Architectural Requirements

Revision 15 – Issued July 2019

ARCHITECTURAL REQUIREMENTS REVISION HIGHLIGHTS REV 15

1. **Contents:** Updated for page changes.

2. **Application for Plan Review:** Revised moving the Architect Committee date from the 2nd Thursday each month to the 2nd Friday each month.

3. **APPLICATION FOR ALTERATIONS, MODIFICATIONS, ADDITIONS OR OTHER CHANGES: modifications also require a $200 deposit** to assure inspection before occupancy of an addition to existing property.

4. **Contractor Disclosure to Homeowner Before Transfer of Lot Ownership**: Updated heading with the current Architect Committee members.

5. **Owner/Contractor Submittal Form Para. 1e:** Revised language from “the City Inspector” to “performed for the Association” and inserted mandatory inspection upon completion of framing before start of sheetrock installation.

6. **Owner/Contractor Submittal Form Para. 11:** The City no longer issues licenses for electrical contractors but requires a state license. The form is modified to require the state license number.

7. **Para. 8. Minimum Requirements Prior to Occupancy:** Clarified that in addition to the move in inspection prior to move in the other application conditions must be met

8. **Para. 12 Retaining Walls:** Added Committee inspection of drain lines installed behind and in lake walls. | rev 5/10/19

9. **Para. 14 Utilities:** Corrected the amount for future septic tank installation by the Association on certain lots.

10. **Para. 16 Garages**: Better explanation of garage size and garage door criteria.

11. **Attachment A4 “Residential Guide”:** Replaced with 3/20/19 Guide provided by the City of Columbus.

MISSION STATEMENT

The mission of architect committee is to develop a system to achieve the following:

1. *Invoke building codes consistent with the City of Columbus.*
2. *Maintain a high environmental quality of the lake.*
3. *Respect the rights of each neighbor to enjoy the views at the lake.*
4. *Maintain property valuation by setting minimum quality and esthetic standards.*

INTRODUCTION

The purpose of this document is to:

1. Describe the design review application and approval procedures of the Lake Oconee Estates Homeowner's Association Committee of Architecture, and

2. Communicate those specific design and use elements that will create a very unique and desirable residential neighborhood character for Lake Oconee Estates.

Prior to investing extensive time and money in the preparation of detailed plans, it is strongly advised that lot owners and their architect and/or engineer meet with a member of the committee of architecture and discuss preliminary concept plans.

These requirements are administered on a case-by-case basis to encourage excellence in design. Architects and engineers should not use these requirements as constraints to creativity, but rather as parameters within which the Lake Oconee Estates area as a whole is characterized and protected.

These requirements may be amended by the Committee of Architecture from time to time. This booklet contains amendments through *Number 15 dated 07/01/19.*

SUBMITTAL REQUIREMENTS AND APPROVAL PROCEDURES

The following items must be submitted to the committee for approval. The approval is ONLY made at the monthly meeting of the committee. Please plan ahead so that the information is submitted at least one (1) week prior to the meeting. | rev 06/09/11

	Item	Comment	House	Addition	Mod	Other
1	Application	Application for Plan Review	X			
		Application for Alterations, Modifications, Additions or Other Changes		X	X	X
2	Disclosure	Contractor Disclosure to Homeowner Before Transfer of Lot Ownership | rev 3/31/15	X			
3	Information Sheet		X	X		
4	Owner/Contractor Submittal		X	X		
5	Plans	Submit two full size set of prints and a digital copy. | rev 9/14/17	X	X		
	Plot Plan	Show the lot dimension from each of the lot survey pins, the lot lines, building restriction line(s) (FEMA) and the building limit line (Oconee), the placement of the building, wing walls, driveways, sidewalks, propane tank location and well location. The plot plan must show the street curb and the distance from the curb to the lot pins. | rev 11/13/12	X	X		
	Floor Plans for lower level (i.e. basement) ground level and 2nd levels	Use of room, room sizes, door sizes, smoke detectors, exhaust fans, attic access, window locations/size, window door header sizes, floor joist size and spacing (indicate direction of joist), size of wood or steel support columns, beam sizes and lumber species, steel beam designations. | rev 11/13/12	X	X		

	Elevations	All four (4) sides of the building including door locations, window locations, porches, roof slope, roof overhang, type of roofing used, roof vents, brick or siding.	X	X		
	Exterior lighting plan	Show the location and type of exterior light fixtures.	X	X		
	Foundation plan	Size of footings, size of foundation wall, size and spacing of steel reinforcing, beam pockets, etc.	X	X		
	Cross Sections	Show each level of residence. Attachments A1, A2 and A3 may be completed and submitted for this purpose.	X	X		
6	Window Schedule	Provide a schedule listing at least egress windows with sufficient detail to confirm egress compliance. | rev 11/13/12	X	X		
7	Insulation Calculations	Effective 8/27/11 the State of Nebraska made the 2009 Energy Code mandatory. The contractor/ owner must submit a REScheck calculation form to confirm compliance. The REScheck forms are available at www.energycodes.gov | rev 11/13/12	X	X		
8	Landscape Plan	Site plan showing the general location of plans less than 3 feet. Show type and location of plants/ trees that will mature to heights over 3 feet showing distance from the lot line and house. Show hardscape (stone, walls and concrete paving) and fencing.				X
9	Dock Plan	Show location from neighboring lot lines. Submit type of dock and dimensions of the dock.				X

APPLICATION FOR PLAN REVIEW

Any requests submitted before the 1st Friday of the month will be evaluated at the next Committee meeting. The Committee meets monthly typically on the 2nd Friday of the month. | Rev 05/10/19

Please Print

Lot Number _____ Project Address_____

Square Feet: Livable_____ Total_____
Owner _____ Phone_____

Mailing Address _____E-mail address _____| rev 11/13/12

Builder _____ Phone_____

Mailing Address_____ E-mail address _____|rev 11/13/12

Architect/Designer _____ Phone_____

Mailing Address_____ E-mail address _____|rev 11/13/12

The minimum application fee of **$ 750** plus and additional construction impact deposit of $2,500 is included with this Application. The Owner agrees to pay the following fees and comply with Board actions including loss of lake privileges if the project exceeds fifteen (15) months from the actual start date. The Owner agrees to pay the final fee as adjusted based upon the actual completion date prior to moving in to the home. The completion date is the date of the final inspection by the committee, completion of open inspection items prior to moving into the house and completion of the street cleanup. | rev 7/16/17

An Owner shall include an additional $2,500 construction impact deposit check made payable to the Lake Oconee Association. The construction impact deposit will be deposited into Association's operating account and any interest shall accrue for the benefit of the Association only. If, in the sole and absolute discretion of the Architect Committee or Association, Owner or its employees, independent contractors, successors or assigns, fail to adequately maintain Owner's Lot and surrounding area free of debris, construction materials, dirt and other impacts from said construction, then the construction impact deposit may be used by the Architect Committee or Association, in their sole and absolute discretions, for upkeep and maintenance of the Owner's Lot and surrounding Lots which may be impacted by construction activities on Owner's Lot, which may include but is not limited to the following: removing trash, installing silt fence, cleaning the street, removing silt and re-seeding surrounding lots. In the event that the Architect Committee or Association, in its sole and absolute discretion, undertakes any actions due to impact by construction activities from Owner's Lot, Owner agrees to hold Architect Committee and Association and their respective representatives and contractors harmless from any and all claims, demands, complaints, causes of action and liabilities relating thereto, from any persons whomsoever. Once construction activities are completed to the satisfaction of the Architect Committee and Association, the Owner shall be entitled to a refund of any remaining portion of the construction deposit that has not been utilized by the Architect Committee or Association. | rev 7/16/17

This is in addition to additional fees required to cover the additional construction duration. | rev 10/31/08 3/31/15

The final application fee is based upon the following table:

MONTHS*	FEE **	MONTHS*	FEE **
1-12	**$ 750.**	**15**	**$ 1,050.**
13	**$ 850.**	**16+**	**add $200 per month AND lose all**
14	**$ 950.**		**Lake privileges**

* Or any portion of the month.
** For each day that there is not a "port-a-john" on site, from the start of concrete work, there fee will be increased by $4 per day. Shared units must be no more than two lots away.

|rev 11/13/12

The intent of the higher fees is to encourage timely completion and to offset additional costs to the Association related to the construction project. The Owner acknowledges that the longer the project is under construction there is added inconvenience to neighbors and community as a whole due to construction related traffic, site congestion, material storage, construction equipment, site landscaping and noise.

Any alteration, modification, or omission to the approved application which affects grading and drainage, design, materials or colors must be reviewed and approved by the Architecture Committee prior to alteration, modification or deletion.

Disclaimer: No member of the Lake Oconee Estates Homeowners Association or its directors or committee members shall be responsible in any way for any defects in any plans and/or specifications submitted in accordance with the rules and regulations of the Committee, nor for any structural defects in any building or structure erected according to such plans and specifications.

_____

Owner's Signature/ Date | *rev 8/2/05*

Lake Oconee Estates Homeowner's Association

Architecture Committee

INFORMATION SHEET

This information must be completed as part of formal application prior to acceptance.

1. Driveway surface material_____
2. Air conditioner/cooler location; show slab and screen wall (or landscaping) on plot plan and on elevation)
3. Solar placement and proposed screening.
4. Window frame color (bronze or wood) _____
5. Exterior siding material (brick, siding), _____
6. Exterior color _____ _____ Brand_____
7. Trim Color _____ Brand_____
8. Roof material _____ Color_____ Brand _____
9. First Floor elevation above curb (inches) _____ | rev 02/05/02
10. Location of the electrical service panel on the house _____ | rev 11/01/10
11. Location where satellite dish is mounted _____ | rev 07/11/13
12. If you plan to request a County Board Resolution approving the modification to the front easement, then you must submit to the Committee for approval prior to submitting the request to the County Board |rev 05/09/13
13. Signing this sheet confirm that the design information submitted meet the Building Code as required by the City of Columbus, NE. This is currently the 2012 International Residential Code including any City modifications. | rev 02/16/16

The undersigned agrees that plans and specifications submitted as part of this application will not be amended without approval from the Architecture Committee. The finished structure will be what is represented by these plans and specifications.

_____ _____

Signed (Lot Owner) Committee Member Approval

_____ _____

Print Name Date

Lake Oconee Estates Architectural Requirements

Lake Oconee Association

Architect Committee:

Dave Humlicek	276-0309	Style@Megavision.com
Mike Munson	564-7077	Mike@Lake-Oconee.com
Fredlyn Weinand	564-6940	RCWeina@Frontier.com
Toby Gay	562-6074	tsgay@megavision.com

Go to www.oconeeinfo.com for latest architecture requirements and forms

CONTRACTOR DISCLOSURE TO HOMEOWNER BEFORE TRANSFER OF LOT OWNERSHIP

This form must be submitted by the Contractor (Builder) whenever the Contractor is the owner of the lot during the construction process with the intent to build for another party.

