



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: _____

Building Address: 4084 Linthicum Road
 City: Dayton State: MD Zip Code: 21036
 Suite/Apt. #: _____ SDP/WP/BA #: _____
 Census Tract: 0051.04 Subdivision: METNICK
 Section: _____ Area: _____ Lot: 3
 Tax Map: 29 Parcel: 85 Grid: 1
 Zoning: CR-200 Map Coordinates: _____ Lot Size: 1,200

Property Owner's Name: Tim + Kathryn Nordvedt
 Address: 13720 Howard Rd
 City: Dayton State: MD Zip Code: 21036
 Phone: 410-382-3720 Fax: _____
 Email: tnordvedt@gmail.com

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Existing Use: Residential
 Proposed Use: Residential
 Estimated Construction Cost: \$ \$50,000
 Description of Work: Redo kitchen + Master bath
Re-plumb house, Add HVAC, Add
French doors

Contractor Company: Chesnut Pines Contracting
 Contact Person: Joe Nordvedt
 Address: 13720 Howard Rd
 City: Dayton State: MD Zip Code: 21036
 License No.: 103795
 Phone: 413-537-5567 Fax: _____
 Email: ChesnutPinesContracting@gmail.com

Occupant/Tenant Name: Tim + Kathryn Nordvedt
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor: <u>307</u>	<u>50</u>
	2 nd floor: <u>NA</u>	
Area of construction (sq. ft.):	Basement: <u>307</u>	<u>50</u>
	<input type="checkbox"/> Finished Basement	
Use group:	<input checked="" type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:		
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Structural Steel	No. of Bedrooms: <u>3</u>	
<input type="checkbox"/> Masonry	Multi-family Dwelling	
<input type="checkbox"/> Wood Frame	No. of efficiency units:	
<input type="checkbox"/> State Certified Modular	No. of 1 BR units:	
	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: [Signature]
 Email Address: tnordvedt@gmail.com
 Title/Company: _____

Print Name: Tim Nordvedt
 Date: 1/21/17

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

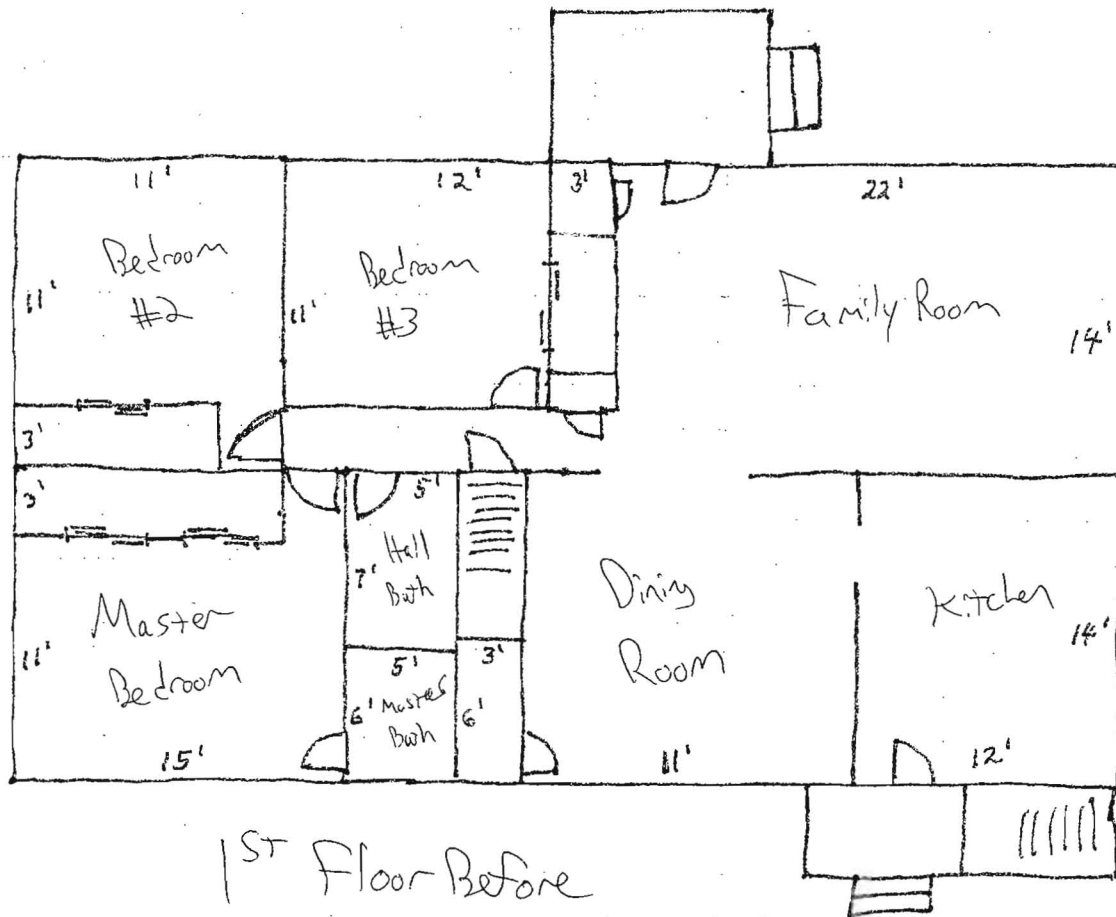
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>1/21/17</u>	<u>H. Oswald</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



