

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	50 Philadelphia Ave., Takoma Park	Meeting Date:	7/24/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/19/17
Review:	HAWP	Public Notice:	7/12/17
Case Number:	37/03-17XX	Tax Credit:	None
Applicant:	Karen Johnson	Staff:	Dan Bruechert
Proposal:	Deck Installation		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The balustrade and railing must be constructed using wood with inset pickets between the top and bottom rails. Revised details must be submitted to staff for review with final authority for approval delegated to staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1920-30s

PROPOSAL:

The applicant is proposing to install a Trex composite deck at the rear of the house. The deck will be approximately 23' (twenty-three feet) long and 10' (ten feet) wide. The deck will be accessed via the back door and seven steps down to the deck level. The proposed balustrade will be constructed using black aluminum and the applicant is proposing a Trex rail cap. As this deck will not be at all visible from the public right of way, Staff has elected to use the Expedited Staff Report.

STAFF RECOMMENDATION:

 Approval
 X **Approval with conditions.**

1. The balustrade and railing must be constructed using wood with inset pickets between the top and bottom rails. Revised details must be submitted to staff for review with final authority for approval delegated to staff.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code,

Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Steve@AnDeck Contact Person: Steve Schell
*CCN Daytime Phone No.: (301) 500-9028

Tax Account No.: _____
Name of Property Owner: Karen Johnson Daytime Phone No.: _____
Address: 50 Philadelphia Ave, Takoma Park 20912
Street Number City State Zip Code
Contractor: American Deck/Plat Phone No.: _____
Contractor Registration No.: 94325
Agent for Owner: Steve Daytime Phone No.: 1712

80508

LOCATION OF BUILDING/PERMIT
House Number: 50 Street: Philadelphia Ave
Town/City: Takoma Park Nearest Cross Street: Maple
Lot: 5 Block: 85 Subdivision: Hillcrest
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|--|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |
- 1B. Construction cost estimate: \$ 8K
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ACTIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/assessment

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

Signature of owner or authorized agent

7/5/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

New Deck per Plans

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

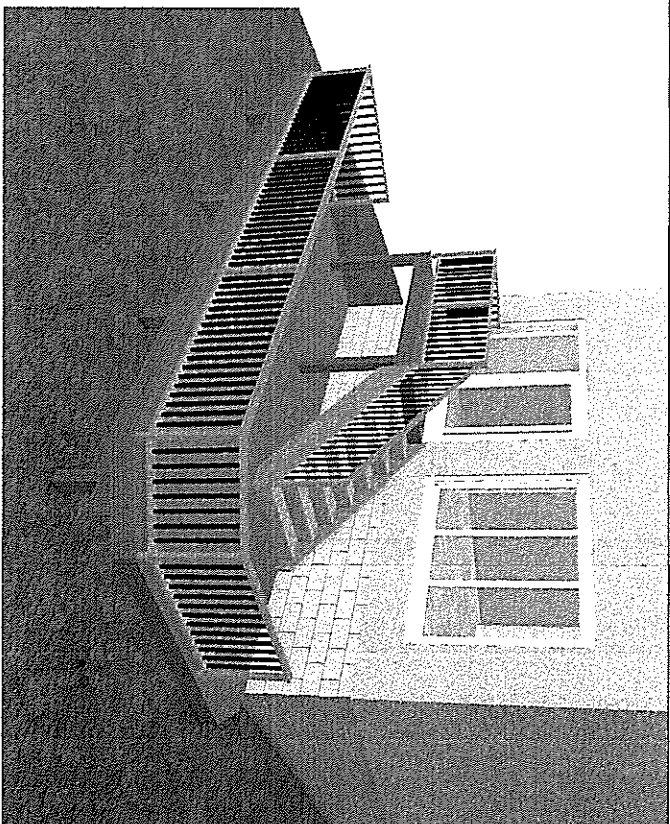
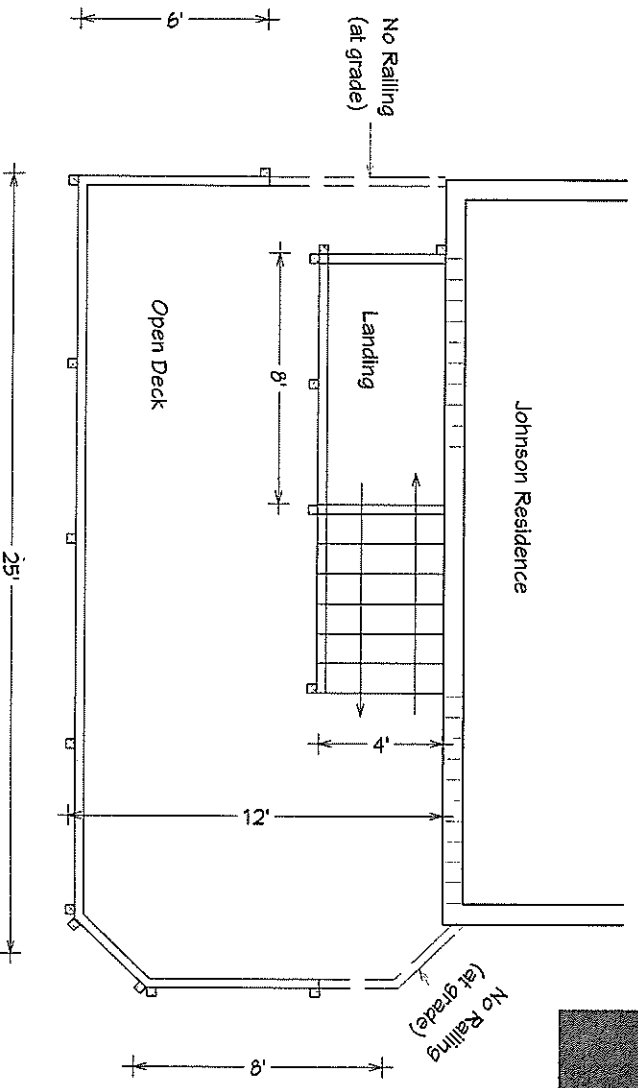
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Scope of Work
 Install new open deck at grade
 Landing with steps at exterior door
 Black aluminum balusters
 Trex Select flooring and rail cap
 PT rail posts and cross members



Designer:
 American Deck Metro DC
 7842 Twin Stream Drive
 Ellicott City, MD 21043
 301-984-DECK (3325)
 www.amdeck.com