This form is for the Contractor to disclose to the probable purchaser of the lot subsequent to the construction of a house on the Contractor owned lot of several specific requirements that are contained in The Estates at Lake Oconee Restrictive Covenants and Conditions that include, but are not limited to, the following restrictions that PROHIBT the use of the lake or lot by the future owner::

1) The "Member" shall mean an owner of a lot located with The Estates at Lake Oconee except that if a lot is owned by more than one person or entity not related by marriage, the owners shall upon application for transfer of ownership made to the association, designate one person or married persons who shall be the Association Member.

2) The "Owner" shall be the record owner, whether one or more persons or entities, of a fee simple title to any lot.

3) A lot owner shall have one membership vote per lot.

4) Use of the lake and its common property is restricted to Association Members, their immediate family and guests of members. Association Members consist of one person or married person for each lot at The Estates at Lake Oconee. Immediate family consists of the Association Member, his or her spouse and their children or stepchildren. A member must be present during use of the lake by a guest.

5) Upon purchase of a lot with The Estates at Lake Oconee, Declarant or its successors and assigns shall transfer one membership vote in the Association to said purchaser. The membership vote shall run with the land and shall be transferred to any new owner after application for transfer of ownership and payment of a fifty dollar ($50.00) transfer fee and after said new owner attends an orientation session regarding the covenants, lake rules and regulations, and architectural requirements. NO lot at The Estates at Lake Oconee shall be transferred until said transfer fee has been paid, orientation session has been completed and said transfer has been approved by the board of directors of Lake Oconee Association, Inc.

6) NO dwelling and/or lot(s) shall be allowed to be leased. This means that there is NO arrangement permitted at any time that allows the Owner (in this case the Contractor) to allow any party to occupy the house prior to the transfer of the title to that new Owner

7) Only the Owner of the lot as listed on the deed is allowed to use the lake. The existence of a contract to purchase or any other arrangement to acquire the lot does NOT allow the future buyer any lake rights or property rights until the title to the lot transfers to the owner.

8) The parties acknowledge that these items cannot not be altered by any verbal direction from the Association Board without a change to the covenants as recorded with the Register of Deeds Platte County, NE. The only legal covenants are those as filed with the Register of Deeds Platte County, NE and that information provided by any other means, including the Association website, is NOT to be used for any legal purposes including transfer of ownership.

9) The parties acknowledge that the Association will not process any application without this signed

Lake Oconee Estates Architectural Requirements

disclosure included with that application.

The Contractor as Lot Owner acknowledges these requirements by signing below. The potential Owner of the lot acknowledges these requirements.

Contractor (Lot Owner) _____
(Signature as Owner of the lot and date)

Potential Owner _____
(Signature as potential Owner and date)

Property Lot Number _____

OWNER/CONTRACTOR SUBMITTAL FORM

The General Contractor and Owner agree to the following requirements:

1. **ACKNOWLEGEMENT AND AGREEMENT OF BUILDER AND OWNER:** | *rev 03/31/09*

***The General Contract and Owner acknowledge and agree to the following**:*

a) *The Restrictive Covenants require that "all construction, electrical, plumbing and building shall be performed to comply with the requirements of the current and future building code and ordinances of the City of Columbus, Nebraska and said building code is incorporated in these restrictive covenants"*

b) *The subcontractors must use licensed subcontractors that meet the licensing requirements of the City of Columbus.*

c) *The City has issued a "Residential Guide" to highlight some of the Code items which is included as Attachment A4 in the Architectural Requirements.*

d) *The Architectural Requirements are in "addition" to these requirements.*

e) *Inspections are performed for the Association ~~by the City Inspector~~ are provided by Toby Gay who is a consultant to the Committee.*

- *There is a mandatory framing inspection required by Toby upon completion for framing before start of sheetrock work. Sheetrock installation is not to start before an inspection letter is issued approving the framing work. |rev 5/10/19*
- *Before occupying the residence, there is a mandatory inspection that also requires the Committee approval before the home can be occupied.*

f) **FLOODPLAIN STATUS** *|rev 3/31/09*

1) The Owner and General Contractor acknowledge and agree that the defined area within the Building Restriction Lines has been removed from the Special Flood Hazard Area ("SFHA") under Federal Emergency Management Agency ("FEMA") regulations (Refer to LOMC 10-07-1300A effective 4/19/10 and MICS-15137V effective 4/20/10). Owner and General Contractor further acknowledge that the removal of the defined area within the Building Restriction Lines from the SFHA means that the defined area within the Building Restriction Lines is, by definition, no longer subject to the minimum floodplain management requirements implemented by FEMA.

2) Owner and General Contractor acknowledge and agree that the construction of any home, building or structure on the property which is outside of the property's Building Restriction Lines as determined by FEMA or any other federal, state or local governmental entity following said construction, may subject the Owner to the following: (1) floodplain management regulation by FEMA or any other federal, state or local governmental entity; and (2) the requirement that the Owner obtain flood insurance on the home, building or structure.

3) Owner and General Contractor acknowledge and agree that both Owner and General Contractor have reviewed or been provided an opportunity to review the floodplain map as it existed on March 31, 2009. Owner and General Contractor further acknowledge that it is the responsibility of the Owner, and not that of the Developer or the Lake Oconee Homeowners Association, to determine how federal, state and local floodplain statutes, ordinances and regulations affect the Owner's property. For example, Owner is responsible for (1) determining the location of the Building Restriction Lines of the Owner's property as it relates to any home, building or structure constructed or to be constructed on said property; and (2) knowledge of any change in federal, state or local law governing floodplain management.

4) Owner and General Contractor acknowledge and agree that following completion of the structure footings related to the construction of any improvement on the Owner's property, Owner shall engage, at the Owner's cost, Gilmore and Associates, Inc., located at 2670 33rd Avenue, Columbus, NE 68601, or any substitute surveyor that is approved by the Developer or the Lake Oconee Homeowners Association, to conduct a confirmation survey of the location of the proposed improvement to ensure that said improvement is within the property's Building Restriction Lines. Owner and General Contractor further acknowledge that no further construction of the proposed improvement shall take place until Owner provides Developer or the Lake Oconee Homeowners Association with a copy of the survey and the Developer or the Lake Oconee Homeowners Association acknowledges, in writing, that the structure footings are within the property's Building Restriction Lines.

5) Owner and General Contractor acknowledge and agree that Developer and Lake Oconee Homeowners Association shall not be responsible for any change in the property's SFHA or floodplain status as a result of any submittal hereunder.

6) Owner and General Contractor hereby covenant and agree that following the issuance of a building permit on the Owner's property, Owner and General Contractor will not build or cause to be built a structure or improvement that is outside the Building Restriction Lines constructed or to be constructed on the Owner's property. Owner and General Contractor further covenant and agree that Developer or the Lake Oconee Homeowners Association may remove the structure or improvement that is outside the Building Restriction Lines, so as to render the structure or improvement within the Building Restriction Lines, at Owner's expense. Owner hereby grants the Lake Oconee Homeowners Association, in the event of breach of this Subsection 1(f) (6), a lien on the Owner's property pursuant to the Nebraska Construction Lien Act, Neb. Rev. Stat. § 52-125 et seq., as security for Owner's payment under this Subsection 1(f)(6). Said lien shall be equal to the Lake Oconee Homeowners Association's cost of removal of the structure or improvement that is outside the Building Restriction Lines.

7) Notwithstanding any of the wording or terms used in the above paragraphs or on the related plats to the Estates at Lake Oconee development to the contrary, the use of the terms Building Restriction Line, Structural Restriction Line, and Limit of Building Construction shall all mean the same and shall be interpreted as the Building Restriction Line.

2. ***GATE USE**:*

The General Contractor is responsible for all its subcontractors and suppliers. | rev 8/6/06

The General Contractor is responsible to notify all subcontractors of the gate access rules:

- ***From 7AM to 7PM Monday through Friday access is gained by a gate access code***
- *Any time outside these hours is granted ONLY a call to the Owner from the gate phone OR by the Owner meeting the General Contractor/subcontractor at the Gate.*
- *Any damage inflected to the gates by defeating the safety equipment (i.e. photo eyes), forcing the gate open will be billed to the Owner. |rev 10/10/07*

3. ***PORTA-JOHNS:***

The General Contractor is to provide a porta-a-john with the start of the first concrete pour. This is a health issue.

4. ***BURNINGS:***

NO burning is allowed. All materials are to be hauled off. A roll off or some type waste container is required at the start of construction.

5. ***PUMPING FROM THE LAKE:***

Pumping from the lake is prohibited (Rule IV B and VII B). If the well is not in place then the contractor is to provide some other source for water needs.

6. ***CONCRETE:***

Trucks are only allowed to clean out at the designated location at see Mike Munson.

7. ***ADJACENT LOTS AND DEVELOPER AREAS:***

The Owner and Contractor acknowledge and agree that the areas outside of the access road that goes around the lake are the EXCLUSIVE property of the Developer and cannot be altered or used in any fashion without the written permission of the Developer. Use or access of neighboring lots must be provided by permission of the owner of the affected lots.

8. RULES:

The Owner and General Contractor acknowledge and agree that NO property Owner can waive any of the covenants, rules or Architectural Requirements.

9. ***CLEAN UP****:*

The Owner and General Contractor acknowledge and agree that they are required to clean up the street in front of their lot and any adjacent lots before the house is considered complete. If this is not done it extends the "actual completion date" and therefore the time used to determine the final application fee.

|rev 10/15/07

10. SILT FENCE INSTALLATION:

The Owner and General Contractor acknowledge and agree that a silt fence will be installed on any lot with vegetation removed until either the vegetation is restored or topsoil is placed and along the lake side of the lot until the lake wall is completed. |rev 02/14/13

11. LICENSED SUBCONTRACTORS (same as required by the City of Columbus): *|rev 10/31/08, 11/01/10 and 5/10/19*

a. *Electrical Subcontractor (name/state license #)* _____
b. *Plumbing Subcontractor (name/city license #)* _____
c. *Other (name/license #)* _____

12. COMPLETION DATES:

This is to acknowledge and agree that the house and landscaping must be completed within the time as the Owner indicated on the Application for Plan Review (from twelve (12) month to fifteen (15) months) from the date work commences. The proposed construction plan is as follows:

a. *Start date of ANY work:* _____
b. *House occupancy date (if different from completion)* _____
c. *House completion date:* _____
d. *Well functional for construction |rev 9/27/04* _____
e. *Landscaping date:* _____
f. *Lakeside retaining wall date:* _____

_____ _____ _____

Owner (signature) ***date*** ***Contractor (signature)*** ***| rev 11/13/12***

Attached is a general outline of the Building Restriction Lines at Estates at Lake Oconee. The Owner and General Contractor are responsible to only use information from records filed with Platte County for their property. | rev 3/31/09

Architect Committee:

Dave Humlicek	276-0309	style@megavision.com
Mike Munson	564-7077	gr8fishn@lake-oconee.com
Fred Weinand	564-6940	rcweina@frontier.com
Toby Gay	562-6074	tsgay@megavision.com

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APPLICATION FOR ALTERATIONS, MODIFICATIONS, ADDITIONS OR OTHER CHANGES

Please submit this form to the Architect Committee for review and approval prior to any alteration, modification, addition or other changes to your house or property.