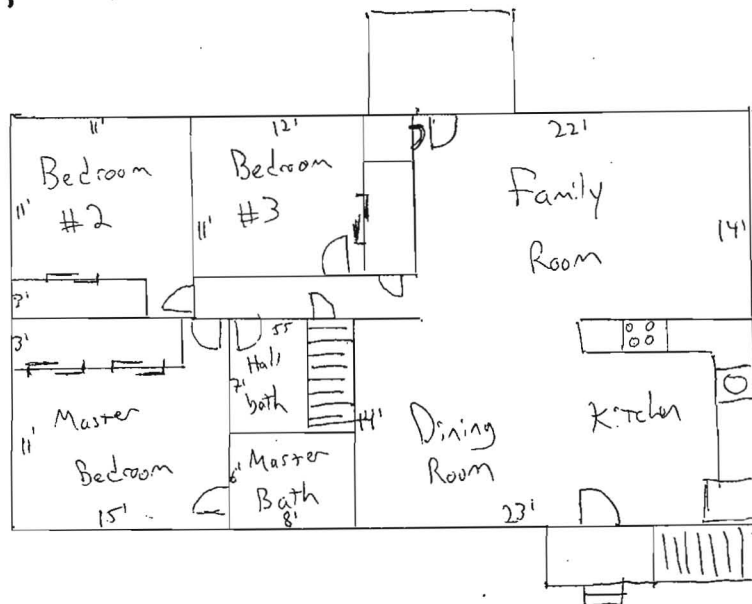
APPROVED

WALK-THRU BUILDING PERMIT

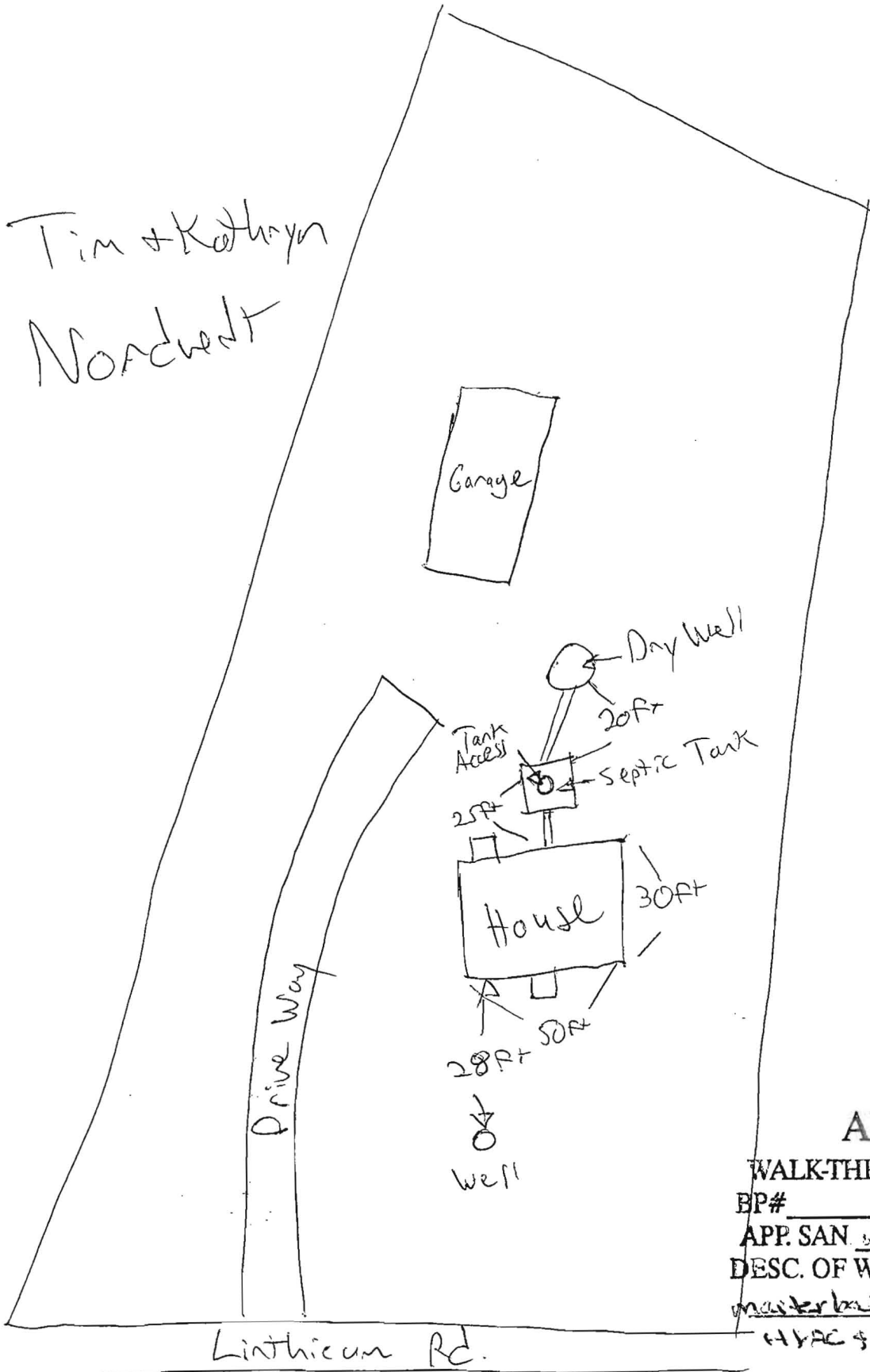
BP# _____ A# _____

APP. SAN H. Oswald DATE: 1/13/17 | 5th Floor After

DESC. OF WORK: Redo kitchen & master bath plumbing. Add HVAC & french doors



Tim + Kathryn
Noachweh



APPROVED
WALK-THRU BUILDING PERMIT
BP# _____ A# _____
APP. SAN. H. OSWALD DATE: 1/13/17
DESC. OF WORK: Relo kitchen & master bath & plumbing. Add HVAC & french doors.