Owner:
 Johnson, Karen
 50 Philadelphia Ave
 Takoma Park MD 20912

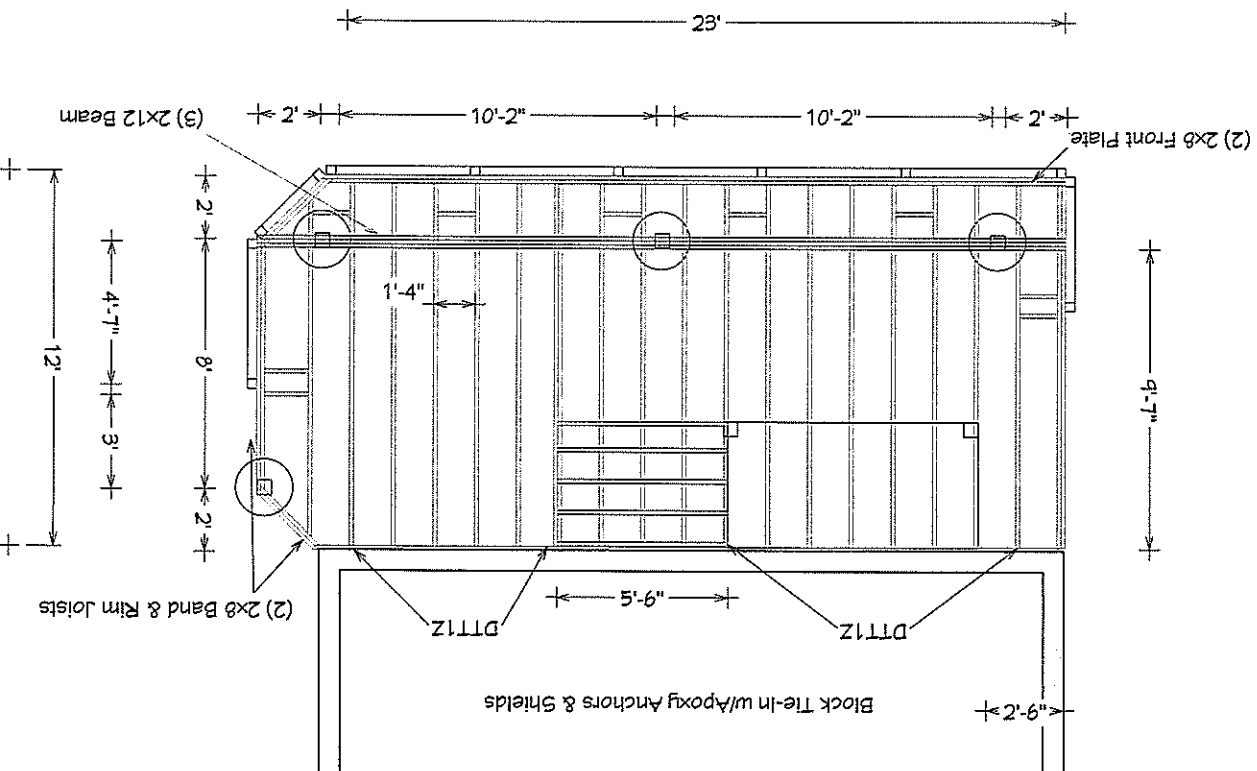
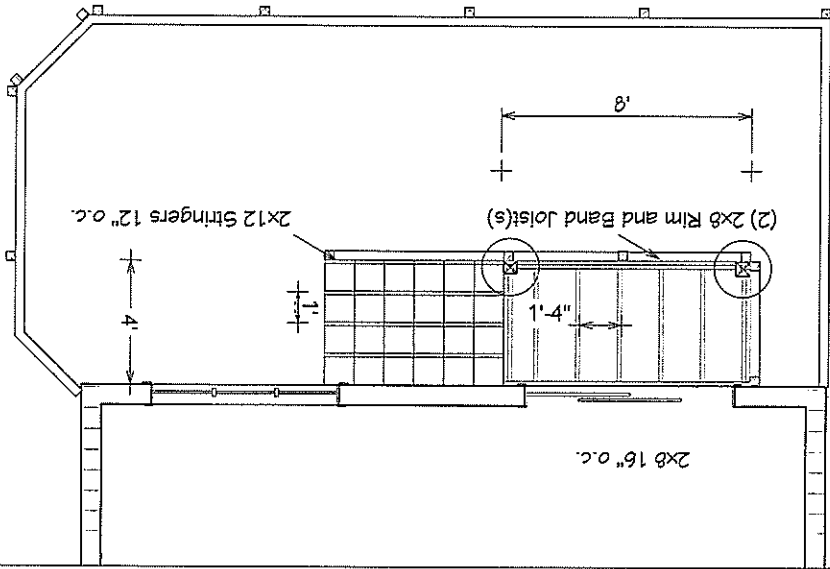


SCALE:
 1/4" = 1'

SHEET:
 1

5

Framing Overview
 2x8 16" o.c. Joists (typ)
 (3) 2x12 beam
 LUS210z and LUS210-2Z ledger to joist(s)
 H2.5z beam to joist connection



