA handout 70

33: See typical wall section sheet A-11. Please show the insulation extending to the top of the footing. Insulation is required to cover the full wall of the foundation. Reference: CABO 23.85.319.5

34: See garage shear wall detail, sheet A-11. Your detail shows that framing will be below the GLB that is strapped down. If this happens then you lose out on the height of the door opening. The aspect

				ratio of 3.5 to 1 is measured from the concrete/CMU to the bottom of the GLB, to meet the aspect ratio, the minimum height this distance can be is 7'. If you frame down from there, your head room is less then the 7'. Please clarify the detail. Reference: UBC 2314.1, UBC TA 23-I-I	
0	RIGHT-OF-WAY	MCGEE, LYNN M.	Approved	1: Right of Way Permit required for all work in Municipal Rights of Way, including but not limited to water and sewer service connections, new driveways, drainage improvements and landscaping improvements. Only contractors with a current Right of Way Bond and cash deposit on file in the Right of Way Office may obtain a Right of Way Permit. 2: Show new driveway and driveway details as required. 3: Right of Way Permit required, not required, issued #( ). 4: Right of Way Permit #20010273 issued for new driveway. OK for permit.	
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved		
0	ZONING	BOLLES, DAN	Approved		
1	RESIDENTIAL	HAAN, SCOTT M.	Approved		
1	ZONING	HAAN, SCOTT M.	N/A		
2	RESIDENTIAL	HELLMAN, BECKY A.	Rtn for Correction	1: ENGINEER'S STAMP It appears that the building is more than 2 stories. According to Alaska Statute Chapter 48 section 08.48.331, buildings more than two stories are not exempt from being designed by a licensed engineer.. IBC section 202 counts the basement as a story if any of the following is true about the finished surface of the floor above the basement: 1. It is more than 6 feeting above grade plan, 2. It is more than 6 feet above the finished ground level for more than 50 percent of the total building perimeter or 3. It is more than 12 feet above the finished ground level at any point. line AS08.48.331 gives an exemption for individuals who prepare their own plans and calculations. Although resubmittal indicates Del Isabelle is in charge of the design and plans, it appears that Bill Ivy prepared the plan set. Bill Ivy also prepared the roof shoring as we have met with him several times to resolve this matter. The home is three stories by the definition referenced in the	Resolved Yes

				original comment. Please provide stamped plans per 23.10.302.2. WAB - 10/6/2004 2: ITEMS TO BE ADDRESSED The following is a list of items that must be designed by an engineer licensed in the state of Alaska: line 1) The rafter framing of the roof. Rafter framing has been provided in place of trusses, but no design was provided. The load path for lateral forces must be defined, and calculations submitted to show the new load path is sufficient to transfer the required forces. 5-20-05 Information provided was reviewed. Information provide checked rafters at 24" o.c. , it didn't look at the vally rafters or ridge beams, this can be seen by the loading that was shown in the calculations. One other statement was included that the floor dipahragm will act like a collar tie, the upper roof isn't even attached to the floor, it's attached to the inset pony wall. line 2) Design check for in-floor heating. The original design did not include in-floor heating. All structural elements must be checked for the increased loads caused by this item. The lateral load must be checked since an increase in dead load will increase the seismic forces. 5-20-05 If in-floor heating will not to be installed, ignore item 2 above. line 3) Design check for creosote bridge timbers. The original plans called out for 24F-V4 and 24F-V8 Douglas-Fir glulam beams, and were designed using the strength associated with those types. Please provide design of the timbers substituted in the place of these glulams. 10-6-04 According to the inspection report dated 8/18/04, creosote lumber has been substituted for approved glulam headers, and according to a discussion with Bill Ivy, he confirms that several of the headers were replaced with creosote lumber. Please verify headers using ceosote lumber are sufficient for	No	

				supported loads. Item 3 still remains. line 4) Design check of floor framing not in accordance with the original plans. Any framing that has been installed and is not in accordance with the original framing plan will need to be checked for structural integrity. 10-6-04 Any floor framing that does not match the original plan set needs to be checked. Please provide. 5-20-05 As-built was looked at and the comments below #4 is the response. line 5) Design of the shoring system for the roof. Since the shoring of the roof is not for construction purposes and is intended to support snow loads and other loads, the design of the system will need to be completed by a licensed engineer. Please include calculations checking the new roof system, the supporting ridge beam, the columns, and the joist/glulams/walls supporting the roof. It appears the load path for the gravity loads is well defined, but calculations must be provided showing the components of the load parth are sufficient to transfer the required load. Bill Ivy is not an engineer registered in the state of Alaska and is not qualified to provide the shoring plan for the roof. Item 5 still remains. WAB - 10/6/2004 line Please note that more comments may result from the resubmittal.	
				3: Shoring plan or any other deviations from the original plans will not be approved without Ron Thompson's authorization. WAB - 10/6/2004	No
				4: Comments below are in reference to the as-built plans submitted in May -2005: Comments above are still required to be answered.	No
				5: Please provide design calculations and details for the retaining walls on the East and West sides of the house.	No
				6: Please verify that the tall walls at the back of the lower garages are only 14' tall per change order #1.	No
				7: Please provide verification of	

				adequately for: treated ungraded lumber; any lumber used in the house that is ungraded; GLB's cut and/or weathered; BCI's and OSB sheathing weathered that is in use in this house. The proposal for the checking of the GLB that was cut in the upper garage and used in two places will have to be done on an Alternate Materials and Method form.	No
				8: Please provide verification that the treated lumber used in this house is allowed to be used in residential environments.	No
				9: See basement plan. Please provide calculations to allow for verification that the new steel beam, column and foundation loads are adequately supported by the foundation in the garage on the right side. Detail connection of column to foundation, column to beam and beams to concrete wall (include the connection of the GLB on the left side garage) and show by calculations that the connections are adequate	No
				10: It appears that the lateral resisting system needs to be redesigned - added dead and live loads are not accounted for in the seismic calculations; shear walls in the original plan is not being used; shear transfer details and information are not shown on the new plans; no clear load path from the roof diaphragm to the interior shear walls of the second floor through the attic space or the roof diaphragm to the outer walls, this needs to be detailed and calculated.	No
				11: The lateral resisting system was designed with hold downs and straps. There is a new system being used, rods extending up from the foundation to the roofs second diaphragm (lower shed roof of the upper roof). Please provide verification and detailing for the adequacy of this system being used.	No
				12: The new as built plans for the gravity system is not showing a clear load path for the gravity loads from the roof framing to	

				the foundation. Please provide calculations of all gravity supporting members, i.e. any members shown on the plan that is supporting loads besides itself. Please show all the headers in the openings and bearing walls on the plans.	No
				13: It's unclear how the roof system will be vented in the roof cavity of the 2x12's where there are valleys. Most of the roof will have this problem- no inlet for the air at the valley member. It was proposed to drill holes at the upper portion of the rafter for circulation, there are rules that would not allow the drilling or notching of the middle 1/3 of the rafter. Please provide resolution for the venting	No
				14: Top plates where shown not to be continuous. Please resolve	No
				15: It appears that there is added space on the West elevation of the basement and first floor and the South side facade has changes on the upper two floors adding living space. Please include all additional living spacing in the permit.	No
				16: See the proposed deck and roof system around the house. Please detail on the plans the lateral bracing system for the decks and or roofs that are two stories in the air. Provide calculations showing that the system is adequate, if the system is bring the lateral loads back into the house, dead loads need to be included into the house lateral system.	No
				17: Please provide a written response to all comments above addressing how they where resolved on the plans set or by calculations.	No
3	RESIDENTIAL	GRIB, THOMAS J.	N/A	**1:** This change order is a duplicate to change order #2. Wayne Bolen wrote comments on change order #2 that need to be addressed. Please submit responses to the the comments from change order #2 to continue the project. An engineer is required on this project, load paths for all gravity and lateral loads need to be verified and the trusses framing needs to be analyzed by the engineer. Plans need to be stamped. One other consideration is	

				for the venting of the valleys with 2x12's framing and the dormers. 2: change order #2 - no resub to error co #3
3	ZONING	AGLER, DEB A.	N/A	

PERMITS

Permits issued:

Permit Type	Issuance Type	Date	Issued To
ELECTRICAL	TEMPORARY	2001-01-31 00:00:00.0	ISABELLE CONSTRUCTION
PLUMBING	UNDERGROUND	2001-07-13 00:00:00.0	OWNER
STRUCTURAL	FOOTING/FOUNDATION	2001-03-21 00:00:00.0	ISABELLE CONST & EXCAVATING *R
STRUCTURAL	FULL	2003-07-23 00:00:00.0	ISABELLE CONST & EXCAVATING *R

INSPECTIONS

Final Inspections: None

COMPLETION

Conditional Certificate of Occupancy (CCO) date: None
Certificate of Occupancy (CO) date: None

BUILDING PERMIT REPORT

Permit number: 00 6083 Date of application: 2000-10-31 11:18:43.0 Permit Class: COMMERCIAL

PROPERTY

Property tax code number:	0112612100001
Subdivision:	SEAVIEW HEIGHTS
Lot/space:	7B
Block:	2
Tract:	
Plat:	000000
Grid:	
Zoning district:	R-1A-SNGL-FAM-RESDNTL-LARG-LOT
Site Address:	NHN W. DIMOND BLVD, ANCHORAGE
Sewage disposal:	
Water supply:	

PROJECT

Project Name:	
Proposed use:	FILL/GRADING/EXCAVATION
Type of work:	FILL/GRADING/EXCAVATION
Work description:	4,800 Cubic Yards Fill 4/23/01 - chg yardage to 48,000 cy gs
Value of construction:	$0
General contractor(s):	ISABELLE CONST & EXCAVATING *R
Items submitted:	None

Change Orders:

Change Order	Valuation	Date	Description
0	$0	2000-10-31 11:19:12.0	4,800 Cubic Yards
1	$0	2001-04-23 00:00:00.0	revised fill & grading to increase fill and decrease gradability (percentage of driveway slope) and allow runoff to transfer to dimond blvd natural drainage west of Lori Dr. chg yardage to 48,000 cy

Items re-submitted:

Discipline	Date	Re-submittal Description
RIGHT-OF-WAY	2004-07-23 00:00:00.0	sub to S,Row
STRUCTURAL	2003-08-27 00:00:00.0	sub to S. Draft agreement 6/6/04 sub to S 6/17/04 sub S 6/18/04 sub S 6/26/04 sub engineers letter S 6/29/04 sub engineer & owner letter S 7/2/04 sub S 7/19/04 sub owners letter to S 7/23/04 sub to S & row

Stop Work Orders:

Posted Date	Reason	Date Lifted
2001-03-21 12:38:15.0	no more material or removing organics have an inspection to see where project is at . This is a warning	2003-03-21 00:00:00.0
2003-08-06 00:00:00.0	Work not in compliance with approved grading plan.	2003-08-13 00:00:00.0
2003-09-29 00:00:00.0	COMPAINT THAT GRADING WAS BEING CONDUCTED IN VIOLATION OF THE APPROVED PERMIT. WE HAVE STOPPED THE WORK ON THIS PROJECT UNTIL THE APPROPRIATE DOCUMENTS ARE SUBMITTED FOR THE PERMIT RECORD, REVIEWED, AND	2003-10-03 00:00:00.0

	APPROVED.	
2004-06-28 00:00:00.0	PROVIDE ENGINEERS'S REPORT SHOWING 90% COMPACTIN AND VERIFYING AMOUNT OF FILL..OK TO PROCEED WITH ENGINEERING INSPECTIONS ONLY.	2004-07-02 00:00:00.0
2004-08-05 00:00:00.0	Permit: 00-6083 Failure to provide engineer's report showing amount of fill placed on neighboring property. Failure to bring slope setbacks into compliance with approved plans or install approved engineered alternative. Failure to bring slope angles into compliance with approved permit or install approved engineered alternative.	
2004-08-26 00:00:00.0	PERMIT 01-0076 STRUCTURE BUILT DIFFERENTLY THAN APPROVED PLANS.	
2004-08-26 00:00:00.0	FILL APPEARS TO EXCEED LIMITS OF PERMIT. FILL PLACED ON NEIGHBORING PROPERTY.	

PLAN REVIEWS

☑ Check to see comment history

Plans reviewed:

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	PUBLIC ENGINEERING	PALMER, C. ROBERT	Approved	
0	RIGHT-OF-WAY	PINKSTON, MIKE	Approved	
0	STORM WATER	PALMER, C. ROBERT	Approved	
0	STRUCTURAL	HAAN, SCOTT M.	Approved	
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	1: Requires haul route. See Zoning Comment #2.
0	ZONING	BOLLES, DAN	Approved	1: Please address off-site impacts, i.e. hours of operation, dust control, clean-up of right of ways for tracking of material. 2: Please indicate type of material and source. 3: Needs Public Works Engineering review for drainage. 4: Needs Traffic review. 5: Pay Traffic review fee. 6: Needs Stormwater plan review and approval. 7: Needs Right of Way review.
1	PUBLIC ENGINEERING	PALMER, C. ROBERT	Approved	
1	RIGHT-OF-WAY	PINKSTON, MIKE	Approved	1: Right of Way Permit required for all work in Municipal Rights of Way, including but not limited to water and sewer service connections, new driveways, drainage improvements and landscaping improvements. Only contractors with a current Right of Way Bond and cash deposit on file in the Right of Way Office may obtain a Right of Way Permit. 2: Right of Way Permit required for new driveway and possible culvert. 3: Right of Way Permit applied for OK for

				permit. 4: Gabion wall is not to be place in ROW unless owner obtain an encroachment letter and pay yearly of 300 dollars plus 115 dollars application fee.
1	STORM WATER	PALMER, C. ROBERT	Approved	
1	STRUCTURAL	KUSTIN, CYNTHIA S.	Approved	
1	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	
1	ZONING	BOLLES, DAN	Approved	

PERMITS

Permits Issued:

Permit Type	Issuance Type	Date	Issued To
FILL/GRADING/EXCAVATION		2000-11-28 00:00:00.0	ISABELLE CONST & EXCAVATING *R

INSPECTIONS

Final Inspections: None

COMPLETION

Conditional Certificate of Occupancy (CCO) date: None
Certificate of Occupancy (CO) date: None

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Friday, July 08, 2005 3:29 PM
To: HellmanBA@ci.anchorage.ak.us
Cc: iceboss@gci.net; iceslave@gci.net
Subject: Permit 01-0076 - Response 8-18-04 Insp.

Permit No. 01-0076 – Lot 7B, Block 2, Seaview Heights Subdivision
Additional Response to Pre-frame Inspection Report – 8/18-2004 by Mark Barnhill

NOTE: These items have been previously responded to in letters to the Municipality.

Ms. Hellman,

Attached is a contained response to the subject inspection for your review and/or information.

Regards,
Sue Isabelle
Property Owner

Wk Ph 907.243.0450
Hm Ph 907.243.0004
Fax 907.248.0004
Cell 830.9646
Iceslave@gci.net

#27

Permit No. 01-0076 – Lot 7B, Blk. 2, Seaview Heights Subdivision
Pre-frame Inspection Report – 8/18/2004 (performed by Mark Barnhill at the request of Ron Thompson and/or Scott Haan ?)

NOTE: *Isabelle not notified that an inspection was going to be done. Framing or "pre-framing" inspection on the incomplete framing.*

Comments:

1. Provide approved plans reflecting as-built condition – *Plans were at Isabelle office and locked in container at jobsite. Since Isabelle was not notified of the inspection, no plans were openly available.*
2. Change order stick frame roof – plans show trusses – *Partially correct. Plans showed stick frame roof in the middle section of house. Trusses were shown on the East end and West end of house.*
3. Change order in-floor heat – *Incorrect. This was an assumption made by the inspector because of double floor plates. No in-floor heat on wood flooring is planned.*
4. Change order creosote bridge timbers substituted for plan approved GLBS, note ripped beams – tension chords damaged or missing – *No creosote bridge timbers used in any of the construction. This was an assumption by the inspector. The wood is grade #1 pressure treated wood. The ripped beams utilized are 1-1/2 times upsized of those on the drawings.*
5. Provide documentation for recycled bldg materials approving/certifying grading status per IRC 502.1 etc – *Clarify what specific item this references.*
6. Provide approval of plan review for recycled materials and suitability for this type of construction and intended occupancy – i.e. recycled iron beam/girder – creosote timbers & 2xs – some beams heavily weathered – *Timber is NOT creosote. Some beams believed to be "weathered" are pressure treated wood. Iron beam is not recycled and oversized to the original design. Intended occupancy is as applied for: owner/builder single family residence.*
7. Change order poured walls taller than plan dimensions with higher level of differential fill – *Incorrect. Poured walls on change order #1 are constructed as per the submitted change order design. See submitted approved design.*
8. Provide engineer evaluation and approval of A. OSB & ply weathered and damaged B. apparent overspan or over spaced condition of structural elements (BCI's) etc. – *Not applicable and/or not specific. A. Dispute B. "Apparent" Where? Be specific.*
9. Complete all framing per plans – change orders – evaluations and specifications – *OK*
10. Call for inspection when complete please have plans, truss/roof info, change orders, grading info on site at time of next inspection – *Isabelle intends on complying with this requirement. Framing was not complete. Isabelle was not informed that the inspector was going to perform any inspection. The project was not yet ready for a framing inspection.*

1/2

INSPECTION REPORT

MUNICIPALITY OF ANCHORAGE -- BUILDING SAFETY DIVISION

4700 SOUTH BRAGAW STREET, ANCHORAGE, ALASKA

INSPECTIONS: Voice: (907) 343-8300 Fax: (907) 249-7777 INFORMATION: (907) 343-7962

NAME: Isabelle PERMIT NUMBER: 01-0076

ADDRESS: 6555 W. Dimond DATE: 8.18.04

PHONE #1: PHONE #2:

LOT: 7B BLOCK: 2 SUBDIVISION: Seaview Hts

COMMENTS: pre-frame insp / status report

TYPE OF INSPECTION: #1: #2: #3:

- [ ] No non-compliance observed.
- [x] Corrections essential as explained below
- [x] Do not conceal until re-inspected.
- [ ] Will re-examine at next inspection.
- [ ] C.O. approved.
- [ ] C.C.O. approved (comments below).

note: please install safety rails, and ladder access in an O.S.H.A. approved condition

COMMENTS: Reinspection? [x]

① provide approved plans reflecting as built condition

② change order stick frame roof - plans show trusses

③ change order in floor heat

④ change order creosote bridge timbers substituted for plan approved GLBs note ripped beams - tension chords damaged or missing

⑤ provide documentation for recycled bldg materials approving/certifying grading status per IRC 502.1 etc

⑥ provide approval of plan review for recycled materials and suitability for this type of construction and intended occupancy - ie. recycled iron beam/girder - creosote timbers & 2Xs - some beams heavily [illegible]

INSPECTOR: BARNHILL DATE: 8.18.04

WHEN CORRECTIONS ARE MADE, PLEASE CALL FOR INSPECTION
DO NOT REMOVE THIS NOTICE.

Permit No. 01-0076 – Lot 7B, Blk. 2, Seaview Heights Subdivision
Pre-frame Inspection Report – 8/18/2004 (performed by Mark Barnhill at the request of Ron Thompson and/or Scott Haan ?)

NOTE: *Isabelle not notified that an inspection was going to be done. Framing or "pre-framing" inspection on the incomplete framing.*

Comments:

1. Provide approved plans reflecting as-built condition – *Plans were at Isabelle office and locked in container at jobsite. Since Isabelle was not notified of the inspection, no plans were openly available.*
2. Change order stick frame roof – plans show trusses – *Partially correct. Plans showed stick frame roof in the middle section of house. Trusses were shown on the East end and West end of house.*
3. Change order in-floor heat – *Incorrect. This was an assumption made by the inspector because of double floor plates. No in-floor heat on wood flooring is planned.*
4. Change order creosote bridge timbers substituted for plan approved GLBS, note ripped beams – tension chords damaged or missing – *No creosote bridge timbers used in any of the construction. This was an assumption by the inspector. The wood is grade #1 pressure treated wood. The ripped beams utilized are 1-1/2 times upsized of those on the drawings.*
5. Provide documentation for recycled bldg materials approving/certifying grading status per IRC 502.1 etc – *Clarify what specific item this references.*
6. Provide approval of plan review for recycled materials and suitability for this type of construction and intended occupancy – i.e. recycled iron beam/girder – creosote timbers & 2xs – some beams heavily weathered – *Timber is NOT creosote. Some beams believed to be "weathered" are pressure treated wood. Iron beam is not recycled and oversized to the original design. Intended occupancy is as applied for: owner/builder single family residence.*
7. Change order poured walls taller than plan dimensions with higher level of differential fill – *Incorrect. Poured walls on change order #1 are constructed as per the submitted change order design. See submitted approved design.*
8. Provide engineer evaluation and approval of A. OSB & ply weathered and damaged B. apparent overspan or over spaced condition of structural elements (BCI's) etc. – *Not applicable and/or not specific. A. Dispute B. "Apparent" Where? Be specific.*
9. Complete all framing per plans – change orders – evaluations and specifications – *OK*
10. Call for inspection when complete please have plans, truss/roof info, change orders, grading info on site at time of next inspection – *Isabelle intends on complying with this requirement. Framing was not complete. Isabelle was not informed that the inspector was going to perform any inspection. The project was not yet ready for a framing inspection.*

#28

2/2

INSPECTION REPORT

MUNICIPALITY OF ANCHORAGE -- BUILDING SAFETY DIVISION

4700 SOUTH BRAGAW STREET, ANCHORAGE, ALASKA

INSPECTIONS: Voice: (907) 343-8300 Fax: (907) 249-7777 INFORMATION: (907) 343-7962

NAME: Isabelle PERMIT NUMBER: 01-0076

ADDRESS: 6555 W. Dimond DATE: 8-18-04

PHONE #1: PHONE #2:

LOT: 7B BLOCK: 2 SUBDIVISION: Seaview Hts.

COMMENTS: Preframe insp / Status rep

TYPE OF INSPECTION: #1: #2:

- [ ] No non-compliance observed.
- [x] Corrections essential as explained below
- [x] Do not conceal until re-inspected.
- [ ] Will re-examine at next inspection.
- [ ] C.O. approved.
- [ ] C.C.O. approved (comments below).

COMMENTS:

Reinspection? [x]

(7) change order poured walls taller than plan dimensions with higher leval of differential fill

(8) provide engineer evaluation and approval of (A) O.S.B. + ply weathered and damaged (B) apparant overspan or over spacec condition of structural elements (BCI.s) etc

(9) complete all framing per plans - change orders - evaluations and specifications

INSPECTOR: BARNHILL DATE: 8.18.04

WHEN CORRECTIONS ARE MADE, PLEASE CALL FOR INSPECTION
DO NOT REMOVE THIS NOTICE.

(10) call for inspection when complete please have plans, truss/roof info, change orders, grading info on site at time of next insp

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Friday, July 08, 2005 3:38 PM
To: HellmanBA@ci.anchorage.ak.us
Cc: iceboss@gci.net; iceslave@gci.net
Subject: Permit 01-0076 Creosote response 6-22-05

Permit No. 01-0076 – Lot 7B, Blk. 2, Seaview Heights Subdivision
Fax to MOA %B. Hellman dated 6/22/2005 and supporting documentation.

Ms. Hellman,

Attached is a copy of the Fax sent to you on 6-22-2005 responding to the comments on the subject permit referring to "creosote" and/or "weathered" timbers. There has been no response as yet from the Municipality on the submitted documentation.

Regards,
Sue Isabelle
Property Owner

Wk Ph 907.243.0450
Hm Ph 907.243.0004
Fax 907.248.0004
Cell 830.9646
Iceslave@gci.net

Municipality Of Anchorage

Building Safety Division

Development Services Department

RESIDENTIAL COMMENTS
CHANGE ORDER #2

Reviewed by: HELLMAN, BECKY A.
Phone: 343-8237
Fax: 343-8200

Permit #: 01- -0076
Date: 7/11/2005

Lot: 7B Block: 2 Tract: Subdivision: SEAVIEW HEIGHTS
Project:

Contact:	Name:	Phone:	Fax:
OWNER	ISABELLE DELIDO & M S		
GENERAL CONTRACTOR	ISABELLE CONST & EXCAVATING	(907) 243-5845	(907) 248-0004
CONTACT PERSON	DEL ISBELLE	( ) 243-5845	( ) 248-0004
PLUMBING CONTRACTOR	OWNER		

Plan Review Comments:

1. Item has been addressed.

2. ITEMS TO BE ADDRESSED
The following is a list of items that must be designed by an engineer licensed in the state of Alaska:

1) The rafter framing of the roof. Rafter framing has been provided in place of trusses, but no design was provided. The load path for lateral forces must be defined, and calculations submitted to show the new load path is sufficient to transfer the required forces.
5-20-05 Information provided was reviewed. Information provide checked rafters at 24" o.c., it didn't look at the vally rafters or ridge beams, this can be seen by the loading that was shown in the calculations. One other statement was included that the floor dipahragm will act like a collar tie, the upper roof isn't even attached to the floor, it's attached to the inset pony wall.

2) Design check for in-floor heating. The original design did not include in-floor heating. All structural elements must be checked for the increased loads caused by this item. The lateral load must be checked since an increase in dead load will increase the seismic forces.
5-20-05 If in-floor heating will not to be installed, ignore item 2 above.