4684 Linthicum Rd. Dayton, MD 21036

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Friday, January 06, 2017 8:45 AM
To: 'Tim Nordvedt'
Subject: RE: askhealth question
Attachments: Disinfecting your Well Water Supply.docx

Do you have a report or some documentation from the company who did the well work? If you send me that and some pictures, that might be sufficient. I notice the total coliform bacteria was present in the sample. After the casing work, you should have had the well chlorinated. Did that take place? If not you should chlorinate the well according to the attached procedures and either way have another sample taken to see if the bacteria is now absent. Thanks
Jeff

From: Tim Nordvedt [mailto:tnordvedt@gmail.com]
Sent: Wednesday, January 04, 2017 12:30 PM
To: Williams, Jeffrey
Subject: Re: askhealth question

Jeff,

Attached are the results from the well test we had done. And the casing has been fixed. We had a well company come out to extend the casing several feet above ground and redo the plumbing to meet code. You said you need to see the upgraded well first. Will that happen with a drive by or can I take a picture and forward that to you.

I will draw up my plot plan and onve you verify the well I am ready to come in and have you check over everything to make sure it is in line.

Thanks for all your help
Tim

On Tue, Dec 13, 2016 at 1:24 PM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

It sounds like they are describing the walk-through permit process. In that case, you come to our office first to get our approval before going to their office. If you are doing the walk-through, you will fill out the blank permit and prepare your plot plan as I described. Bring them both to our office and we can sign off on the permit and stamp the plot plan. You will take them to the building permit office for their approval. We will need to see the upgraded well first, so don't come in until that's done. You can coordinate with me for when you want to come in since I'm familiar with your situation. Thanks

Jeff

From: Tim Nordvedt [mailto:tnordvedt@gmail.com]
Sent: Tuesday, December 13, 2016 1:15 PM

To: Williams, Jeffrey
Subject: Re: askhealth question

When I talked to the building permit office. They said before I can come in and apply for the permit I have to have prior approval from the health dept. But it sounds like you can't give approval until I apply and you double check the scope of work. Should I go in and apply and let them know I am in communication with you or what is the proper way to do this? Will they ask for some official letter stating you approve us to apply for the permit?

On Tue, Dec 13, 2016 at 12:56 PM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

That looks fine. Once we receive the building permit application, we'll double check the scope of work listed on it and verify that it matches what you just sent. You will need to submit a plot plan as part of the BP application. It will show the property, house location, well location, septic components locations. We will just check that and verify that the well work was completed.

From: Tim Nordvedt [<mailto:tnordvedt@gmail.com>]

Sent: Sunday, December 11, 2016 10:14 PM

To: Williams, Jeffrey

Subject: Re: askhealth question

Attached are the before and after floor plans. As you can see on the main floor there are very few changes, just removing a couple small walls to open things up. The basement I only sent one floor plan over. At this point the basement finishing is off the table. It is currently unfinished and it is going to remain unfinished. If what I have attached is not sufficient and you need something else just let me know.

I have contacted a well company and a plumber who should be coming out this week to start the process of fixing the well. I am calling the Septic company this week to setup the time for them to come fix the septic.

What is the next step for me? What else do you need on my end to move towards to approval for getting the building permit?

Thanks

Tim

On Tue, Dec 6, 2016 at 2:38 PM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

You can submit floorplans directly to me via email or drop them off.

From: Tim Nordvedt [<mailto:tnordvedt@gmail.com>]

Sent: Tuesday, December 06, 2016 11:52 AM

To: Williams, Jeffrey

Subject: Re: askhealth question

For the floor plans, do they have to be submitted in an official format or do I just upload those and send them to you?

For the well, it is further from the house than I thought. I measured it last night and it is actually 28 ft from the house. The well and septic are on opposite sides of the house. With the house in the middle I can't give an exact measurement. But the well is roughly 90 ft from the holding tank and approx. 120 ft from the drainage field.

For the casing, I have read different places that some people say only a well company can be certified to extend the casing. Other people say only a certified plumber can extend the casing. Does the county have any requirements as to who does the work?

And finally for the testing, it was performed by Fountain Valley Analytical Laboratory in Westminster, MD. I am assuming they are state licensed. The report I have lists "MD State Certification #133".

On Tue, Dec 6, 2016 at 10:56 AM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

We would like the before and after floorplans. For the well, you can extend the casing at any time. Before you do so, I would like some confirmation on the distance from the well to the house and the well to the septic tank/drainfield to make sure the location is ok before you spend the money on upgrading it.