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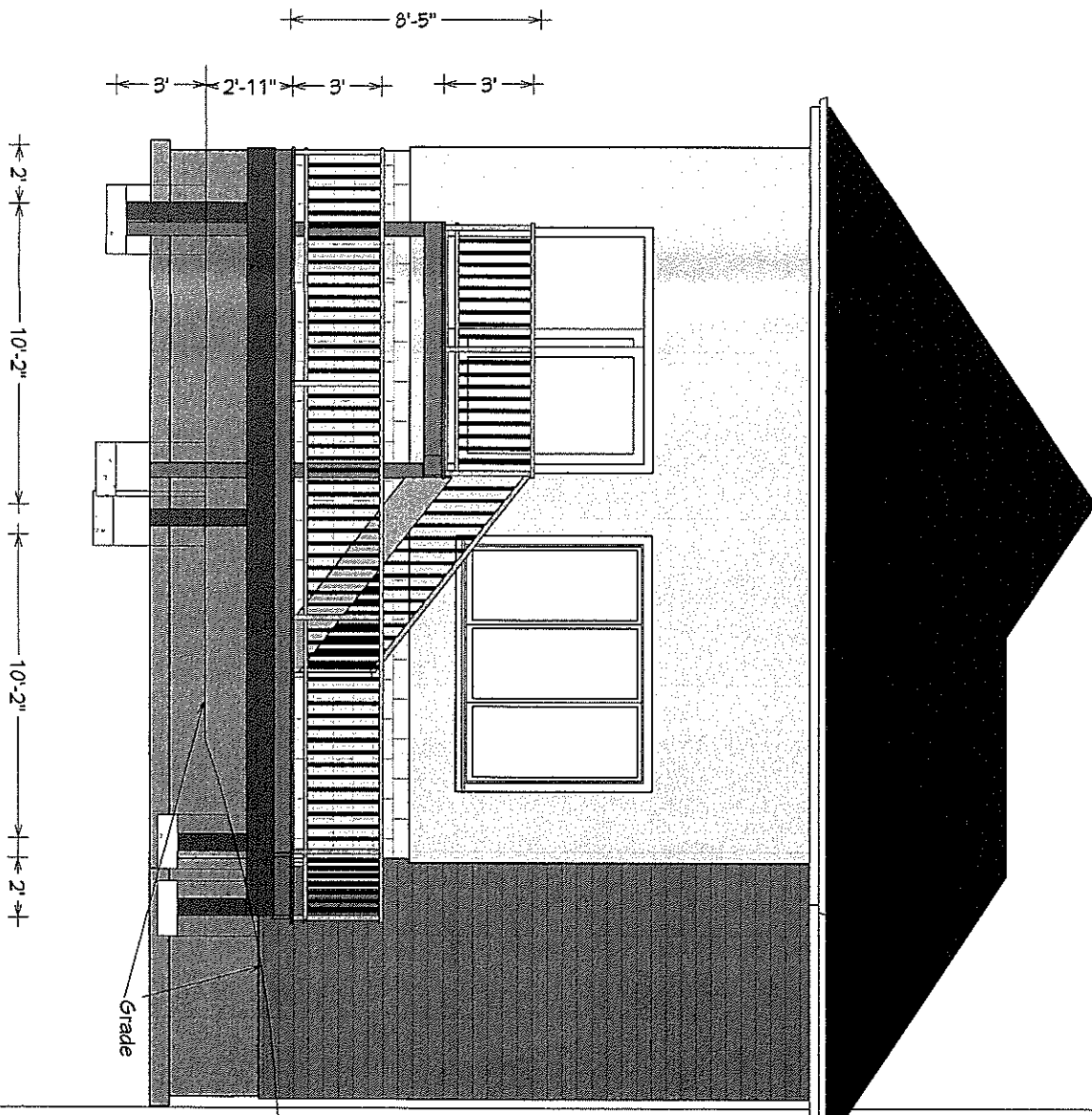
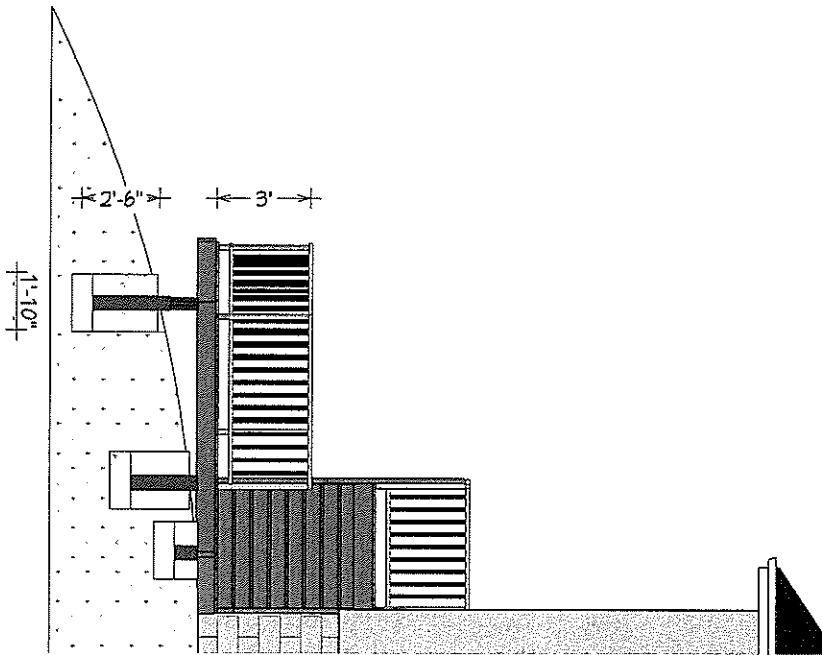
SCALE:
 1/4" = 1'

SHEET:

2

6

Elevation Overview



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 Takoma Park MD 20912



SCALE:
 1/4" = 1'

SHEET:

3

7



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ESR-3168

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Reissued 02/2017
This report is subject to renewal 02/2019.

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES

SECTION: 06 50 00—STRUCTURAL PLASTICS

SECTION: 06 53 00—PLASTIC DECKING

REPORT HOLDER:

TREX COMPANY, INC.

**160 EXETER DRIVE
WINCHESTER, VIRGINIA 22602**

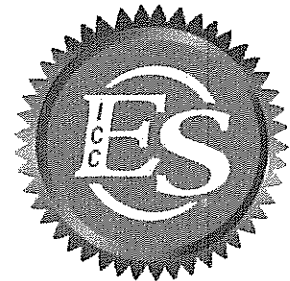
EVALUATION SUBJECT:

TREX® ENHANCE®, TRANSCEND®, AND SELECT® DECKING



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ICC-ES Evaluation Report

ESR-3168

Reissued February 2017

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DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES

Section: 06 50 00—Structural Plastics

Section: 06 53 00—Plastic Decking

REPORT HOLDER:

TREX COMPANY, INC.
 160 EXETER DRIVE
 WINCHESTER, VIRGINIA 22602
 (540) 542-6300
www.trex.com

EVALUATION SUBJECT:

TREX® ENHANCE®, TRANSCEND®, AND SELECT® DECKING

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2015, 2012 and 2009 *International Building Code*® (IBC)
- 2015, 2012 and 2009 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Structural
- Durability
- Surface-burning characteristics

1.2 Evaluation to the following green code(s) and/or standards:

- 2013 California Green Building Standards Code (CALGreen), Title 24, Part 11
- 2012 and 2008 ICC 700 *National Green Building Standard*™ (ICC 700-2012 and ICC 700-2008)

Attributes verified:

See Section 3.1

2.0 USES

Trex® composite Enhance®, Transcend®, and Select® Decking are for use as deck boards (Figure 1) for exterior balconies, porches, decks, stair treads and other exterior walking surfaces of Type V-B (IBC) construction, and in structures constructed in accordance with the IRC. Trex® Enhance®, Transcend® and Select® Fascia Boards

(Figure 2) is for use as nonstructural trim components for exterior balconies, porches and decks of Type V-B (IBC) construction, and in structures constructed in accordance with the IRC.

3.0 DESCRIPTION

3.1 General:

Trex® composite decking is a wood thermoplastic composite lumber (WTCL) deck board and fascia, with an integrated shell that covers the boards on the top surface and sides. The underside of the boards and fascia is not covered by the integrated shell. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. The deck board and fascia are made from approximately 50 percent wood fiber and 50 percent polyethylene by weight, and are alternatives to preservative-treated or naturally durable lumber. Trex® composite decking is manufactured by a continuous extrusion process and is available in varies colors, sizes, and textures per each product as described in Sections 3.1.1, 3.1.2, and 3.1.3. The Trex® Hideaway® hidden fastening system (Figure 3) is described in Section 3.1.4.

The attributes of the Trex® composite decking have been verified as conforming to the provisions of (i) CALGreen Section A5.406.1.2 for reduced maintenance; (ii) ICC 700-2012 Section 602.1.6 and 11.602.1.6 for termite-resistance materials and Section 601.7, 11.601.7, and 12.1(A).601.7 for site-applied finishing materials; and (iii) ICC 700-2008 Section 6.2.8 for termite-resistant materials and Section 601.7 for site-applied finishing materials. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance. See Section 3.2 for limitations on termite-resistance use.