3) Design check for creosote bridge timbers. The original plans called out for 24F-V4 and 24F-V8 Douglas-Fir glulam beams, and were designed using the strength associated with those types. Please provide design of the timbers

#24

substituted in the place of these glulams.
10-6-04 According to the inspection report dated 8/18/04, creosote lumber has been substituted for approved glulam headers, and according to a discussion with Bill Ivy, he confirms that several of the headers were replaced with creosote lumber. Please verify headers using ceosote lumber are sufficient for supported loads. Item 3 still remains.

4) Design check of floor framing not in accordance with the original plans. Any framing that has been installed and is not in accordance with the original framing plan will need to be checked for structural integrity.
10-6-04 Any floor framing that does not match the original plan set needs to be checked. Please provide.
5-20-05 As-built was looked at and the comments below #4 is the response.

5) Design of the shoring system for the roof. Since the shoring of the roof is not for construction purposes and is intended to support snow loads and other loads, the design of the system will need to be completed by a licensed engineer. Please include calculations checking the new roof system, the supporting ridge beam, the columns, and the joist/glulams/walls supporting the roof. It appears the load path for the gravity loads is well defined, but calculations must be provided showing the components of the load parth are sufficient to transfer the required load.
Bill Ivy is not an engineer registered in the state of Alaska and is not qualified to provide the shoring plan for the roof. Item 5 still remains. WAB - 10/6/2004

Please note that more comments may result from the resubmittal.

3. Shoring plan or any other deviations from the original plans will not be approved without Ron Thompson's authorization. WAB - 10/6/2004

4. Comments below are in reference to the as-built plans submitted in May -2005. Comments above are still required to be answered.

5. Please provide design calculations and details for the retaining walls on the East and West sides of the house.

6. Please verify that the tall walls at the back of the lower garages are only 14' tall per change order #1.

7. Please provide verification of adequately for: treated ungraded lumber; any lumber used in the house that is ungraded; GLB's cut and/or weathered; BCI's and OSB sheathing weathered that is in use in this house. The proposal for the checking of the GLB that was cut in the upper garage and used in two places will have to be done on an Alternate Materials and Method form.

8. 7-11-05 Now that the treated material has been identified on the members being used in the house as copper naphthenate, please show verification that the treated material can be used within residential environments. Everything that I have found shows that the copper naphthenate is for exterior applications only and is to be used in well vented areas. The treatment method listed in the certificate follows specifications AWPA P8 and P9, which is not one listed in CABO section 322.1. In the IBC 2000, section 2304.11.2 requires that any treated for wood above grade to be a water base treatment. This wood is treated with an oil based. The certified sticker removed from the wood used in the construction is not a clear copy that was provided in determining that the certification of preservative treatment is of this wood. No numbers, that are legible, from the sticker can be seen on the certificate, please provide a clear copy.

Please provide verification that the treated lumber used in this house is allowed to be used in residential environments.

9. See basement plan. Please provide calculations to allow for verification that the new steel beam, column and

RESIDENTIAL COMMENTS, PERMIT #: 01 0076 continued

foundation loads are adequately supported by the foundation in the garage on the right side. Detail connection of column to foundation, column to beam and beams to concrete wall (include the connection of the GLB on the left side garage) and show by calculations that the connections are adequate

10. It appears that the lateral resisting system needs to be redesigned - added dead and live loads are not accounted for in the seismic calculations; shear walls in the original plan is not being used; shear transfer details and information are not shown on the new plans; no clear load path from the roof diaphragm to the interior shear walls of the second floor through the attic space or the roof diaphragm to the outer walls, this needs to be detailed and calculated

11. The lateral resisting system was designed with hold downs and straps. There is a new system being used, rods extending up from the foundation to the roofs second diaphragm (lower shed roof of the upper roof). Please provide verification and detailing for the adequacy of this system being used

12. The new as built plans for the gravity system is not showing a clear load path for the gravity loads from the roof framing to the foundation. Please provide calculations of all gravity supporting members, i.e. any members shown on the plan that is supporting loads besides itself. Please show all the headers in the openings and bearing walls on the plans.

13. It's unclear how the roof system will be vented in the roof cavity of the 2x12's where there are valleys. Most of the roof will have this problem- no inlet for the air at the valley member. It was proposed to drill holes at the upper portion of the rafter for circulation, there are rules that would not allow the drilling or notching of the middle 1/3 of the rafter. Please provide resolution for the venting

14. Top plates where shown not to be continuous. Please resolve

15. It appears that there is added space on the West elevation of the basement and first floor and the South side facade has changes on the upper two floors adding living space. Please include all additional living spacing in the permit.

16. See the proposed deck and roof system around the house. Please detail on the plans the lateral bracing system for the decks and or roofs that are two stories in the air. Provide calculations showing that the system is adequate, if the system is bring the lateral loads back into the house, dead loads need to be included into the house lateral system.

17. Please provide a written response to all comments above addressing how they where resolved on the plans set or by calculations.

BUILDING PERMIT REPORT

Permit number: 01 0076 Date of application: 2001-01-31 12:55:20.0 Permit Class: RESIDENTIAL

PROPERTY

Property tax code number:	0112612100001
Subdivision:	SEAVIEW HEIGHTS
Lot/space:	7B
Block:	2
Tract:	
Plat:	740258
Grid:	SW2322
Zoning district:	R-1A-SNGL-FAM-RESDNTL-LARG-LOT
Site Address:	6555 W DIMOND BLVD, ANCHORAGE
Sewage disposal:	
Water supply:	

PROJECT

Project Name:	
Proposed use:	SINGLE FAMILY
Type of work:	NEW
Work description:	6610 Sqft living area, 2300 sqft unfinished, 1910 sqft garage
Value of construction:	$642850
General contractor(s):	ISABELLE CONST & EXCAVATING *R
Items submitted:	None

Change Orders:

Change Order	Valuation	Date	Description
0	$642,850	2001-01-31 12:56:00.0	6610 Sqft living area, 2300 sqft unfinished, 1910 sqft garage
1	$0	2001-04-27 16:23:54.0	Changing foundation from CMU to quadlock. f'c +3000 psi 2 NO 5 @ 12" oc Verticals #4 @ 6" oc Horzontal - Routed & Approved by Scott Hann & Dan Bolles -mw Paid $25.00
2	$0	2004-09-27 00:00:00.0	temporary roof frame gravity brace frame system to stabilize hand framed attic roof over presently unfinished attic space
3	$0	2005-05-03 00:00:00.0	roof framing delete factory truss where previously indicated and convert roof to 2x12 rafter framing and 11 7/8 13ci attic floor framing

Items re-submitted:

Discipline	Date	Re-submittal Description
RESIDENTIAL	2005-05-11 00:00:00.0	change order #3 was in error disregard 06/30/05 sub R
RESIDENTIAL	2005-05-24 00:00:00.0	Sub to R

Stop Work Orders:

Posted Date	Reason	Date Lifted
2001-03-21 12:38:15.0	no more material or removing organics have an inspection to see where project is at . This is a warning	2003-03-21 00:00:00.0
2003-08-06 00:00:00.0	Work not in compliance with approved grading plan.	2003-08-13 00:00:00.0
2003-09-29	COMPAINT THAT GRADING WAS BEING CONDUCTED IN VIOLATION	2003-10-03

00:00:00.0	OF THE APPROVED PERMIT. WE HAVE STOPPED THE WORK ON THIS PROJECT UNTIL THE APPROPRIATE DOCUMENTS ARE SUBMITTED FOR THE PERMIT RECORD, REVIEWED, AND APPROVED.	00:00:00.0
2004-06-28 00:00:00.0	PROVIDE ENGINEERS'S REPORT SHOWING 90% COMPACTIN AND VERIFYING AMOUNT OF FILL. OK TO PROCEED WITH ENGINEERING INSPECTIONS ONLY.	2004-07-02 00:00:00.0
2004-08-05 00:00:00.0	Permit: 00-6083 Failure to provide engineer's report showing amount of fill placed on neighboring property. Failure to bring slope setbacks into compliance with approved plans or install approved engineered alternative. Failure to bring slope angles into compliance with approved permit or install approved engineered alternative.	
2004-08-26 00:00:00.0	PERMIT 01-0076 STRUCTURE BUILT DIFFERENTLY THAN APPROVED PLANS.	
2004-08-26 00:00:00.0	FILL APPEARS TO EXCEED LIMITS OF PERMIT. FILL PLACED ON NEIGHBORING PROPERTY.	

PLAN REVIEWS

☑ Check to see comment history

Plans reviewed:

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	RESIDENTIAL	HELLMAN, BECKY A.	Approved	1: 2-26-01 Please submit the calculations that have brought you to the conclusion wind governs. Please provide a seismic loading diagram comparison that shows wind truly governs in both directions as shown in the calculation. Reference: UBC chapter 16 2: See rear elevation on sheet A-2. Please provide a design for tall retaining wall at right side of the house as shown on the drawing. Reference: UBC 1603.3.1, 1603.6, 1609.2 3: See first floor plan, sheet A-5. Please detail the collector for the interior shear walls in grid line H. Call out and show on the plan the nailing of the plywood floor to the collector that will continue to the outside walls. Reference: UBC 1631.2.3, UBC 1631.2.6, UBC 2314.5.1, UBC 2314.5.2 4: See first floor plan, sheet A-5. Please provide a continuous handrail on outside radius for spiral and winding stair ways with 4 or more risers. CABO 315.1 Inspector to verify. 5: See first floor plan, sheet A-5. Please note on the plans the rules for building winders. The width of the tread at a point not more than 12 inches fromthe side where the treads are narrower is not less than 9 inches, the minimum width od any tread is not less than 6 inches, and the

average width of any tread is not less than 9 inches. Reference: CABO 23.85.314.2

6: See first floor plan, sheet A-5. See the symbol for grid line 9 at the rear of the house. It appears to be in the wrong location. Please correct the location. Reference: UAC 302.3

7: See first floor plan, sheet A-5. Please show hold downs in shear walls 10 and 11, they are missing on the floor plan. Reference: UAC 302.3

8: 2-26-01 It's unclear how you taper BCI's as you have noted on th eplan. Please clarify how wn R-38 and an 1 1/2" airspace will be met in the 11 7/8" BCI's. Please provide a detail. See covered porch at the left side of the plan. Please provide a detail to show how this deck will be sloped 2% for positive draining and note on the drawing that this area will be insulated with an R-38 for the roof of the basement and and R-30 for the floor over an unheated area above. Reference: UBC 1506.1, CABO 23.85.319.5

9: Please show physical location of all safety glass that is required on floor plans. Reference: UAC 302.3, CABO 308.4

10: See second floor plan, sheet A-6. The shear wall 5 has out of plane offset from shear wall 10 below. Please include a shear load path detail. Indicate a drag strut from the bottom of the shear wall into the floor / roof diaphragm or provide a subdiaphragm to anchor the wall between struts or other alternative. Reference: UBC 1603.3.1, UBC 1631.2.3, UAC 302.3, UBC 2314.1

11: See second floor plan, sheet A-6. The shear wall 4 has out of plane offset from shear wall 9 below. Please include a shear load path detail. Indicate a drag strut from the bottom of the shear wall into the floor / roof diaphragm or provide a subdiaphragm to anchor the wall between struts or other alternative. Reference: UBC 1603.3.1, UBC 1631.2.3, UAC 302.3, UBC 2314.1

12: See second floor plan, sheet A-6. Please show hold downs in shear wall 5 on the plan per design. Reference: UAC 302.3

13: See second floor plan, sheet A-6. It's unclear which walls are being considered as shear wall line C. Please clearly indicate on the plan which walls they are that makes up the 63' as shown in the calculations. Reference. UAC 302.3

14: Provide a shear load path detail around the opening in the floor or roof diaphragm. Typically double header and trimmer joists/rafters, block & strap into

the diaphragm a couple of joist spaces at opening corners and splice perimeter members to parallel framing with straps. Reference: UBC 1631.2.3, UBC 2314.1, UBC 2314.3, UBC 2314.5.2
15: See basement plan and first floor framing, sheet A-7. Please show the other hold down for the shear wall panels in shear walls 13 and 14 by the stairs. Reference: UAC 302.3
16: See basement plan and first floor framing, sheet A-7. Please note on the plan that a header will be installed in the door just left of the stairs by the missing hold down from above. Reference: UBC 1603.3.1, 1603.6, 1608, 2304.1
17: See basement plan and first floor framing, sheet A-7. Please call out on the plan the framing members shown on the plan that will frame the opening in the stair case at the left side. Reference: UBC 1603.3.1, 1603.6, 1608, 2304.1
18: See basement plan and first floor framing, sheet A-7. It appears that the interior wall of the stairs will be carrying a load, there doesn't appear to be a footer under this wall for bearing. Reference: UAC 302.3, UBC 1603.3.1
19: 2-26-01 The calculations that you provided show a point load turning into a uniform load, it doesn't work like that. Please show by calculation or manufactures design report that the double BCI's work for the uniform load and the two point loads from the straps. If the strap at the right side is to be connected to the big GLB please detail. Please note on the plans if there areany requirements for straping down the ends for uplift. See basement plan and first floor framing, sheet A-7. Please provide calculations that show the double joist work for the uplift loads of the hold downs from above. Show connections on the plan for the ends of the joist due to uplift forces of the strapsfrom upstairs. Reference: UBC 1603.3.1, 1603.3.5
20: 2-26-01 Hold down is shown on the left side (looking from the outside, in) of the garden door. To complete a shear wall, it requires a hold down at eachend of the shear wall. Please clarify. See basement plan and first floor framing, sheet A-7. Please show the correct location of the hold down in shear wall 14 at the rear of the house. Reference UAC302.3
21: See basement plan and first floor framing, sheet A-7. Please provide the correct series of floor joist on the plans.

My Simpson catalog doesn't show a 600 series. Reference: Simpson catalog
22: 2-26-01 Your HD10A's are still being shown with an embedment depth of 30". Please show by calculation that this works or use the handout 70's embedment of 43". See basement plan and first floor framing, sheet A-7. See embedment depths in the holdown schedule legend. Please provide calculations to show that the embedment depths work for the pull out forces. These do not meet the embedment depths in handout 70. Reference: UBC 1603.3.1, MOA handout 70, UBC 1925.2, UBC 2107.1.5.2, UBC 23.85.403, UBC 1809.3
23: See basement plan and first floor framing, sheet A-7. See shear wall 15, it appears that the hold down called out on the plans have been exceeded. Shearforce of 1369 time the height of the panel, 8'6" equals 11636 lbs. Please clarify. Reference: Simpson catalog, UBC 1631.2.3, UAC 302.3
24: 2-26-01 The GLB size was not added to the plans nor were calculations provided to show that it works for the loads. See second floor framing plan, sheet A-8. Please call out the size of the GLB at the left side of the plans and provide calculations to show that it works. Reference: UBC 1603.3.1, 1603.6, 1608, 2304.1
25: 2-26-01 Show adequate size posts to the foundation for the added loads. Provide calculations for the posts. Call out uplift hangers to resist the loads t both ends of the truss. Provide a more rigid connection of the truss to column and column to beam. Straps are only good in tension, if an beam is pushed on at the ends, the beam will be able to move. The size of the beam for the second floor is not called out on the plans. See second floor framing plan, sheet A-8. See GLB in the middle of the floor on the left side of the plan. Plans can not be approved without this information. Please provide the size of the GLB and more detailed inforamtion of the use of the custom truss above and show how this will be installed. Reference: UAC 302.3
26: See second floor framing plan, sheet A-8. See the (2) 5 1/8 x 12 GLB in the middle of the house. Please specify the connection of the 2 beams together so they will act as one. Reference: 2311.1, 2311.2
27: See second floor framing plan, sheet A-8. See framing of the platform for the

stairs. Please show how the loads will be transfered to the foundation. Wall that the versalams are sitting on is not a bearing wall. Please clarify. Reference: UBC 1603.3.1

28: See foundation plan, sheet A-9. Please specify the same nailing patterns and connections for the pony wall in the crawl space as the shear wall stacked directly above or show how the upper shear wall forces are transferred to the foundation. See Chapter 5 "Example Common Foundation Details" in the SEAOC "Seismic Detailing Examples for Engineered Light-Frame Timber Construction". Reference: UBC 1631.2.3

29: See foundation plan, sheet A-9. See the verbal description of the foundation walls at the lower right side of the plan, above the word FOUNDATION. It's unclear what the last sentence is saying, please clarify. Reference: UAC 302.3

30: See foundation plan, sheet A-9. Please provide an anchor bolt schedule and revise anchor bolt spacing as generally stated or other alternative. The capacity of the indicated connection to the foundation appears inadequate with Engineer's forces. Reference: UBC 1603.3.5, UBC 2311.2, UBC 2336.2.3, UBC 1631.2.3, UBC 1809.3

31: 2-27-01 Please include a detail to the placement of the rebar in this column/pier configuration at the end garage wall. See foundation plan, sheet A-9. Please provide a design detail for the rebar at the front piers of the lower garage walls. Reference: UBC 2108.2.3.11, 2108.2.3.11.1, 2108.2.3.11.2, 2108.2.3.11.3

32: 2-27-01 Rebar needs to have at least 3" of cover at the bottom of the pad. Embedment required for the HD8A is 29", plus 3" equals 32" as a minimum. Please show a depth of at least See foundation plan, sheet A-9. See interior pony walls. Please clarify how the embedment depth will be acheived for the HD8A's into the 10" footer. Reference: UAC 302.3, MOA handout 70

33: See typical wall section sheet A-11. Please show the insulation extending to the top of the footing. Insulation is required to cover the full wall of the foundation. Reference: CABO 23.85.319.5

34: See garage shear wall detail, sheet A-11. Your detail shows that framing will be below the GLB that is strapped down. If this happens then you lose out on the height of the door opening. The aspect

				ratio of 3.5 to 1 is measured from the concrete/CMU to the bottom of the GLB, to meet the aspect ratio, the minimum height this distance can be is 7'. If you frame down from there, your head room is less then the 7'. Please clarify the detail. Reference: UBC 2314.1, UBC TA 23-I-I	
0	RIGHT-OF-WAY	MCGEE, LYNN M.	Approved	1: Right of Way Permit required for all work in Municipal Rights of Way, including but not limited to water and sewer service connections, new driveways, drainage improvements and landscaping improvements. Only contractors with a current Right of Way Bond and cash deposit on file in the Right of Way Office may obtain a Right of Way Permit. 2: Show new driveway and driveway details as required. 3: Right of Way Permit required, not required, issued #( ). 4: Right of Way Permit #20010273 issued for new driveway. OK for permit.	
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved		
0	ZONING	BOLLES, DAN	Approved		
1	RESIDENTIAL	HAAN, SCOTT M.	Approved		
1	ZONING	HAAN, SCOTT M.	N/A		
2	RESIDENTIAL	HELLMAN, BECKY A.	Rtn for Correction	1: ENGINEER'S STAMP It appears that the building is more than 2 stories. According to Alaska Statute Chapter 48 section 08.48.331, buildings more than two stories are not exempt from being designed by a licensed engineer.. IBC section 202 counts the basement as a story if any of the following is true about the finished surface of the floor above the basement: 1. It is more than 6 feeting above grade plan, 2. It is more than 6 feet above the finished ground level for more than 50 percent of the total building perimeter or 3. It is more than 12 feet above the finished ground level at any point. line AS08.48.331 gives an exemption for individuals who prepare their own plans and calculations. Although resubmittal indicates Del Isabelle is in charge of the design and plans, it appears that Bill Ivy prepared the plan set. Bill Ivy also prepared the roof shoring as we have met with him several times to resolve this matter. The home is three stories by the definition referenced in the	Resolved Yes

				original comment. Please provide stamped plans per 23.10.302.2. WAB - 10/6/2004 2: ITEMS TO BE ADDRESSED The following is a list of items that must be designed by an engineer licensed in the state of Alaska: line 1) The rafter framing of the roof. Rafter framing has been provided in place of trusses, but no design was provided. The load path for lateral forces must be defined, and calculations submitted to show the new load path is sufficient to transfer the required forces. 5-20-05 Information provided was reviewed. Information provide checked rafters at 24" o.c. , it didn't look at the vally rafters or ridge beams, this can be seen by the loading that was shown in the calculations. One other statement was included that the floor dipahragm will act like a collar tie, the upper roof isn't even attached to the floor, it's attached to the inset pony wall. line 2) Design check for in-floor heating. The original design did not include in-floor heating. All structural elements must be checked for the increased loads caused by this item. The lateral load must be checked since an increase in dead load will increase the seismic forces. 5-20-05 If in-floor heating will not to be installed, ignore item 2 above. line 3) Design check for creosote bridge timbers. The original plans called out for 24F-V4 and 24F-V8 Douglas-Fir glulam beams, and were designed using the strength associated with those types. Please provide design of the timbers substituted in the place of these glulams. 10-6-04 According to the inspection report dated 8/18/04, creosote lumber has been substituted for approved glulam headers, and according to a discussion with Bill Ivy, he confirms that several of the headers were replaced with creosote lumber. Please verify headers using ceosote lumber are sufficient for	No	

				supported loads. Item 3 still remains. line 4) Design check of floor framing not in accordance with the original plans. Any framing that has been installed and is not in accordance with the original framing plan will need to be checked for structural integrity. 10-6-04 Any floor framing that does not match the original plan set needs to be checked. Please provide. 5-20-05 As-built was looked at and the comments below #4 is the response. line 5) Design of the shoring system for the roof. Since the shoring of the roof is not for construction purposes and is intended to support snow loads and other loads, the design of the system will need to be completed by a licensed engineer. Please include calculations checking the new roof system, the supporting ridge beam, the columns, and the joist/glulams/walls supporting the roof. It appears the load path for the gravity loads is well defined, but calculations must be provided showing the components of the load parth are sufficient to transfer the required load. Bill Ivy is not an engineer registered in the state of Alaska and is not qualified to provide the shoring plan for the roof. Item 5 still remains. WAB - 10/6/2004 line Please note that more comments may result from the resubmittal.	
				3: Shoring plan or any other deviations from the original plans will not be approved without Ron Thompson's authorization. WAB - 10/6/2004	No
				4: Comments below are in reference to the as-built plans submitted in May -2005: Comments above are still required to be answered.	No
				5: Please provide design calculations and details for the retaining walls on the East and West sides of the house.	No
				6: Please verify that the tall walls at the back of the lower garages are only 14' tall per change order #1.	No
				7: Please provide verification of	

				adequately for: treated ungraded lumber; any lumber used in the house that is ungraded; GLB's cut and/or weathered; BCI's and OSB sheathing weathered that is in use in this house. The proposal for the checking of the GLB that was cut in the upper garage and used in two places will have to be done on an Alternate Materials and Method form.	No
				8: Please provide verification that the treated lumber used in this house is allowed to be used in residential environments.	No
				9: See basement plan. Please provide calculations to allow for verification that the new steel beam, column and foundation loads are adequately supported by the foundation in the garage on the right side. Detail connection of column to foundation, column to beam and beams to concrete wall (include the connection of the GLB on the left side garage) and show by calculations that the connections are adequate	No
				10: It appears that the lateral resisting system needs to be redesigned - added dead and live loads are not accounted for in the seismic calculations; shear walls in the original plan is not being used; shear transfer details and information are not shown on the new plans; no clear load path from the roof diaphragm to the interior shear walls of the second floor through the attic space or the roof diaphragm to the outer walls, this needs to be detailed and calculated.	No
				11: The lateral resisting system was designed with hold downs and straps. There is a new system being used, rods extending up from the foundation to the roofs second diaphragm (lower shed roof of the upper roof). Please provide verification and detailing for the adequacy of this system being used.	No
				12: The new as built plans for the gravity system is not showing a clear load path for the gravity loads from the roof framing to	

				the foundation. Please provide calculations of all gravity supporting members, i.e. any members shown on the plan that is supporting loads besides itself. Please show all the headers in the openings and bearing walls on the plans.	No
				13: It's unclear how the roof system will be vented in the roof cavity of the 2x12's where there are valleys. Most of the roof will have this problem- no inlet for the air at the valley member. It was proposed to drill holes at the upper portion of the rafter for circulation, there are rules that would not allow the drilling or notching of the middle 1/3 of the rafter. Please provide resolution for the venting	No
				14: Top plates where shown not to be continuous. Please resolve	No
				15: It appears that there is added space on the West elevation of the basement and first floor and the South side facade has changes on the upper two floors adding living space. Please include all additional living spacing in the permit.	No
				16: See the proposed deck and roof system around the house. Please detail on the plans the lateral bracing system for the decks and or roofs that are two stories in the air. Provide calculations showing that the system is adequate, if the system is bring the lateral loads back into the house, dead loads need to be included into the house lateral system.	No
				17: Please provide a written response to all comments above addressing how they where resolved on the plans set or by calculations.	No
3	RESIDENTIAL	GRIB, THOMAS J.	N/A	1: This change order is a duplicate to change order #2. Wayne Bolen wrote comments on change order #2 that need to be addressed. Please submit responses to the the comments from change order #2 to continue the project. An engineer is required on this project, load paths for all gravity and lateral loads need to be verified and the trusses framing needs to be analyzed by the engineer. Plans need to be stamped. One other consideration is	

				for the venting of the valleys with 2x12's framing and the dormers. 2: change order #2 - no resub to error co #3
3	ZONING	AGLER, DEB A.	N/A	

PERMITS

Permits issued:

Permit Type	Issuance Type	Date	Issued To
ELECTRICAL	TEMPORARY	2001-01-31 00:00:00.0	ISABELLE CONSTRUCTION
PLUMBING	UNDERGROUND	2001-07-13 00:00:00.0	OWNER
STRUCTURAL	FOOTING/FOUNDATION	2001-03-21 00:00:00.0	ISABELLE CONST & EXCAVATING *R
STRUCTURAL	FULL	2003-07-23 00:00:00.0	ISABELLE CONST & EXCAVATING *R

INSPECTIONS

Final Inspections: None

COMPLETION

Conditional Certificate of Occupancy (CCO) date: None
Certificate of Occupancy (CO) date: None

BUILDING PERMIT REPORT

Permit number: 00 6083 Date of application: 2000-10-31 11:18:43.0 Permit Class: COMMERCIAL

PROPERTY

Property tax code number:	0112612100001
Subdivision:	SEAVIEW HEIGHTS
Lot/space:	7B
Block:	2
Tract:	
Plat:	000000
Grid:	
Zoning district:	R-1A-SNGL-FAM-RESDNTL-LARG-LOT
Site Address:	NHN W. DIMOND BLVD, ANCHORAGE
Sewage disposal:	
Water supply:	

PROJECT

Project Name:	
Proposed use:	FILL/GRADING/EXCAVATION
Type of work:	FILL/GRADING/EXCAVATION
Work description:	4,800 Cubic Yards Fill 4/23/01 - chg yardage to 48,000 cy gs
Value of construction:	$0
General contractor(s):	ISABELLE CONST & EXCAVATING *R
Items submitted:	None

Change Orders:

Change Order	Valuation	Date	Description
0	$0	2000-10-31 11:19:12.0	4,800 Cubic Yards
1	$0	2001-04-23 00:00:00.0	revised fill & grading to increase fill and decrease gradability (percentage of driveway slope) and allow runoff to transfer to dimond blvd natural drainage west of Lori Dr. chg yardage to 48,000 cy

Items re-submitted:

Discipline	Date	Re-submittal Description
RIGHT-OF-WAY	2004-07-23 00:00:00.0	sub to S,Row
STRUCTURAL	2003-08-27 00:00:00.0	sub to S. Draft agreement 6/6/04 sub to S 6/17/04 sub S 6/18/04 sub S 6/26/04 sub engineers letter S 6/29/04 sub engineer & owner letter S 7/2/04 sub S 7/19/04 sub owners letter to S 7/23/04 sub to S & row

Stop Work Orders:

Posted Date	Reason	Date Lifted
2001-03-21 12:38:15.0	no more material or removing organics have an inspection to see where project is at . This is a warning	2003-03-21 00:00:00.0
2003-08-06 00:00:00.0	Work not in compliance with approved grading plan.	2003-08-13 00:00:00.0
2003-09-29 00:00:00.0	COMPAINT THAT GRADING WAS BEING CONDUCTED IN VIOLATION OF THE APPROVED PERMIT. WE HAVE STOPPED THE WORK ON THIS PROJECT UNTIL THE APPROPRIATE DOCUMENTS ARE SUBMITTED FOR THE PERMIT RECORD, REVIEWED, AND	2003-10-03 00:00:00.0

	APPROVED.	
2004-06-28 00:00:00.0	PROVIDE ENGINEERS'S REPORT SHOWING 90% COMPACTIN AND VERIFYING AMOUNT OF FILL..OK TO PROCEED WITH ENGINEERING INSPECTIONS ONLY.	2004-07-02 00:00:00.0
2004-08-05 00:00:00.0	Permit: 00-6083 Failure to provide engineer's report showing amount of fill placed on neighboring property. Failure to bring slope setbacks into compliance with approved plans or install approved engineered alternative. Failure to bring slope angles into compliance with approved permit or install approved engineered alternative.	
2004-08-26 00:00:00.0	PERMIT 01-0076 STRUCTURE BUILT DIFFERENTLY THAN APPROVED PLANS.	
2004-08-26 00:00:00.0	FILL APPEARS TO EXCEED LIMITS OF PERMIT. FILL PLACED ON NEIGHBORING PROPERTY.	

PLAN REVIEWS

☑ Check to see comment history

Plans reviewed:

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	PUBLIC ENGINEERING	PALMER, C. ROBERT	Approved	
0	RIGHT-OF-WAY	PINKSTON, MIKE	Approved	
0	STORM WATER	PALMER, C. ROBERT	Approved	
0	STRUCTURAL	HAAN, SCOTT M.	Approved	
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	1: Requires haul route. See Zoning Comment #2.
0	ZONING	BOLLES, DAN	Approved	1: Please address off-site impacts, i.e.: hours of operation, dust control, clean-up of right of ways for tracking of material. 2: Please indicate type of material and source. 3: Needs Public Works Engineering review for drainage. 4: Needs Traffic review. 5: Pay Traffic review fee. 6: Needs Stormwater plan review and approval. 7: Needs Right of Way review.
1	PUBLIC ENGINEERING	PALMER, C. ROBERT	Approved	
1	RIGHT-OF-WAY	PINKSTON, MIKE	Approved	1: Right of Way Permit required for all work in Municipal Rights of Way, including but not limited to water and sewer service connections, new driveways, drainage improvements and landscaping improvements. Only contractors with a current Right of Way Bond and cash deposit on file in the Right of Way Office may obtain a Right of Way Permit. 2: Right of Way Permit required for new driveway and possible culvert. 3: Right of Way Permit applied for. OK for

				permit. 4: Gabion wall is not to be place in ROW unless owner obtain an encroachment letter and pay yearly of 300 dollars plus 115 dollars application fee.
1	STORM WATER	PALMER, C. ROBERT	Approved	
1	STRUCTURAL	KUSTIN, CYNTHIA S.	Approved	
1	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	
1	ZONING	BOLLES, DAN	Approved	

PERMITS

Permits Issued:

Permit Type	Issuance Type	Date	Issued To
FILL/GRADING/EXCAVATION		2000-11-28 00:00:00.0	ISABELLE CONST & EXCAVATING *R

INSPECTIONS

Final Inspections: None

COMPLETION

Conditional Certificate of Occupancy (CCO) date: None
Certificate of Occupancy (CO) date: None

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Friday, July 08, 2005 3:29 PM
To: HellmanBA@ci.anchorage.ak.us
Cc: iceboss@gci.net; iceslave@gci.net
Subject: Permit 01-0076 - Response 8-18-04 Insp.

Permit No. 01-0076 – Lot 7B, Block 2, Seaview Heights Subdivision
Additional Response to Pre-frame Inspection Report – 8/18-2004 by Mark Barnhill

NOTE: These items have been previously responded to in letters to the Municipality.

Ms. Hellman,

Attached is a contained response to the subject inspection for your review and/or information.

Regards,
Sue Isabelle
Property Owner

Wk Ph 907.243.0450
Hm Ph 907.243.0004
Fax 907.248.0004
Cell 830.9646
iceslave@gci.net

#27

Permit No. 01-0076 – Lot 7B, Blk. 2, Seaview Heights Subdivision
Pre-frame Inspection Report – 8/18/2004 (performed by Mark Barnhill at the request of Ron Thompson and/or Scott Haan ?)

NOTE: *Isabelle not notified that an inspection was going to be done. Framing or "pre-framing" inspection on the incomplete framing.*

Comments:

1. Provide approved plans reflecting as-built condition – *Plans were at Isabelle office and locked in container at jobsite. Since Isabelle was not notified of the inspection, no plans were openly available.*
2. Change order stick frame roof – plans show trusses – *Partially correct. Plans showed stick frame roof in the middle section of house. Trusses were shown on the East end and West end of house.*
3. Change order in-floor heat – *Incorrect. This was an assumption made by the inspector because of double floor plates. No in-floor heat on wood flooring is planned.*
4. Change order creosote bridge timbers substituted for plan approved GLBS, note ripped beams – tension chords damaged or missing – *No creosote bridge timbers used in any of the construction. This was an assumption by the inspector. The wood is grade #1 pressure treated wood. The ripped beams utilized are 1-1/2 times upsized of those on the drawings.*
5. Provide documentation for recycled bldg materials approving/certifying grading status per IRC 502.1 etc – *Clarify what specific item this references.*
6. Provide approval of plan review for recycled materials and suitability for this type of construction and intended occupancy – i.e. recycled iron beam/girder – creosote timbers & 2xs – some beams heavily weathered – *Timber is NOT creosote. Some beams believed to be "weathered" are pressure treated wood. Iron beam is not recycled and oversized to the original design. Intended occupancy is as applied for: owner/builder single family residence.*
7. Change order poured walls taller than plan dimensions with higher level of differential fill – *Incorrect. Poured walls on change order #1 are constructed as per the submitted change order design. See submitted approved design.*
8. Provide engineer evaluation and approval of A. OSB & ply weathered and damaged B. apparent overspan or over spaced condition of structural elements (BCI's) etc. – *Not applicable and/or not specific. A. Dispute B. "Apparent" Where? Be specific.*
9. Complete all framing per plans – change orders – evaluations and specifications – *OK*
10. Call for inspection when complete please have plans, truss/roof info, change orders, grading info on site at time of next inspection – *Isabelle intends on complying with this requirement. Framing was not complete. Isabelle was not informed that the inspector was going to perform any inspection. The project was not yet ready for a framing inspection.*

1/2

INSPECTION REPORT

MUNICIPALITY OF ANCHORAGE -- BUILDING SAFETY DIVISION

4700 SOUTH BRAGAW STREET, ANCHORAGE, ALASKA

INSPECTIONS: Voice: (907) 343-8300 Fax: (907) 249-7777 INFORMATION: (907) 343-7962

NAME: Isabelle

PERMIT NUMBER: 01-0076

ADDRESS: 6555 W. Dimond

DATE: 8.18.04

PHONE #1: PHONE #2:

LOT: 7B BLOCK: 2 SUBDIVISION: Seaview Hts.

COMMENTS: pre-frame insp / status report

TYPE OF INSPECTION: #1: #2: #3:

- [ ] No non-compliance observed.
- [x] Corrections essential, as explained below
- [x] Do not conceal until re-inspected.
- [ ] Will re-examine at next inspection.
- [ ] C.O. approved.
- [ ] C.C.O. approved (comments below).

COMMENTS: note: please install safety rails, and ladder access in an O.S.H.A. approved condition

Reinspection? [x]

① provide approved plans reflecting as built condition

② change order stick frame roof - plans show trusses

③ change order in floor heat

④ change order creosote bridge timbers substituted for plan approved GLBs note ripped beams - tension chords damaged or missing

⑤ provide documentation for recycled bldg materials appraising/certifying grading status per IRC 502.1 etc

⑥ provide approval of plan review for recycled materials and suitability for this type of construction and intended occupancy - ie. recycled iron beam/girder - creosote timbers + 2Xs - "Some beams heavily weathered

INSPECTOR: BARNHILL DATE: 8.18.04

WHEN CORRECTIONS ARE MADE, PLEASE CALL FOR INSPECTION
DO NOT REMOVE THIS NOTICE.

Permit No. 01-0076 – Lot 7B, Blk. 2, Seaview Heights Subdivision
Pre-frame Inspection Report – 8/18/2004 (performed by Mark Barnhill at the request of Ron Thompson and/or Scott Haan ?)

NOTE: *Isabelle not notified that an inspection was going to be done. Framing or "pre-framing" inspection on the incomplete framing.*

Comments:

1. Provide approved plans reflecting as-built condition – *Plans were at Isabelle office and locked in container at jobsite. Since Isabelle was not notified of the inspection, no plans were openly available.*
2. Change order stick frame roof – plans show trusses – *Partially correct. Plans showed stick frame roof in the middle section of house. Trusses were shown on the East end and West end of house.*
3. Change order in-floor heat – *Incorrect. This was an assumption made by the inspector because of double floor plates. No in-floor heat on wood flooring is planned.*
4. Change order creosote bridge timbers substituted for plan approved GLBS, note ripped beams – tension chords damaged or missing – *No creosote bridge timbers used in any of the construction. This was an assumption by the inspector. The wood is grade #1 pressure treated wood. The ripped beams utilized are 1-1/2 times upsized of those on the drawings.*
5. Provide documentation for recycled bldg materials approving/certifying grading status per IRC 502.1 etc – *Clarify what specific item this references.*
6. Provide approval of plan review for recycled materials and suitability for this type of construction and intended occupancy – i.e. recycled iron beam/girder – creosote timbers & 2xs – some beams heavily weathered – *Timber is NOT creosote. Some beams believed to be "weathered" are pressure treated wood. Iron beam is not recycled and oversized to the original design. Intended occupancy is as applied for: owner/builder single family residence.*
7. Change order poured walls taller than plan dimensions with higher level of differential fill – *Incorrect. Poured walls on change order #1 are constructed as per the submitted change order design. See submitted approved design.*
8. Provide engineer evaluation and approval of A. OSB & ply weathered and damaged B. apparent overspan or over spaced condition of structural elements (BCI's) etc. – *Not applicable and/or not specific. A. Dispute B. "Apparent" Where? Be specific.*
9. Complete all framing per plans – change orders – evaluations and specifications – *OK*
10. Call for inspection when complete please have plans, truss/roof info, change orders, grading info on site at time of next inspection – *Isabelle intends on complying with this requirement. Framing was not complete. Isabelle was not informed that the inspector was going to perform any inspection. The project was not yet ready for a framing inspection.*

#28

2/2

INSPECTION REPORT

MUNICIPALITY OF ANCHORAGE -- BUILDING SAFETY DIVISION

4700 SOUTH BRAGAW STREET, ANCHORAGE, ALASKA

INSPECTIONS: Voice: (907) 343-8300 Fax: (907) 249-7777 INFORMATION: (907) 343-7962

NAME: Isabelle

PERMIT NUMBER: 01-0076

ADDRESS: 6555 W. Dimond

DATE: 8-18-04

PHONE #1: PHONE #2:

LOT: 7B BLOCK: 2 SUBDIVISION: Seaview Hts.

COMMENTS: Preframe insp / Status rep

TYPE OF INSPECTION: #1: #2:

- [ ] No non-compliance observed.
- [x] Corrections essential as explained below.
- [ ] Do not conceal until re-inspected.
- [ ] Will re-examine at next inspection.
- [ ] C.O. approved.
- [ ] C.C.O. approved (comments below).

COMMENTS:

Reinspection? [x]

(7) change order poured walls taller than plan dimensions with higher leval of differential fill

(8) provide engineer evaluation and approval of (A) O.S.B. + ply weathered and damaged (B) apparant overspan or over spaced condition of structural elements (BCI.s) etc

(9) complete all framing per plans - change orders - evaluations and specifications

INSPECTOR: BARNHILL DATE: 8.18.04

WHEN CORRECTIONS ARE MADE, PLEASE CALL FOR INSPECTION
DO NOT REMOVE THIS NOTICE.

(10) call for inspection when complete please have plans, truss/roof info, change orders, grading info on site at time of next insp

S. Isabelle

From: S. Isabelle [iceslave@gci.net]
Sent: Friday, July 08, 2005 3:38 PM
To: HellmanBA@ci.anchorage.ak.us
Cc: iceboss@gci.net; iceslave@gci.net
Subject: Permit 01-0076 Creosote response 6-22-05

Permit No. 01-0076 – Lot 7B, Blk. 2, Seaview Heights Subdivision
Fax to MOA %B. Hellman dated 6/22/2005 and supporting documentation.

Ms. Hellman,

Attached is a copy of the Fax sent to you on 6-22-2005 responding to the comments on the subject permit referring to "creosote" and/or "weathered" timbers. There has been no response as yet from the Municipality on the submitted documentation.

Regards,
Sue Isabelle
Property Owner

Wk Ph 907.243.0450
Hm Ph 907.243.0004
Fax 907.248.0004
Cell 830.9646
Iceslave@gci.net

August 4, 2005

Municipality of Anchorage
Board of Building Regulation Examiners and Appeals

Appeal #BCA-03-2005 – 6555 W. Dimond Blvd. aka Lot 7B, Blk. 2, Seaview Heights

Appellants: Delido and M.S. Isabelle
Property Owners/Owner-Builders

Applicable Permits: #01-0076 – Full Approved issued 7/23/2003
#00-6083 – Fill/Grading Permit issued 11/28/00 (4,800 c.y.)
C.O. #1 – approved 4/23/01 (increase to 48,000 c.y.)

Introduction and Brief Personal Background:

Owners are both longtime local residents – Del (since 1961). Sue (born in Anch). Both attended and graduated West High.

Del's Qualifications:
•1973 - Entered 4-yr. Carpenter's Local 1281 Apprenticeship program.
•Journeyman Certificate and Journeyman Welding certification - 1976
•Started as a framing construction business – July 1977 – framed various residential and commercial projects and custom homes into the 1980's.
•Branched into excavating during early 80's through present.
•Licensed Contractor in Anchorage since 1977.
•Residential endorsement holder since its inception in 1992.

Brief Chronology:

October 2000 – Purchased Seaview property. 3.14 acres. Property had difficult access unless you had capabilities and equipment to make it usable.

Last week of October 2000 – Del visited property with Sue. Neighbors (Crockett's) came out to talk with us. First time Sue met them. Lynn Crockett in conversation asked Sue and Del what our intentions were with the property. Del had previously given a letter of introduction stating intent to fill land for access for future home. Lynn asked us if we would give them a letter and state in writing that we would not subdivide the property and that we would promise to only build one home on the land. Sue advised that it was our intent but we could not provide such a letter because we could not guarantee what the future would hold.

End of 2000, 2001, and some of 2002 – Isabelle began filling property. Bob Crockett and Del agreed that it would be best to have a smooth transition between the two

properties near the ROW. Bob Crockett worked on some tree clearing on his North property and worked on filling his property to get it level on the upper portion. Requested Isabelle to bring in fill for him to use. Del advised that our trucks are too big to get into his property but if he wants to take some of our fill, he is welcome. Bob Crockett had an older piece of equipment that he had in his yard that he used to fill and do work on his property.

April/May 2003 - Contacted by MOA inspector Chuck Lacosse. Neighbors are complaining that our property is draining on their property. Del and Sue met him at site to show property lines on the East and the South. Verified that by lay of the land, neighbors lands are draining on Isabelle property, not vice-versa. Sue Isabelle took digital photos. Chuck asked Sue to provide him some copies for the file. Del submitted the pictures to Chuck.

July 2003 – Letter from Scott Haan, new inspector. He is investigating alleged complaint that (1) fill does not meet approved grading plan and (2) fill is more than provided in the permit. Submit updated grading plan **if** *"project is modified from the original approved plans."* (see Attachment "A")
Del notified Scott Haan that fill is compliant with the permit and is not being modified.

August 6, 2003 – Letter from Scott Haan. Complaints that grading operation is not in compliance with approved grading plan. Provide documentation and updated engineered plans **if** grading plan is changed. Stop Work order will be issued until resolved.

August 6, 2003 – Site meet with Scott Haan, Bob & Lynn Crockett, and Sue & Del Isabelle. Crockett's complaint that fill encroaches property corner. Del advises that Bob Crockett agreed for two years to allow fill transition. Crockett's very hostile. Mrs. Crockett demanded all fill be removed from property corner. In frustration to resolve, Del Isabelle agreed to move driveway over and remove fill down to 10 feet. Bob Crockett said the full 15 feet. Agreement made with all parties to move driveway over and remove 15 feet at the corner. Haan gave 30 days to complete.

September 29, 2003 – Stop Work Orders on Permits. Del advised Scott Haan that driveway had been moved and all fill was off Crockett's property including fill Crockett placed. Scott advised that Bob Crockett would not accept survey stake of property corner since it was placed by Del. Del advised Scott that he would have Walatka come out and verify if necessary.

September 30, 2003 – Isabelle Letter response to Scott Haan. Survey he relied on was done by Crockett. Isabelle does not need to access Crockett's property to get to our land. All fill placed by Isabelle and Crockett was removed from Crockett's property as agreed.

October 3, 2003 – Site meet with Scott Haan & Isabelle's. Verified survey stakes provided by Walatka. Provided copy of July 30, 2003 as-built survey by Walatka. Will get him updated as-built reflecting new survey stakes he verified on-site as soon as

received from Walatka. Asked for help with electric pole in ROW. Stop Work order lifted.

June 15, 2004 – Letter to Isabelle from Scott Haan. More complaints. He visited site with Jim Stubbs 6/10 and fill appears to exceed slopes. Property lines unclear. There does not appear to be any compaction tests taking place. Submit engineers report by June 18, 2004 or work must stop.

June 25, 2004 – Letter of engineering report by T. Spurkland P.E. faxed to Scott Haan.

June 28, 2004 – Letter from T. Spurkland P.E. to Scott Haan describing method and means of fill sent in his engineering report of 6/25/04.

July 2, 2004 – Fax and letter sent to Scott Haan including Compaction Testing report by Terra Firma.

July 5, 2004 – Inspection by Scott Haan (per 8/06/04 letter by Scott Haan). (1) Determine fill along South property line (2) Provide slope set backs per approved plans (3) Provide slope angles per approved plans (4) Remove fill off neighboring property.

August 5, 2004 – Stop Work issued (see photo attachment). *"failure to verify amount of fill on neighboring property. Provide engineering report indicating amount of fill; provide compaction tests; provide slope setbacks; provide 2:1 slopes (or engineered alternative)*

August 12, 2004 – Mtg. @ Building Safety with Scott Haan, Ron Thompson, Lynn McGee, Greg Solay, and Del & Sue Isabelle. Scott Haan gave Isabelle's copy of his letter dated 8/06/04. Isabelle's advised that filling was and had been in compliance with approved permit. Any fill on the neighbor's property was removed in 2003. No fill has been placed there this year. Ron Thompson gave approval (see written note on letter by Scott Haan) to stockpile fill until 8/17/04. He will update Crockett's and let them know that the elevation's at the property corner will remain the same (as existing since Oct. 2003). Del agreed to seed and vegetate corner if necessary.

August 18, 2004 – Pre-Frame inspection performed by Mark Barnhill. Isabelle never notified inspection would take place nor aware that it was done. Inspection report not posted on property nor provided. *(not aware inspection made til stated on 8-26-04 Stop Work order, obtained report through our attorney)*

August 19, 2004 – Vicki called Del. Scott and Ron Thompson set up meeting @ 1:00 pm in MOA Conference Room.

August 19, 2004 – 1:00 PM Meeting – Sue and Del arrived at Bldg. Safety. Thought mtg. was to resolve Stop Work orders. Attendees included: Ron T., Scott Haan, Jim Stubbs, Denis LeBlanc, Pam Jennings, Crockett's, Remme's, Friend of Crockett's, and Del and Sue Isabelle. Neighbor's in control of meeting. Very upsetting display by

neighbors and their friend. Denis LeBlanc advised that unless Del performed a test hole on neighbor's property, the Stop Work Order will not be lifted. Isabelle's objected. A test hole will not substantiate who put purported fill on property or when.

August 26, 2004 – Stop Work Orders posted (replaced August 5, 2004 posted Stop Work Order). (see attachments).

September 2, 2004 – Received Ron Thompson letter dated 8-26-04 regarding Stop Work Orders. Permit 00-6083: independent estimate shows fill @ 45,000 c.y. Conditional Use permit is required for work to commence. Also (1) remove fill from neighbor property (2) bring slopes into compliance with approved permit (3) submit drainage design for permit approval and (4) provide compaction test for each 12" lift and 90% compaction. Permit 01-0076: roof not constructed per plans. Shore or retrofit prior to snowfall to prevent collapse. Change order must be obtained prior to work.

September 3, 2004 AM– Fax received from Scott Haan regarding blocking per phone conversations. Scott gave verbal approval to install sheeting and ice and weather shield on roof for protection.

September 3, 2004 – 5:25 PM phone message note by Sue. Overheard Scott Haan calling Del on cell phone asking what he had been doing at Seaview.

September 4, 2004 – Fax back to Scott Haan regarding phone conversations and details for work. (see attachments).

Sept. 8, 2004 – 1:15 PM – Del arrived at Seaview. Ron Thompson and Scott Haan were conversing with Bob Crockett. (see citation recap) Del rounded up his crew and left Seaview because of Ron's verbal warning to stop all work.

Sept. 8, 2004 – 2:42 PM – Scott Haan called Isabelle home phone. Sue answered. He didn't identify himself. Wanted to know Del's cell number so he didn't have to look it up.

Sept 8, 2004 – 4:15 PM – Del drives down Sand Lake Road and sees Haan and Barnhill parked by gravel pits looking toward Seaview with binoculars. He drives up and startles them. (see citation recap).

Sept. 8, 2004 – 6:07 PM – APD officer arrives at Del's Shop office on Sand Lake Road and issued him a criminal citation.

Sept. 27, 2004 – Bill Ivy/Del Isabelle submit Temporary Shoring Change Order for Permit 01-0076.

Sept. 29, 2004 – Wayne Bolen Plan Review Comments. Plans must be stamped by engineer. MOA claims that Bill Ivy did house plans, not Del Isabelle.

October 5, 2004 – Letter to Wayne Bolen responding to Residential Comments – C.O. #2. (see attachment).

October 5, 2004 – Letter to Ron Thompson responding to Stop Work Orders on both permits and supporting documentation.

October 11, 2004 – Obtain services of Grant A. Morley (G.A.M.E.S. Architectural Design Services) to assist with engineering design requirements of MOA and lifting Stop Work order.