If the tests were done by a state licensed testing lab, we can accept the private tests. Our office can take samples for processing at the state lab (for a fee) if you prefer.

From: Tim Nordvedt [mailto:tnordvedt@gmail.com]

Sent: Monday, December 05, 2016 2:11 PM

To: Williams, Jeffrey

Subject: Re: askhealth question

We had Fyock Septic come out, they installed the original system in the 60's. They said there are 2 issues that need to be addressed.

First, is the pipe from the house to the tank. They said there is build-up and that pipe just needs to be replaced.

The tank itself is fine.

Second is the waste leaving the tank, it is not leaving. They don't know the extent of the repairs until they start digging things up. It could be as simple as a collapsed pipe going from the holding tank to the dry well and all they need to do is replace the pipe. Or the drainage field could have gone bad (I'm not a septic guy, so I don't know what that means but I am assuming that you might). If the later is the case they would need to do a new drainage field.

So you need a floor plan of the house. Do you need a before and after or just the after, what we are doing to the house?

For the well, can we go ahead and extend the casing above ground or do we need to wait on something. And the test results. Do we need to setup a new test through the county or do you just need to see the results from the test we already had run.

Tim

On Mon, Dec 5, 2016 at 2:01 PM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

If you are just rehabbing existing living space and not adding living space and not making major changes to the layout that might cause an increase in bedrooms, we would not need to officially evaluate your system prior to building permit approval. That means that even though the system is undersized, the permit does not meet a threshold in which we would do anything about it. Similarly, that scope of work would not meet the threshold to require the disposal area and the associated perc testing.

You mention leaving the system as-is but repairing it. What work were you looking to have done on the septic?

If the well is more like 15' or more from the house and you're getting good test results (free from bacteria, e coli, nitrates below 10, turbidity below 10), we would just require the well casing to be brought up above grade and be ok with less than 30'. You do not need a permit to extend the casing above grade, but we will look to see the water test results.

From: Tim Nordvedt [mailto:tnordvedt@gmail.com]

Sent: Monday, December 05, 2016 12:00 PM

To: Williams, Jeffrey

Subject: Re: askhealth question

Jeff,

Thanks you very much for the prompt and detailed response. I really appreciate it.

I do have a couple of follow up questions for clarification.

First off, our lender is requiring us to have a building permit. So we have to apply for one.

First the septic. You said it is sized for a 2 bedroom. The house is currently built as a 3 bedroom. At this point we have decided to not add any living space. We are just going to leave it as is. It sounds like you are saying the septic is undersized. Will we be allowed to leave it as is and just repair it since we are not make and living space additions to the house? We are just cleaning up what is already there.

Second the well. It is more than 10 ft from the house, but I am fairly confident it is less than 30. It is currently in a pit. It was already on our list to extend the well to above ground. So I am already aware that needs to be done. Also on our list is to replumb the entire house. The previous owner had no sediment filter and did not use the water for several decades. Combined with the below grade well the lines have a lot of sediment in them. Our first well test failed, but they came back out to retest and this time the test let the water run for over an hour to flush the lined before testing. Once the line started running clear, he took another sample and it tested fine that time.

So what is my next step to move forward on the well and the septic. I have a lot of contractors lined up waiting to be scheduled. But I need a building permit first. I just don't want to jump the gun and have to redo any work.

Once again, I thank you very much for your time and help. Just let me know where to go from here.