3.1.1 Trex® Enhance Composite Decking: Enhance® decking is available in 3 colors: Beach Dune, Clamshell, and Saddle. Trex® Enhance composite decking has square-edge and grooved-edge profiles. The square-edge deck boards are 1-inch-thick-by-5½-inch-wide nominal (25 mm by 140 mm) and the grooved-edge deck boards are 1-inch-thick-by-5½-inch-wide nominal (25 mm by 140 mm). Trex® composite fascia boards are ¾-inch-thick-by-7¼-inch-wide (17 mm by 184 mm) and ¾-inch-thick-by-11¼-inch-wide (17 mm by 288 mm) profiles.

3.1.2 Trex® Transcend® Composite Decking: Transcend® composite decking is available in ten colors:

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Gravel Path, Fire Pit, Vintage Lantern, Tree House, Rope Swing, Spiced Rum, Lava Rock, Island Mist, Havana Gold, and Tiki Torch. Transcend® composite decking has square-edge and grooved-edge profiles. The square-edge deck boards are 1-inch-thick-by-5½-inch-wide nominal (25 mm by 140 mm) or 1⅜-inch-thick-by-5½-inch-wide nominal (33 mm by 140 mm) and the grooved-edge deck boards are 1-inch-thick-by-5½-inch-wide nominal (25 mm by 140 mm). Trex® Transcend® composite fascia boards are ¾-inch-thick-by-7¼-inch-wide (17 mm by 184 mm) and ¾-inch-thick-by-11¼-inch-wide (17 mm by 288 mm) profiles.

3.1.3 Trex® Select® Composite Decking: Select® composite decking is available in 5 colors: Madeira, Pebble Grey, Winchester Grey, Woodland Brown, and Saddle. The Select composite decking has square-edge and grooved-edge profiles. The square-edge deck boards are 1⅝-inch-thick-by-5½-inch-wide nominal (20 mm by 140 mm) or 1⅜-inch-thick-by-5½-inch-wide nominal (33 mm by 140 mm). Grooved-edge deck boards are 1⅝-inch-thick-by-5½-inch nominal (25 mm by 140 mm). The Select® composite fascia are ¾-inch-thick-by-7¼-inch wide (17 mm by 184 mm) and ¾-inch-thick-by-11¼-inch-wide (17 mm by 288 mm) profiles.

3.1.4 Trex® Hideaway® Hidden Fastening System: The hidden fastener system is designed specifically for Trex® composite deck boards having grooved-edges and consists of a stainless steel clip or a plastic universal clip and No. 8 by 2-inch-long (51 mm) stainless steel flathead screw.

3.2 Durability:

When subjected to weathering, insect attack and other decaying elements, the deck board and fascia material are equivalent in durability to preservative-treated or naturally durable lumber. Accordingly, the material is permitted to be used as an alternative to preservative-treated or naturally durable lumber on exterior decks, porches, balconies and stair treads, as applicable. The deck board and fascia have been evaluated for use in ambient air temperatures between -20°F (-29°C) and 125°F (52°C).

3.3 Surface-burning Characteristics:

When tested in accordance with ASTM E84, Trex® composite boards have a flame-spread index no greater than 200.

4.0 DESIGN AND INSTALLATION

4.1 Design: Allowable Stresses:

Table 1 lists allowable stress values only for the Trex® Transcend® decking recognized in this report. These values must not be adjusted.

4.2 Installation:

4.2.1 Deck Boards: The deck boards maybe installed perpendicular or at an angle to the supporting construction, Table 2 lists the maximum spacing for deck boards installed perpendicular or at an angle to the supporting construction.. The deck boards must be spaced at edges and ends in accordance with the manufacturer's published installation instructions.

4.2.2 Deck Boards Used as Stair Treads: The deck boards, when used as stair treads, are sufficient to resist the code-prescribed concentrated load of 300 lbf (1.33 kN) when installed at a maximum center-to-center spacing as indicated in Table 3.

4.2.3 Deck Board Fasteners: Trex® "grooved-edge" boards, when installed perpendicular to the supporting construction with the Trex® Hideaway® Stainless Steel or Universal Hidden Fastener Systems with No. 8 by 2-inch (51 mm) stainless steel flathead screws, have an uplift

rating of 100 psf (4788 Pa) up to a maximum span of 16 inches (406 mm) when installed at each support. Trex® "square-edge" solid boards (no edge groove) are installed with two No. 8 or No. 10 by 2½-inch (63.5 mm) wood screws at ends to each support, at least 1 inch (25.4 mm) from the board end and sides. The allowable fastener head pull-through capacity for the screws is 237 lbf (1054 N) per fastener. Multiple joists or blocking must be used to provide adequate surface for fastener embedment at board ends.

5.0 CONDITIONS OF USE

The Trex® composite deck boards described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Trex® composite decking is limited to exterior use as deck boards for balconies, porches, decks and stair treads of Type V-B (IBC) construction and structures constructed in accordance with the IRC.
- 5.2 The Trex® composite fascia is limited to exterior use as trim for balconies, porches and decks of Type V-B (IBC) construction and structures constructed in accordance with the IRC.
- 5.3 Installation must comply with this report, the manufacturer's published instructions and the applicable code. When the manufacturer's published installation instructions differ from this report, this report governs.
- 5.4 The use of the Trex® composite decking and fascia as a component of a fire-resistance-rated assembly is outside the scope of this report.
- 5.5 The compatibility of the fasteners with the supporting construction, including chemically treated wood, is outside the scope of this report.
- 5.6 The deck boards must be directly fastened to supporting construction. Where required by the code official, engineering calculations and construction documents consistent with this report must be submitted for approval. The calculations must verify that the supporting construction complies with the applicable building code requirements and is adequate to resist the loads imparted upon it from the products and systems discussed in this report. The documents must contain details of the attachment to the supporting structure consistent with the requirements of this report. The documents must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
- 5.7 The Trex® composite decking board and fascia are produced in Winchester, Virginia, and Fernley, Nevada, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with applicable portions of the ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (AC174), dated January 2012 (editorially revised December 2014).
- 6.2 Test data in accordance with ASTM D7031 for bending, compressive stress parallel to longitudinal direction (F_c), compressive stress perpendicular to longitudinal direction ($F_{c\perp}$) and shear stress (F_v).

7.0 IDENTIFICATION

The deck board and fascia board described in this report must be identified by a label on the packaging bearing the Trex Company, Inc., name and address, the product name and the evaluation report number (ESR-3168).

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TABLE 1—ALLOWABLE DESIGN STRESS VALUES ONLY FOR TREX® TRANSCEND® SOLID AND GROOVED-EDGE DECKING

PROPERTY	ALLOWABLE DESIGN VALUE (psi)
Flexural stress (F_b) ¹	500
Modulus of Elasticity (E) ¹	200,000
Compressive stress parallel to longitudinal direction (F_c) ²	540
Compressive stress perpendicular to longitudinal direction ($F_{c\perp}$) ²	540
Shear stress (F_v) ²	360

For SI: 1 psi = 6.9 kPa.

¹Values are based on testing for flatwise bending.

²Values are based on testing to ASTM D7031.