Mid-October 2004 – Meet at MOA Bldg. Safety with Ron Thompson, Scott Haan, Grant Morley, Tobben Spurkland P.E., and Del & Sue Isabelle. Ron and Scott are very pleased to have Grant working on project and are confident things will now get resolved. They have given him all the necessary additional documentation. Del already provided him with the plans. (Sue concerned somewhat with close relationship between Grant and Scott and Ron and several comments made by Grant regarding fill permit and neighbors.)

October 21, 2004 – Municipal Atty Ramgren letter to Isabelle Atty Mike Brain. Attached Pretrial Disposition. City offered to drop if Del paid Fine of $250 plus $50 for offense, and perform 80 hrs. of community service within 180 days and 6 months probation. Del objected to citation and settlement offer.

October 28, 2004 – Isabelle Atty letter to Municipal Attorney. Isabelle rejects city's offer. Position is the matter should not have been brought in Criminal court because the issue is controlled by the Municipal Codes as a Civil issue. (see attachment).

November 30, 2004 – Isabelle letter to Ron Thompson requesting permission to work on portions of the house not requiring a change order to limit any further weather damage. (see attachment).

December 2, 2004 – Isabelle 11/30/04 letter faxed back from Ron Thompson with hand note of items he allowed to proceed with on construction. (see attachment)

February 15, 2005 – Isabelle letter faxed to Grant A. Morley regarding non-performance or submission of change order documents.

February 15, 2005 – Mark Barnhill surprise visit at Seaview while Del onsite requested by Haan? concurrently with Grant Morley. APD car in driveway. (see summary attachment)

March 2, 2005 – Letter from Ron Thompson responding to Del's request to lift Stop Work orders. Letter states that fill must be removed from neighbor's property and (1) fill on L7B must be based on permit, (2) consider test hole on Lot 7A, (3) accurate survey.

March 2005 – Del tried to submit his change order drawings. Clerk would not accept plans without any calculations.

March (8?), 2005 – While at MOA Bldg. Safety, Lynn McGee handed Del copy of submittal form dated 7/23/2004. He said it had been approved. (see attachment). *NOTE: Permit report on internet for 00-6083 now has an additional comment #4 as part of Change order #1 – "**4: Gabion wall is not to be place in ROW unless owner obtain an encroachment letter and pay yearly of 300 dollars plus 115 dollars application fee.**"*

May 3, 2005 – Isabelle submitted change order drawings (?Change Order #3) (2 sets of 12 pages each) with attached documents of various calculations. (see copy of delivery transmittal)

May 11, 2005 – Del went by permit office. Wanted to know status of the change order. Lady at counter apologized. They forgot to route it to someone.

May 17, 2005 – Del called Wayne Bolen about faxed review comments. The conversation ended in frustration because it didn't appear that Wayne understood the issues. Decided to go over to permit office to discuss in person.

May 17, 2005 AM – Del went to permit office. Tried to talk to Wayne. He was directed to Ron Thompson. He was very friendly, shook hands and discussed that since Del had drawn his own drawings, he was exempt from having to have an engineer's stamp. Del was surprised but pleased and left to meet Sue.

May 17, 2005 @ 2:10 PM – Del received message from his office that Becky Hellman had called and left a message for him to call. She wants to set up a meeting for tomorrow.

May 17, 2005 @ 2:20 PM – Del called Becky Hellman. She would like to have a site meet @ Seaview to go over the change order drawings. She wants to meet with Del and Jim Stubbs @ 10:00 AM and will allow a 2-hour slot. Can he be available? Del stated yes.

May 18, 2005 @ 10:00 AM – Met with Becky Hellman, Jim Stubbs, Del and Sue at Seaview. Meeting appeared to go well. Responded to issues addressed.

May 31, 2005 – Isabelle Trial Call at courthouse. Isabelle Attorney requested criminal charge to be dismissed. Isabelle had submitted change order documents to MOA and issue should be dismissed. No violations occurred within the last 6 mos. City attorney advised Isabelle attorney that if another violation occurs, they will press for trial and request a minimum 1 year in jail and up to $5,000.00 fine.

June 8, 2005 – MOA Code Abatement – issued letter of Notice and Order of Dangerous Building. Received June 13, 2005.

July 13, 2005 – Filed subject Appeal.

Spurkland Engineering

Environmental Consulting and Design

August 1, 2005

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

Subject: Lot7B, Block 2, Seaview Heights Subdivision.
Permit 00-6083 and 01-0076- Stop Work Order

Inspections of the above reference property were performed on June 24th and June 26th, 2004 in regards to meeting the requirements of fill permit No. 00-6083. Original cross sections were not required when the fill permit was issued; therefore precise determination of the amount of fill can not be made.

By determining the area of fill and assuming a fill depth of 20 feet, the average end area method allows us to estimate the amount of fill placed at 20, 900 cu. Yards. Permit No. 00-6083 allowed for the placement of 48,000 cu. Yards.

Fill slopes along the south border of the property are currently approaching 1:1. Sufficient distance between the toe of the fill slope and the property line remains to grade the slopes to the required 2:1 slope. At the south west corner of the property, a 2 foot set back has been maintained from the toe of the fill slope to the property line. This slope can also be graded to meet the 2:1 slope requirements of permit 00-6083.

These inspections verify that the contractor is working in conformance with the approved plans submitted 4-23-01.

Sincerely,

T. Spurkland

Lars Spurkland
Tobben Spurkland
Spurkland Engineering
203 W. 15th suite 203
Anchorage, AK 99501

STATE OF ALASKA
4911
T. Spurkland
Tobben Spurkland
CE-2228
REGISTERED PROFESSIONAL ENGINEER

203 West 15th Avenue Suite 203, Anchorage, AK 99501, Phone: (907) 279-3916
Fax: (907) 276-6013, SpurklandEng@gci.net

Municipality Of Anchorage

Building Safety Division

Development Services Department

RESIDENTIAL COMMENTS
CHANGE ORDER #2

Reviewed by: HELLMAN, BECKY A.
Phone: 343-8237
Fax: 343-8200

Permit #: 01- -0076
Date: 8/1/2005

Lot: 7B Block: 2 Tract: Subdivision: SEAVIEW HEIGHTS
Project:

Contact:	Name:	Phone:	Fax:
OWNER	ISABELLE DELIDO & M S		
GENERAL CONTRACTOR	ISABELLE CONST & EXCAVATING	(907) 243-5845	(907) 248-0004
CONTACT PERSON	DEL ISBELLE	( ) 243-5845	( ) 248-0004
PLUMBING CONTRACTOR	OWNER		

Plan Review Comments:

1. Item has been addressed.

2. ITEMS TO BE ADDRESSED
The following is a list of items that must be designed by an engineer licensed in the state of Alaska:

1) The rafter framing of the roof. Rafter framing has been provided in place of trusses, but no design was provided. The load path for lateral forces must be defined, and calculations submitted to show the new load path is sufficient to transfer the required forces.
5-20-05 Information provided was reviewed. Information provide checked rafters at 24" o.c., it didn't look at the valley rafters or ridge beams, this can be seen by the loading that was shown in the calculations. One other statement was included that the floor diaphragm will act like a collar tie, the upper roof isn't even attached to the floor, it's attached to the inset pony wall. 7-28-05 Rafter framing: The original plans depicted roof trusses with 2x12 overframing to create the ridges and valleys shown on the roof plans. There was never rafter framing included on the roof plan of the original approved design. Using the floor diaphragm as a tie would rely on transferring the trust forces into the diaphragm by bending of the exterior wall, and the attachment of the floor joists to the 2x12 blocking. No design has been provided for either of these item. Pony walls do exist. It appears as if these were installed without approval as a method of providing the temporary shoring required by MOA before the roof could be finished.

2) Design check for in-floor heating. The original design did not include in-floor heating. All structural elements

must be checked for the increased loads caused by this item. The lateral load must be checked since an increase in dead load will increase the seismic forces.
5-20-05 If in-floor heating will not to be installed, ignore item 2 above. 7-28-05 Again this item has been addressed as noted above, however it should be noted on the plan set that gypcrete is not to be used in this house.

3) Design check for creosote bridge timbers. The original plans called out for 24F-V4 and 24F-V8 Douglas-Fir glulam beams, and were designed using the strength associated with those types. Please provide design of the timbers substituted in the place of these glulams.
10-6-04 According to the inspection report dated 8/18/04, creosote lumber has been substituted for approved glulam headers, and according to a discussion with Bill Ivy, he confirms that several of the headers were replaced with creosote lumber. Please verify headers using creosote lumber are sufficient for supported loads. Item 3 still remains.
7-28-05 Per discussions with representatives of the manufactures of copper naphthenate, it is not recommended that timbers treated with this chemical be used for indoor framing. It presents a potential health hazard through inhalation or touch. The chemical will also seep through finishes that are in contact with it.

4) Design check of floor framing not in accordance with the original plans. Any framing that has been installed and is not in accordance with the original framing plan will need to be checked for structural integrity.
10-6-04 Any floor framing that does not match the original plan set needs to be checked. Please provide.
5-20-05 As-built was looked at and the comments below #4 is the response.
7-28-05 The design of the floor framing has not been completed.

5) Design of the shoring system for the roof. Since the shoring of the roof is not for construction purposes and is intended to support snow loads and other loads, the design of the system will need to be completed by a licensed engineer. Please include calculations checking the new roof system, the supporting ridge beam, the columns, and the joist/glulams/walls supporting the roof. It appears the load path for the gravity loads is well defined, but calculations must be provided showing the components of the load path are sufficient to transfer the required load.
Bill Ivy is not an engineer registered in the state of Alaska and is not qualified to provide the shoring plan for the roof. Item 5 still remains. WAB - 10/6/2004
7-28-05 Bill Ivy can not have any input into this project. Only the owner or an engineer licensed in the state of Alaska can provide any design, whether conceptual or otherwise.

Please note that more comments may result from the resubmittal.

3. Shoring plan or any other deviations from the original plans will not be approved without Ron Thompson's authorization. WAB - 10/6/2004
7-28-05 Comment remains. Permit will only be approved if authorization from Ron Thompson is provided.

4. Comments below are in reference to the as-built plans submitted in May -2005: Comments above are still required to be answered.

5. Please provide design calculations and details for the retaining walls on the East and West sides of the house.

7-28-05 Retaining wall design needs to be provided for the approval of the change order.

6. Please verify that the tall walls at the back of the lower garages are only 14' tall per change order #1.

7-28-05 You're correct in that the design of the walls for the tall foundation is 16' and the inspection reports are approved for the pouring of the concrete in the 16' tall foundation walls. What is not approved in the change order,

is for the connections of the steel beam and GLB to the foundation wall as was assumed in the response of 7-13-05. Please provide substantiating data showing that the connection is adequate for the design loads to allow for verification.

7. Please provide verification the adequacy of: treated ungraded lumber; any lumber used in the house that is ungraded; GLB's cut and/or weathered; BCI's and OSB sheathing weathered that is in use in this house. The proposal for the checking of the GLB that was cut in the upper garage and used in two places will have to be done on an Alternate Materials and Method form.

7-28-05 According to the certificate and certification sticker that was provided for review on 7-13-05, wood could either be Hem Fir, according to the certificate or Doug Fir, according to the sticker. There is a difference between telling us the species of wood verses the grading of the wood. What was provided tells us the wood species but there still is no indication of the grade. The grade tells the designer the design loads allowed for determining the capacity of the wood. What is your proposal in determining what materials have been affected by the weather and is no longer adequate? The alternate means form can be found on our internet site or at the office. The approved way of field testing a material would be per IBC 1713, the 1994 UBC doesn't have this.

8. Please provide verification that the treated lumber used in this house is allowed to be used in residential environments.

7-11-05 Now that the treated material has been identified on the members being used in the house as copper naphthenate, please show verification that the treated material can be used within residential environments. Everything that I have found shows that the copper naphthenate is for exterior applications only and is to be used in well vented areas. The treatment method listed in the certificate follows specifications AWPA P8 and P9, which is not one listed in CABO section 322.1. In the IBC 2000, section 2304.11.2 requires that any treated for wood above grade to be a water base treatment. This wood is treated with an oil base. The certified sticker removed from the wood used in the construction is not a clear copy that was provided in determining that the certification of preservative treatment is of this wood. No numbers, that are legible, from the sticker can be seen on the certificate, please provide a clear copy.

7-28-05 Regardless of the sections quoted, I've talked to Permapost, Merichem and Coppercare and they have indicated that wood treated with copper naphthenate is "not to be used inside a residence". The materials safety data sheet from Merichem.com dated 12-6-02 states this in section IX. The material safety data sheet that was provided 6-30-05 and 7-13-05 for review is dated 4-01-99, the material safety date sheet is out of data and not of the current requirements.

9. See basement plan. Please provide calculations to allow for verification that the new steel beam, column and foundation loads are adequately supported by the foundation in the garage on the right side. Please provide detailed connections of column to foundation, column to beam and beams to concrete wall (include the connection of the GLB on the left side garage) and show by calculations that the connections are adequate.

7-28-05 The new steel beam is not an identifiable steel beam in any steel manual that is accepted by the IBC, the properties provided on the spec sheet can't be verified. The load check is not adequate at 900 plf. There is at least 1800 plf just from the 1st and 2nd floors. This doesn't include any loads from the attic floor or roof. The 900 plf that was circled in the 31' length is for shear, shear doesn't govern in long beams. Please provide substantiating data on the steel beam and connections to allow for verification.

10. It appears that the lateral resisting system needs to be redesigned. Please consider the following: 1. Added dead loads for the storage are not accounted for in the seismic calculations. 2. Shear walls in the original plan is not being used. 3. Shear transfer details and information are not shown on the new plans. 4. No clear load path from the roof diaphragm to the interior shear walls of the second floor through the attic space or the roof diaphragm to

the outer walls, this needs to be detailed and calculated.

7-28-05 No new lateral calculations have been provided for review. No substantiating data or details on the new hold down system has been provided for review.

11. The lateral resisting system was designed with hold downs and straps. There is a new system being used, rods extending up from the foundation to the roofs second diaphragm (lower shed roof of the upper roof). Please provide verification and detailing for the adequacy of this system being used.

7-28-05 Please provide substantiating data on the new system being used for review and provide details and location of system on the plans for the lateral resistance when new calculations have been done.

12. The new as built plans for the gravity system is not showing a clear load path for the gravity loads from the roof framing to the foundation. Please provide calculations of all gravity supporting members, i.e. any members shown on the plan that is supporting loads besides itself. Please show all the headers in the openings and bearing walls on the plans.

7-28-05 Comment not addressed adequately by builder. No calculations have been provided verifying that the new support members shown on the new as-builts are sufficient to support the required loads. There are serious load path issues for gravity loads for the new framing shown on the plans, to many to comment on, if we can meet I will point out the issues that I have found..

13. It's unclear how the roof system will be vented in the roof cavity of the 2x12's where there are valleys. Most of the roof will have this problem- no inlet for the air at the valley member. It was proposed to drill holes at the upper portion of the rafter for circulation, there are rules that would not allow the drilling or notching of the middle 1/3 of the rafter. Please provide resolution for the venting

7-28-05 Comment not resolved, no indication on the plans show how the attic space will be insulated and vented. Please revise the plans to allow for verification.

14. Top plates where shown not to be continuous. Please resolve

7-28-05 Comment was written based on what was observed in the field. Comment will be resolved in the field by field verification. This comment is information only.

15. It appears that there is added space on the West elevation of the basement and first floor and the South side facade has changes on the upper two floors adding living space. Please include all additional living space in the permit.

7-28-05 The bathroom at the basement level is new on the west side as well as the room above. The South facade has been modified and new space as shown in the changes. This was never part of the original approved plans and the addition was never approved by plan review. Please consider this new space when redoing the seismic weights and calculations for lateral. Include this space for fees on permit.

16. See the proposed deck and roof system around the house. Please detail on the plans the lateral bracing system for the decks and or roofs that are two stories in the air. Provide calculations showing that the system is adequate, if the system is transferring the lateral loads back into the house, dead loads need to be included into the house lateral system.

7-28-05 The lateral bracing system is not conveyed on the as-build drawings that have been provide. Item has not been addressed.

17. Please provide a written response to all comments above addressing how they where resolved on the plans set or by calculations.

BUILDING PERMIT REPORT

Permit number: 01 0076 Date of application: 2001-01-31 12:55:20.0 Permit Class: RESIDENTIAL

PROPERTY

Property tax code number:	0112612100001
Subdivision:	SEAVIEW HEIGHTS
Lot/space:	7B
Block:	2
Tract:	
Plat:	740258
Grid:	SW2322
Zoning district:	R-1A-SNGL-FAM-RESDNTL-LARG-LOT
Site Address:	6555 W DIMOND BLVD, ANCHORAGE
Sewage disposal:	
Water supply:	

5/17/05

PROJECT

Project Name:	
Proposed use:	SINGLE FA
Type of work:	NEW
Work description:	6610 Sqft li
Value of construction:	$642850
General contractor(s):	ISABELLE
Items submitted:	None

am — Del went to Permit office after speaking w/ Wayne Brown on phone. Was directed to Ron Thompson - said he was as nice as could be - and that as an owner/builder he didn't need engineers stamp because of exemption for drawing own plans.

12 pm - Came to pick up Sue to go to Potluck mop. @ 1:00 pm. Lunch @ Huffman Foods Mike Brain called.

2:10 pm - Del called Chisandra - She said Becky Hellman from MOA called. She wants to meet at Seaview tomorrow. Give her a call.

Del called @ approx 2:20 pm meet @ Seaview 5/18/05 @ 10:00 am 2 hrs. slot. Becky Hellman + Jon Stubbs

Change Orders:

Change Order	Valuation	Date	
0	$642,850	2001-01-31 12:56:00.0	6
1	$0	2001-04-27 16:23:54.0	Cl 5 by
2	$0	2004-09-27 00:00:00.0	te ha
3	$0	2005-05-03 00:00:00.0	ro cc fr

Items re-submitted:

Discipline	Date	
RESIDENTIAL	2005-05-11 00:00:00.0	change orde

Stop Work Orders:

Posted Date		
2001-03-21 12:38:15.0	no more material or removi project	
2003-08-06 00:00:00.0	Work not in compliance with approved grading plan.	2003-08-13 00:00:00.0
2003-09-29 00:00:00.0	COMPAINT THAT GRADING WAS BEING CONDUCTED IN VIOLATION OF THE APPROVED PERMIT. WE HAVE STOPPED THE WORK ON THIS PROJECT UNTIL THE APPROPRIATE DOCUMENTS ARE	2003-10-03 00:00:00.0

DelIsabella
P.O. Box 220021
Anchorage, AK 99522

Ph. 243-5845 / Fax 245-2294

Delivery Transmittal

To:	MOA Development Services	Date:	May 3, 2005
Attn:	Scott Haan	Phone:	
Re:	Permit #01-0076	Pages:	One thru Ten and Revised Plans
Legal:	Lot 7B, Block 2, Seaview Hgts.		

☑ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

We are including the following Items:

1. MOA Change Order/Deferred Submittal Sheet
2. Permit #01-0076 Roof Check Outline (2 pages)
3. SBS Parallel truss / 2 x 12 load calculations
4. SBS Parallel truss / 2 x 12 load calculations (diagonally for each pyramid section)
5. Maximum Span Calculator for Joist & Rafters for 11 ft. 3 in.
6. Maximum Span Calculator for Joist & Rafters for 15 ft. 11 in.
7. Maximum Span Calculator for Joist & Rafters for 17 ft. 1 in.
8. Rafters Table 11
9. Revised Drawings/Plans for submitted change order (2 sets of 12 pages each).

Received By: Deb Wochenfuss Date: 5/3/05

Delivered in person by Del Isabella 2 pm 5/03/05

Wed 5/11/05

Del went into Muni to check on status of C.O. Paperwork had not been "routed" to anyone or assigned to anyone yet. They apologized + directed him to Becky Hellman

She didn't really want to deal with it then but Del insisted. Asked whose writing was on

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522

Ph. 243-5845 / Fax 245-2294

Delivery Transmittal

To:	MOA Development Services	Date:	May 3, 2005
Attn:	Scott Haan	Phone:	
Re:	Permit #01-0076	Pages:	1
Legal:	Lot 7B, Block 2, Seaview Hgts.		
Urgent:	☑ For Review ☐ Please Comment		

calcs (i.e. - was it B.'N Ivy?) Del said "some" and some by him" She is off Friday and can't look at it til Monday, the 16th.

We are including the following Items:

1. MOA Change Order/Deferred Submittal Sheet
2. Permit #01-0076 Roof Check Outline (2 pages)
3. SBS Parallel truss / 2 x 12 load calculations
4. SBS Parallel truss / 2 x 12 load calculations (diagonally for each pyramid section)
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8. Rafters Table 11
9. Revised Drawings/Plans for submitted change order (2 sets of 12 pages each).

Received By: Deb Wochnfurn Date: 5/3/05

Delivered in person by Del Isabelle 2 pm 5/03/05

MUNICIPALITY OF ANCHORAGE

(RE)SUBMITTAL INFORMATION FORM

Department of Public Works

Please mark the correct box(es) below for each discipline that you are responding to.
***Your (re)submittals will be routed only to the disciplines marked.* Each discipline should be addressed individually.**

- [ ] ZONING
- [ ] TRAFFIC
- [ ] PUBLIC WORK ENG.
- [ ] STORM WATER
- [x] RIGHT OF WAY
- [ ] ARCHITECTURAL
- [x] STRUCTURAL
- [ ] PLUMBING
- [ ] MECHANICAL
- [ ] ELECTRICAL
- [ ] *RESIDENTIAL*
- [ ] FIRE
- [ ] FLOOD HAZARD

00-6083
Permit Number

Legal Description

Subdivision: SEAVIEW HEIGHTS

Block: 2 *Lot:* 7B *Tract:*

Comments: GABION RETAINING WALL IN RIGHT-OF-WAY

Note: New Drawing sheets must be inserted in the permit set at MOA by owner or owner's representative.

7/~~26~~ 23/04

DEL
Contact Name

243-5845
Phone Number

SCOTT

FOR ISA BELLE CONSTRUCTION MADE BY CHRISTIE FOR NEW OR DRIVEWAY PERMIT LMM

243-5845 8/20/04 Notified Del 3/08/05 about Driveway, he will plant trees in once the Stop work order is removed. RDP

filemaker 17 DAHB

2005 new comment

				permit. 4: Gabion wall is not to be place in ROW unless owner obtain an encroachment letter and pay yearly of 300 dollars plus 115 dollars application fee.
1	STORM WATER	PALMER, C. ROBERT	Approved	
1	STRUCTURAL	KUSTIN, CYNTHIA S.	Approved	
1	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	
1	ZONING	BOLLES, DAN	Approved	

PERMITS

Permits issued:

Permit Type	Issuance Type	Date	Issued To
FILL/GRADING/EXCAVATION		2000-11-28 00:00:00.0	ISABELLE CONST & EXCAVATING *R

INSPECTIONS

Final Inspections: None

COMPLETION

Conditional Certificate of Occupancy (CCO) date: None
Certificate of Occupancy (CO) date: None

	APPROVED.	
2004-06-28 00:00:00.0	PROVIDE ENGINEERS'S REPORT SHOWING 90% COMPACTIN AND VERIFYING AMOUNT OF FILL..OK TO PROCEED WITH ENGINEERING INSPECTIONS ONLY.	2004-07-02 00:00:00.0
2004-08-05 00:00:00.0	Permit: 00-6083 Failure to provide engineer's report showing amount of fill placed on neighboring property. Failure to bring slope setbacks into compliance with approved plans or install approved engineered alternative. Failure to bring slope angles into compliance with approved permit or install approved engineered alternative.	
2004-08-26 00:00:00.0	PERMIT 01-0076 STRUCTURE BUILT DIFFERENTLY THAN APPROVED PLANS.	
2004-08-26 00:00:00.0	FILL APPEARS TO EXCEED LIMITS OF PERMIT. FILL PLACED ON NEIGHBORING PROPERTY.	

PLAN REVIEWS

☑ Check to see comment history

Plans reviewed:

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	PUBLIC ENGINEERING	PALMER, C. ROBERT	Approved	
0	RIGHT-OF-WAY	PINKSTON, MIKE	Approved	
0	STORM WATER	PALMER, C. ROBERT	Approved	
0	STRUCTURAL	HAAN, SCOTT M.	Approved	
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	**1:** Requires haul route. See Zoning Comment #2.
0	ZONING	BOLLES, DAN	Approved	**1:** Please address off-site impacts, i.e.: hours of operation, dust control, clean-up of right of ways for tracking of material. **2:** Please indicate type of material and source. **3:** Needs Public Works Engineering review for drainage. **4:** Needs Traffic review. **5:** Pay Traffic review fee. **6:** Needs Stormwater plan review and approval. **7:** Needs Right of Way review.
1	PUBLIC ENGINEERING	PALMER, C. ROBERT	Approved	
1	RIGHT-OF-WAY	PINKSTON, MIKE	Approved	**1:** Right of Way Permit required for all work in Municipal Rights of Way, including but not limited to water and sewer service connections, new driveways, drainage improvements and landscaping improvements. Only contractors with a current Right of Way Bond and cash deposit on file in the Right of Way Office may obtain a Right of Way Permit. **2:** Right of Way Permit required for new driveway and possible culvert. **3:** Right of Way Permit applied for. OK for

Mem Post/Nar 12
2/28/05

RECEIVED 3/2/05
BY
DATE

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907) 343-8301• Fax (907) 343-8200
http://www.muni.org

February 25, 2005

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

RE: Lot 7B, Block 2 Seaview Heights Subdivision, Response to February 1, 2005 Letter

Dear Mr. Isabelle,

We are in receipt of your letter dated February 1, 2005 pertaining to permits on Lot 7B, Block 2, Seaview Heights Subdivision: 00-6083 and 01-0076. This letter asks Building Safety to request further test holes on Lot 7A. At this time Building Safety is not going to request test holes to be dug on Lot 7A. However the owners of Lot 7A must obtain required permits for the fill work they performed.