An approved application automatically expires after 12 months. If the work has not been completed, the application will need to be resubmitted for review to verify it meets the current requirements. [rev 10/31/08]

Any request submitted before the 1st Friday of the month will be evaluated at the next Committee meeting. The Committee meets monthly typically the 2nd Friday of the month. [rev 04/11/19]

Any changes made prior to the Committee review and approval is done at the homeowner's risk and is subject to corrective action at the homeowner's expense.

The Owner agrees to pay the fees for those changes designated with a fee in the table below: (rev 12/09/10]

Homeowner(s):_____
Address: _____ Lot Number: _____
Planned Start Date of Change: _____
Phone: _____ Email: _____
Signature: _____ Date: _____

Please indicate the general type of change and attach sketches and other supporting information to describe the change.

Fee $375 plus a $200 deposit which deposit is refundable only upon final inspection of the completed project
□ Additions/modify the exterior of the house (rev 04/11/19]
□ Outbuildings of any type

Fee $180
□ Deck additions/changes [rev 12/09/10]

Non-Fee Items
□ Landscaping changes (i.e. those affecting grading, drainage, planting over 3' high)
□ Add exterior permanent items (i.e. fencing, retaining walls, sidewalks, basketball poles, swing sets, flagpoles, fire pits, etc.)
□ Add/modify docks
□ Changes to the beach area (i.e. alteration of the beach line)
□ Add/change exterior lights
□ Generators [rev 07/13/17]
□ Other changes

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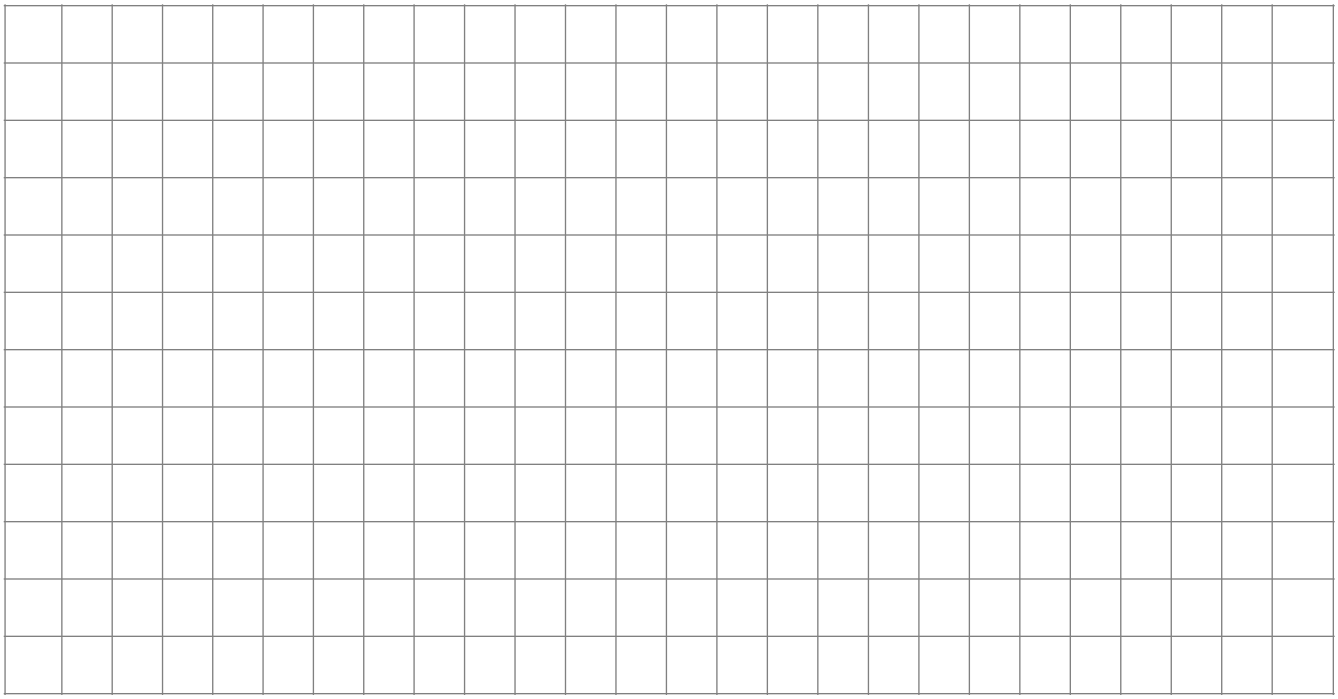
Application for Alterations, modifications, additions or other changes page 2

Name: _____ Lot No. _____

Description (please list attachments so they are not lost):

_____
_____
_____
_____
_____
_____
_____

Sketch location (i.e. from property lines, house, etc.)



REQUIREMENTS

SUBMITTAL

1. **Improvements and Alterations**

No improvements, alterations, excavations, grading, landscaping or other work which alters the exterior appearance of any Residence shall be done without the prior written approval of the Lake Oconee Estates Architecture Committee.

No changes to the interior which add or move interior walls or doors shall be done without the prior written approval of the Architecture Committee. | rev 11/01/10

The Application for Alternations, Modifications, Additions or Other Changes (Attachment A8) is to be submitted for Architecture Committee review and approval before the work starts. If the work is not completed within twelve (12) months of the date approved, the Application must be resubmitted to the Committee for re-evaluation and approval. | rev 8/6/06 and 10/10/07

All applications are reviewed at the monthly Committee meeting. Applications must be submitted at least one (1) week prior to the meeting to be considered. Those received after that date will be reviewed at the next monthly meeting. |rev 06/09/11

2. **Building Materials and Colors**

Brick, stone, vinyl, steel or wood siding are recommended exterior finish materials. Wall colors and material will be subject to approval. *The front of the house (the portion facing the street) shall have at least twenty-five per cent (25%) of the front siding materials made from brick or stone. | rev 2/05/02*

3. Roofing Pitch, Materials and Colors

The roof of all improvements shall be covered with wood cedar shingles or shakes, slate, tile or shakes of a least a 30-year rated composition asphalt single or other material approved by the Architect Committee. The minimum roof pitch allowed shall be 6/12". | rev 1/08/15

The use of metal roofing materials is only permitted as ancillary features (i.e. window trims, etc.). Use on any part of the main house is not permitted. | rev 2/1/18

The roof system shall include an overhang that provides a minimum eave of twelve inches (12"). | rev 8/10/17

4. Pavement

All pavement shall be either concrete, concrete or masonry pavers. Asphalt shall not be allowed.

5. **Construction Debris**

During construction, an approved site container is required for all construction debris. It is imperative that all debris be confined to this container. *No burning of materials is allowed. All materials shall be hauled off site and properly disposed of by the Owner/Contractor(s) (Existing Rules VII-A): Comment: This is the same as the City of Columbus. | rev 2/05/02*

6. Neighboring Lots

Absolutely no use of or disturbance of neighboring lots is allowed without prior approval from

the owner of affected lot.

See restriction in on Beaches (paragraph 24) on moving materials to other lots. |rev 06/10/11

7. Construction Completion Schedules

a. Home construction must be completed within the time as submitted on the Owner/Contractor Submittal and approved by the Architecture Committee. Upon completion, the Owner is to contact the committee to perform a confirming inspection. | rev 8/6/06
b. If the Owner chooses to occupy the house before completion, the minimum requirements below are to be met with an inspection by the committee prior to move in. | rev 8/6/06
c. Landscaping must be completed within six months of completion of the building.

8. Minimum Requirements Prior to Occupancy

All rooms on i) the main level (first floor) and ii) if needed for the number of occupants, bedrooms on other levels must be complete. This includes the following items:

a. All sanitary items must be complete. This includes water and sewer complete.
b. All exterior components of structure are complete (siding, windows, doors, trim, soffit, roofing, gutter, insulation, etc.)
c. Driveway is complete from curb to garage.
d. The main electrical service and propane tanks (if for heat) are complete.
e. Main level is complete. This includes, as a minimum the following items:
    i. All kitchen cabinets are installed.
    ii. All permanent kitchen appliances are installed & functional (i.e. sinks, disposal, faucets, built in ranges, hoods, etc.)
    iii. All electrical panels, lights, switches, outlets are installed & functional
    iv. All bathroom fixtures including sinks, water closets, shower/tub, mirrors, fans, bathroom accessories, etc. are installed & functional.
    v. The heating/cooling system is installed, registers installed & the system is functional.
    vi. Interior sub-flooring is complete.
    vii. Any first-floor fireplaces are complete and functional.
    viii. All interior walls are framed and all drywall in place and taped ready to finish.
    ix. All ceilings are installed, taped and ready to finish.
    x. All safety related items are in place including, but not limited to, stairs to basements, stair railings, electrical outlet covers, etc.
    xi. Electrical inspection has been performed and passed.

Prior to moving in, the Owner is required to contact the committee for an inspection to confirm the above prior to occupying the house and to confirm all other application conditions have been met. | rev 8/6/06 |rev 7/1/19

PLOT PLAN

9. Plot Plan

The Architectural Committee will not approve any house and/or deck that extend beyond a point (to be determined on each lot) from the street side lot pins. | *rev 2/05/02*

The Owner is required to have a survey to determine the floodplain status as per the Owner/Contractor Submittal. This is also used to confirm that the house, addition and/or deck location meets the setback

requirements. The initial layout can be staked by the builder so that the basement can be dug, but a survey crew needs to establish work points in the basement dugout to set the foundation. A copy of the results is to be sent to the committee before the walls are poured.| rev 8/6/06 and 11/01/10 and 11/01/11

10. Grading

All storm water from front yard areas and driveways is to be diverted away from Lake Oconee. Perforated pipe is required. The elevation for the finished first floor of the house must be at least twenty-four (24) inches but not greater than forty-two (42) inches above the curb elevation. Upon request, the architectural committee will assist you with the design of the drainage. |rev 2/05/02

EXCEPTION: For lots 38 through 63 the finished first floor of the house must be at least thirty-two (32) inches but not greater than fifty (50) inches provided the landscape elevation is the same as the adjoining lot. This may require and additional step for the landscape to match. | rev 10/15/07; 4/12/18

EXCEPTION: For lots 91 through 94 the finished first floor of the house may be up to sixty (60) inches provided the landscape elevation is the same as the adjoining lot. This may require an additional step for the landscape to match. | rev 11/13/12

An Owner is NOT allowed to remove any sand/soils from the lot prior to approval by the Committee. Grooming of your lot is limited to following in advance of starting construction.