TABLE 2—DECK BOARD SPAN RATING

DECK BOARD	ANGLE WITH RESPECT TO JOIST (degrees)	MAXIMUM SPAN ¹ (Inches)	ALLOWABLE CAPACITY ² (lb/ft ²)
Enhance® 1-by-5.5 Solid	30	8	100
Enhance® 1-by-5.5 Solid	45	12	100
Enhance® 1-by-5.5 Solid	60	14	100
Enhance® 1-by-5.5 Solid	90	16	100
Enhance® 1-by-5.5 Grooved-edge	30	8	100
Enhance® 1-by-5.5 Grooved-edge	45	12	100
Enhance® 1-by-5.5 Grooved-edge	60	14	100
Enhance® 1-by-5.5 Grooved-edge	90	16	100
Transcend® 1-by-5.5 Solid	30	8	100
Transcend® 1-by-5.5 Solid	45	12	100
Transcend® 1-by-5.5 Solid	60	16	100
Transcend® 1-by-5.5 Solid	90	24	100
Transcend® 1-by-5.5 Grooved-edge	30	8	100
Transcend® 1-by-5.5 Grooved-edge	45	12	100
Transcend® 1-by-5.5 Grooved-edge	60	14	100
Transcend® 1-by-5.5 Grooved-edge	90	16	100
Transcend® 1 ³ / ₈ -by-5.5 Solid	30	8	100
Transcend® 1 ³ / ₈ -by-5.5 Solid	45	12	100
Transcend® 1 ³ / ₈ -by-5.5 Solid	60	16	100
Transcend® 1 ³ / ₈ -by-5.5 Solid	90	24	100
Select® 1 ⁵ / ₁₆ -by-5.5 Solid	30	8	100
Select® 1 ⁵ / ₁₆ -by-5.5 Solid	45	12	100
Select® 1 ⁵ / ₁₆ -by-5.5 Solid	60	14	100
Select® 1 ⁵ / ₁₆ -by-5.5 Solid	90	16	100
Select® 1 ⁵ / ₁₆ -by-5.5 Grooved-edge	30	8	100
Select® 1 ⁵ / ₁₆ -by-5.5 Grooved-edge	45	12	100
Select® 1 ⁵ / ₁₆ -by-5.5 Grooved-edge	60	14	100
Select® 1 ⁵ / ₁₆ -by-5.5 Grooved-edge	90	16	100
Select® 1 ³ / ₈ -by-5.5 Solid	30	8	100
Select® 1 ³ / ₈ -by-5.5 Solid	45	12	100
Select® 1 ³ / ₈ -by-5.5 Solid	60	14	100
Select® 1 ³ / ₈ -by-5.5 Solid	90	16	100

For SI: 1 inch = 25.4 mm; 1 lb/ft² = 47.9 Pa.

¹Maximum span is measured center-to-center of the supporting construction.

²Maximum allowable capacity is adjusted for durability. No further increases are permitted.



TABLE 3—MAXIMUM STAIR TREAD SPANS²

DECK BOARD	MAXIMUM SPAN (inches) ¹
Enhance 1-by-5.5 Solid	12
Enhance 1-by-5.5 Grooved-edge	12
Transcend [®] 1-by-5.5 Solid	12
Transcend [®] 1 ³ / ₈ -by-5.5 Solid	12
Transcend [®] 1-by-5.5 Grooved-edge	12
Select [®] 1 ⁵ / ₁₆ -by-5.5 Solid	9
Select [®] 1 ⁵ / ₁₆ -by-5.5 Grooved-edge	9
Select [®] 1 ³ / ₈ -by-5.5 Solid	12

For SI: 1 inch = 25.4 mm; 1 lb/ft² = 47.9 Pa.

¹Maximum span is measured center-to-center of the supporting construction.

²Based on a minimum two-span installation.

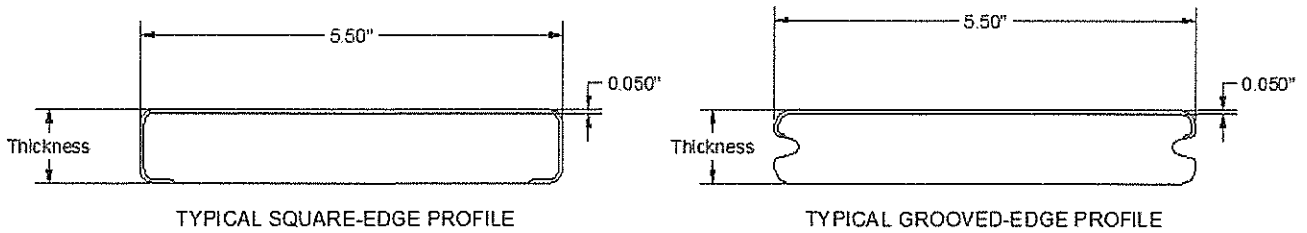


FIGURE 1—TYPICAL TREX[®] DECK BOARD PROFILES

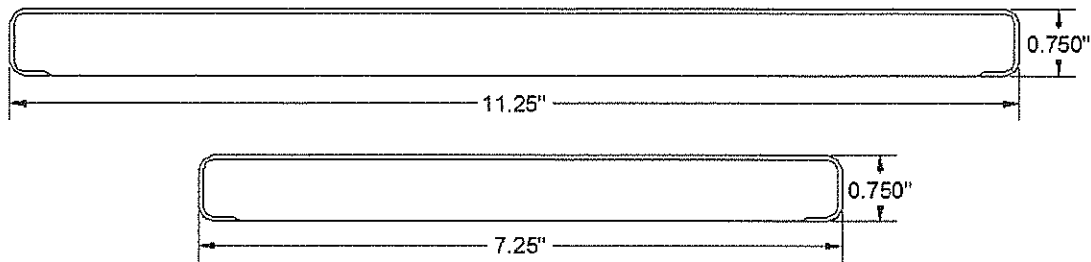


FIGURE 2—TREX[®] FASCIA PROFILES

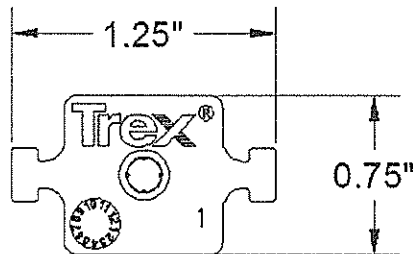


FIGURE 3—HIDDEN FASTENER PROFILE

For SI: 1 inch = 25.4 mm.

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ICC-ES VAR Environmental Report

VAR-1011

Reissued June 2017

This report is subject to renewal June 2019.

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A Subsidiary of the International Code Council®

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES

Section: 06 53 00—Plastic Decking
Section: 06 63 00—Plastic Railings

REPORT HOLDER:

TREX COMPANY, INC.
160 EXETER DRIVE
WINCHESTER, VIRGINIA 22602
(540) 542-6300
www.Trex.com

EVALUATION SUBJECT:

Trex Transcend™ Decking and Trex Transcend™ Fascia: 1x8 and 1x12

1.0 EVALUATION SCOPE

Compliance with the following evaluation guidelines:

- ICC-ES Environmental Criteria for Determination of Recycled Content of Materials (EC101), dated March 1, 2012.
- ICC-ES Environmental Criteria for Determination of Bio-based Material Content (EC102), dated March 1, 2012.