The February 1, 2005 letter requests Building Safety to lift the stop work order on permit 00-6083 based on quantities in Tobben Spurkland's letter. Tobben sent two letters. Subsequent investigation appears to show some of Tobben's assumptions to be in need of deeper investigation. As stated in previous correspondence more detailed information will be reviewed when it is submitted. To be considered for approval, any information about the quantity of fill placed on Lot 7B must:

1. be based on the existing contour elevations submitted with the permit;
2. consider the test hole dug at the corner of Lori Drive;
3. be based on an accurate survey.

The February 1, 2005 letter asks to allow fill to remain as placed. Fill that was placed on Lot 7A needs to be removed unless an agreement is reached with the owners of Lot 7A. Fill slopes that are too close to property lines and do not meet the prescriptive requirements need to be removed or have change order documents prepared by a licensed engineer submitted for permit 00-6083. Requirements for permit change order documents are outlined in previous correspondence.

Lastly, we understand that the change order for permit 01-0076 has been delayed because of problems with the designers being timely in finishing plans and calculations. Please expedite the completion of these documents.

Sincerely,

Ron Thompson P.E.
Building Official

RT/vg

2/15/2005 **RE: Seaview Property**

Summary of Events:

9:10 am – Del calls Sue. He has done a Draft letter to Grant Morley regarding the Change Order for Seaview and faxed it over. Sue will review it and call him back.

Approx. 9:30 am – Sue calls Del. Sue will compose the letter to Grant. Suggested Del call Randy Randolph and find out what is the status since he is the structural engineer and Del hasn't spoken with him yet. Grant was supposed to have arranged several meetings with him at the site and we don't even know if they ever transpired for sure. Sue looked up the name on Grant's proposal (LDR Engineering, Inc.) and gave Del the number (337-3571).

Approx. 9:45 am – Del calls the number and speaks with a woman stating she is Randy Randolph's wife. He is out of town until next week. He summarized the issue about Grant working on a change order and would like to talk to him. She said she knew he was working on something for Grant but wasn't sure what it was. She would be speaking to him tonight and would relay the message.

Approx. from 11am to 12 noon – Sue tries to fax letter to Grant. (He has phone/fax) Number is busy.

12:04 pm – Sue faxes letter to Grant Morley.

12:23 pm – Grant calls ICE office number, answered by Chrisandra, and asks for Sue. She tells him that Sue is not there. Grant said he just received her letter. Chrisandra asked him if he wanted to speak with Del (thinking he was still in the Shop). Del was gone so Chrisandra suggested Grant call Del's cell phone.

12:27 pm – Grant calls Del's cell and arranges to meet him at Seaview right away.

Approx. 1:00 pm – Del and Rocky are there working on the tiedowns. Then while waiting for Grant, the MOA inspector, Mark Barnhill shows up. He wonders what is going on because "they" called him off his area in Muldoon and told him to come right away over to Seaview. He commented that he doesn't even have the area anymore and wants to know what is going on. He also said he wasn't inspecting anymore and had been moved to another division within the MOA. He asked Del what he was doing and Del told him he was working on the items Ron Thompson had authorized him to work on. Mark Barnhill then calls Scott Haan and asks him what he wants him to do. Then he left. Within five minutes, Grant shows up. He mentioned he called Scott Haan but gave no details. They have a discussion and Grant takes a bunch of pictures. During the course of the discussions they talk about the roof and it doesn't sound as if Grant is familiar with what was on the original roof drawing (i.e. combination truss areas and original hand framed areas vs. all hand framed, which he should have been). In addition, Rocky who had been up in the roof area could see out and ironically saw a

police car pull in the driveway and then left towards Skyhills after Barnhill and Grant had left.

3:15 pm – Del calls Sue. He is back at the Shop. Things are too coincidental.

ISABELLE CONSTRUCTION & EXCAVATING

February 15, 2005

Mr. Grant A. Morley
G.A.M.E.S. Architectural Design Services
2963 Bridle Lane
Anchorage, AK 99517

FAXED to 243-7589
@ 12:04 pm

RE: Lot 7B, Blk. 2, Seaview Hgts. Subdivision
Stop Work Order - Structural Change Order for Permit 01-0076

Dear Grant:

This is to follow-up on the status of the subject change order. In mid-October we agreed to move forward with your assurance that you could help resolve the stop work order issue with the Muni. Del has met with you several times and had a number of conversations with you. We have provided you two retainer checks in October; #1030 for $500.00 and #1113 for $3,750.00. Del discussed with you addressing the roof change order first to begin with to minimize the costs. You said you had acquired everything you needed from the MOA file to move forward and it should be about two weeks depending on Randy Randolph's schedule.

The stop work order initiated a criminal citation by the MOA which is why we requested your services. Our attorney has had to request two postponements to the Court and the most recent one is up on the 28th of this month so our situation is becoming quite serious. The last several times Del has talked to you, you advised him that everything was about done and it would be real soon. However, when he contacted Scott Haan while you were out of town, he was advised that no paperwork has been submitted to the MOA.

We are also quite concerned because we need to get the roof closed in on the house to minimize any more damage than we have already sustained to the materials. The time frame is now critical and we cannot ask the Court for a third postponement. Please contact Del immediately and advise what the status of submitting completed paperwork to the MOA is to resolve this stop work order.

Sincerely,

Sue Isabelle

Sue Isabelle

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE: (907) 243-5845 • CELL 830-9647 • FAX: (907) 248-0004

DA Isabelle

November 30, 2004

Ron Thompson, MOA Building Official
MOA Building Safety Division
P. O. Box 196650
Anchorage, AK 99519-6650

Re: Lot 7B, Block 2, Seaview Heights Subdivision:
Stop Work Orders on Permit #01-0076 & Permit #00-6083

Dear Mr. Ron Thompson;

Grant Morley has informed me that he has been unable to make contact with you to discuss the details involved with the progression of my house construction.

As you are aware he has been working on the change order for the roof design and the other issues pertaining to the structural framing stop work order. Randy Randolph P.E. will be working on the engineering portion next week. In the mean time I would like to limit the liability of a collapsed framing structure due to unfastened/incomplete exterior wall sheathing and tie down anchor transfer from foundation to the roof.

The living room roof system remains unchanged and needs to be completed to avoid further weather damage. The interior stairways are also unchanged and are not an impact to the change order in progress. It is with my utmost sincerity that I request your approval to continue with completing these framing details while Grant and Randy complete the required documentation to lift the stop work order.

I would appreciate your authorization to proceed on the above items as soon as possible.

Regards,

Del Isabelle

Approved
TO DO THIS
DESCRIBED work no more
work TO BE DONE WITHOUT
PRIOR APPROVAL.

12/2/04

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021 / PHONE: (907) 243-5845 • FAX: (907) 248-0004

Law Offices of
Royce & Brain
1407 W. 31st Avenue, 7th Floor
Anchorage, Alaska 99503-3678

Telephone (907) 258-6792
Facsimile (907) 276-2919

*Raymond H. Royce**
Michael A. Brain
Jason J. Ruedy, Associate
Jason L. Bergevin, Associate

* ALSO ADMITTED IN MASSACHUSETTS

VIA Facsimile 907-343-6689 & U.S. Mail

October 28, 2004

Peter R. Ramgren
Assistant Municipal Attorney
Criminal Division
632 W. 6th Avenue, Suite 210
Anchorage, AK 99501

Re: MOA v. Delido A. Isabelle, Case No. 04-9541
Our File No. 1622.13

Dear Mr. Ramgren:

First and foremost, your offer for Pretrial Disposition is rejected. As I indicated to you, it is our position that this case should never have been brought in Criminal Court. This is a civil matter regarding code enforcement. Further, there was no violation of the Stop Work Order.

Factually, it should be noted that the work that was being performed was shoring of the roof. If you will look at the Stop Work Order, Mr. Isabelle was required to shore the roof prior to snow fall to prevent collapse. (See Exhibit 1). To the extent that the Municipality believes there was a violation of the order, such a violation is controlled by the Anchorage Municipal Code. (See AMC 23.10.202.4). The failure to abide by the Stop Work Order is governed in the same statutory scheme. (See AMC 23.10.202.4.1). The fact is, Mr. Isabelle was allowed to perform such work as to remove an unsafe condition i.e. shoring of the roof. (See AMC 23.10.202.4.1). To the extent there is a violation, the building official is authorized to request legal counsel to institute a proceeding at law or an equity to restrain, correct or abate the violation. (See AMC 23.10.205.3). Furthermore, the penalties and remedies as provided by the municipal code allow a municipal official to commence and maintain a civil action, seek injunctive relief,

or to seek civil penalties. (See AMC 23.10.206). If there is a violation of a Stop Work Order, Mr. Isabelle is subject to the civil penalty set forth in the Fine Schedule of the code. (See AMC 1.45.010). The fine schedule identifies violations that range from $50 to $300 dollars.

This is not a case of Mr. Isabelle resisting arrest. While I agree that a technical read is that he allegedly failed to follow the order of Municipal Agent, it is not appropriate to attack Mr. Isabelle criminally when there is an entire civil scheme within the Municipal Code to enforce a violation of a Stop Work Order. Further, and to reiterate, the Stop Work Order specifically allowed Mr. Isabelle to shore the roof prior to snow fall, which was what he was doing at the time.

I would ask the Municipal Prosecutors office to take a close look to see whether this action is appropriate or whether this should not be dismissed and the action be taken in a civil context. Please advise whether or not you will dismiss the action. If not, I will have to file a Motion to Dismiss with the court, incurring unnecessary time and expense. Your expeditious response would be appreciated.

Sincerely,

ROYCE & BRAIN

Michael A. Brain

MAB/tym

Municipality of Anchorage

P.O. Box 196650
Anchorage, Alaska 99519-6650
Telephone: (907) 343-4250
Fax: (907) 343-6689
http://www.muni.org

Mark Begich, Mayor

DEPARTMENT OF LAW
Criminal Division
632 W 6th Avenue, Suite 210

10.25.04
File No. 1622.B

October 21, 2004

Michael A. Brain, Esq.
Royce & Brain
1407 West 31st Avenue, 7th Floor
Anchorage, AK 99503

Re: MOA v. Delido A. Isabella, Case No. 04-9541

Dear Attorney Brain:

Enclosed please find the Municipality's Offer of Pretrial Disposition in the above-captioned matter. Should you wish to discuss the offer please give me a call prior to the December 6 Trial Call.

Sincerely,

P. R. Ramgren

Peter R. Ramgren
Assistant Municipal Attorney
Criminal Division
632 W. 6th Avenue, Suite 210
Anchorage, AK 99501
(907) 343-6486

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF LAW

Office of the Prosecutor • 632 W Sixth Avenue, Suite 210 • 343-4250

OFFER FOR PRETRIAL DISPOSITION

*VOID AS OF Arr A.M./P.M. _____

Date: _____ To: _____

From: D R James, Assistant Municipal Attorney

RE: Anchorage v. Isabella 3 AN M _____ – _____ Cr.

Count ____ of ____

☒ **SUSPENDED IMPOSITION OF SENTENCE.** Imposition of Sentence will be suspended and defendant will be placed on probation for 6 mos, subject to the conditions listed below.

SENTENCE

FINE $ 250 with _____ suspended. Due _____ Bail to Fine $_____

OFFENSE SURCHARGE ☐ $10 ☒ $50 ☐ $75 The surcharge must be paid within 10 days.

JAIL _____ days with _____ suspended. ☐ all but 72 hours suspended. Report at 7:45 a.m. on _____ to Cordova Center, 130 Cordova Street, Anchorage. WARNING: If you fail to report, a warrant will be issued for your arrest.

☐ Defendant shall pay the cost of imprisonment: ☐ $ 270 ☐ $ 1000. Due immediately. Make payment to:
☐ Municipality of Anchorage, Collections Office, 632 W. 6th Ave., Rm. 330, Anchorage, AK 99519. Ph. 343-6683.

☐ Defendant is ordered to complete the treatment recommended by the Anchorage Alcohol Safety Action Program (AASAP) and pay costs. This may include residential treatment up to _____ days plus required aftercare in addition to any jail time ordered above.

☐ Defendant's driver's license is revoked for _____days/years. ☐ Concurrent with DMV action.

☒ Defendant is ordered to perform 80 hours Community Work Service (CWS) within/by 180 d + 85, and pay all fees.
CWS not completed will convert to: ☒ fine of $6.25 per hour ☐ jail: 3 hours per CWS hour

☐ Defendant is ordered to make restitution to victims (s) for the loss of $_____, by deadline set by court.
See "Instructions for Defendant" (form CR785 ANCH) for details.

☐ Vehicle is impounded for 30 days / forfeited.

☐ Defendant is ordered Obey Code Enforcement officer

CONDITIONS OF PROBATION

☒ Defendant is placed on probation for 6 years/months, subject to the following conditions:
☒ Comply with all direct court orders by the deadlines stated.
☒ No jailable offenses.
☐ Complete the domestic violence intervention program ordered by the court within _____ months (see instructions by the court).
WARNING: If you fail to report a bench warrant may be issued for your arrest.
☐ Have no contact, direct or indirect, with _____ unless that person's written consent has been supplied to the Municipality Attorney's Office, Criminal Division.

NOTICES

☐ There are ☐ are not taped statements. ☐ There is ☐ is not a 911 tape.
☐ Defendant is ☐ is not subject to PTRP time. _____ Days. ☐ There are ☐ are not photographs.
☐ Defendant is ☐ is not subject to impeachment, pursuant to CR 609.

COMMENTS: Max $1000 for 6 mos

****Filing of substantive motions, FTA for a hearing, or VCR, will void this agreement****

DISTRICT COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT OF ANCHORAGE

MUNICIPAL PROSECUTOR'S OFFICE
By RR
Date 9-14-04

ANCHORAGE
A MUNICIPAL CORPORATION

FILED in the Trial Courts
State of Alaska, Third District

ATN# 109327194

POLICE CASE # 04-42989

PLAINTIFF, SEP 2 7 2004

CASE NO. # 04 - 9541 CR

Clerk of Trial Courts
By CH Deputy

DELIDO ALLEN ISABELLE
7600 JASON PLACE
DOB: [redacted] OL: [redacted]
SSN: [redacted]
DEFENDANT(S)

COMPLAINT

Officer S. Hill DSN# 1535, signing this complaint under penalty of perjury or personally appearing before the undersigned District Judge and being duly sworn, states that on or about the 8 day of September, 20 04, at or near 655 W Dimond, Anchorage, Alaska, Third Judicial District, the defendant, did unlawfully commit the following offense(s):

RESISTING OR INTERFERING WITH PEACE OFFICER- fail to obey lawful orders

COUNT 1: RESISTING OR INTERFERING WITH PEACE OFFICER- fail to obey lawful orders
To Wit: DELIDO ALLEN ISABELLE did intentionally disobey the lawful orders of any public officer, which is in violation of Anchorage Municipal Code 8.30.010.A.6.
This complaint is based on witness information provided by SCOTT HAAN.
and/or This complaint is based on personal observations of the complaining witness. He/She failed to obey the order of SCOTT HAAN, THE BUILDING SAFETY OFFICER to STOP WORK ON PERMIT 01-0076 ISSUED ON 08/26/2004.

I CERTIFY UNDER PENALTY OF PERJURY
THAT THE FOREGOING IS TRUE

Officer S. Hill, APD
COMPLAINANT SIGNATURE & TITLE

DISTRICT JUDGE/MAGISTRATE

Screen For VRA

HEARING RECORD

Page 1

☐ SOA ☒ MOA
☐ Felony ☒ Misdemeanor ☐ Case # 3AN-04-9541CR Date Filed 9-27-04

Name DELIDO ALLEN ISABELLE DOB 7-31-53

Charges I.RESISTING AS/ORD/AAC AMC 8.30.010.A.6

Charges _____ AS/ORD/AAC _____

Charges _____ AS/ORD/AAC _____

Charges _____ AS/ORD/AAC _____

OL/SSN 0308642 ATN 109327194 Date of Offense 9-8-04
added cts _____

Judge _____ Atty _____ Bail _____ added cts _____

☐ NG ☐ G ☐ NC Trial Call/Trial _____
☐ Fingerprints Taken ☐ Fingerprints Ordered

Bail/Bond	Receipt	Date	Exonerated	Forfeited	Reinstated	Bail to Fine

Cash posted by _____
Cash posted by _____

Conditions of Release:
☐ Not to drive without valid license ☐ No alcohol or drugs
☐ No contact, directly or indirectly, with _____
☐ Do not return to residence of _____

Dismissal of Count(s): 1/2A Cr. R. 43(a) Dismissal by Prosecutor, on record 5/31/20 05 Deputy Clerk clr

Date	Notes by Judge/Magistrate
	PER UTC, ARGN SET 10-13-04 @ 9AM/CRT
	TC 1/31/05 R45 T S/d
1/31/05	3/7 TC RBH

I certify that on 6/1/05 a copy of this form and the judgment were sent to:

Jail, PA, DPS, DOC, ABC, MAP, LA, DATA, ASAP, CWS, SOA, MOA, MTS, Atty: _____

Clerk: clr

CR-462A (12/97)(rt 5)

Screen for VR/

CONTINUATION: HEARING RECORD

Page 2

☐ STATE OF ALASKA

☒ MUNICIPALITY OF ANCHORAGE
VS.

CASE NUMBER 3AN- 04-9541 CR

DATE FILED 9-27-04

DEFENDANT DELIDO ALLEN ISABELLE

CHARGES(S) 1. RESISTING

DATE OF BIRTH 7-31-53

SEE CR-462A FOR STATISTICAL INFORMATION AND INFORMATION REGARDING BAIL/BOND.

DATE	NOTES BY JUDGE/MAGISTRATE
3/7	4/4/05 RTS/H
4/4/05	5/2 TC RTS/H
5/2	5/31 TC RTS/H
5/31/05	CASE CLOSED / dw

CR-462.2A (12/91)(st.4)
CONTINUATION OF HEARING RECORD

G. A. M. E. S.
ARCHITECTURAL DESIGN SERVICES

PROPOSAL

14 October 2004

To: Mr. & Mrs. Delido Isabelle
6555 Dimond Blvd
Anchorage, AK 99502

Project: Stop Work Order [redacted] New Residence Resolve Structural Roof.
Lot 7B, Block 2, Seaview Heights Subdivision

Reference: Limited Architectural Building Design & Consulting Services.

Subject: Prepare Engineering Documents for Structural Change Order # 01-0076.
Consulting on 2nd "Stop Work Order" – Site Fill Change Order # 00-6083

Mr. & Mrs. Isabelle;

I would be happy to assist you with the necessary Design & Consulting Services as we have spoken about during our exploratory meeting on 11 October site visit. Thank You for considering **G.A.M.E.S. Architectural Design & Consulting Services** for this interesting project type. I have enjoyed discussing with you, your needs with respect to the level of Design (Scope of Work) you have requested to make this Project go forward, hopefully these Problems will pass and you can proceed to continue with your Residence.

Our assumption would be to provide the following **'Basic Scope of Services'**:

1. **Architectural Drawings:** Limited Requirements for Permitting with MOA.
2. **Engineering Analysis:** 2 sets of Required Calculations w/ Load Analysis 97 UBC, Structural Plans and Wall & Building Sections Stamped
3. **Permitting @ MOA:** Submit MOA Permit Change Order and Secure Permit.

Conditions:

Randy Randolph, PE & Myself have reviewed the MOA File; Residential Comments & Inspection Reports. Plus the Current Situation with the abandonment by Bill Ivy of Ivy Enterprises and his lack of Professional Documents to resolve the issue with your Project. We will approach to resolve each concern with proper Documents to satified the MOA Building Safety Division to allow you to proceed with finishing your home construction. The Set of Current Building Plans that you have given me will be used for our work. I will need access to the job site to As-Built the Existing Conditions, which will resolve the concerns at hand and limit anymore turnmoil in youslives.

Cost of Fees:

The Proposed amount to produce the Limited Design Scope of Work along with Additional Services mentioned above would be a minimal amount of **$ 7,500 Estimated Fee.**

2963 BRIDLE LANE
ANCHORAGE, ALASKA 99517
(907) 243-7589
www.akgames@yahoo.com

G. A. M. E. S.
ARCHITECTURAL DESIGN SERVICES

Items not Covered by this Agreement:

All additional **Plans Sets, Variances, Change Orders** and any type of Additional Services not mentioned above. If this should arise then I will bill at my normal rate of **$85.00/hr** plus any **Reimbursable Expenses** that occurs.

Owner Responsibilities:

Basically, as the owner you must provide us with all your design requirements, participate in the design process and make timely decisions with respect to design and other issues which impact the work. You are obliged to pay for all permit fees associated with the work. You are obliged to provide us with all site information, which will affect design, and we will be entitled to rely on it in the prosecution of our work. **Please Provide 2- Certified Plot Plans** signed by a Professional Land Surveyor, Registered in the State of Alaska. Show but not limited to Legal Description, Lot Size, Lot Lines and Dimensions & Directions, Existing Building location, Easements & Right of Ways, North Arrow, Scale of Map, Grid No. Date of Survey, site contours.

Please advise us if you wish to proceed, by signing below and returning a signed copy to our office. Along with a $ 3,750.00 Down Payment to begin the As-Built / Re-Design for this project. Upon receipt of the above **Down payment** I should have As-built Drawings within 2–weeks. **Fill free to call should you have any Questions.**

Thank you for the $500.00 Retainer this has been applied to the time spent to review your Project for Expolitory site meeting, Phone calls & meetings with various MOA officials, copies of your permit file and review time with LDR Engineering, Inc.

Cordially,

Grant Allen Morley
President / Owner

Mr. Delido Isabelle **date:**
Co-Owner

Mrs. May Sue Isabelle **date:**
Co-Owner

cc: file AK0490pr.doc

2963 BRIDLE LANE
ANCHORAGE, ALASKA 99517
(907) 243-7589
www.akgames@yahoo.com

SUE COPY

M.S. ISABELLE

October 5, 2004

Mr. Ron Thompson, Building Official
MOA Building Safety
P. O. Box 196650
Anchorage, AK 99519-6650

VIA CERTIFIED MAIL 10/06/04
7001-1140-0000-8293-2970

RE: Your Letter dated August 26, 2004
Stop Work Orders: Lot 7A, Seaview Heights Sub; Permits 00-6083 & 01-0076

Dear Mr. Thompson:

Del Isabelle has written several letters in response to the above letter and has received no response. He has made numerous phone calls to your office with no response. He has attempted also to contact Scott Haan who also has not responded to phone calls or letters apparently because he has been gone.

#1 – Lot 7A, Blk 2, Seaview Heights Subdivision is owned by Robert and Lynn Crockett, not Del Isabelle. Your Stop Work orders are posted at the property and are for the Crockett's property. However, your letter and the Stop Work orders reference two permits that are issued to Delido and M.S. Isabelle, owners/permittees, of Lot 7B, Blk. 2, Seaview Heights.

#2 – Permit 00-6083. Your letter states ***"An independent estimate shows approximately 45,000 cubic yards on site."*** Del Isabelle has requested verbally and by letter, who performed the purported calculation, what their qualifications are, and the method used to come up with that figure. We dispute the quantities. Our project engineer, Tobben Spurkland P.E. submitted his report to the Municipality, as required by the permit, dated 6/25/04 and 6/28/04 (exhibit A and B). The report states quantities to be at 20,900 cubic yards and also gives the method and means. Because of the unreasonable amount of daily complaints and accusations by the Crockett's to the MOA, SOA-DEC, and EPA, and the stoppage of work by Scott Haan, there was not the possibility of importing an additional 20,000 yards. It has taken us three years even to get to the first quantity. We estimate the maximum quantity, including the stockpiled materials to be no more than 30,000 yards, a great distance from your 45,000. It should be appropriate that the city accept the quantities reporting of the project engineer rather than some other undisclosed "independent" source. The permit requires inspection/reporting of quantities at 25%, 50%, 75%, and 100%. We are just under 75% and will provide the 75% inspection as required by the permit.

#3 – Item 1 – ***"Remove fill from Lot 7A..."*** There has been no fill placed on Lot 7A this year by Isabelle. Your letter and your Stop Work orders give absolutely no reference as to what fill you intended to be removed. Any and all fill encroaching onto the Crockett's property corner last year was removed and resolved last year as of 10/03/03 (exhibits C, D, E).

Mr. Crockett did filling of his own property in 2001 (simultaneously with our project) on his North/Northwest property line as well as other areas prior to his importing of topsoil. Mr.

Crockett should be required to remove his own fill on his property and it should not have any impact on our permits.

The City needs to remove itself from any disputes between the Crockett's and Isabelle's. If the Crockett's are contending that fill was placed on their property by us, they need to pursue action through the court system where they will be required to prove their accusations.