1. The area above the flood plain remains above the flood plain elevation.
2. The area between the waterline and the line for the lakeside retaining walls NO lower than the neighboring lots.
3. The area from the lakeside building limit line to the street is no lower than the neighboring lots.
4. There are no significant depressions. | rev 8/6/06

Silt fences are required on all lots under construction AND on lots with vegetation removed until either the vegetation is restored, or topsoil is placed. This also includes disturbing the topsoil on any adjacent lot using during construction. Silt fences are to be placed on the lot side lines to protect adjacent neighbor's property and parallel to the lake side to stop erosion into the lake until the lake side wall is completed. | rev 02/14/13

The use of adjacent lots, with Owner approval, requires the builder to clean up and restore the lot to the prior condition planting damaged grasses with approved grass. | rev 09/14/17

11. Well Location

Well placement must be reviewed with the committee. The location of the well may also be limited so that your well location does not overly restrict location of wells on adjoining lots. The well must be installed and functional for use during construction within thirty (30) days after the basement walls are poured. | rev 9/27/04

Wells must meet all of the state and local requirements and the Lake Oconee Architectural Requirements which include:

- ➢ Well must not be located in the front easement which is typically a 20 feet setback from the front lot line.
- ➢ Wells must be set back a minimum of five (5) feet from the side lot line
- ➢ Wells must be set back a minimum of one hundred (100) feet from a septic tank. | rev 04/11/13

- ➢ Wells must be set back a minimum of ten (10) feet from a sewer line. (more for an injection well) | rev 8/6/06 and 10/15/07
- ➢ Wells must also take into consideration the location of wells on adjacent property including those used for heating/cooling systems.

Injection Wells:

The DEQ requirements differ from drinking (domestic) wells generally as follows:

- ➢ DEQ wells for the pump and dump systems are regulated by Title 122 Nebraska Department of Environmental Quality
- ➢ DEQ classifies these under Chapter 2 as class V injection wells (see extracted information attached as downloaded from the internet).
- ➢ DEQ said drinking water wells are domestic wells regulated by Nebraska Health and Human Services Rules.
- ➢ DEQ said that injection well setback requirements are in Title 122 Chapter 17 "Construction Requirements: Class I, III, and V Injection Wells and Mineral Production Wells" Table 17.3 "Setbacks for Class V wells constructed into the water table" (see extracted information attached as downloaded from the internet). The items that caught my attention are below but should be reviewed in entirety by the Owner and their well driller: | rev Chapter Title 4/20/17

Receptor	Minimum Setback Distance	Comment
Domestic Water Well	100 ft	
All Other Water Wells	25 ft	Assume this includes other injection wells
Sewer Lines	25 ft	This includes both gravity and pressure sewer lines
Property Lines	5 ft	Same as Lake Oconee Requirements
Basement/Foundations	10 ft	
Septic Tanks	50 ft	This appears less restrictive than domestic water wells

For any improvements at Lake Oconee, it remains the Owner's responsibility to comply with all federal, state and local rules and regulations include those in the Lake Oconee Covenants and Architectural Requirements.

12. Retaining Walls

All retaining walls, including those other than for the beach wall, must be approved prior to installation. The locations for the house and yard/beach retaining wall shall be determined by the Architectural Committee.

All lakeside lots must have installed a retaining wall. Please note that the wall design must have a minimum of sixteen (16) inches of exposed blocks and a cap along the full length of the wall. | rev 8/6/06

The lake wall location must start and end at the approved locations at the side lot line. The wall location must remain behind a straight line created by these end points. This line may follow the contour of the lake at corner lots. The first five (5) feet of the wall must follow this straight line and remain away from the side lot line by at least five (5) feet at all other locations. |rev 10/13/16

The materials for retaining walls shall be only of Versa-Lok, Rockwood, Keystone Compact II block or Keystone Country Manor concrete blocks and is only buff (i.e. earth brown or sandstone) in color. *Colors such as charcoal, red or mixed colors are not permitted.* These are the only materials approved for retaining walls separating grass and beach areas. | rev. 4/30/18

Location and elevation of wall to be approved by the Architecture Committee. This wall must be completed no later than the completion date of the residence, and it is recommended this wall be installed before construction of the residence begins because use of neighboring lots is not allowed for ingress and egress of materials. | *rev 2/05/02; 9/27/04 and 10/15/07*

If the lake wall design includes drainage lines behind the wall, the Architect Committee must be contacted to inspect these tiles to confirm that these lines are NOT connected to any other drain lines (i.e. gutter lines, etc.) | rev 5/10/19

13. Easements

Before any excavation occurs, consult with the telephone and electric companies regarding the location of utility easements. Buried in these easements are sewer, water, gas, telephone, cable TV and high voltage electrical and street lighting lines.

A lot Owner can request the County Board to file a resolution to modify the utility easement. This typically requires legal assistance to draw up the documents and obtain written confirmation from all of the affected utilities including, but not limited to, Cornhusker Power, Frontier and Sigma Farms. The Owner must first obtain the Building Committee for approval for the change prior to submitting to the County Board. | 05/09/13

14. Utilities

a) Electrical main entrance: The meter and distribution panel must be mounted on the house. | rev 8/6/06

b) LP-containers: Except for the 20-pound containers that are part of a portable barbeque grill, LP containers must be buried beneath the ground and/or concealed from view of the street and lake by fence or hedges. The installation must meet all code requirements. Attachment A7 provides some general information for illustrative purposes only; codes shall govern. A buried tank shall not be placed under any paved area or in the utility easement. | rev 11/13/12 | rev 8/6/06 and 11/08/12

c) Septic Tanks: The Architect Committee shall review and confirm the location of septic tanks on applications for lots 12, 14, 15, 16, 19, 31, 41, 43 and 50. Sigma Farms has deposited $4,500 per lot with the Association. This was the septic tank allowance provided by Sigma Farms. Septic size is determined by the number of bedrooms with an additional bedroom added if a disposal is used by the Owner. The final cost to meet the current state requirements are the responsibility of the lot owner. | rev 1/12/17 & 5/10/19

FLOOR PLAN AND ELEVATIONS

15. House Sizes

The finished and enclosed living area of main residential structures, exclusive of porches, breeze ways/lower levels, basements and garages shall not be less than 1,400 square feet for a one-story home, not less than 2,100 square feet for a one and one-half, or not less than 2,600 square feet for bi-level, tri-level, solid level or two-story houses.

All houses are required to have a full basement under the house. A basement is not required for an addition that is part of a separate application submitted after the house has been completed, inspected and accepted. | 11/13/12

16. **Garages**

Each house is required to have an attached garage designed for two cars or more that meet the criteria below:

1) The size of the garage cannot exceed sixty-five (65) percent of the livable area of the main floor of the house. For example: A house that has a main floor area of 1,400 SF is limited to a 910 SF garage (i.e. 0.65 x 1,400) or smaller.
2) In no event shall a garage exceed 1,750 SF, even if the garage meets the sixty-five (65) percent ratio set forth above.
3) Garage overhead doors are limited to four places that meet one of the following restrictions:
    a. Two (2) single doors (i.e. 2 places)
    b. Three (3) single doors (i.e. 3 places)
    c. One (1) single and one (1) double door (i.e. 3 places)
    d. Two (2) single and one (1) double door (i.e. 4 places)
    e. Two (2) double doors (i.e. 4 places)
4) A single wide door is limited to ten (10) foot wide. A double wide door is limited to twenty (20) foot wide.
5) All garage doors are limited to a height of nine (9) feet.
6) The layout of the garage doors is subject to Committee approval. In most cases the committee would highly discourage four (4) places on the same plain running parallel to the street. The review includes minimizing drainage impact on adjacent property and the curbside appearance of the house. | rev 6/26/19

17. Building Elevations

Homes are generally limited to single story, 1½ story and two story provided the highest point is not greater than 36' above mean or average natural grade through the building envelope. Exceptions to the maximum height restrictions may be acceptable when, in the opinion of the committee, the exception would not be detrimental to any other lot.

18. Lighting

All exterior lighting is subject to committee approval. No under eaves spot lighting is allowed. No lighting can be directed to Lake Oconee. No exterior vapor lighting is allowed.

19. Windows/Openings

In addition to the requirements of the building codes, each side of the building must have at least two (2) windows on each side of the house and at least one opening (door or window) in any twenty-four (24) span of any wall. | rev 2/05/02 and 11/08/12

Egress windows must be installed per the latest code(s). See Attachment A4 for some general information on egress windows. It is recommended that safety grates be installed over all window wells to protect from falls into the window well | rev 9/27/04 and 10/15/07

20. **Mechanical and Solar Equipment**

All heating and cooling equipment, including ductwork, must be located within the building. Ground-mounted equipment (compressors) must be concealed from view with an approved structure or approved landscaping. Solar equipment must be integrated into the design of the building. Retrofits must be ground mounted and properly screened from view. Ground source heat pumps shall not use the lake as a heat sink (no draw or discharge).

21. Decks

a. Decks have always been required to be construction to meet the City Codes. The current City Deck Regulations are included as attachment A7 for your convenience. | rev 10/31/08

b. If the landing for a door requires a deck to provide a code approved landing, then the deck must be installed before the house is occupied. | rev 10/31/08

LANDSCAPING

22. Walls and Fences

All fencing and walls are subject to approval by the committee. It is the intent of the committee to not allow walls or fences which could create a blockage of view from adjacent properties. Absolutely no chain link fences, or like material will be allowed. Fences are limited to a distance no greater than ten (10) feet behind the house (lakeside).

Wing walls on both sides of the house needs to be shown on the plot plan. No part of the wing wall can be closer than five (5) feet to the lot line. This may affect the initial layout of the house. | rev 8/6/06

23. **Landscaping and Hardscape**

All landscaping and hardscape is subject to approval. Trees are encouraged; however, cottonwoods are not allowed.

a. **General Height and Location Restrictions**:
    i. The overall landscaping requirements are generally outlined on attachment A8. All landscaping must be completed within six months of occupancy. | rev 9/27/04
    ii. Landscape changes must be submitted for Architect Committee review and approval unless the change only includes plants with a mature height of three (3) feet or less planted in areas as designated in the current requirements. | rev 5/14/15

b. **Hardscape:** The rear landscape plan between the house and the retaining wall is intended to maximize the area that will retain and retard the flow of water to the lake; therefore, hardscape located in this area is limited to NO more than 15% of the area. Hardscape should be earth tone materials. |rev 9/27/04
    i. **Area Calculations**: The area is figured by a simple rectangle using the width of the lot (typically 120 ft.) and the average distance from the rear of the house to the straight line between the ends of the retaining wall. | rev 9/27/04
    ii. **Hardscape:** This includes any type of impermeable object or surface located in this zone and includes, but is not limited to, concrete patios, rocked areas, ponds, etc. | rev 9/27/04
c. **Buried drainage system:** Any lakeside drainage from the gutters must be routed over this rear yard to reduce the flow and reduce yard contaminates running into the lake. | rev 10/31/08
    i. A buried drain field is NOT allowed to be piped directly to the lakeside retaining wall or the lake.
    ii. Any buried catch basin must be located near the house with all laterals at least five (5) feet away from the lakeside retaining walls.
    iii. Any retaining wall drain tile installed behind a retaining wall for wall stability is NOT to be tied into these lines.
d. **Creosoted Materials:** NO creosoted materials are allowed to be used for any temporary or permanent landscaping purposes to keep these contaminates out of the soil and lake.
    i. | rev 10/31/08
e. **Lighting*:*** Landscape lighting is limited to low voltage lighting systems that do not provide excess illumination of the lake. | rev 11/11/09