Tim

On Mon, Dec 5, 2016 at 11:39 AM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

I found a file for the property. The only record we have is the original septic system installation from 1960, which would seem to indicate that there has been no additional activity since then. I've attached the file. I'll try to lay everything out for you here. It's a bit complicated because it could go in a bunch of different directions based on what is out there and what you are doing. What the file shows is a 750g septic tank leading to a drywell that is over 12' deep. This system is sized for 2 bedrooms and is below the minimum allowable size in the state regulations. There is no record of the well in the file. Here is what all of that means for you:

- If you are simply renovating the existing living space, one level of consideration is whether there will be a building permit at all. Health Dept does not review electrical permits or plumbing permits. If you don't need a building permit for your work, we will have no involvement at all unless you voluntarily come to us for a repair to your well or septic system.
 - If you do want to repair your septic system now, but there is no building permit for our review, we would handle it like any other repair. You would hire a septic contractor and they would coordinate with us. We would do repair perc testing and spec a system. This system could be sized larger to accommodate a future addition or finished basement if you wish. That would be a \$165 repair perc test fee and \$165 repair septic permit fee.
- If your initial renovation will involve a building permit, but you are not increasing any living space, we would ask for floor plans to see if you are rearranging rooms in a way that add bedrooms.
 - If we determine that you are not increasing living space or number of bedrooms, it would not trigger an evaluation of your existing system or need to upgrade it unless a site visit showed it to be actively failing. You could choose to voluntarily repair it as described above. If it were failing, we would look for the repair as described above.
 - Regardless of the floorplans, the building permit review will cause us to evaluate the well. If you have passing potability tests from the well, that is a good thing. The other concern would be the location of the well and whether it is in a pit or has casing up above grade.
 - Current regulations require a house to be 30' from a well. If the well is closer than that to the well, it would not meet current code. If the well is more than 10' from the house, we may allow

it to remain if the water quality and construction is acceptable. If it is less than 10' from the house, it might be so close that we ask for a replacement well. If the well is located inside the house, we would look for a replacement well to be drilled.

- If the well location is acceptable, but the well is located in a pit, we would likely ask for it to be upgraded so that the casing is extended above grade and the pit eliminated.
- If the floorplans for the renovation show a rearrangement in a way that increases the number of bedrooms, the same requirements would apply as for finishing the basement. See below.
- If you end up proposing an addition to living space or addition to the number of bedrooms, either through finishing the basement or a bump out or a rearrangement of existing living space, this triggers two requirements, one for the system itself and one for the sewage disposal area. The well requirements as described above would still apply.
 - An increase in living space or bedrooms triggers the requirement for a property to have a sewage disposal area. This is an area where perc testing has confirmed good soil for sewage disposal and big enough for three systems that is approved on a perc certification plan signed by our office. This sets aside an area for future replacement systems that will not be in conflict with any buildings, pools, sheds, etc. and proves that the lot has decent soil for future systems to allow for it to be expanded. Newer lots have this area established during the subdivision. On older lots like yours, we would need to do perc testing to establish an area. You would need to submit an application for perc testing along with a test plan showing the proposed area with test holes and all other required info as stated on our guidance document (attached). The perc test fee is \$506. After testing, if the tests showed good soil, you would submit a perc certification plan for our signature. This would need to be done prior to building permit approval and prior to septic system upgrade as described next.
 - For this proposal, we would evaluate the existing system. Based on our records, we know that the tank and drywell are undersized. A replacement system sized for the proposed number of bedrooms would be needed. That would be a \$396 septic permit and a design plan for the replacement system would have to be submitted. The replacement system would need to be located inside an approved sewage disposal area as described above. The system replacement must be done after the perc certification and before Health approval of the building permit.

Let me know if you have any questions regarding any of this. Thanks

Jeff

From: Tim Nordvedt [<mailto:tnordvedt@gmail.com>]

Sent: Friday, December 02, 2016 7:02 PM

To: Williams, Jeffrey

Subject: Re: askhealth question

Jeff,

Just to add on to what I said earlier and to give you the scope of the situation. My wife and I are buying this house under the Fannie Mae Home Renovation Loan program. I am not sure if my 230K inspector/representative dropped the ball in not telling me any of this or if I should have done more homework myself. But this is the first I've heard of any approvals from the health dept, perc test, new wells, septic etc... Our inspector had us set aside a small amount of money for the septic repairs and nothing for the well, since that passed all test. My wife and I are doing the home reno loan because we are not in a position to be shelling out a ton of money for updates/repairs. When we start talking new well and new septic this goes way beyond our budget and what the bank has agreed to finance. We are closing on the December 12th so somewhat in a time crunch. If it really is going to be all this work and expense beyond what we budgeted we may need to delay closing, go back to the bank and restructure the loan.