#4 – Item 2. Slopes and setbacks. This has been done. The city has not responded to any suggested alternatives provided for the Right-of-Way.

#5 – Item 3. Drainage design. The drainage design was already submitted originally for permit change order approval back in 2001. We are attempting to complete the design as originally permitted.

#6 – Item 4. Compaction tests. Compaction testing was previously provided. What is meant by ***"...showing 90% compaction, as fill is relocated."***?

#7 – Permit 01-0076 – ***"Structure roof is not constructed per approved plans. Roof must be shored or retrofitted prior to snowfall to prevent collapse. Change order must be obtained prior to commencement of work."*** Letters have been written beginning 8/27/04 to this issue. Del was given verbal authorization from Scott Haan that work could continue with closure of the roof and applying ice and weather shield to protect the roofing and structure before rain and snow commenced. The roof was not finished being framed before the City demanded work to stop.

Mr. Thompson, we have been waiting for an unreasonable amount of time for a response from the city to issues that are creating a great liability to our property. We are greatly concerned that you have created a greater liability to us by not fairly responding to issues affecting our permits. The roof was in process of being framed. It was not completed when you decided to make a Pre-inspection on an uncompleted project without notifying us. You have stopped the work and will not help respond to critical issues before winter. The closure of the roof and the ice and weather shield installation, which was uncompleted and halted per your direction, would have protected the unfinished partially framed structure from the rain and snow we have already encountered. It is now probably too late to finish its application and therefore we are subjected to additional damage. We feel we should have at least been allowed to finish covering the roof so we could have protected the materials from potential weather damage and compounding a possible hazardous condition which becomes a liability.

We have been impacted by the city's unwillingness to respond to working with us towards the removal of inappropriate stop work orders. We may possibly be forced with no other option than to hold the Municipality directly liable for the damages that have occurred to our property construction and all potential liability exposure we have for the existing hazardous condition you have not allowed us to correct.

The uncompleted fill site, as it sits, will be a continual thorn in the neighbor's side. The unusually record amount of rainfall just received this month is evidence that again that improper drainage is NOT occurring on the Remme's or Crockett's property. Their properties still, as always, are draining onto our property. The stockpiled material will soon freeze and be unworkable until next year which benefits no one. If left over winter, the neighbors will be even more agitated next year. The framing of the residence will continue to deteriorate and become an increasing eyesore to the neighboring community and a liability to us as well. As it sits, the

property is depreciating instead of appreciating in value and will not generate the tax revenues for the upcoming year that I'm sure the City would like to receive.

We would like to move forward with this project and get our permits completed. However, we cannot move forward without proper cooperation from the City. I realize that Del, out of utter frustration, has written several letters to you that probably were offensive. We do apologize if you were offended and hope that you would recognize that frustration and not let it impact the decision making. The neighbors have been disgruntled that we bought our property from the beginning, that we are needing the full right-of-way access as opposed to only the half west of the electrical pole, and that we took down a couple spruce trees (on our own property) that they enjoyed looking at from their window and they don't want their taxes to go up. They have expressed these issues at the meeting with the city and these are not reasonable reasons for stopping our project. They could have purchased the property if they wanted to have it as their own personal undeveloped playground. They cannot envision the finished product nor do they want to.

Therefore, I am respectfully requesting a meeting or some response from the City to permit us to reasonably respond to permit issues and allow us to move forward to the completion of our project. I am also respectfully requesting that the neighbors and friends not be included in future meetings with us to discuss and resolve our permit issues with the City.

I would appreciate and look forward to hearing from you to resolve this issue as soon as possible.

Sincerely,

M S Isabelle

M. S. Isabelle
Property Owner/Permittee

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

ANCHORAGE, AK 99519 OFFICIAL USE

Postage	$ 0.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

UNIT EU: AK02 ANCHORAGE AK MAIN OFFICE OCT 2004 Postmark Here Clerk: 10/06/04 USPS

Sent To Ron Thompson, Bldg. Official
mo A Building Safety
Street, Apt. No.; or PO Box No. P.O. Box 196650
City, State, ZIP+4 Anch., AK 99519-6650

PS Form 3800, January 2001 See Reverse for Instructions

7004 1140 0000 8293 2970

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE: (907) 243-0004 • FAX: (907) 248-0004

T.SPURKLAND P.E.

203 WEST 15TH AVENUE SUITE 203

Building Safety Division
Municipality of Anchorage
4700 South Bragaw Street
Anchorage, Alaska

June 25, 2004

Attention: Scott Haan

Re: Engineers Inspection Report Permit No. 00-6083

Location: Lot 7B Block 2 Seaview Heights

An inspection of the above reference property was performed on June 24, 2004 in regards to meeting the requirements of fill permit No. 00-6083.

Verify Amount of Fill

Original cross sections were not required when the fill permit was issued. Therefore, earth quantities cannot be established by the cross section method.
Dell Isabelle stated that 28,165 cu. Yards of fill has been placed. This is well within the 48,000 cu. Yard limit. The contractor plans to continue placing fill until the permitted amount has been met.

Compaction

A visual inspection indicates the operation of heavy equipment over the placed fill. This should easily ensure that 90% soil compaction is achieved.

Slope Setbacks

A setback of 20 feet has been staked along the east and south borders of the property with the exception of the last 40 ft at the north end of Lori drive and continuing east approximately 60 ft. The original grade here is 15 feet below the grade of Dimond Blvd. In order to provide access to lot 7B this requirement cannot be met. Here the toe of the fill slope is contained within the Lori Drive right-of-way and Lot 7B.

As additional fill becomes available slopes will be graded to the required 2:1 slope.

This inspection verifies that the contractor is working in conformance with the approved plans submitted 4-23-01.

Yours truly,

Tobben Spurkland P.E.

STATE OF ALASKA
4971
Tobben Spurkland
CU-8235
REGISTERED PROFESSIONAL ENGINEER

Exhibit "A"

T.SPURKLAND P.E.

203 WEST 15TH. AVENUE SUITE 203
ANCHORAGE, ALASKA 99501
(907) 279-3916
Fax (907) 276-6013

June 28, 2004

Scott M. Haan
MOA Building Safety Division
P.O. Box 196650
Anchorage, AK 99519-6650

Subject: Fill/Grading Permit # 00-6083
Del Isabelle

On Saturday morning, June 26,2004, I assisted Del Isabelle in measuring the top surface of the fill placed as of this date under this permit. We determined that the fill area outside of the road way was 12,000 square feet with an average depth of fill of at least 20 feet, and a fill slope of 1:1. The bottom area of this fill is 17,000 square feet.

The road and driveway section of the fill is 320 feet in length, with a 30 foot wide driving surface. The top area of the driveway is 9600 square feet. The depth of this section of fill is also 20 feet with a 1:1 fill slope, giving a bottom area of 18,200 square feet.

We can obtain an order of magnitude for the fill placed so far by using the average end area method of earthwork computations. For the road/ driveway this computation yields a fill amount of 10,300 cubic yards. Similarly, the amount of fill placed outside the drive area computes to 10,600 cubic yards, for a total of 20,900 yards. This is 7,000 yards less than Isabelle's estimate of 28,165 yards, but his estimate is based on truck count of unconsolidated materials. A discrepancy of 30% between compacted volume and truck count volume is not unreasonable.

I hope this will satisfy your concern regarding the amount of fill having been placed at this time.

Yours truly,

Tobben Spurkland P.E.

Yours truly,

Exhibit "B"

PM 9/27/03

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907) 343-8301• Fax (907) 343-8200
http://www.muni.org

September 29, 2003

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

RE: Lot 7B, Block 2, Seaview Heights Subdivision.
Permit 00-6083 and 01-0076 – Stop Work Order

Dear Mr. Isabelle,

I visited Lot 7B, Block 2, Seaview Heights Subdivision on August 6, 2003 to investigate a complaint that grading was being conducted in violation of the approved permit. We agreed about the remedial work that is required to achieve compliance. I have verbally communicated that I need a survey and calculations to verify compliance with code requirements, so that a change order can be issued for the permit. These documents have not yet been submitted.

We have stopped the work on this project, effective September 29, 2003, as our verbal agreement was to obtain compliance by the first week of September. A stop work order is issued for all work on the property until the appropriate documents are submitted for the permit record, reviewed, and approved. The stop work order can be appealed to the Building Board. Thank you for cooperating on this matter.

Respectfully,

Scott M. Haan, P.E.
Chief of Building Inspections

SMH/vg

Exhibit "A"

D.A. & M.S. ISABELLE

FAX
BY DATE
9/30/03
@ 2:47pm

September 30, 2003

Mr. Scott M. Haan P.E.
Chief of Building Inspections
Municipality of Anchorage
P. O. Box 196650
Anchorage, AK 99519-6650

FAXED to 343-8200

RE: Lot 7B, Block 2, Seaview Heights Subdivision
Stop Work Order on Permits 00-6083 and 01-0076 – Sept. 29, 2003

Dear Mr. Haan:

Yesterday we were advised by phone @ 4:30pm that a Stop Work order was posted on our property. This verbally advised Stop Work order is without merit and we are requesting that it be removed immediately.

We have responded to all issues addressed in your letter dated August 15, 2003. It is true that you issued a Stop Work order August 6, 2003 on the complaints received from the Crockett's who own the adjoining property at Lot 7A, Block 2, Seaview Heights. Mr. Crockett had previously given verbal permission to allow fill spillage on his property north of the Right-of-Way. This year he apparently changed his mind through his wife and did not inform us but made numerous complaints to the City.

Your letter states, ***"A survey was performed and verified that the access driveway to your property was built on the Crockett's property."*** The access driveway was not built on the Crockett's property as your letter infers. Mr. Crockett had given us verbal permission last year to allow fill encroachment on his property to allow a smooth transition and usage between the two properties north of the Right-of Way. Apparently Mr. Crockett changed his mind this year at the urging of Mrs. Crockett and did not discuss it with us. Mr. Crockett refused to divulge who did his purported survey (wood stake & spray paint) showing the corner coming into the side of a small portion of the driveway 2-3 foot. The fill was approximately 15' deep as opposed to your letter stating it being 30 feet deep. We did have a registered surveyor perform a survey to establish correct property corners and proceeded to remove all fill from the Crockett's corner by September 6, 2003 as agreed.

Exhibit "D"
3 pgs

We would like to note that this was the remaining unfilled Crockett property corner at the base of an adjoining crevasse that delineates both of our property corners. The Crockett's have filled their property on the North property line beyond current code requirements without permit along the subject property line with exception of the subject corner that initiated the August 6, 2003 site meet and Stop Work order.

The next paragraph in your letter states ***"The Crockett's agreed that you could access your property across their property with a time limit of 30 days for the condition to be corrected."*** For the record, we have never needed to cross the Crockett's property in order to access our property, which was our position on August 6, 2003 when you subjected us to the first Stop Work order. We have previously submitted to you a written agreement with the Crockett's per the verbal agreements made on August 6, 2003 in your presence within the time frame you required, signed by us but apparently not signed by the Crockett's. Since we are proceeding with the original approved plan, and all fill has been removed from their property, it is not necessary to have any written agreement with the Crockett's even though one was submitted by us as we agreed.

The signed written agreement from the Mann's, the adjoining property owners to the West, has been previously submitted to you, also as we agreed.

On August 6, 2003 we also discussed the problem of the electrical pole that only services the Crockett's property is in the center of the Municipal Right-of-Way and blocks proper access to our property. Our working around the pole so as not to inconvenience the Crockett's in the past is no longer a factor. The Municipality should assist us as taxpayers by making sure that the Municipal Right-of-Way is clear of this type of encroachment. We brought this to your attention, as well as Chugach Electric, yet the pole still remains.

We understand that we will not be able to ever satisfy the Crockett's because the problem always will be that they do not want any development of any type on our property but that is simply not reasonable. We are property owners and taxpayers as well and do have a right to develop our property which is properly permitted and bonded. We have been responding to unsubstantiated complaints through the Municipality by the neighbors for almost three years now. We are within our approved permitted plan. Our property is not draining on any of the neighbors property rather their property is draining on ours. We have maintained bathroom facilities on the site whether it is by a trailer with facilities on-site or a port-a-potty. Our one deviation and mistake

was to make a verbal agreement with Mr. Crockett regarding fill north of the right-of-way. We made a mistake by making a verbal agreement with Mr. Crockett and that will never happen again. We corrected that error by removing all fill encroaching their property. However, the Municipality should not continue to waste the taxpayer's monies jumping to every ongoing "cry wolf" by the neighbors. And, subjecting us to unreasonable Stop Work orders to simply pacify the neighbors is not justified

We are proceeding with the original approved plan submitted which our permit was based upon. We are not at the present time making any changes to that plan. We had previously discussed with you possibly installing a retaining wall and are aware that would require a change or upgrade to the design but we have not decided to make that change. In the event that we do decide to make a change and install a retaining wall, we will submit the engineering updates and changes that are required.

Therefore, since we have complied timely, as agreed, to the issues at the onsite meeting August 6, 2003 and in your August 15, 2003 letter and are proceeding with our original approved plan under Permit 00-6083, it was unnecessary and inappropriate to subject us with another Stop Work order. We are again requesting that the Stop Work order issued on our property yesterday be removed immediately.

Sincerely,

D. A. Isabelle and M.S. Isabelle
Property Owners/Taxpayers

Encl: Copy of Haan 8/15/03 letter

CC: Ron Thompson
Mark Begich
Dan Sullivan

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE: (907) 243-0004 • FAX: (907) 248-0004

S. Isabelle

From: Haan, Scott M. [HaanSM@ci.anchorage.ak.us]
Sent: Tuesday, October 07, 2003 1:57 PM
To: S. Isabelle
Subject: RE: Lots 7A and 7B, B2, Seaview Hgts.

Del:

I understand that a power pole needs to be relocated. Please just work to get it resolved if it causes you to access across neighboring properties unless you have agreements with the owners.

Please submit any additional information such as as-builts and calculations for the permit record as soon as available. Thanks.

Respectfully,

Scott Haan

-----Original Message-----
From: S. Isabelle [mailto:iceslave@gci.net]
Sent: Tuesday, October 07, 2003 12:05 PM
To: Haan, Scott M.
Cc: Thompson, Ron J.; iceboss@gci.net
Subject: Lots 7A and 7B, B2, Seaview Hgts.

Scott,

This is to follow-up and advise that our surveyor, Walatka & Assoc., verified the property corner (connecting Isabelle SW Lot 7B and Crockett NW Lot 7A) yesterday, October 6, 2003. The original flagged rebar that you witnessed on Thursday, October 2, 2003 when we met on-site was correct and is currently marked and staked. We also additionally had our surveyor stake the Crockett's SW Lot 7A property corner connecting Lori Drive Right-of-Way at Dimond Blvd.

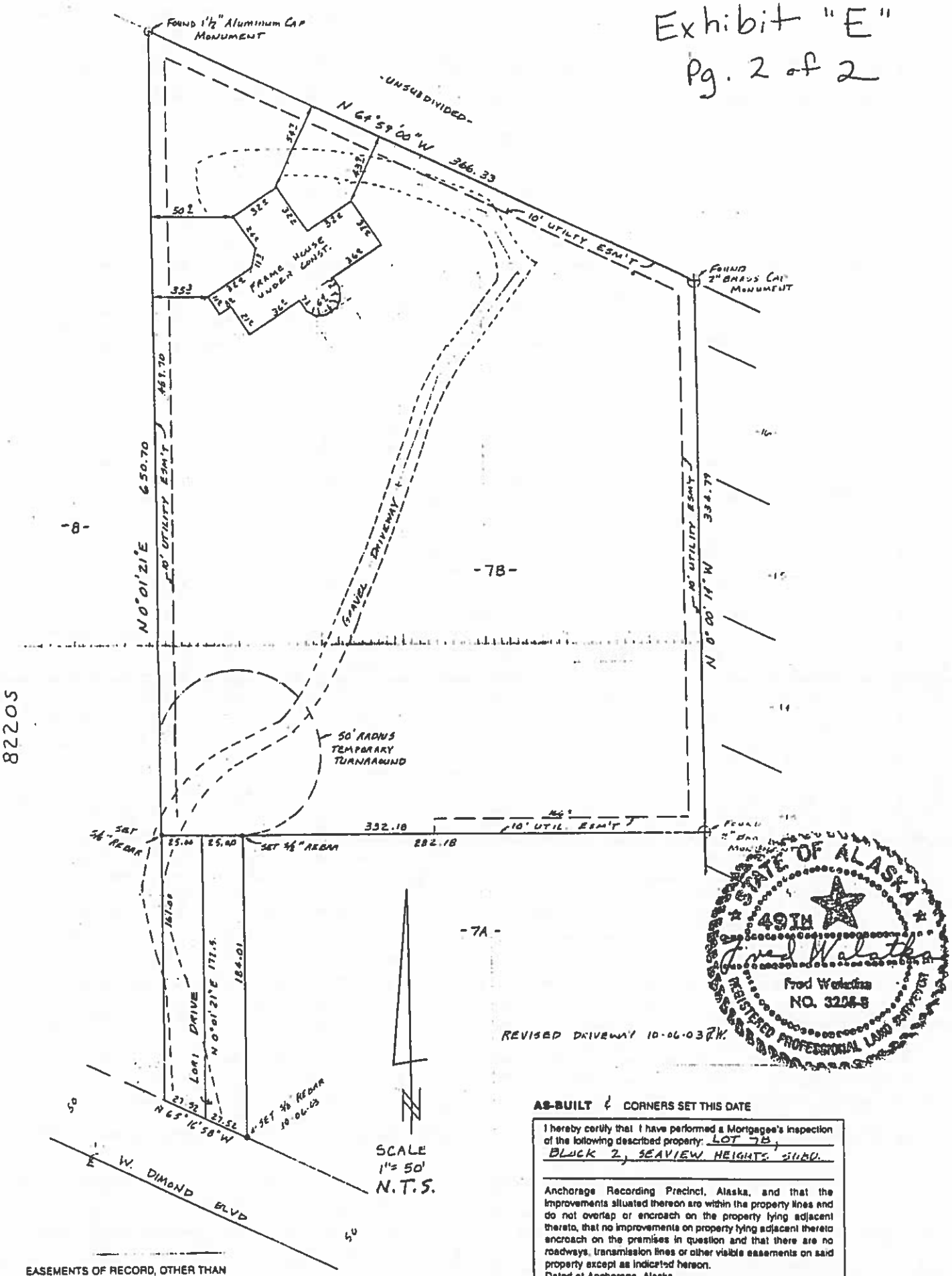
We still need assistance to get the electrical pole moved out of the middle of Lori Drive so we can achieve proper access. We have left many unresponded messages with Chugach Electric and have also left messages with MOA-ROW.

Del & Sue Isabelle
907-243-5845 wk
830-9647 cell

Note:
Stop Work Order
Lifted 10/03/03

Exhibit "E"
1 of 2 pgs.

Exhibit "E"
Pg. 2 of 2



EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN ON THE RECORDED PLAT ARE NOT SHOWN HEREON.

Fb03-1, pg 41-45

AS-BUILT & CORNERS SET THIS DATE

I hereby certify that I have performed a Mortgagee's inspection of the following described property: LOT 7B, BLOCK 2, SEAVIEW HEIGHTS SUBD.

Anchorage Recording Precinct, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon.

Dated at Anchorage, Alaska

this 30th day of JULY 20 03

FRED WALATKA & ASSOCIATES
Engineers and Surveyors

BE (907) 248-1666

CERTIFIED MAIL

M. S. Isabelle
P. O. Box 220021
Anchorage, AK 99522-0021

7001 1140 0000 8293 2970

Mr. Ron Thompson, Building Official
MOA Building Safety
P. O. Box 196650
Anchorage, AK 99519-6650

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ron Thompson
Building Official
MOA Building Safety
P.O. Box 196650
Anchorage, AK
99519-6650

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X STEVEN FITZPATRICK

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

OCT 7 2004

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7001 1140 0000 8293 2970

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

D.A. & M.S. ISABELLE

October 5, 2004

Mr. Wayne A. Bolen
MOA Building Safety
P. O. Box 196650
Anchorage, AK 99519-6650

FAX to 343-8200
Hard Copy via mail.
E-mail

RE: Permit #01-0076
Lot 7B Block 2 Seaview Heights Subdivision
RESIDENTIAL COMMENTS – CHANGE ORDER #2 – 9/29/04

Mr. Bolen:

This is in response to the Plan Review Comments dated 9/29/04:

Item No. 1 – Engineer's Stamp AS 08.48.331 gives allowance for an exemption under Part 6(A). The statute allows for a person to prepare their own drawings for their own personal use and occupancy. The residence consists of a basement and two stories. The drawings were done by Del Isabelle, also the owner and intended occupant of the residence. Therefore, an exemption is applicable to the approved permit.

Item No. 2 – ITEMS TO BE ADDRESSED *...items that must be designed by an engineer in the state of Alaska:* AS 08.48.331 Part 6(A) gives an exemption however we are responding to some of the items and would like to discuss further if needed.

2) ***In-floor heating***. – There is no plan to install in-floor heating on any wood flooring. It appears an assumption has been made by the Municipality.

3) ***Creosote bridge timbers*** – We have not used any creosote bridge timbers in the framing of the residence.

3) ***Douglas-Fir glulam beams*** – Douglas-Fir glulam beams are part of the installed construction framing. Several upsized glulam beams have also been used but are a minimum of 1-1/2 times larger than the size of the original drawing. This certainly should not be a problem to have a more supportive beam that originally designed.

4) ***Design check of floor framing*** – We are certainly not opposed to your recommendations to the floor framing if there is an area you feel is lacking in structural integrity.

5) ***Roof shoring system*** – We have been working with Bill Ivy to get this item approved immediately because of the onset of winter. He has advised that all items that

were requested to get approval are in the MOA file and were submitted by 10/01/04. This item is urgently needed before additional damage and liability occur.

The construction has been on hold for in excess of a month at a critical time when the onset of winter can create unnecessary damage. We have already been impacted by the unusual amount of rain received in September waiting for responses. We would appreciate your cooperation in getting these issues approved as soon as possible.

Sincerely,

M.S. Isabelle
Property Owner/Permittee

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE: (907) 243-5845 • FAX: (907) 248-0004

M.S. ISABELLE

FACSIMILE TRANSMITTAL SHEET

TO: Wayne A. Bolen	FROM: M. S. Isabelle
COMPANY: MOA Building Safety	DATE: 10/5/2004 @ 10:06 pm
FAX NUMBER: 343-8200 249-7393 10/06/04	TOTAL NO. OF PAGES INCLUDING COVER: Three
PHONE NUMBER: 343-8072 @ 10:49 am	SENDER'S REFERENCE NUMBER: L7B, B2, Seaview Hgts. Subdiv.
RE: **Change Order #2 – Res. Comments**	YOUR REFERENCE NUMBER: **Permit 01-0076**

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☑ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Mr. Bolen,

Attached is my response to the Plan Review Comments dated 9/29/04.

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021
PHONE (907) 243-0004 • FAX (907) 248-0004

#2

MUNICIPALITY OF ANCHORAGE
CHANGE ORDER / DEFERRED SUBMITTAL

TO BE FILLED OUT BY CUSTOMER [redacted] DATE 9/27/04

PERMIT # 01-0076 SUBD Seaview Heights LOT 7B BLK 2 TR —

CONTACT PERSON Bill Ivy PHONE 276-2090 FAX 272-4077

PLEASE GIVE A DESCRIPTION OF THE CHANGE OR DEFERRED ITEM

Temporary Roof Frame Gravity Brace Frame System to Stabilize Hand Frame Attic Roof over presently unfinished Attic Space.

CUSTOMER SIGNATURE [signature] for Bill Ebbeler VALUATION $ Ø

PROJECT 2-21 [illegible]

PLEASE DO NOT WRITE BELOW THIS POINT - OFFICAL USE ONLY

ROUTE COMMENTS AND ADDITIONAL REVIEWS ON BACK ☐ DATE ENTER REVIEW TIME AT APPR ONLY

☑	STRUCTURAL	REVIEWER: Wayne Bolen per PAS (mgm)	N/A ☐	DISAPPR. 09/29/04 APPR. REVIEW TIME
☐	ARCHITECTURAL	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	PLUMBING	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	MECHANICAL	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	ELECTRICAL	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	ZONING	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	FIRE	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	TRAFFIC:	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	ROW:	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	PWE:	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	STORM WATER:	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME
☐	FLOOD HAZARD	REVIEWER:	N/A ☐	DISAPPR. APPR. REVIEW TIME

DATE

PERMIT Fee

review fee

FIRE review fee

Zoning review fee

TOTAL

FEES BY REVIEW TIME:

TOTAL # of HRS:

TOTAL to be pd:

TOTAL AMOUNT

CASH/CK

CHARGE

IGC Charge to

TR#

9/08/2004 – Seaview Citation Recap Del Isabelle

1:15 pm – Arrived at Seaview. Scott Haan and Ron Thompson were on Crockett's NW property corner talking with Bob Crockett. The guys were working on the roof and Ron stated he was going to issue me a citation for working during a Stop Work order if I did not cease working immediately. I told him that I was proceeding with the work discussed on the phone with Scott and in the paperwork sent to him. I was complying with the issues presented reflecting the roof and working on waterproofing. Ron said he was not aware or cared about any discussions with Scott. I then turned around and went up to the house to tell the guys to pack up and leave. We were gone within 15 minutes.