24. **Beach Area**

a. After construction is final, an Owner is NOT allowed to haul in additional sand to groom the beach groom or to adjust docks or shore stations. If sand is required for these purposes, it must be obtained from the lake area in front of the lot. The intent is to reduce the impact of sand reducing the depth of the lake. | rev 10/31/08
b. No sand or materials may be taken from any adjacent lot to improve a neighbor's beach for the same reason as above. | rev 06/09/11
c. The lake area including the portion of the lake adjacent to each lot is Association property. Any changes to this area must be submitted to the Committee for review and approval prior to making any changes. This includes, but is not limited to, removing sand to improve the depths for shorestations, docks or other depth adjustments.
    |rev 11/11/09
d. All work must be made using only subcontractors and processes approved by the Committee.
    | rev 11/01/09

DOCK PLANS

25. Docks

a. **Dock Systems**: All boat dock systems must be approved by the Committee. All components of the system must be compatible and from one of the approved vendors. Only the following are approved. | rev 10/31/08

1. **Hewitt** (www.hewitt-roll-a-dock.com): Roll-A-Dock, Floating Dock, Cantilever Lift, Hydraulic Cantilever Lift, Hi-Lift Vertical Lift, BoatPort
2. **L&N:** Econo Lift Boat Hoist
3. **On The Water Dock:** | rev 06/09/11
4. **Dry Docker:** Lift |rev 06/09/11
5. **Floe Dock Rolling Dock and Boat lifts**. |rev 06/13/13
6. **Shorestation** Stationary Docks that sit on the bottom: Hydraulic Hoist, Aluminum Hoist, Steel Hoist.
7. **Custom Fabricated Docks**: Submit fabrication details to the committee for approval for docks that are NOT used as part of a boat hoist system.

   i. Framing materials are restricted to treated dimensional lumber and galvanized or stainless steel framing and hardware;
   ii. Floats are restricted to molded block foam filled dock floats (NO barrels). The application must show the number of floats and the average buoyancy. A minimum of 25/lbs per square foot is required. The final determination of the buoyancy needs is the Owner's responsibility.
   For example, a 10x10' floating dock = 100 sq ft. so 100 sq ft x 25 = 2500 lbs of weight. If you are using 12" floats with a buoyancy of each float of 400 lbs. Then 2500 lbs is divided by 400 = 6.25 floats (Round up to 7 dock floats needed)
   In addition, more dock floats will need to be added to support average number of persons you expect to be on the dock or swim platform at one time as well as equipment, boats, etc. In addition, positioning of floats is important in ensuring that areas of the floating dock which will be receiving the most weight bearing are adequately supported with dock floats. (Reference www.dockaccents.com)
   iii. Poles are restricted to aluminum or galvanized steel;
   iv. Decking is restricted to vinyl/PVC boat decking (white or sandstone).
   | rev 08/02/10

b. **Anchoring:** | rev 07/08/09
   1. Docks shall NOT be permanently secured to the lake bottom.
   2. Only the metal anchoring systems and materials recommended by the dock system manufacturer are permitted to be used. In NO case are wood piers allowed in the lake bottom.
   3. If an approved dock system uses piers driven into the lake bottom as a means to secure the dock then the piers should be removed at the end of each season to avoid damage to the dock system.
   4. If the piers are left in over the winter the Owner must make repairs each season to eliminate safety hazards on the lake. Any pier related damage must be made between April 1 and October 1. If repairs to damaged docks are not made within thirty (30) days, then the Owner will lose lake privileges.
   5. Shore anchoring of the dock and posts for electrical shore connections shall be of approved materials and not more than three (3) feet in height above the dock elevation. | rev 6/27/05: 10/15/07: 11/13/12

c. **Location:**
   1. Maximum distance dock can extend into the lake is 35 feet from the normal shore line. The dock system layout is to only permit a boat to be tied off perpendicular

to the lake. If a boat can tie off parallel to the beach then the maximum distance a dock can extend into the lake is reduced to 27 feet from the normal shore line. As the level of the lake changes during the season, the dock location must be moved so that it does not protrude more than allowed 35 feet.
| rev 11/31/08; 08/11/10

2. No part of the dock may be no closer than ten (10) feet from the "projected" side lot lines. |rev 7/13/17

d. **Lighting:**
Dock lighting is limited to low voltage lighting systems that do not provide excess illumination of the lake. | rev 10/15/07

e. Ice deterrents:
NO device, mechanical or otherwise, shall be permitted that are intended to keep ice from forming in the lake. | rev 02/05/*02*

f. **Flotation:**
All docks must include approved flotation systems except for approved "rolling dock" type dock systems. | rev 3/12/14

OTHER IMPROVEMENTS

26. Mail Boxes

a. Plans for all mail boxes must be submitted to the Committee for review and approval prior to construction.
b. Custom mail box designs are required to be made of similar materials to those approved for the house.

27. Outbuildings

a. All outbuildings must be reviewed and approved by the Committee. NOTE: The largest allowed outbuilding is 8 ft. x 8 ft. | rev 02/14/13
b. No outbuilding may be moved onto the property (i.e. pre-fabricated shed, structure, etc.)
c. An outbuilding shall be of comparable quality and material to the residence. The intent is to have the same look and materials. NOTE: This prohibits greenhouses. | rev. 02/14/13
d. No metal storage sheds are permitted.

28. Fire Pits

a. GENERAL INFORMATION:
1. STATE and LOCAL requirements will override these guidelines.
2. An open fire ban is in place in Platte County. Per the Monroe Fire Department, a permit is required to burn.
3. Although trash barrels are allowed by the County without a permit provided they have a screen cover. Trash barrels are NOT permitted at Lake Oconee.
4. The use of a screen cover on a fire pit appears to allow fire pits to be used at Lake Oconee without a county burn permit. |rev 8/2/05

b. OCONEE REQUIREMENTS:

1. The Owner must submit a sketch of the pit design and pit location for approval. The location of a fixed installation is to be within ten (10) feet of the lake retaining wall.
2. Fire pit construction elements must include the following:
   a. Maximum diameter of the pit is thirty-six (36) inches. This is to preclude burning of large items. | rev 6/27/05
   b. Either a solid impermeable bottom or a removable metal liner. This is to contain the ash. In the case of the removable liner, it will facilitate cleanup of the ash.
   c. Constructed so that the ashes do not wash into the lake. A minimum depth of 18" deep is required to kept materials contained in the pit.
   d. The outer ring of the pit is to be constructed of the same material and color as the retaining wall (smaller sizes of blocks are allowed) unless a non-permanent manufactured stand-alone fire pit is used
   e. A screen cover over the burn area. |rev 8/02/05
3. The pit is to be kept clean so that it does not overflow into the lake in the event of heavy rains. | rev 6/27/05
4. The use of propane fire pits is encouraged as the most environmentally friendly option.
5. Manufactured stand-alone fire pits are also acceptable. Examples include the following:
   a. Anapolean Patioflame campfire style gas outdoor fireplace (features propane)
   b. SoJoe fire pits (portable self-contained cold-rolled steel shell unit)
   c. Charbroil Firenzy Outdoor Fireplace with Screen (portable self-contained unit)
   d. Copper Fire pit as offered by Exterior Accents (portable self-contained solid copper bowl)
   e. Coleman square fireplace (portable self-contained solid copper bowl)

29. TV Antennas and Satellite Dishes

Exterior television, radio, CB or other antennas of any type are not allowed. Large satellite dishes are not allowed, however, the homeowner's association may in the future choose to install one satellite system for the entire subdivision.

Small satellite dishes locations must be approved by the committee. The preferred location is to mount the dish to the house. |01/09/14

30. Swing sets, Basketball Poles, Flag Poles

a. Basketball poles shall be in the area between the rear of the house towards the street, but no closer to the street than 10ft from the curb. | rev 8/06/06
b. Swing sets and flag poles shall only be placed in the areas shown on the landscape plane provided the flagpole does not exceed the height restrictions. | rev 8/06/06
c. Swing set applications must include a photo of the set in the application. | rev 6/18/15

31. Generators/Backup Power Supply

Generator installation must be submitted to the Architecture Committee for approval. A generator is not permitted in the setback areas and not in the front yard areas. Any transfer switches or

disconnects must be attached to the house. The unit must be screened from view by approved fencing/ landscape. |rev 7/13/17

GENERAL

32. Disclaimer

Neither the Lake Oconee Estates Architecture Committee, nor any member of the committee, nor Board of Directors, nor members of the Association shall be liable in damages to anyone submitting plans to them for approval or to any other homeowner that may be affected by any actual alterations or improvements approved or otherwise.

Every Owner or other Person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that he/she will not bring any action or suit against the Committee or any member thereof to recover damages.

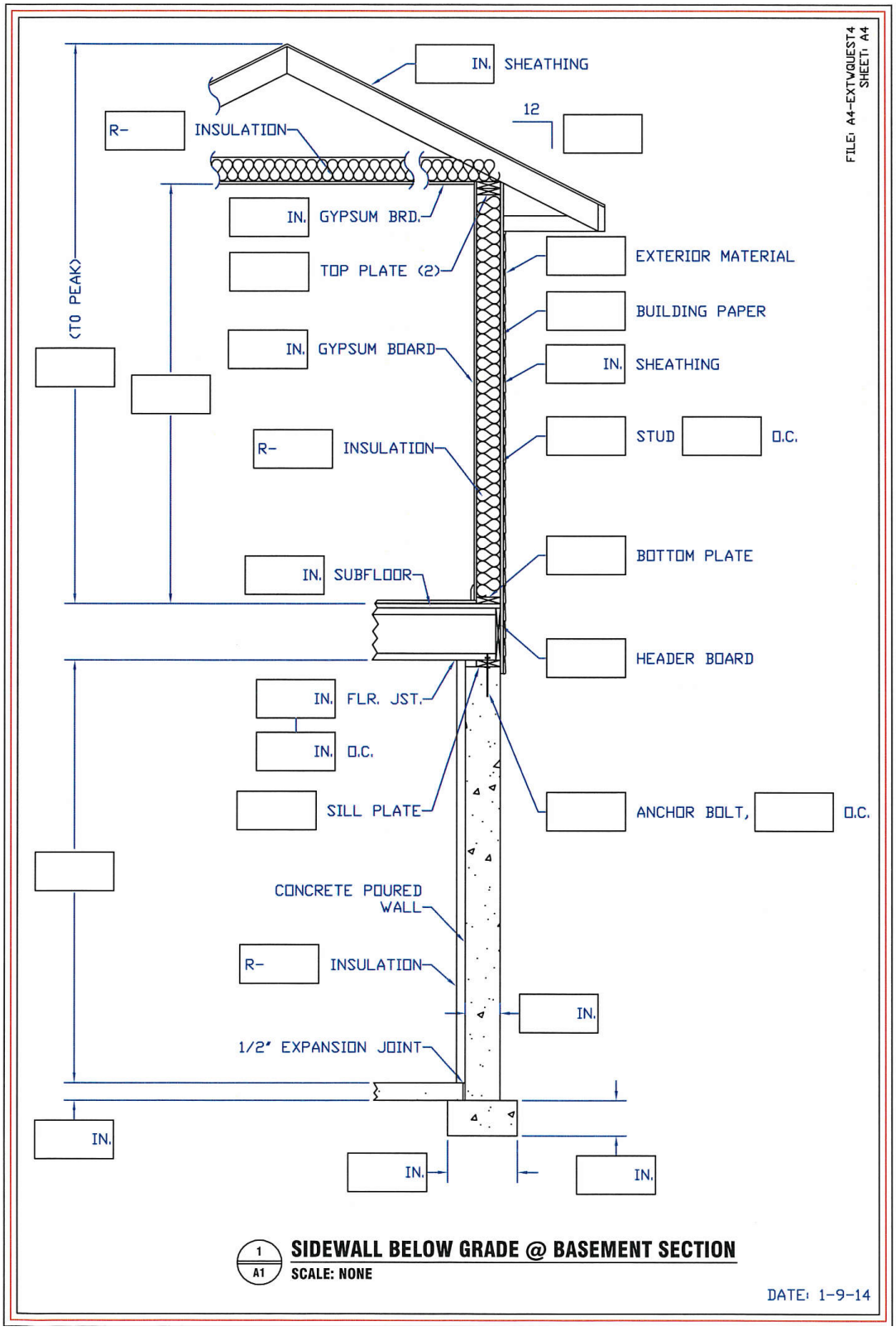
Approval by the Committee or any member thereof shall not be deemed to be a representation or warranty that the Owner's plans or specifications or the actual construction of any improvements comply with applicable governmental ordinances or regulations.