Compliance eligibility with the applicable sections of the following green building rating systems, standards and codes:

- National Green Building Standard (ICC 700-2008) (see Table 4 for details)
- LEED for Homes 2008 (see Table 5 for details)
- LEED 2009 for New Construction and Major Renovations (see Table 6 for details)
- 2010 California Green Building Standards Code (CALGreen), Title 24, Part 11 (see Table 7 for details)

2.0 USES

Trex® Transcend is used for a variety of exterior applications, including nonstructural trim and deck boards and guardrail assemblies for balconies, porches and exterior walking surfaces.

3.0 DESCRIPTION

Trex® products are wood thermoplastic composite lumber (WTCL) made from a blend of wood and polyethylene. The products are manufactured in a variety of sizes, profiles, textures and colors.

4.0 CONDITIONS

4.1 Code Compliance:

The Trex Transcend™ Decking and Trex Transcend™ Fascia: 1x8 and 1x12 have been evaluated for compliance with the requirements of the International Codes as listed in Table 3 of this report.

4.2 Green Rating Systems, Standards and Code Eligibility:

The information presented in Tables 4 through 7 of this report provides a matrix of areas of evaluation and corresponding limitations and/or additional project-specific requirements, and offers benefits to individuals who are assessing eligibility for credits or points.

The final interpretation of the specific requirements of the respective green building rating system and/or standard rests with the developer of that specific rating system or standard or the AHJ, as applicable.

Compliance for items noted as "Verified Attribute" is subject to any conditions noted in the tables. Decisions on compliance for those items noted as "Eligible for Points" in Tables 4 through 7 rest with the user of this report, and those items are subject to the conditions noted. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. Rating systems or standards often provide supplemental information as guidance.

5.0 BASIS OF EVALUATION

The information in this report, including the "Verified Attribute," is based upon the following supporting documentation:

- 5.1 ICC-ES EC101. [Evaluation applies to ICC 700 Section 604.1; LEED Homes MR Credit 2.2; LEED NC MR Credit 4; CALGreen Section A4.405.3 & A5.504.4].
- 5.2 ICC-ES EC102. [Evaluation applies to ICC 700 Section 606.1(2)].
- 5.3 Evidence of compliance with termite resistance in accordance with Section 4.4 of the ICC-ES Acceptance Criteria for Thermoplastic Composite Wood Products (AC109) or Section 3.9 of the ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails) (AC174). [Evaluation applies to ICC 700 Section 602.8.]

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6.0 IDENTIFICATION

Trex products are identified with a stamp noting the manufacturer's name (Trex) and address, the product name, the manufacturing location, the ICC-ES evaluation report number (if applicable), and the name or logo of the

inspection or grading agency. The report subjects are also identified on the product and/or packaging with the VAR Environmental Report number (VAR-1011) and the ICC-ES SAVE Mark, as applicable.

TABLE 1—RECYCLED CONTENT BY WEIGHT SUMMARY

PRODUCT NAME	RECYCLED MATERIALS	% PRE-CONSUMER RECYCLED CONTENT	% POST-CONSUMER RECYCLED CONTENT	% TOTAL RECYCLED CONTENT
Trex Transcend™ Decking Trex Transcend™ Fascia: 1x8 & 1x12	Wood	47.70	0	95.40
	Polyethylene	16.70	31.00	

TABLE 2—BIOBASED MATERIAL CONTENT SUMMARY

PRODUCT	MINIMUM % BIOBASED CONTENT	METHOD OF DETERMINATION
Trex Transcend™ Decking Trex Transcend™ Fascia: 1x8 & 1x12	40%	Calculation

TABLE 3—ICC-ES EVALUATION REPORT NUMBER FOR TREX PRODUCTS

PRODUCT	REPORT NUMBER
Trex Transcend™ Decking Trex Transcend™ Fascia: 1x8 and 1x12	<u>ESR-3168</u>

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TABLES 4 THROUGH 7

Section Number	Section Intent	Possible Points	Conditions of Use to Qualify for Points	Trex Transcend™ Decking Trex Transcend™ Fascia: 1x8 & 1x12
TABLE 4—SUMMARY OF AREAS OF ELIGIBILITY WITH THE NATIONAL GREEN BUILDING STANDARD (ICC 700-2008)				
602.8	Termite-resistant materials are used.	6 max	To earn 6 points all structural elements must be termite resistant in areas of heavy termite infestation. 2 or 4 points are available for areas with lower infestation probability.	●
604.1	Use two or more major and/or minor building materials containing recycled content.	2 6 max	2, 4 or 6 points may be earned when products are used with another major building component with recycled content of 25% < 50%; 50% < 75%; ≥ 75%, respectively.	●
606.1(2)	Two types of biobased materials are used, each for more than 1 percent of the project's projected building material cost.	6	To earn 6 points two types of bio-based products must be used and the cost of each must be more than 1% of the projects projected building material cost.	●
903.4.1(3)	The moisture content of lumber is sampled to ensure it does not exceed 19 percent prior to the surface and/or wall cavity exposure.	4	To earn 4 points the moisture content of lumber must be determined to not exceed 19%, such as measuring with a moisture meter, prior to enclosure.	○
TABLE 5—SUMMARY OF AREAS OF ELIGIBILITY WITH USGBC'S LEED FOR HOMES 2008				
MR 2.2	Recycled content.	0.5	To earn 0.5 point use materials with recycled content such that the sum of postconsumer recycled content plus 1/2 the post industrial (preconsumer) content constitutes a minimum total recycled content of 25%.	●
TABLE 6—SUMMARY OF AREAS OF ELIGIBILITY WITH USGBC'S LEED 2009 FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS				
MR4	Recycled content.	1 2 max	To earn 1 point use materials with recycled content such that the sum of postconsumer recycled content plus 1/2 of the preconsumer content constitutes at east 10%, based on the cost,of the total value of the materials in the project. To earn 2 points use 20% or more.	●
TABLE 7—SUMMARY OF AREAS OF ELIGIBILITY WITH 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE				
A4.405.3 A5.405.4	Recycled content.	N/A	Use materials with postconsumer or preconsumer recycled content value for a minimum of 10% of the total value, based on estimated cost of materials on the project.	●
4.505.3	Moisture content of building materials.	N/A	Moisture content of lumber may be measured with an appropriate handheld moisture meter.	○
○	= Eligible for points			
●	= Verified attribute			

N/A = Not applicable (i.e. this is a minimum requirement that is meet and points/credits are not applicable).



Steve Schultze <steve@amdeck.com>

RE: 50 Philadelphia Av.