4:15 pm – I was driving South on Sand Lake Road from the Shop to go to one of the jobs and I passed Scott Haan and Mark Barnhill together sitting in a municipal vehicle. Scott was in the driver's seat and Mark Barnhill had binoculars. They were parked alongside the old gravel pit looking over toward the Seaview house. I pulled alongside them and surprised them. I tried to again discuss with Scott our previous phone conversations and the faxed paperwork and letter about installing the roof and waterproofing. Scott mentioned he didn't care about any paperwork or letters and that I sent so many that he couldn't keep up with them. He said if I went to Seaview I would be issued a citation. I told him that I had a meeting with Bill Ivy in a little while. Did that mean that if I just went over there, I would be issued a citation? He said I already created a violation when Ron Thompson said to stop working and I turned and walked away from him (while they were standing by my South property line). I told him that I only went to tell my guys to stop working which we did immediately. We were gone within 15 minutes. Scott then reiterated that if I went to the house site, I was going to get a citation and would have to appear in court or pay a fine. I told him that this was harassment and then left.

Approx. 4:30 pm – I went to Seaview and waited outside the locked gate for Bill Ivy to show up. When he arrived I told him about seeing Scott Haan on Sand Lake Road so we decided to go back to the Shop to meet.

5:01 pm – I tried to call Scott Haan at his office. Apparently the phones are set to roll over to Ron Thompson's office because Vicki answered, so I asked to speak to Ron. He said it was his position that I had continued to work during a Stop Work order. I explained that the Stop Work order states

that "Roof must be shored or retrofitted prior to snowfall to prevent collapse." I said I would like to have a meeting with all of the inspectors to address any items of issue. We discussed the need to continue the work to avoid consequences of impending weather. I told Ron that Scott had agreed that we could provide temporary shoring until the interior walls were supportive enough to remove it. Scott had also said the bird blocking was to be retrofitted with two blocks instead of one. He had looked at the roof nailing. Scott had also said that he wanted a letter from Bill Ivy stating that the roof is structurally supportive and the loads are adequately conveyed to the foundation.

6:07 pm – APD officer Steve Hill came to our Sand Lake shop. I was sitting at my desk and he knocked at the door. He came in and handed me the preprinted citation. He expressed that he was disturbed that he had more important issues to be handling. He said he couldn't understand why the Muni couldn't handle issuing their own citations.

Facsimile Transmission

Municipality Of Anchorage

P.O. Box 196650
Anchorage, Alaska 99519-6650
Telephone: (907) 343-8161
Fax: (907) 343-8125
http://www.muni.org

Mark Begich, Mayor

Department of Development Services

From:	Name:	Haan, Scott M.
	Fax Number:	907-249-7399
	Voice Phone:	907-343-8183
To:	Name:	Del Isabelle (Business Fax)
	Company:	Isabelle Construction and Excavating
	Fax Number:	(907) 245-2294
	Voice Phone:	+1 (907) 243-5845

Fax Notes:

Date and time of transmission: Friday, September 03, 2004 10:15:42 AM
Number of pages including this cover sheet: 03

received 9/3/04
@ 10:15 am

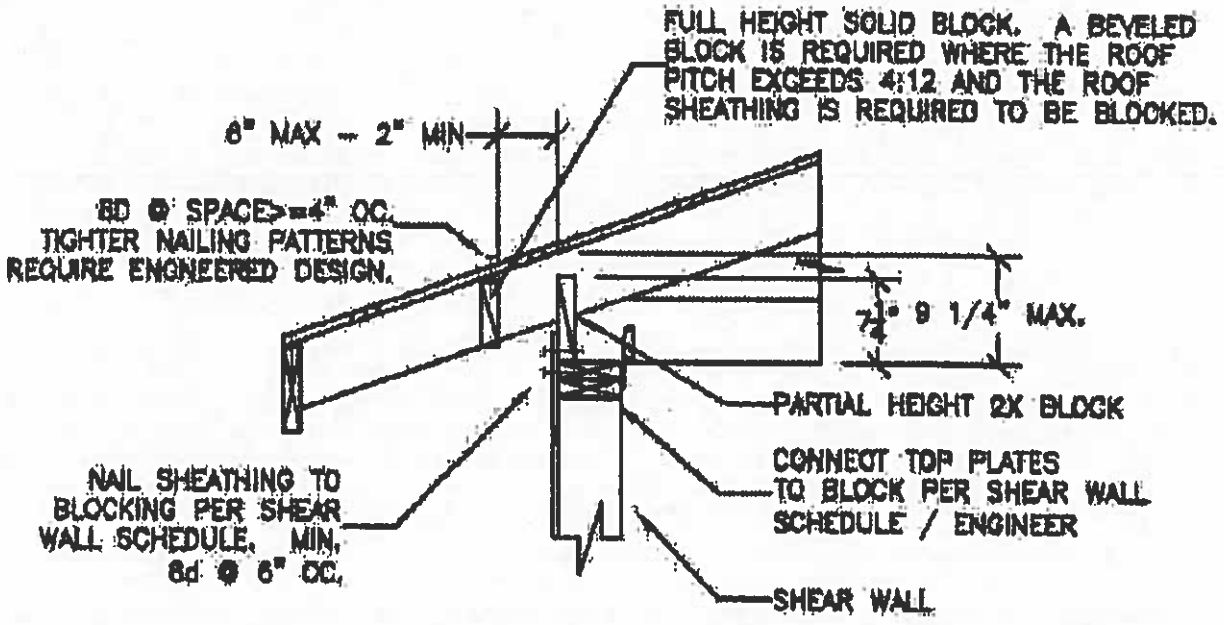
MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY DIVISION

DRAFT

POLICY ##

PARTIAL HEIGHT BLOCK AT 9" TRUSS HEELS

The following configuration may be used in lieu of full height blocks above exterior walls for trusses with heals 9.5" or less tall. Other configurations may be deemed acceptable when supported by calculation.



Ron Thompson, Building Official

Date:

DRAFT

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907) 343-8301• Fax (907) 343-8200
http://www.muni.org

August 26, 2004

Postmark 8/30/c

RECEIVED BY DATE 9/02/04

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

? – Crockett property

RE: Stop Work Orders: Lot 7A Seaview Heights Subdivision; Permit 00-6083
Lot 7A Seaview Heights Subdivision; Permit 01-0076

Dear Mr. Isabelle,

On today's date, I posted two stop work orders on your projects referenced above. Reasons for the stop work orders are:

00-6083: An independent estimate shows approximately 45,000 cubic yards on site. No more fill can be brought to the site until the following items are approved and installed, If the engineering solution includes any additional fill being brought on site, a conditional use permit will be required before any work commences. Based upon Municipality of Anchorage Policy 3-84, it is necessary for natural resource extractions greater than 50,000 cubic yards to obtain a conditional use permit. Requirements for a conditional use permit are identified in Title 21 Section 21.50.070, attached.

(Crockett property)

1. Remove fill from Lot 7A or obtain documentation from owner allowing its placement and final design.
2. Bring slopes and setbacks into compliance with approved permit or submit engineered alternatives for approval and install after approved.
3. Submit a drainage design to the permit for approval that does not impact adjacent properties or rights-of-way. Dimond Boulevard may not allow proper drainage, as swales are not existing.
4. Provide compaction tests at current level and for each additional 12" lift, showing 90% compaction, as fill is relocated.

01-0076: Structure roof is not constructed per approved plans. Roof must be shored or retrofitted prior to snowfall to prevent collapse. Change order must be obtained prior to commencement of work.

8/31/04 @ 10:00 am inspection

Sincerely,

Ron Thompson
Building Official

RT/vg

	DEVELOPMENT SERVICES DEPARTMENT POLICY / PROCEDURE	P&P No. 6	Page 1of 1
		Effective date: May 1, 2002	
Subject: Criteria for Determining Natural Resource Extraction		Supercedes No. Policy Memo 3-84	Dated: November 1, 1984
		Approved by: Joe Murdy, Director	

I. PURPOSE:

To establish the Criteria for Determining Natural Resource Extraction for the Development Services Department (DSD).

II. POLICY:

This policy is intended to replace Policy Memo # 3-84 and to be used in conjunction with Title 21 to identify when a conditional use permit will not be required for resource extraction during the course of site preparation and/or subdivision.

The criteria within each of the five categories below must be met for each site upon which the material is excavated.

A. A Municipal permit or agreement for the site upon which the excavation is occurring shall have been applied for. "Permit or agreement" means: a building permit for a permanent structure; a land use permit; a grading permit; an excavation/fill borrow permit; and AWWU water or sewer extension agreement; a plat or short plat has been approved with a subdivision agreement applied for; or another applicable Municipality of Anchorage permit for the site has been applied for;

B. Excavation upon a site must occur prior to the expiration of that agreement or permit or any extension thereof. "Site" means the described area upon which the excavation is occurring under the certain permit or agreement application.

C. No more than 50,000 cubic yards of material will be transported from a site.

D. Disposal of material shall not be by sales, trade, or barter.

E. Excess material is disposed of on the same site or another site under same ownership and the overall truck traffic impact to the properties along the access route will not be more than would be created if the material were provided from the nearest commercial off-site source.

If the above criteria are met, on site processing, crushing, screening, and stockpiling for future use of the excess excavated material will be allowed.

III. ORGANIZATIONS AFFECTED:

Development Services Department

Municipality of Anchorage

MEMORANDUM

DATE: November 1, 1984 - Effective date

TO: SEE DISTRIBUTION

FROM: DPW, Building Safety Division, Building Official, John C. Bishop, P.E.

SUBJECT: Policy Memo # 3-84
Criteria for Determining Natural Resource Extraction from Site Preparation

This policy memo is intended to set forth specific criteria for determining when a conditional use is required for natural resource extraction in lieu of when excavation is considered "site preparation."

In addition to the criteria set forth in Title 21 (i.e., that natural resource extraction is permitted by conditional use in the zoning district, and the limitation on the size of the site), if an application for excavation only meets any one or more of the following criteria, it shall be determined to be natural resource extraction and not site preparation and will require a conditional use from the Planning and Zoning Commission:

1. 50,000 yards or more of material are to be removed from the site; or the site is to be completely denuded of vegetation;

2. Disposal of excess material is by sale, trade, or barter; or for use by the same owner on a property other than the lot on which the extraction is taking place; and/or

3. Extraction operations will continue more than one building season (May to October of the same calendar year).

Site preparation which does not require a conditional use by the Planning and Zoning Commission shall meet the following criteria:

1. A building or land use permit must have been applied for for a permanent structure on the lot where the excavation is occurring; or there must have been an approved plat with an approved subdivision agreement in effect for the property where excavation is occurring; and

2. The application must not fit any of the criteria listed above for conditional use.

Zoning districts which list natural resource extraction as conditional use on tracts of not less than 5 acres are PLI, R-1, R-1A, R-2, R-2A, R-2D, R-3, R-6, R-7, R-9, R-11, D-2, D-3, B-4, I-1, I-2, and I-3. Zoning districts which list natural resource extraction as conditional use without restriction on lot size are R-5, R-5A, and Unrestricted. Natural resource extraction is not permitted in R-4, R-8, R-10, R-0, B-1, B-2A, B-2B, B-2C, and B-3.

John C. Bishop, P.E.
Building Official

JCB/ds

DISTRIBUTION:

Joe Stimson, Zoning & Platting Division
Jonathan Houk, Chief Zoning Officer
Kathy Johnson, Zoning Plan Reviewer

Landscaping maintenance includes but is not limited to appropriate watering, pruning, insecticide spraying, fertilizing, plant replacement and other necessary functions as required to bring all plant materials to a vigorous healthy growing condition.

Line, front property means the line dividing a parcel of land from a street, public right-of-way, easement or other principal means of access to the parcel.

Loading space, off-street means a space located on premises for pickup and delivery at the premises.

Lot means a parcel of land shown as an individual unit on the most recent plat of record.

Lot, corner means a lot located at the intersection of two or more streets. A lot abutting on a curved street shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.

Lot, depth of means the mean horizontal distance between the front and rear property lines of a lot, measured in the general direction of its side property lines.

Lot, front. The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and double-frontage lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as required in the schedule of district regulations and in the supplementary district regulations.

Lot, interior means a lot other than a corner lot, with frontage only on one street.

Lot lines means the property lines bounding the lot.

Lot, through and *double-frontage lot* mean a lot other than a corner lot with frontage on more than one street.

Lot, transverse means a lot which is approximately at right angles to the general pattern of other lots in the same city block.

Lot width means the distance between straight lines connecting the front and rear lot lines at each side of the lot, measured between the midpoints of such lines, provided that such measurement shall not extend beyond the lot lines of the lot being measured. This standard shall not apply to the flag pole portion of flag shaped lots. Flag shaped lot width shall be measured at the midpoint of the lot excluding the flag pole area of the lot.

Maintenance easement means an easement appurtenant to a lot or parcel permitting entry upon another lot or parcel for the purpose of maintaining, repairing or reconstructing a structure on the former lot or parcel.

Major residential street means a street that carries from 500 to 2,000 average daily trips as determined in accordance with section 21.85.050.

Mineral resources operations, natural resources extraction and *mineral or natural resources development* mean commercial or industrial operations involving removal of timber, native vegetation, peat, muck, topsoil, fill, sand, gravel or rock, or any mineral and other operations having similar characteristics.

Ministorage means a completely enclosed structure containing three or more areas or rooms available for lease or rent to any individual or group of individuals for the purpose of the general storage of household goods and noncommercial personal property.

Mobile home means a detached, single-family dwelling designed for long-term human habitation and having complete living facilities, constructed and fabricated into a complete unit at a factory and capable of being transported to location of use on its own chassis and wheels, identified by a model number and serial number by its manufacturer, and designed primarily for placement on an impermanent foundation.

Mobile home park means any parcel or adjacent parcels of land in the same ownership which is utilized for occupancy by more than two mobile homes. This term shall not be construed to mean tourist facilities for parking of travel trailers or campers.

Motel means a group of attached or detached buildings, providing individual sleeping or living room accommodations, containing six or more rooms with all rooms having direct access to the outside without the necessity of passing through the main lobby of the building, including auto courts or motor lodges.

Nightclub, unlicensed means an enterprise, that, for consideration, provides entertainment to its patrons in the form of floorshows; dance revues; live, recorded, or electronically enhanced music; patron dancing; or performances by live or recorded professional or amateur entertainers, but does not offer or sell to its patrons either alcoholic beverages as defined by AS 04.21.080 or adult entertainment as defined by AMC 10.40.050. Teen clubs and cultural performance venues as set forth in AMC 10.55, discotheques, nightclubs, bars, lounges, dance halls, bistros, and any facility that meets the terms of this definition are often, but not exclusively, open during one or more of the hours between 11:00 p.m. and 7:00 a.m. This definition excludes theaters or auditoriums with fixed seating, facilities used exclusively for nonprofit charitable or nonprofit educational purposes, religious facilities, adult-oriented establishments as defined by AMC 10.40.050, publicly owned and operated recreation centers or parks, and public and private schools.

Nonconforming use means a structure on land lawfully used or occupied and which does not conform to the regulations of the use district in which it is situated.

On-site remediation means removal of volatile and semi-volatile contaminants from soils, sediments, slurries and filter cakes within 300 feet of the location where the material was originally contaminated.

Open recreation uses, commercial means recreational activities conducted outside of any permanent building and operated as a business.

Open space means those areas of a subdivision, planned unit development or condominium that are not occupied by structures. Open space may include parkland, play areas, walkways, trails and roads. The open space may be communal or private, or a combination thereof, and may be devoted to active or passive use. be formally landscaped or reta vegetation.

Paddock means an enclosed a pasturing or exercising of anima

Parking, public means a stru area other than a street, alley o way used for the temporary par biles and available for public us for compensation or as an acc clients or customers.

Parking space, off-street means off any street, alley or other right adequate for parking an automo for opening both doors and adeq ing room on a parking lot with street or alley.

Personal service means an ente for consideration or not, which demand of an individual, care, ad tenance, repair, treatment or simil cal, technical or experienced assist the practice of a profession and wh sale of goods.

Pharmacy means a retail stor only to prepare, preserve, compoun prescribed and nonprescribed m drugs, medical supplies and healt

Planned unit development. A pl velopment is a conditional use g planning and zoning commission combination of uses, the plan for conform to the regulations establi or more zoning districts with resp bulk, type of use, density, lot cove required open space.

Prisoner has the same meaning AS 33.30.901 as to state prisoners persons convicted of a felony de 11.41 (Offenses Against the Person of an offense with the same or similar elements in another juri they have successfully completed a parole and probation and are no lon supervision of the court, the Alask of Corrections, another state or mu

f the building. No flashing, blinking, animated self-illuminated signs shall ed, and no soures of incandescent or apor illumination for any sign on the hall be directly visible from the prop-

lscaping.

ual enhancement landscaping. Except provided in subsection 2 of this subsec-, all areas not devoted to buildings, uctures, drives, walks, off-street park- facilities or other authorized installa- ns shall be planted with visual enhance- nt landscaping.

ffer landscaping. Buffer landscaping ll be planted along each lot line except vehicular and pedestrian ingress and ess points.

05.060.M; AO No. 77-355; AO No. 85- 5)

Conditional use standards—Gaso- line service stations.

wing standards shall apply to gasoline tions:

e location. The site location shall be as lows:

At the intersection of any two class I or greater streets, according to the official streets and highways plan.

Along any class II or greater street, according to the official streets and highways plan.

e design and development. Site design d development standards are as fol- rs:

Minimum site dimensions.

a. Minimum lot size is 14,000 square feet.

b. Minimum frontage on any one street is 100 feet.

c. Minimum building setback from any street right-of-way is 40 feet.

d. Minimum building setback from any interior property line is 20 feet.

e. Minimum pump island setback from any property line is 15 feet.

2. *Architectural treatment.* In cases where there is existing development of a particular architectural character, the planning and zoning commission may require that the service station be unique and attractively designed in keeping with the prevailing architectural character, rather than of stock design.

3. *Curb cuts.*

a. There shall be only two access points on concrete approaches per street frontage.

b. The width of the curb cuts and their respective distance from any property line or street intersection shall be subject to the approval of the traffic engineer or the state highway department.

4. *Paving and drainage.*

a. All driveway approaches and parking areas and the general area in front of the service station and around the pump islands shall be paved with asphaltic compound or concrete.

b. Drainage flow lines shall be shown on the site plan. If the plan indicates that the surface drainage will be carried off the site, the plan will be subject to the approval of the public works department.

5. *Trash.* All outside trash areas shall be completely enclosed. Trash storage facilities shall be constructed of materials compatible with the main building.

6. *Utilities.* All utilities, including electric and telephone utilities, shall be placed underground.

7. *Walls.* In certain cases, the planning and zoning commission may require that a wall or fence be erected on all interior property lines. Where required, the wall or fence shall be solid in nature, at least six feet in height, and maintained in an attractive manner. The height of the wall or fence shall be reduced to 30 inches within any street setback area or corner cutback area. If entrance to an abutting alley or shopping center area is permitted, such walls shall be reduced to 30 inches in height, for ten feet on each side of such entrance.

8. *Parking.*

a. Parking vehicles on the site of a service station is prohibited, except for such vehicles which are in the process of being serviced, those vehicles belonging to employees on their tour of duty, and those, including no more than two trucks, which are owned by the business.

b. Parking is prohibited where it will obstruct the view of the traffic at intersections.

9. *Lighting.* All exterior lighting of the building and site shall be so arranged and shielded that there will be no glare onto adjacent properties or public rights-of-way.

10. *Landscaping.*

a. *Visual enhancement landscaping.* Except as provided in subsection b of this subsection, all areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

b. *Buffer landscaping.* Buffer landscaping shall be planted along each lot line except at vehicular and pedestrian ingress and egress points.

C. *Signs.* Signs may be regulated by the planning and zoning commission or by pertinent district regulations as specified in chapter 21.40.

D. *Outside displays.* Outside display of merchandise shall be limited to petroleum products and auto-related equipment.

(GAAB 21.05.060.M; AO No. 85-91, 10-1-85)

21.50.070 Conditional use standards—Natural resource extraction.

A. *Required submittals.* In addition to the materials required by section 21.15.030.E, an applicant for a natural resource extraction conditional use shall submit the following:

1. A site plan description, including:

a. Drainage.

b. Existing and proposed topographical contours (ten-foot contour).

c. Work depths.

d. Overburden and debris disposition.

e. Erosion and sediment control plans.

f. All waste disposal disposition.

g. Detailed revegetation plans.

h. Water table information.

2. Proposed hours of operation.

3. A landscaping plan for the period of natural resource extraction operations and for final restoration of the site.

4. A security plan to prevent casual trespass.

5. A description of natural resource extraction and processing operations proposed for the site.

6. Location of points of vehicular access to the site and projected traffic counts for each.

7. An estimate of the quantity of materials to be removed from the site and timetable, with supporting calculations conforming to generally accepted engineering principles.

8. Such other materials as the director of the department of community planning and development may require by regulation pursuant to chapter 3.40.

The site plan shall be subject to review and approval of the department of public works for drainage, erosion and sedimentation control; for conformance with the 208 Areawide Water Quality Management Plan; and for compliance with generally accepted sound engineering principles.

B. *Standards for approval.* The planning and zoning commission may approve a natural resource extraction conditional use only if the commission finds that the use meets the following standards:

1. Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dustfree. Where access roads intersect arterials, suitable traffic controls shall be established.
2. The extraction operations will not pose a hazard to the public health and safety.
3. The extraction operations will not generate noise, dust, surface water runoff or traffic that will unduly interface with surrounding land uses.
4. The restoration plan for the site ensures that, after extraction operations cease, the site will be left in a safe, stable and aesthetically acceptable condition.
5. The proposed use meets such additional standards for natural resource extraction conditional uses as the director of the department of community planning and development may establish by regulation pursuant to chapter 3.40.

C. *Conditions.* The planning and zoning commission shall attach such conditions to the approval of a natural resource extraction conditional use as it finds are necessary to conform the use to the standards set forth in subsection B of this section.

(GAAB 21.05.060.M; AO No. 79-214; AO No. 77-355; AO No. 82-49; AO No. 85-91, 10-1-85)

21.50.085 Conditional use standards—Storage yards.

The following standards shall apply to storage yards:

A. *Traffic access.* The proposed site shall have direct access from a street of class I or greater designation as shown on the official streets and highways plan.

B. *Location of site.* The proposed site shall not be located within 300 feet of any school, hospital, public building or other place of public assembly.

C. *Minimum lot size and width.* The minimum lot size for a storage yard in any district where they are permitted by special exception shall be two acres. The minimum lot width shall be 150 feet.

D. *Screening landscaping.* Screening landscaping shall be planted on the perimeter of the storage yard, except for vehicular and pedestrian ingress and egress points.

E. *Drainage; protection of water supply.* Provisions shall be made to prevent any contamination of the domestic water supply or to prevent excessive surface runoff from the site onto adjoining lands or streams. A drainage plan which carries water off the site shall be subject to the approval of the public works department. Failure to prevent contamination of the domestic water supply or to prevent excessive surface runoff from the site onto adjoining lands or streams shall be cause for the conditional use to be rescinded and the storage yard shall be removed at the cost of the owner of the land upon which it is located.

(GAAB 21.05.060.M; AO No. 77-355; AO No. 85-91, 10-1-85)

21.50.086 Conditional use standards—Ministorage facilities.

The following standards shall apply to ministorage facilities:

A. *Size of site; traffic access.* The proposed site shall contain no less than one acre and no more than five acres and shall have direct access from a street with a class I or greater designation as set forth in the official streets and highways plan.

B. *Yard requirements.* The planning and zoning commission may specify such yard requirements as necessary to adequately protect the integrity of surrounding areas and uses.

C. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 50 percent.

D. *Maximum height of structures.* Maximum height of structures shall be two stories.

E. *Parking.* Adequate off-street parking shall be provided as follows:

1. Two parking spaces per apartment.
2. One parking space for every 300 square feet of office space.
3. One parking space for each ten storage units.

F. *Landscaping.*

1. All areas not devoted to building structures, drives and walkways shall be landscaped or paved.
2. Visual enhancement landscaping shall be planted along each lot line adjoining a right-of-way. Buffer landscaping shall be planted along each lot line adjoining a residential district.

G. *Paving and drainage.*

1. All driveways and walkways shall be paved.
2. Drainage flow patterns shall be shown on the site plan or a separate approved map. If plans indicate that surface drainage will be carried off, the site plan will be subject to the approval of the public works department.

H. *Curb cuts.* Access shall be limited to one access per street frontage. The width and distance of any access from any property line or street intersection will be subject to the approval of the traffic engineer or the state department of transportation.

I. *Permitted accessory uses.* The site may contain no more than one on-site dwelling unit.

J. *Lighting.* Exterior lighting shall be so arranged and shielded so as to prevent glare on adjacent properties or rights-of-way.

K. *Fencing.* Any site boundary residential zoning district or erty with existing resident ment shall be fenced with a hi structure with a minimum h feet.

L. *Outside storage of vehicles or* Any outside storage of recreat or motorized equipment shal rated from buildings and may to additional fencing requirem

M. *Storage of hazardous substance* age of explosives, radioactive m any other hazardous substance ited.

(AO No. 78-28; AO No. 85-91, 10-1-85)

21.50.090 Conditional use sta Junkyards.

The term "junkyard" shall include purpose of this section, the terms "auto yard" and "salvage or scrap yard." The standards shall apply to junkyards:

A. *Location of site.* The proposed not be located within 500 fee school, hospital, public building, tial subdivision or place of publi bly.