33. **Independent Violation Evaluation Required**

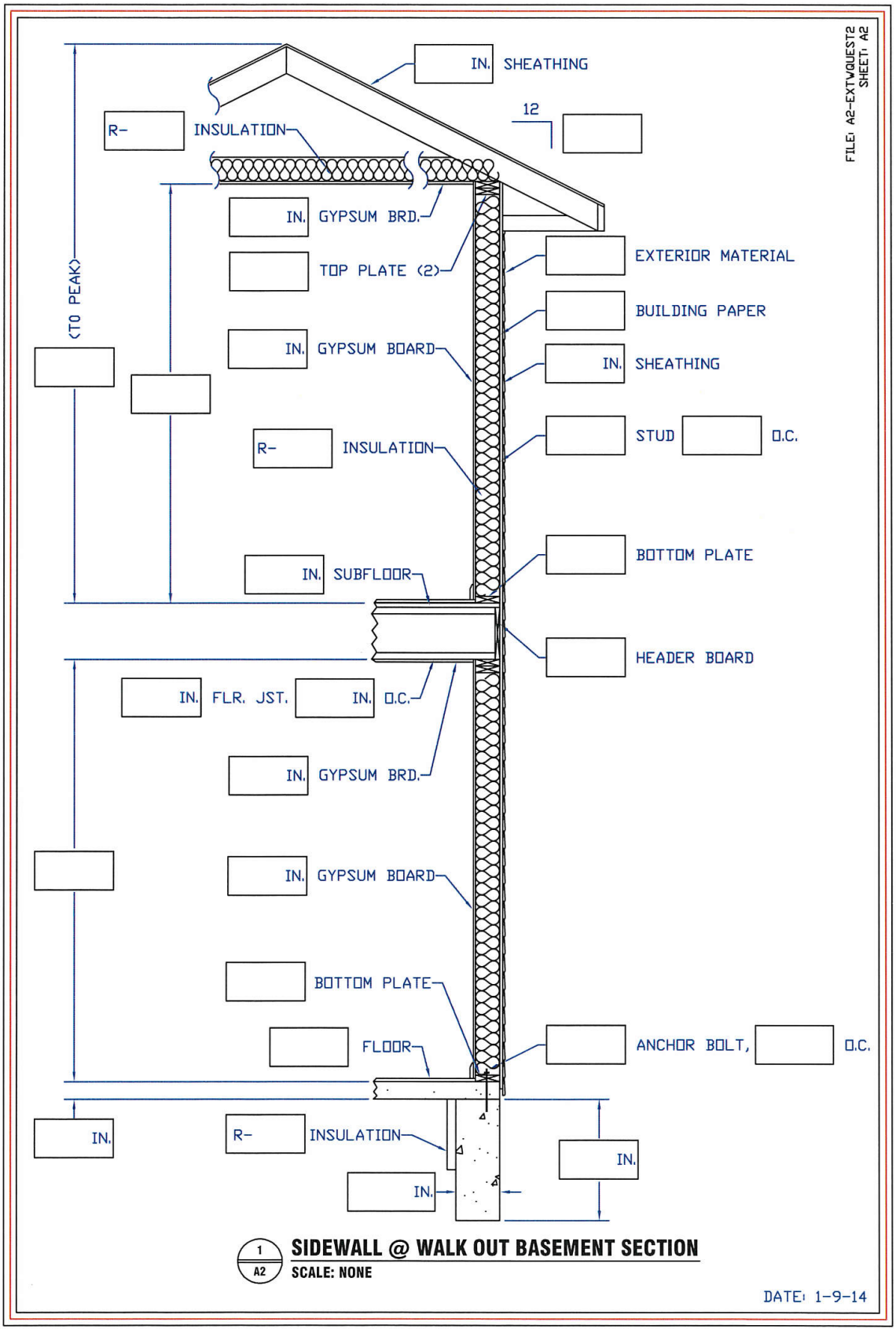
Violation of any covenants, rules or architectural guidelines by any lot Owner does not deem approval and violations by others will be treated independently of other violations. | rev 2/05/02

EXHIBITS

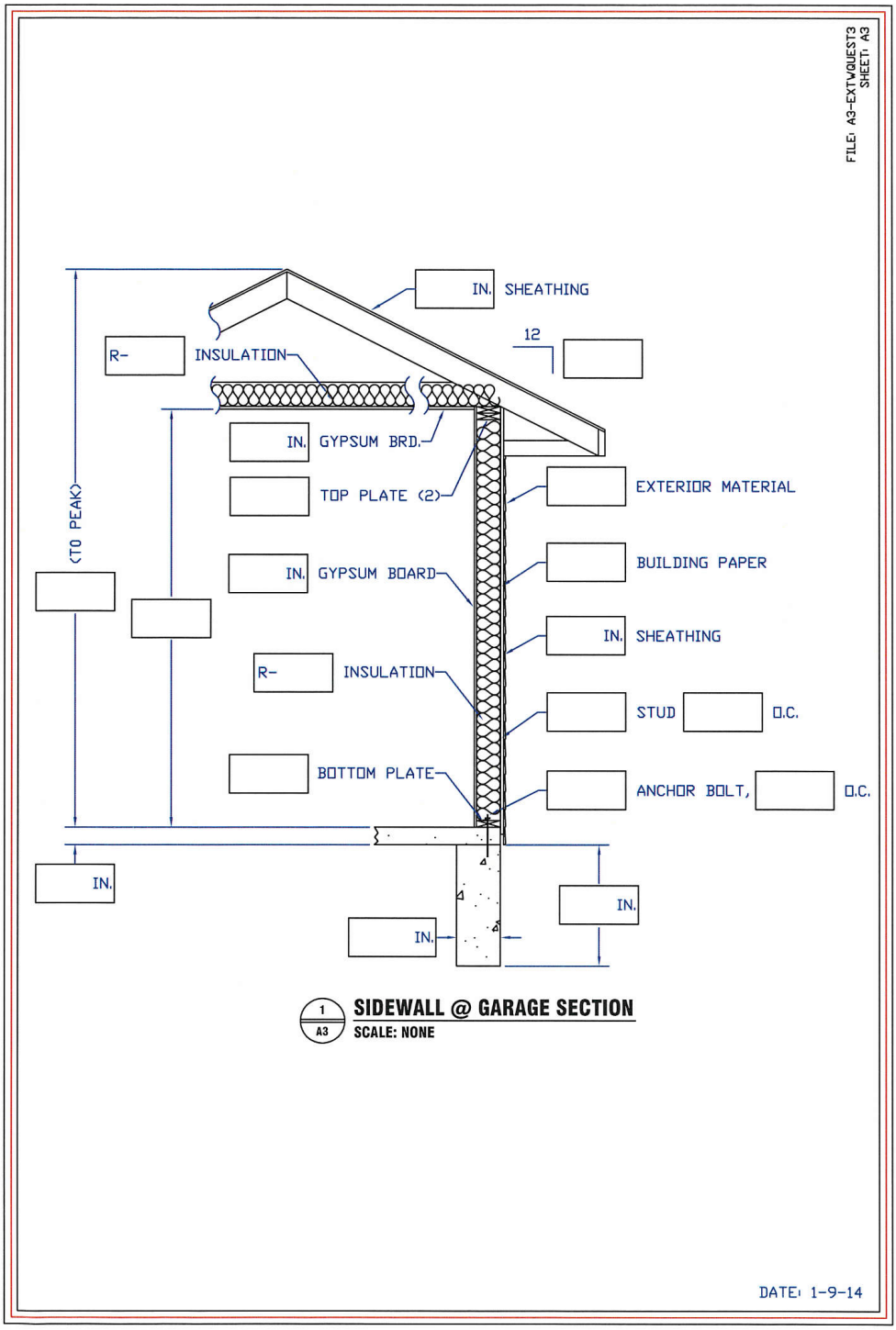
Attachment A1: Sidewall Below Grade @ Basement Section



Attachment A2: Sidewall @Walk Out Basement Section

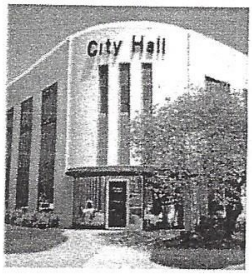


Attachment A3: Sidewall @ Garage Section



Attachment A4: Residential Guide – City of Columbus

A4 Residential Guide (City of Columbus) 15 pages | rev 05/10/19



The City of **Columbus**

COMMUNITY DEVELOPMENT • BUILDING DEPARTMENT

Director (402) 562-4239
Fax (402) 562-4265

Building/plumbing Inspectors (402) 562-4264
(402) 562-4258

"RESIDENTIAL GUIDE"

This guide is for reference only, for specific requirements see the 2012 International Residential Code.

NOTE: A FINAL INSPECTION IS REQUIRED BEFORE A NEW HOUSE MAY BE OCCUPIED!

RESIDENTIAL GUIDE

City Handout
effective 3/20/19

3-20-19

This does NOT apply to Lake Oconee. See other requirements

1. **Setbacks**

Single and Two Family Residence: (Includes attached garages & decks.)

Front Yard Setback	**20 feet** from property line – both street and avenue
Side Yard Setback	**10 feet** from property line
Rear Yard Setback	**25 feet** from property lot line

Lot Coverage of building structures **not to exceed 35%** of the lot for R1and R2.