2 messages

Jan Van Zutphen <JanVZ@takomaparkmd.gov>

Thu, Jun 29, 2017 at 7:38 AM

To: "al1515@webtv.net" <al1515@webtv.net>

Cc: "steve@amdeck.com" <steve@amdeck.com>, Ian Chamberlain <IanC@takomaparkmd.gov>

Alan,

Good to meet you the other day.

No tree protection plan will be required. Please move the posts back from the edge of the deck as we discussed (cantilevered)

Key is not to damage the root systems of the larger trees to the back of the property.

Please let me know if you have any questions.

I will be out of the office from 07/04 until 07/26. I have copied Ian on this e-mail. He might be able to answer questions as well.

Jan van Zutphen
Urban Forest Manager
City of Takoma Park Department of Public Works
31 Oswego Avenue
Silver Spring, MD 20910
Ph: 301-891-7612
Fax: 301585-2405
www.takomaparkmd.gov

Steve Schultze <steve@amdeck.com>

Thu, Jun 29, 2017 at 7:39 AM

To: Karen Johnson <al1515@webtv.net>

[Quoted text hidden]

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Steve Schultze
Designer / Project Manager - American Deck and Patio
Serving The Washington DC Metro Area (NoVA, DC, MoCo & PG Co.)
Cell# (301) 500-9028
Bethesda~Brookeville~Gaithersburg~Silver Spring~DC~Chantilly~McLean~Ellicott City
www.amdeck.com
www.decksmaryland.com
www.decksinvirginia.com
www.decksinmontgomerycounty.com
www.patiosinmontgomerycounty.com

"We're Experienced...We're Reputable...and We're Qualified."

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City Of Takoma Park



The City of Takoma Park permits for the following:

Tree Impact Assessment/Tree Protection Plan:

Construction activities that occur within 50 feet of a tree, located on the property or on adjacent property, may require a Tree Impact Assessment. The City Arborist should be contacted to discuss whether a site visit and a Tree Impact Assessment are required. The tree ordinance is detailed in the City Code, section 12.12. The City Arborist can be reached at 301-891-7612.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way, (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to apply for a Fence Permit. If your application is successful, you will also need to sign a Fence Agreement that will be recorded in the Land Records of Montgomery County.

Failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

For more information and applications for City permits, see takomaparkmd.gov/services/permits or contact the Takoma Park Department of Public Works at 301-891-7633.

For properties in the Takoma Park Historic District:

According to the Montgomery Planning Department, a Historic Area Work Permit is required to change the exterior features of a historic site or a building located in a historic district, including moving, relocating, demolishing or altering exterior materials, substantially altering the environmental setting, grading, excavation and construction. More information is available at: <http://montgomeryplanning.org/planning/historic/>

City of Takoma Park



Housing & Community Development

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

April 24, 2017

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166
Fax 240-777-6262

To the Department of Permitting Services:

The below property owner or owner's representative has notified the City of Takoma Park of plans to apply for building permit(s) for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and city permit requirements that may apply to their project. This letter notifies permit applicants that failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

This property is in the **Takoma Park Historic District** and subject to all applicable requirements.

Property Owner Name: Karen Johnson
Property Owner's Representative:
Email or FAX: al1515@webtv.net
Phone Number: 301-542-4597; 301-270-8275

Location of Requested Permit: 50 Philadelphia Avenue, Takoma Park, MD 20912

Proposed Scope of Work: rear deck

The issuance of this letter does not indicate approval of the project. The City retains the right to review and comment on project plans during the Montgomery County review process. This letter is valid for one year from date of issue.

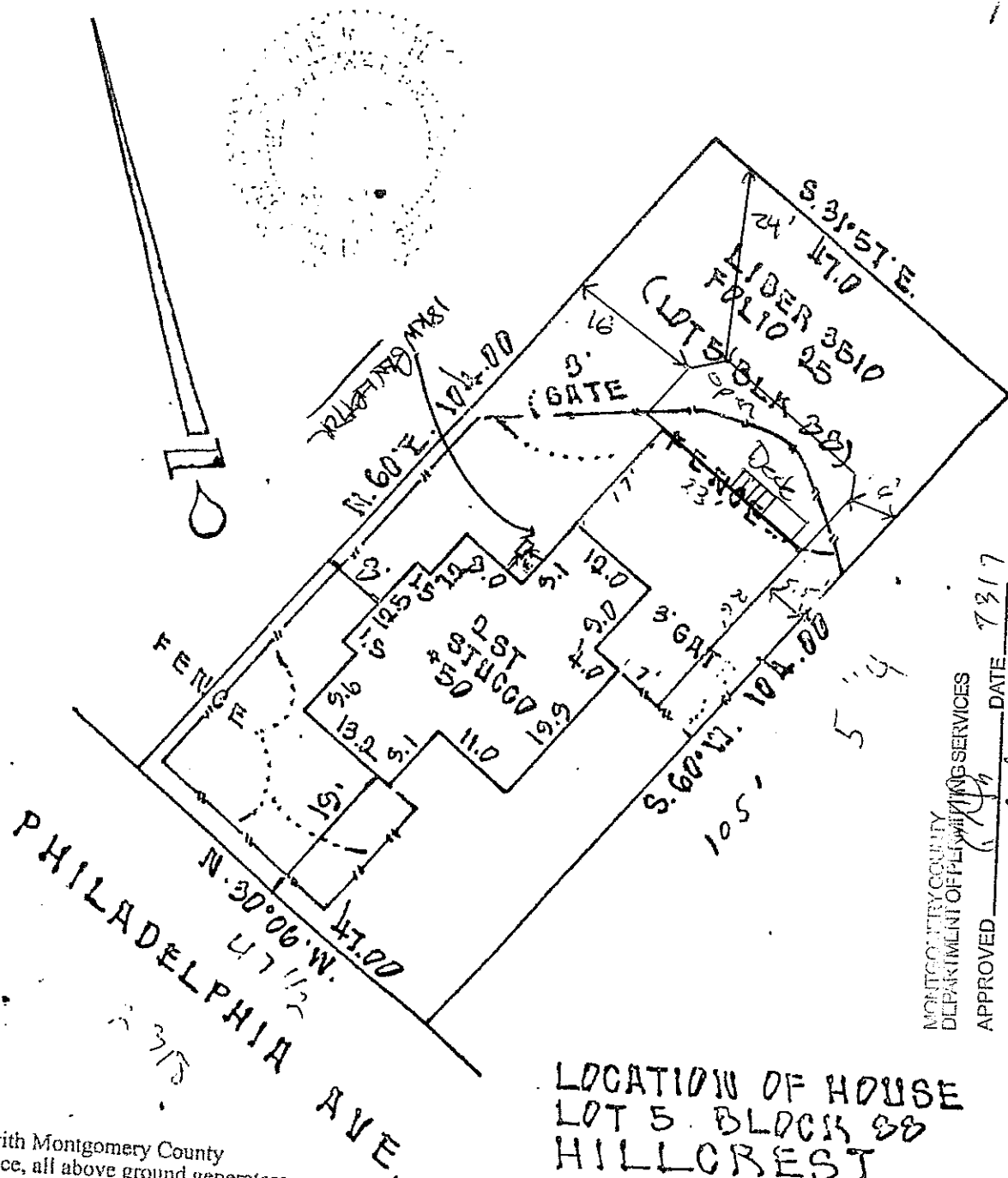
Sincerely,

Rosalind Grigsby
Community Development Manager

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NOTE: This survey for title purposes only - to be used for determining property lines. Property corner Markers Not guaranteed by this survey

175.6



MONTGOMERY COUNTY
DEPARTMENT OF PLANNING SERVICES
APPROVED: *[Signature]* DATE: 7/31/7
ZONING CLASS: R-60 PAGE: 209/211
BOARD OF APPEALS CASE: Deck

LOCATION OF HOUSE
LOT 5, BLOCK 22
HILLCREST
MONTGOMERY COUNTY, MD.