Which is why I mentioned our second thoughts about adding the living spaces to the basement. Leaving it a 3 bedroom 2 bath and leaving the bigger project for down the road. Would that make this a simpler process and prevent us from doing all the extra stuff that adds a chunk to the budget?

Like I mentioned, we are closing on Dec 12th, so it is a bit of a time crunch to decide what if anything needs to be done to the loan. So the sooner I get an answer the better.

I appreciate your time and attention to this.

Tim

On Fri, Dec 2, 2016 at 4:01 PM, Tim Nordvedt <tnordvedt@gmail.com> wrote:

Thanks for the response. Due to timing and budget my wife and I have been questioning whether or not to finish the basement. We may just handle the first floor and leave the basement for a future project. If we leave the basement alone does that make things easier?

On Fri, Dec 2, 2016 at 3:58 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

The threshold for our involvement would be a building permit. The building permit to add bedrooms will require us to evaluate the existing septic system and have it upgraded to meet current regulatory requirements and be sized to accommodate the proposed number of bedrooms. If one doesn't exist for the property, a sewage disposal area for the initial and future replacement sewage systems would have to be established on the property based on percolation testing. The well location and construction would also be evaluated and would potentially have to be upgraded or replaced. Most of this would be based on the increase in living space/bedrooms by finishing the basement.

I will try to find any existing file for the property in our records and walk you through what you will need to do based on what we may already have. Thanks

Jeff

From: Tim Nordvedt [mailto:tnordvedt@gmail.com]
Sent: Thursday, December 01, 2016 10:46 AM
To: Williams, Jeffrey
Subject: Re: askhealth question

Thanks Jeff,

The address is 4684 Linthicum Rd, Dayton, MD 21036. My wife and I are purchasing this house. We are closing 12/12/16. The situation is that the house belonged to a hoarder and has basically been untouched since it was build in the 60's. Structurally, everything is fine. 99% of the work is just cosmetic. New kitchen, bathrooms, flooring, paint, windows, doors, etc... We are replumbing and rewiring the house. The house is currently 3 bedroom/2 bath. We are going to finish off part of the basement to make it 5 bedroom/3 bath. Before we put in an offer the family allowed us to bring in contractors/inspectors so that we could see exactly what needs to be done to the house and how bad off it was. We had a well inspector come in and he was quite surprised that the well was totally fine. It passed the 5gpm flow test and it passed the test for drinkable water. His only suggestion was to add a sediment filter and UV light. We had a septic company come out to check out the system. He pumped the tank because it was pretty much full. He said that it is flowing from the house to the holding tank, but slightly restricted. So a new pipe would need to be installed from the house to the holding tank. He also said that it is not leaving the holding tank. Which could be as simple as a new pipe to the drainage field or a new drainage field.

I do not have a building permit. I was told I could not get one until I have your dept approval. And this is my first correspondence with the health dept.

Thanks

Tim

On Thu, Dec 1, 2016 at 10:29 AM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello Tim. I'd be happy to go over your project and we can figure out exactly what would be needed for the building permit. Some of our general guidance documents can be tricky because each case is different depending on the scope of the work proposed and the condition of the existing system and the available area on

the lot. If you want, you can send me the property address, the proposed work being done, the building permit if there is one, any correspondence you may have already had with our department, etc.

I would suggest that you get a definitive answer from us prior to moving forward with the septic work so that you know the full extent of what may be needed before you have them out there. You don't want to have to get them out there twice. Thanks

Jeff Williams

Program Supervisor, Well & Septic Program

Bureau of Environmental Health

Howard County Health Dept.

410-313-4261

jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.