(See "the land Development Ordinance for the city of Columbus" for more details)

2. **Footings and Foundations**

TABLE R403.1
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS
(inches)[a]

	LOAD-BEARING VALUE OF SOIL (psf.)			
	1,500	2,000	3,000	≥ 4,000
Conventional light-frame construction				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
	42	32	21	16
For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kN/m^2.				

a. Where minimum footing width is 12 inches, a single width of solid or fully grouted 12-inch nominal concrete masonry units is permitted to be used.

If you are using 8" block or an 8" poured concrete foundation, an 8" thick by 16" wide footing is recommended. The foundation walls are required to extend at least 6" above finished grade requiring 36" below grade with 6" above grade. Block basement walls are required to be water proofed with back plaster and tar. Poured concrete basements may be water proofed with tar only. For crawl spaces tar only is approved. R406

3. **Drain Tile**
Basements are required to be drain tiled unless exempted by the Building Inspector. (Check with the Inspector if you have any questions.) Drain tile must be installed around perimeter and center of basement if over 900 sq. ft. Drain tile must be covered with an approved filter membrane material. Window wells must be connected to drain tile system. R405

4. **Sill Plates**
All sill plates in direct contact with concrete are required to be pressure treated or redwood.

5. **Anchor Bolts**
Foundation plates shall be bolted to the foundation with ½" by 10" anchor bolts. Bolts shall be embedded at least 7" into the concrete and spaced not more than 6' apart. Bolts need to be located within 12" of each end piece with a minimum of 2 bolts per piece. R403.1.6

6. **Foundation Ventilation and Under Floor Clearance**
Under-floor areas are required to be ventilated at a ratio of 1 square foot for each 150 square feet of floor area. Vents should be located within 3' of the corners. The required area should be equally distributed along the length of at least two opposite sides. The minimum clearance between the bottom of the floor joists and the ground below is 18". The minimum clearance below the girder is 12". Under floor access shall be provided by an 18" x 24" opening. R408.2

7. **Crawl Space Insulation**
Crawl spaces are required to be insulated with an R-10 value. Check with the Building Inspector, as some types of foam insulation are required to be covered.

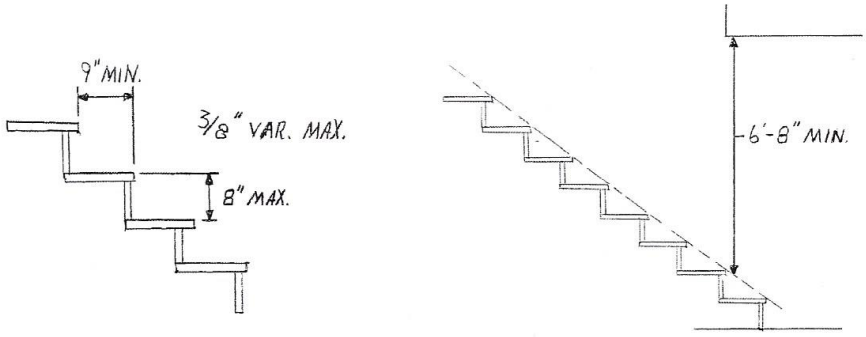
8. **Exits**
At least one door shall be not less than 36" wide and 6' 8" in height. The door shall be side hinged. R311.2

Egress Windows Required
Basements in dwelling units and all bedrooms must have emergency egress windows with a maximum height of 44" measured from floor to opening. Grade floor openings shall have a minimum net clear opening of 5 square feet. A 24" x 30" window opening meets minimum 5.0 sq. ft. open. All egress windows other than at grade (basements) must have a net clear opening of 5.7 square feet. The minimum clear opening width is 20". The minimum clear opening height is 24". If you have an unfinished basement, you need at least one egress window. A 20" x 24" opening will not work because it does not equal 5.7 square feet. *See attached new window well code. The window must open at a right angle and maintain the required opening. R310.1.1

9 **Window wells**
Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladder or rungs shall have an inside width of at least 12 inches and shall project at least 3 inches from the wall and shall be spaced not more than 18" on center vertically from the full height of the window well. R310.2.1
All window wells must be connected to the foundation's drainage system. R310.2.2

10. **Stairs**
The riser height within any flight of stairs shall not exceed the smallest by more than $^3/_8$ of an inch. The **maximum rise is 8"** and the **minimum run is 9"**. Stair railings shall have intermediate rails or an ornamental pattern so that a **4 3/8" sphere in diameter cannot pass through.** R311.7.5.1 and R311.7.5.2 City amendments, R312.1.3

Headroom
Every required stairway shall have a **headroom clearance of not less than 6' 8"** measured vertically from the sloped line adjoining the nearest tread to the next tread. See illustration below. R311.7.2

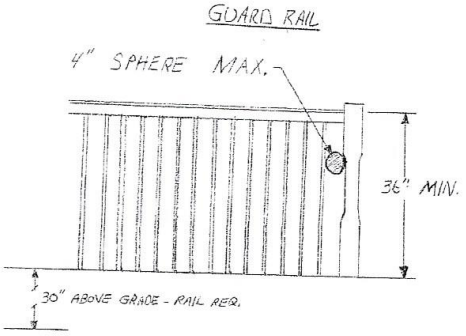


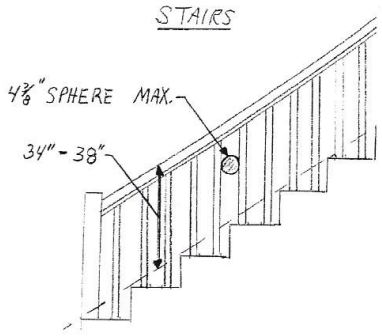
11. **Under stair protection.** Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½ inch (12.7 mm) gypsum board. R302.7

12. **Handrails**
Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. R311.7.2

Stairways shall have at least one handrail. Handrails shall be installed on open sides of stairways. Exception – None required on stairways with 3 or less risers. The top of the handrail shall be placed not less than 34" or more than 38" above the nosing of the treads. They shall be continuous the full length of the stairway. Handrails projecting from a wall shall have a space of not less than 1 ½" between the handrail and the wall. The handrail shall not be less than 1 ½" nor more and 2" in cross sectional dimension. The hand grip portion shall have a smooth surface with no sharp corners. Handrail ends shall be returned to the wall at the top and the bottom of the handrail or terminated in newel posts. R311.7.8.2

13. **Guardrails**
All unenclosed floor and roof openings, open and glazed sides of landings and ramps, balconies or porches which are **more than 30" above grade** or the floor below, and roofs used for other than service of the building shall be protected by a guardrail. **Guardrails shall not be less than 36" high**, except on stairways where they may be 34" high but not exceed 38". Open guardrails shall have intermediate rails or an ornamental pattern so that a **4" sphere in diameter cannot pass through.** R312.1.1. R312.1.2





14. **Landings Required**
A minimum 3' x 3' landing is required on each side of an exterior door. May be 7 ½" lower than the top of the threshold. Landings are also required on interior doors with these exceptions. 1) A door may open at the top step of an interior flight of stairs provided the door does not swing over the top step. 2) A door may open at a landing that is not more than 7 ½" lower than the top of threshold provided the door does not swing over the landing. R311.3.

15. **Smoke Detectors**
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedroom.
3. In each level of the dwelling.
4. Must be interconnected and hard wired. R314.3

16. **Fire Stops Required**
Fire stopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories and between a top story and a roof space. Fire stopping shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions including furred spaces at the ceiling floor level.
2. At all interconnections between concealed vertical and horizontal spaces such as soffits, drop ceilings, cove ceilings, etc.
3. In concealed spaces between stair stringers at the top and bottom run.
4. At openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor level with noncombustible materials.

Except as provided in item 4 above, fire stopping shall consist of 2" nominal lumber or 2 thickness of 1" nominal lumber with broken lap joints, or 1 thickness of 22/33 inch plywood, or other approved materials such as drywall and insulation.

17. **Carbon Monoxide Alarms**
In new construction an approved alarm shall be installed outside of each sleeping area in which a fuel fired appliance is installed and in dwelling units that have attached garages. R315.1

18. **Draft stopping Required**

Draft stopping shall be provided in all floor/ceilings under the following circumstances:

1. Ceiling is suspended under the floor framing; or
2. **Floor framing is constructed of truss type or open members.**

In floor/ceiling assemblies, the maximum area permitted without a draft stop is 1,000 square feet. Draft stopping shall run parallel to the framing members. Draft stopping materials shall be not less than ½ gypsum board, $^{3}/_{8}$ plywood, or other approved materials. R302.12

19. **Light, Ventilation, and Sanitation**

All living rooms, kitchens, and other rooms used for living, dining, or sleeping purposes (habitable rooms) shall be provided with natural light by means of exterior glazed openings with an area of not less than 8% of the floor area of such rooms with a minimum of 10 square feet. R303.1

All Bathrooms

Water closet compartments, laundry rooms, and similar rooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than 1/20th of the floor area of such rooms with a minimum of 1 ½ square feet. R303.3

All Habitable Rooms

All habitable rooms within a dwelling unit shall be provided with natural ventilation by means of openable exterior openings with an area of not less than 1/20th of the floor area of such rooms with a minimum of 5 square feet. R303.1

In lieu of required exterior openings for natural ventilation, a mechanical ventilation system may be provided. Such system shall be capable of providing two air changes per hour in all habitable rooms. One fifth of the air supply shall be taken from the outside. In bathrooms containing a bathtub or shower combination thereof, laundry rooms, and similar rooms, a mechanical ventilation system connected directly to the outside capable of providing five air changes per hour shall be provided. The point of discharge air shall be at least 5' from any air intake opening. Bathrooms which contain a water closet only may be provided with a recirculating fan.

20. **Ceiling Heights**

Habitable space shall have a ceiling height of not less than 7' except as otherwise permitted in this section. Kitchens, halls, bathrooms, and toilet compartments may have a ceiling height of not less than 7'. Where exposed beam members are spaced at less than 48" on center ceiling, height shall be measured at the bottom of the members. Where exposed ceiling beam members are spaced at more than 48" on center, ceiling height shall be measured to the bottom of ceiling provided the bottom members are not less than 6' 8" high. R305.1

If any room has a sloped ceiling, the prescribed ceiling height for the room is required in half of the area. No portion of the room measuring less than 5' from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.

If any room has a furred ceiling, the prescribed ceiling height is required in two thirds of the area but in no case may it be less than 7'.

21. **Room Dimensions**

Every dwelling unit shall have at least one room, which shall have not less than 120' of floor area. Other habitable rooms shall have an area of not less than 70 square feet. Habitable rooms other than a kitchen shall be not less than 7' in any dimension. R304.1 R304.2

Each water closet stool shall be located in a space not less than 30" in width, or not less than 21" in front. R307.1

22. **Sanitation**
Sanitation facilities shall be provided. A water closet room shall be separated from food preparation or storage rooms by a tight-fitting door.

Every dwelling shall be provided with a kitchen equipped with a kitchen sink. Every dwelling unit shall be provided with a bathroom consisting of a water closet, lavatory, and either a bathtub or shower. Each sink and bathtub or shower shall be equipped with hot and cold running water.

Does NOT apply at Lake Oconee

23. **Sidewalks**
Sidewalks are required on any paved streets. Contact the Engineering Department at 562-4267 for the location and grade.