In accordance with Montgomery County Zoning Ordinance, all above ground generators, condensing units, and fuel tanks must comply with the following minimum setbacks:

Front 20' Side 7' Rear 15'

[Handwritten: ETC]

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

[Handwritten Signature: Eldon E. Snider]

REFERENCES
PLAT BK.
PLAT NO.
LIBER 3510

ELDON E. SNIDER & ASSOCIATES
LAND SURVEYORS
LAND PLANNING CONSULTANTS

407 N. FREDERICK AVENUE
GAITHERSBURG, MARYLAND
910-8100

DATE OF SURVEYS: _____
SCALE: 1" = 10' 0"

WALL CHECK: _____

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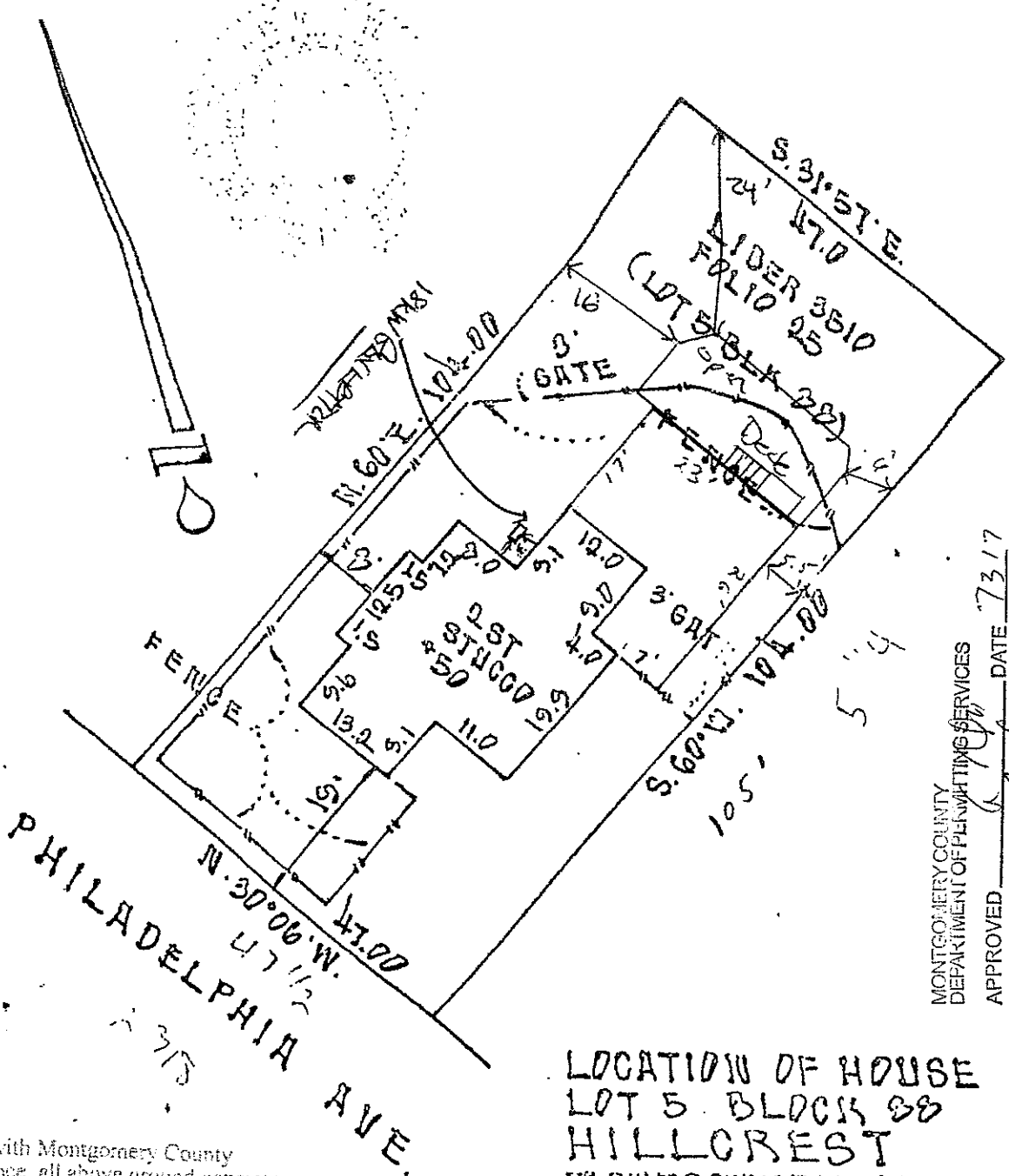
Scale 1" = 20' 3"

NOTE: This survey for title purposes only -

to be used for determining property lines. Propri

corner Markers Not guaranteed by this survey

175.6



MONTGOMERY COUNTY
DEPARTMENT OF PLANNING SERVICES
APPROVED [Signature] DATE 7/31/7
ZONING CLASS R-1 PAGE 209
BOARD OF APPEALS CASE [Signature]

LOCATION OF HOUSE
LOT 5, BLOCK 25
HILLCREST
MONTGOMERY COUNTY, M.D.

In accordance with Montgomery County Zoning Ordinance, all above ground generators, condensing units, and fuel tanks must comply with the following minimum setbacks:

Front 20' Side 7' Rear 15'
ETC

20

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Eldon E. Snider
LAND SURVEYOR

REFERENCES	
PLAT BK.	
PLAT NO.	
LIBER	3510

ELDON E. SNIDER & ASSOCIATES
LAND SURVEYORS
LAND PLANNING CONSULTANTS
407 N. FREDERICK AVENUE
GAITHERSBURG, MARYLAND
20878-1100

DATE OF SURVEYS _____
WALL CHECK _____

SCALE 1" = 20'

City of Takoma Park



Housing & Community
Development

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

June 13, 2017

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Property Owner Name:	Karen Johnson
Property Owner's Representative:	Steve Schultze
Email or FAX:	steve@amdeck.com
Phone Number:	(301) 500-9028

Location of Requested Permit: 50 Philadelphia Avenue, Takoma Park, MD 20912

Proposed Scope of Work: Deck Addition

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Sincerely,

Bryan Yamasaki
Programs Assistant

(21)

City Of Takoma Park



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