B. *Traffic access.* The proposed s have direct access from a street o or greater designation as show official streets and highways pla

C. *Minimum lot size and width.* T mum lot size for a junkyard in any where junkyards are permitted b tional use shall be two acres. T mum lot width shall be 150 feet.

D. *Screening.* Screening landscaping planted on each lot line, except fo ular and pedestrian ingress and points.

E. *Drainage; protection of water supp* visions shall be made to prevent a tamination of the domestic water or excessive surface runoff from th erty into adjoining lands or stream drainage plan which carries water

8-19-2004 - Thurs. 1:00 pm
MOA - Bldg. Safety - Conference Room

Mtg. called by Ron Thompson
Issue: Resolve Stop Work Orders
Permits 00-6083 & 01-0076 Seaview

Attending:
MOA Ron Thompson - Bldg Official
MOA Scott Haan - Eng.
MOA Jim Stubbs - Insp.
MOA Denis LeBlanc - City Mgr.
Pam Jennings - assemblywoman
Bob & Lynn Crockett - L7A Seaview neighbor
Kate & ? Rerrone - (recorder) neighbor to East (Somers Pl.)
Man friend of Crockett's - ? (Joe? Kozlowski ?)

Ron T. called mtg. to issue SW orders. Ron started with introduction of events. Sue tried to correct since facts being presented weren't exactly correct. Crockett and friend basically took over. Friend was loud & demanding. When Sue tried to talk Lynn Crockett told her to "shut up" and not to ever talk to her. Loud & abusive & out of control. Ron T. did not stop them. Very upsetting. Summary - Ron Thompson and Denis LeBlanc - [illegible] disturbed on L7A

8-19-2004 mtg @ MOA

Crockett property or Stop Work Order will not be lifted. Sue objected. Test hole will not prove who put dirt there whether pre-existing, by Crockett or by Isabelle. Crockett allowed and put dirt on his property. Test hole won't prove anything.

LeBlanc — Decision final. No test hole (Isabelle provide engineer) no Stop Work will be lifted. Period.

* SUE COMMENTS:

How can city force us to go on hostile neighbor's property? Legal??

Why were neighbors & friend? Pam Jennings? allowed to attend mtg for issue between us and city? Why weren't we informed beforehand? Thought mtg. was Del + I and MOA personnel.

8/12/04

Per Ron Thompson - Lift Stop Work
stockpile til Aug. 17, 2004
incoming mtl.

2100 pm -
Mtg in Conference Room @ Bldg. Safety

Ron Thompson, Bldg. Official
Scott Haan, Chief Bldg. Insp.
Lynn McGee, ROW Dept.
? ~~Brian~~ Greg Solay Drainage
Del Isabelle
Sue Isabelle

Note: Rec'd 1st copy of Aug. 6, 2004 letter from Scott Haan re Stop Work order

Results:

Ron Thompson + Scott Haan will call Crockett's. Elevation of property line / corner will remain as existing. Isabelle will not be required to remove anymore material from Crockett's property. Del agreed to seed corner area of property line w/ vegetation if necessary.

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907) 343-8301 • Fax (907) 343-8200
http://www.muni.org

Hand Copy
RECEIVED
BY DI, DATE 8/12/04
@ MOA Bldg. Safety
Mtg. w/ Scott Haan
Ron Thompson,
Lynn McGee,
? Greg Solay
Del Isabelle
Sue Isabelle

August 6, 2004

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

RE: Lot 7B, Block 2 Seaview Heights Subdivision; Permit 00-6083
Verify Work In Progress Conforms with Approved Permit.

Dear Mr. Isabelle,

This letter pertains to the active grading permit on Lot 7B, Block 2, Seaview Heights Subdivision, 00-6083. I visited the site with Jim Stubbs on August 5, 2004 to meet with you to dig a test hole on Lot 7A to determine the location of natural grade in the vicinity of the permitted work.

An inspection was performed for permit 00-6083 on July 5, 2004. The report requested four items to be completed by July 20, 2004. These included determining the amount of fill along the south property line, providing slope set backs per approved plans or getting an engineered alternative approved and installed, providing slope angles per the approved plans or getting an engineered alternative approved and installed, and removing fill off the neighboring property.

A stop work order was issued on August 5 because these items were not completed in the specified time frame. In addition, provide an engineered report verifying the amount of fill and provide compaction tests for the fill brought in since the last report. This action may be appealed to the Board of Building Regulation Examiners and Appeals. Contact Vicki Gonzalez at 343-8301 for information on filing an appeal.

Respectfully,

Scott M Haan

Scott Haan, P.E.
Deputy Building Official

SH/vg

8/12/04

PER RON THOMPSON APPROVED FOR STOCKPILING OF MATERIAL UNTIL 8/17/04 SO ANOTHER MEETING CAN BE HELD.

Scott M Haan

DA & MS Isabelle

July 2, 2004

Scott M. Haan P.E., Deputy Building Official
MOA Building Safety Division
P. O. Box 196650
Anchorage, AK 99519-6650

Re: Lot 7B, Block 2, Seaview Heights Subdivision: Permits 00-6083 and 01-0076

Dear Mr. Haan;

I received your call to my cell voice mail stating yes to my fax yesterday regarding compaction testing.

Ron Caron from Terra Firma Inc. performed not just one, but three compaction tests. Two in the driveway and one in the yard near the edge of the existing slope.

This should fulfill all of your demands. Will you remove the stop work order today?

Please review attached compaction results.

Regards,

Del Isabelle

P. O. BOX 220021 • ANCHORAGE, AK • 99522-0021 / PHONE: (907) 243-5845 • FAX: (907) 248-0004

801 E. 82nd, #A-9
Anchorage, AK 99518

TERRA FIRMA INC.

Telephone: (907) 344-5934
Fax: (907) 344-5993
e-mail: terrafirma@alaska.com

DENSITY

COMPACTION TEST DATA

PROJECT NAME: SEAVIEW HEIGHTS LOT 7B/BLK 2
PROJECT NO.: ANC 15
CLIENT: ISABELLE CONSTRUCTION
CONTRACTOR:

DATE: 7-2-04 (15:30)
TEST BY: RON CARON

Proctor No.	Max Dry Density (pcf)	Optimum M.C. (%)	Test Method
PEST.	127.5	9.0%	(SILT-TR. to SOME SAND)

FIELD COMPACTION TEST DATA (ASTM D2922/D3017)

Degree of Compaction Req'd 90 %

Test No.	Location	Elevation	Proctor No.	Max Dry Density (pcf)	Wet Density (pcf)	M.C. (%)	Dry Density (pcf)	Degree of Comp. (%)
1 / 10 DC: 812 MC: 155	DRIVEWAY ℄ LOT 7B/BLK 2 60'N OF CORNER POINT	-2' BFG	P-EST	127.5	131.1	8.9	120.4	95
2 / 8" DC: 1499 MC: 168	DRIVEWAY ℄ LOT 7B/BLK 2 135'N OF CORNER POINT	"	"	"	128.6	10.3	116.6	92
3 / 10" DC: 780 MC: 178	~~LOT DRIVE~~ YARD FILL 40'E OF DRIVEWAY	-7' BFG	"	"	132.3	10.7	119.5	94
/ DC: MC:	LOCATION #2							
/ DC: MC:								

Standard Counts
Density Standard 2632
Moisture Standard 675

Remarks: VERY HARD DRIVING PIN INTO GROUND TO PERFORM TESTING @ ALL THREE LOCATIONS

MATL CONSISTS OF SILT/TRACE to SOME SAND
PROCTOR ESTIMATED FROM PREVIOUS/SIMILAR MATERIALS EXECUTED

Isabelle Construction & Excavating
P. O. Box 220021
Anchorage, AK 99522-0021
Phone 243-5845 / Fax 245-2294

Facsimile Transmittal

To:	Scott Haan, P.E.	**Date:**	July 2, 2004
Co:	MOA Building Safety Div.	**Fax:**	249-7399
From:	Del Isabelle	**Phone:**	
Re:	Seaview Site Compaction Test	**Pages:**	1 of 3

☐ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

1. Letter dated 7-2-04
2. Terra Firma Compaction Test

Postmark 6-16-04

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

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Anchorage, Alaska 99519-6650 • (907) 343-8301 • Fax (907) 343-8200
http://www.muni.org

June 15, 2004

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

RE: Lot 7B, Block 2 Seaview Heights Subdivision; Permits 00-6083 and 01-0076.
Verify work in progress conforms to approved permit.

Dear Mr. Isabelle,

This letter pertains to active permits 00-6083 and 01-0076 on Lot 7B, Block 2, Seaview Heights Subdivision. I visited the site with Jim Stubbs on June 10, 2004 to assess the progress of the grading permit. A proposed as-built with hand written revisions was submitted on October 3, 2003. An as-built survey was submitted on October 30, 2004 after repeated calls to the surveyor. These were submitted because of concerns about fill crossing property lines, which resulted in changes to the driveway location. A meeting can be arranged to discuss the issues by contacting Vicki at 343-8301.

All the correspondence last summer requested professional engineering oversight to verify that the scope of the fill was within the limits of the approved permit. The fill appears to exceed approved 2 horizontal to 1 vertical slope limits and the location of the toe of the slope from property lines is unclear. There does not appear to be any compaction taking place and the fill appears to be end-dumped on the slopes. At this time no documentation has been submitted verifying that the amount of fill, toe locations, fill slopes, lifts or compaction are being installed in accordance with the approved permit. 1997 Uniform Building Code UBC 3317.1 requires inspections by licensed civil engineers for engineered fills. Please submit a report from a licensed engineer showing the work is within the approved parameters by June 18, 2004 or the work must stop on the project until the report is submitted.

The driveway configuration requires an engineered retaining wall or slope stability analysis along the south property line due to the setbacks and slope grades. Although requested during the fall of 2003, the calculations for the proposed gabion retaining wall have not yet been submitted for review. The retaining wall design needs to be submitted by July 2, 2004 or work must stop on the project until the situation is resolved.

Respectfully,

Scott Haan, P.E.
Deputy Building Official

SH/vg

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

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Anchorage, Alaska 99519-6650 • (907) 343-8301• Fax (907) 343-8200
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August 6, 2003

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

RE: Lot 7B, Block 2 Seaview Heights Subdivision; Permit 00-6083
Verify work in progress conforms with approved permit.

Dear Mr. Isabelle:

As mentioned in my letter to you dated July 14, 2003 there have been complaints that the grading operation on Lot 7B, Block 2, Seaview Heights Subdivision is not in compliance with the approved grading plan for Permit 00-6083. I visited the site and found that the slopes appear to exceed 2 horizontal to 1 vertical [error in previous letter], the set backs from property lines are unclear, and the drainage berm at the toe of the slope that you agreed to with Kate Remme was not installed.

In the July 14, 2003 letter I requested that by August 1, 2003, the berm be installed and slope angles and set backs be verified with a survey as required by the 1997 UBC Section 3317.1. The letter noted that any uncovered deficiencies needed to be corrected. Please provide required documentation for the permit record and updated engineered plans if the grading plan is changed. A stop work order will be issued for the construction on the property until the issues are resolved. I can be reached at 343-8330 to discuss this matter.

Respectfully,

Scott M. Haan

Scott M. Haan P.E.
Chief of Building Inspections

SMH/vg

Municipality of Anchorage

Mark Begich, Mayor

Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907) 343-8301• Fax (907) 343-8200
http://www.muni.org

July 14, 2003

RECEIVED
BY AD DATE 7/24/03

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

RE: Lots 7A and 7B, Block 2, Seaview Heights Subdivision; Permit 00-6083 - Verify that work in progress conforms with approved permit.

Dear Mr. Isabelle,

I visited Lots 7A and 7B, Block 2, Seaview Heights Subdivision on June 26, 2003 and again on July 10, 2003 to investigate a complaint. Phillip Calhoun, Code Enforcement Officer accompanied me on the June 26, 2003 visit. The complaint alleges that the fill, which is in progress, does not meet the approved grading plan for permit 00-6083.

It appears that some fill material is placed on Lot 7A and that some slopes are not set back from Lot 7A per the approved plans in the permit. It also appears that the fill slope exceeds a 2 vertical to 1 horizontal gradient at a couple of locations. The complaint also alleges that the amount of fill is more than provided for in the permit. There was supposed to be a berm placed below the toe of the slope based on a previous agreement, and that has not yet been installed.

Please provide verification that the toes of slopes meet required setbacks and that slope gradients do not exceed 2:1 [UBC 3317.2 and 3317.3]. Please submit for review, updated engineered grading plans if the project is modified from the original approved plans. Please take corrective actions if the fill is found to be across property lines, violates setbacks or exceeds the gradients in the approved plans [UBC 3314.3, 3313.5]

I understand that the work is in progress but it is unclear if the work exceeds the scope of the approved plans. Please provide the verification and make any required corrections by August 1, 2003 to prevent any further action. Thank you for cooperating on this matter.

Respectfully,

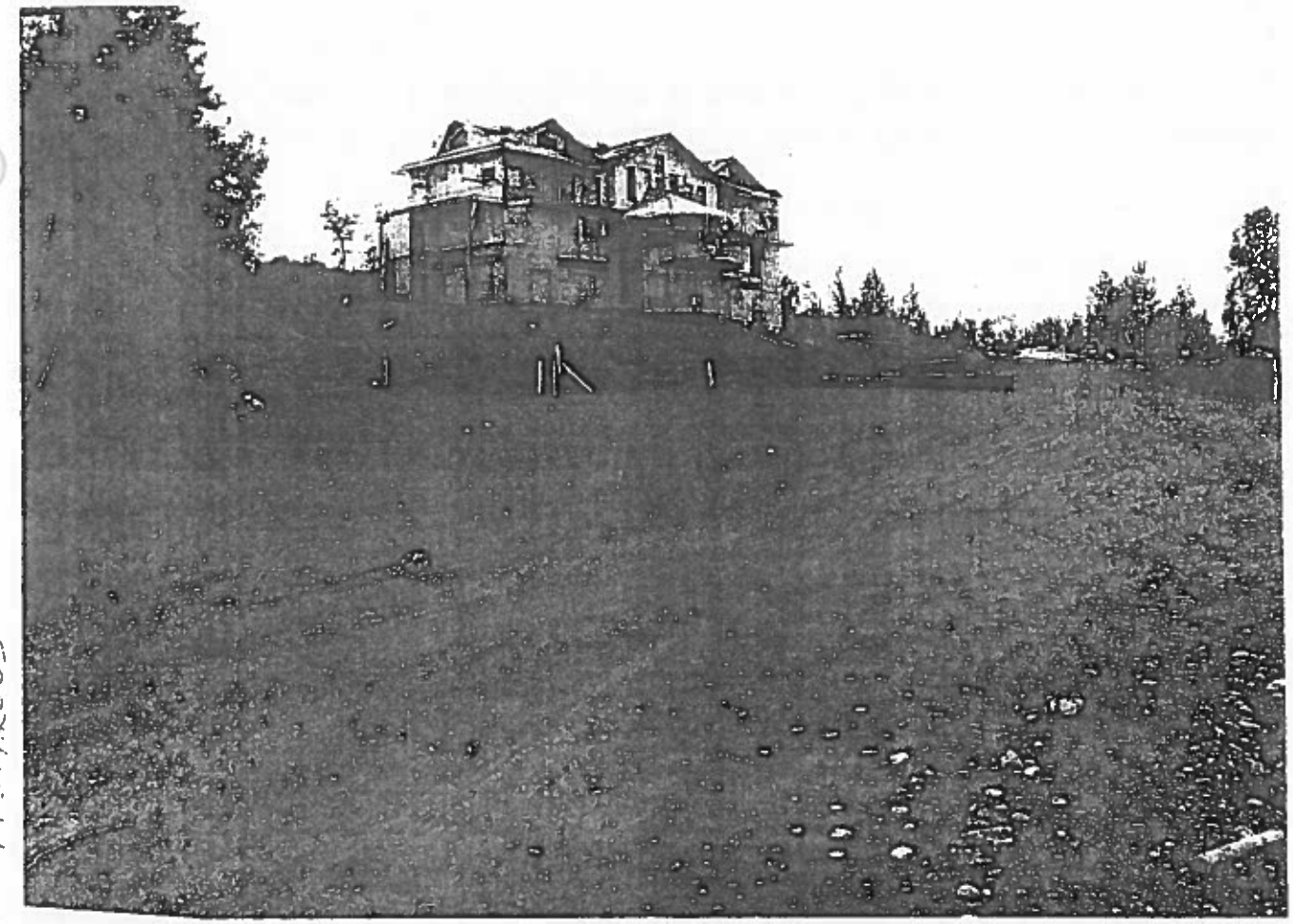
Scott M. Haan

Scott M. Haan P.E.
Chief of Building Inspections

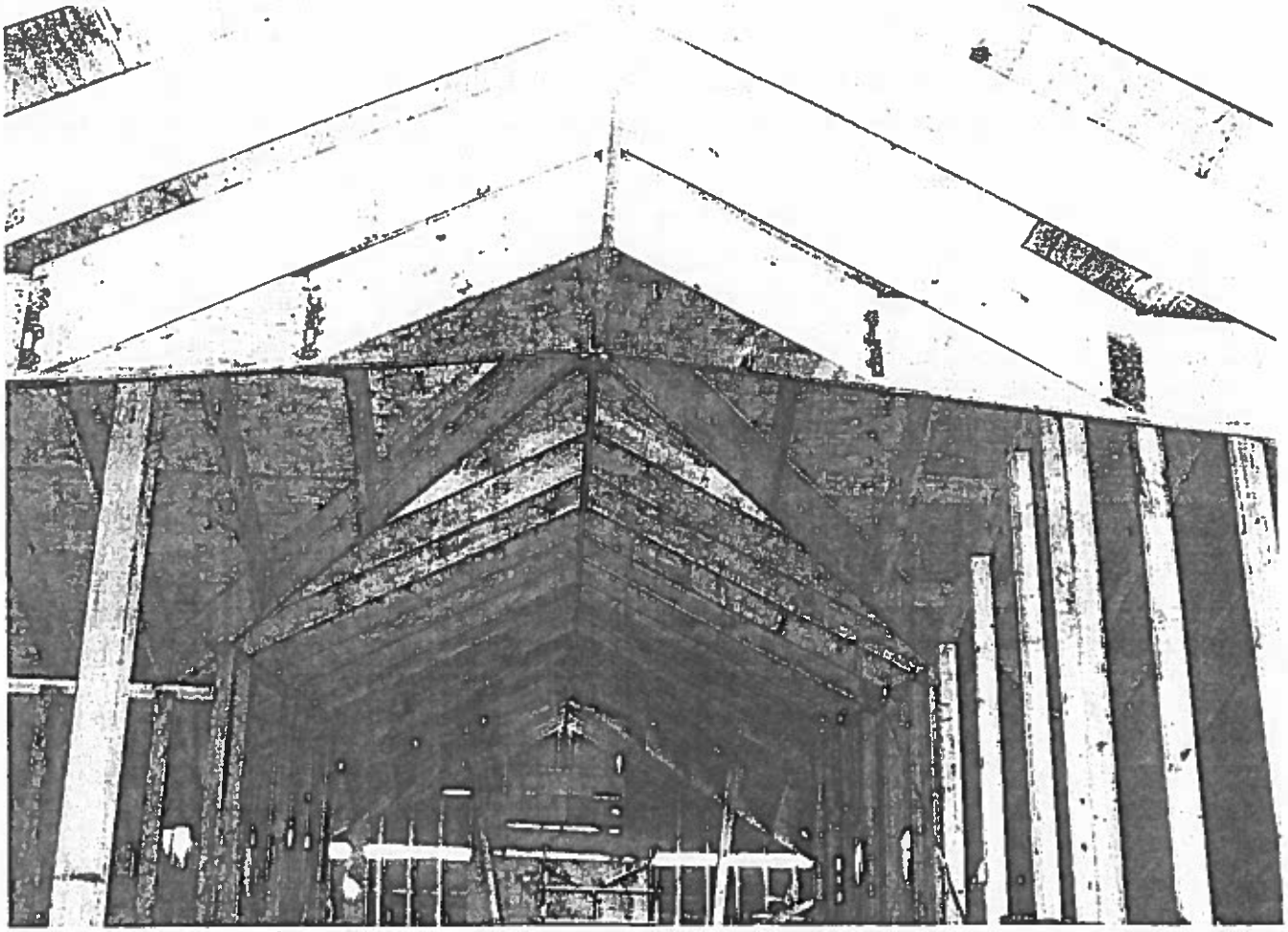
SMH/vg

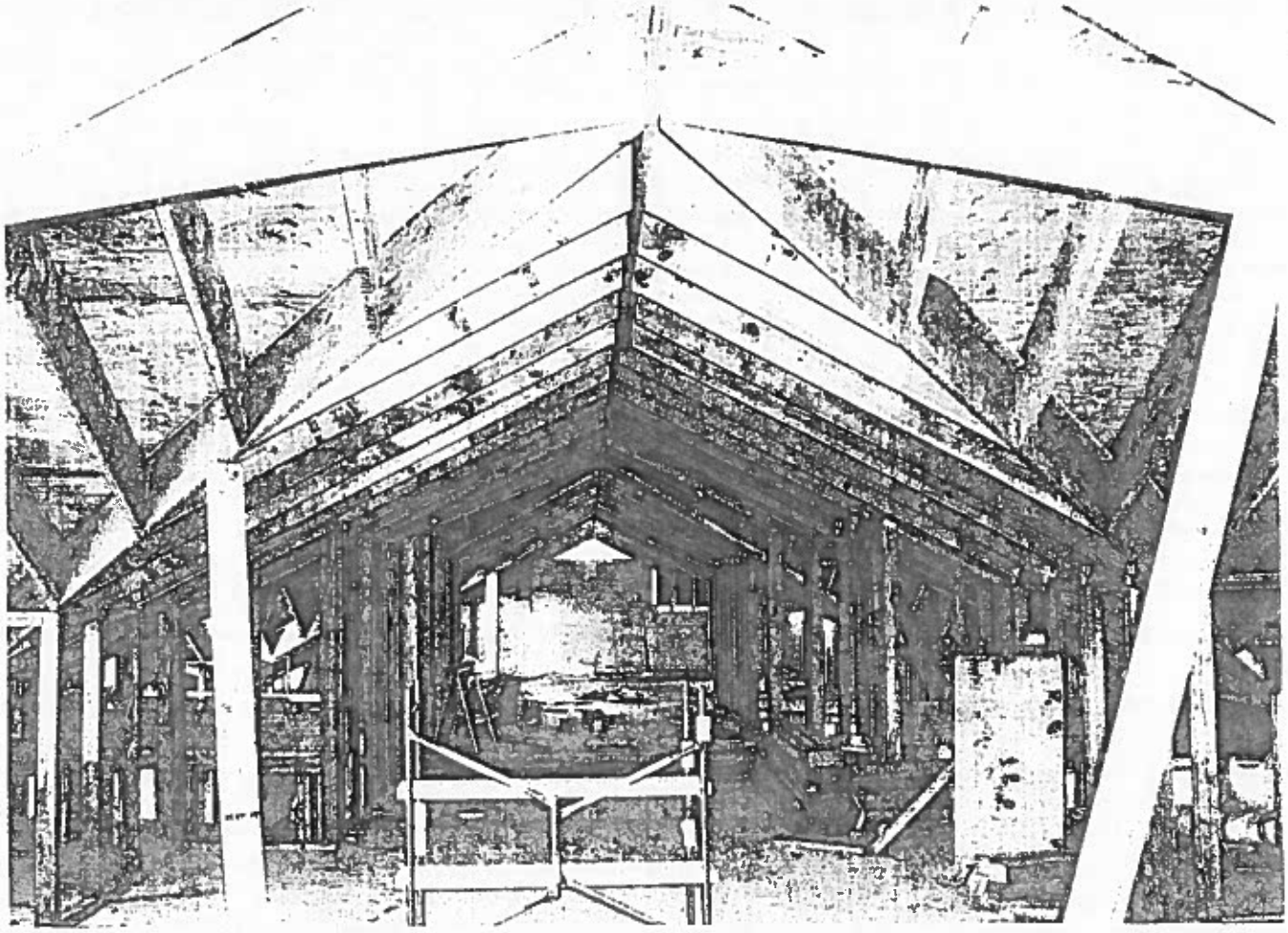
Attachment "A"

7/31/2005



N W Corner L7A ↑ 7/31/2005





MUNICIPALITY OF ANCHORAGE

ALL PERSONS ARE HEREBY ORDERED TO AT ONCE

STOP WORK

PERTAINING TO CONSTRUCTION, ALTERATIONS, REPAIRS, WIRING, GRADING, OR REGULATED EQUIPMENT OR LAND USE

On these premises at Seaview Heights, Lot 7B, Block 2, NHN West Dimond, Anchorage, Alaska

This order is issued because failure to verify amount of fill on neighboring property. Provide engineering report indicating amount of fill; provide compaction tests; provide slope setbacks; provide 2:1 slopes (or engineered alternative)

By: Scott Haan, Chief of Building Inspections

Date: August 5, 2004 Time: 3:30 p.m.

AMC 23.10.202.4.3 Unlawful continuance

warning

4-23-05

Looking W

Looking NE

L7B Seaview 4-27-05