24. **Garage Wall Separation**
Attached garages are required to be separated from the dwelling unit by not less than ½ gypsum on the garage side. Doors need to be solid core 1 $^{3}/_{8}$" in thickness minimum or equivalent. 20 minute rated and must be self- closing. 5/8 Type X or equivalent is required from all habitable rooms above a garage. R302.5.1

25. **Trusses**
No homemade trusses are allowed without an Engineer's seal.

26. **Roof Ventilation**
Where determined necessary by the Building Inspector, enclosed attics and roof rafters shall have cross ventilation. The minimum net opening is 1 to 300 square feet of roof area, provided at least 50% of the vents are located in the upper portion of the roof.

27. **Ice Barrier**
Shall be required to extend from lowest edge of all roof surfaces to a spot 24 inches inside exterior wall lines. (Not including detached accessory structures that contain no conditioned floor area.)

28. **Attic Access**
A 22 x 30 attic access opening is required if there is at least 30" of headroom in the attic.

29. **Insulation Standards**
See attached copy of State Standards for minimum insulation values from the State Energy Office.

30. **Garage Door Headers**
If you are going to use a 16' garage door and the opening is load bearing, a laminated beam (property sized) or three, 2 x 12's are approved for the header. Two jack studs are required on each end.

31. **Portal framing**
Portal framing may be required if the side wall is short along your garage door wall. Check the building codes, IRC 2012, Table R602.10.5 for specifics.

32. **Foam Insulation**
Exposed foam insulation in living spaces must be covered. See the Building Inspector for approved covering.

33. **Sheet Rock**
Sheet rock must be fastened to furring strips or studs.

Without Adhesive

Ceiling:	½" or 5/8" sheet rock max. spacing	nails is 7",	screws is 12".	
Wall:	½" or 5/8" sheet rock max. spacing	nails is 8",	screws is 16"	

With Adhesive

Ceiling:	½" or 5/8" sheet rock max. spacing	nails is 12",	screws is 16".	
Wall:	½" or 5/8" sheet rock max. spacing	nails is 16",	screws is 24"	R702.3.5

34. **Ventilation**
Where determined necessary by the Building Inspector due to atmospheric or climatic conditions, enclosed attics and enclosed rafter spaces formed where ceilings are applied direct to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The net free ventilating area shall be not less than $^{1}/_{150}$ of the area of the space ventilated, except that the area may be $^{1}/_{300}$, provided at least 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3' above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. The openings shall be covered with corrosion-resistant metal mesh with mesh openings of ¼" in dimension.

35. **Stairway & Hallway**
Stairway and hallway minimum finished width is **36" above and below handrails**. R311.7.1

36. **Grade Elevations**
Please contact the Engineering Department for final grade elevation stakes. (562-4267).

37. **Flood Zone**
Flood zone construction requires a Flood Plain Development Permit & Elevation Certification.

38. **Bathroom Ventilation**
Provide ventilation for interior bathrooms. All full bathrooms must be vented to the outside.

39. **Back fill**
Compact all fill thoroughly.

40. **Footings**
Provide continuous footings under dwelling (Including attached garages).

41. **Window Area**
Window area to be equal to 8% of floor area in all habitable rooms. 10 sq. Ft. minimum.

42. **Height**
Houses shall be limited in height to 36 ft.

43. **Headers**
Must use proper headers sized as to International Residential Building Codes.

44. **Rafters**
Truss ties must be used. Approved truss tie down screws may be used in place of truss tie downs.

45. **Wood Separation**
All wood must be separated from concrete with metal (Exception-redwood or treated lumber)

46. **Prefabricated buildings**
Prefabricated buildings must have engineer's seal or state seal.

47. **Fire protection of floors**
Floor assemblies, not required elsewhere in this code to be fire-resistance rated, shall be provided with a ½ - inch (12.7 mm) gypsum wallboard membrane, 5/8 inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA13F, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies can be unprotected when complying with the following:

    3.1 The aggregate area of the unprotected portions **shall not exceed 80 square feet per story**. R501.3

    3.2 Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.

4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2 – inch by 10 – inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

48. **Town Homes**
Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of section R302.1.
The two living units are to be separated by a 1 hour fire wall on each side with a min. 1" separation between the two walls. This being a total of a 2 hour fire rating separation. . R302.2

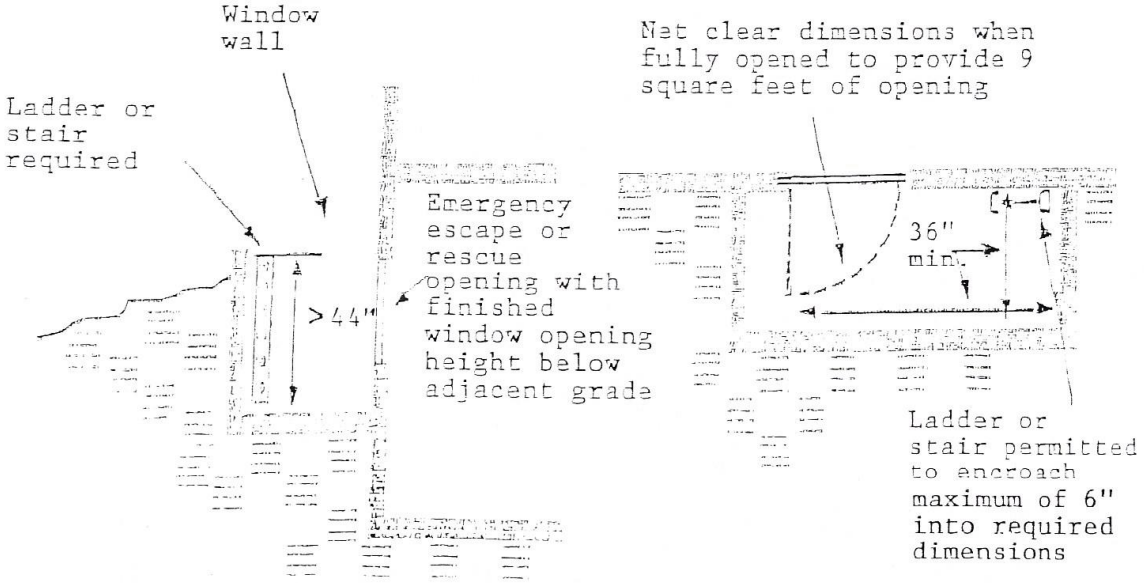
49. **SWPPP (Storm Water Pollution Prevention Plan)**
NOI (Individual Lot Notice of Intent) and a site plan drawing must be filled out and turned in with the building permit application.

50. **Builder is responsible to call for all inspections**. The approval of plans and specifications does not permit the violation of any section of the Building Code, other city ordinance, or state law.

Section 310.4 EMERGENCY ESCAPES

UBC page 143

- Fifth paragraph added to provide details of window wells, which will be required when an emergency escape or rescue opening has a finished window opening below grade.
- Window wells with a vertical depth of more than 44 inches shall be equipped with an approved ladder or stair. Such stairs or ladders are exempt from the provisions of Section 1006 based on an exception in Section 1006.1.
- A definition for "window wells" has been added to Section 224.



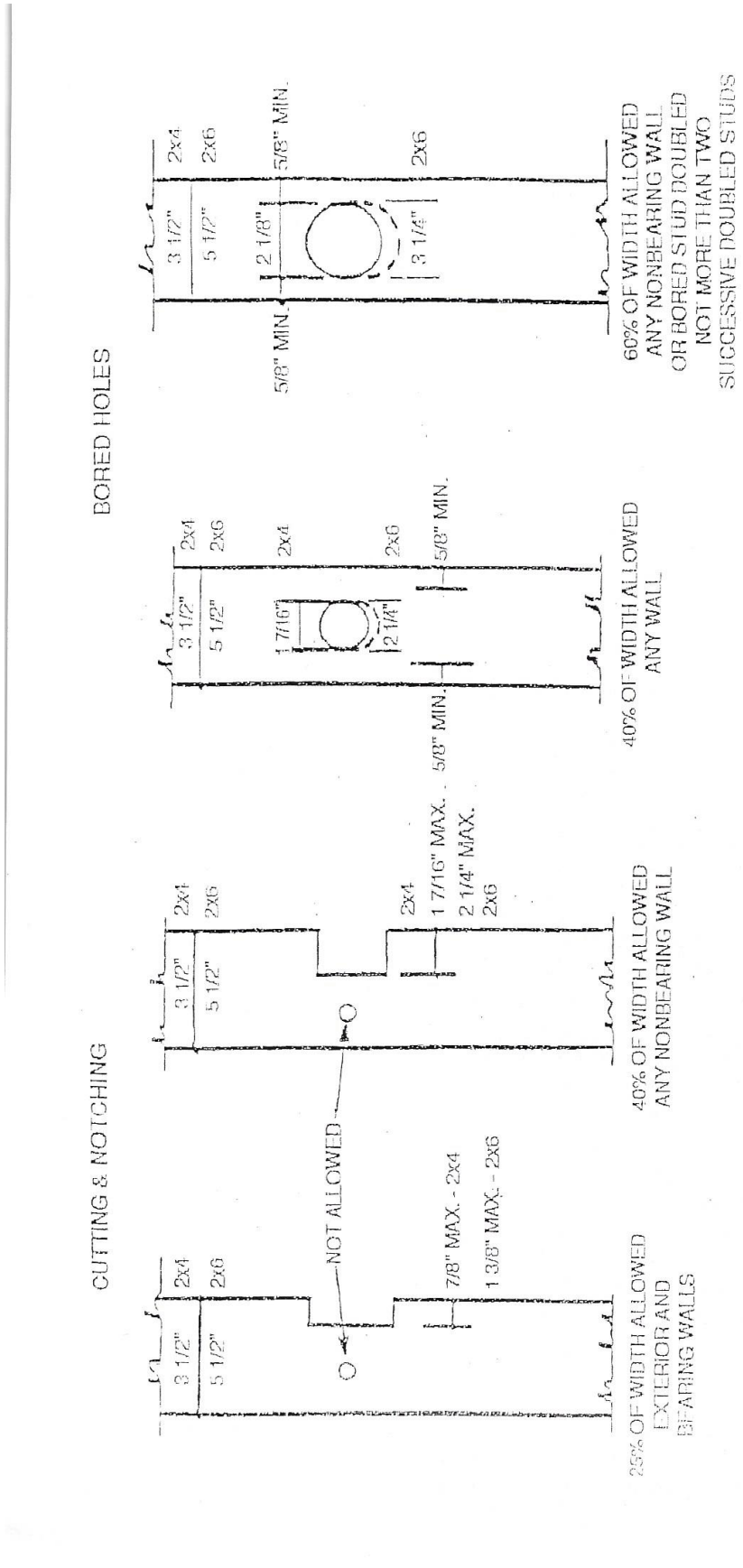
GUIDE FOR CUTTING, NOTCHING & BORING OF FLOOR JOISTS

Provided by Nebraska and Conference of Building Officials

These figures comply with the requirements of the International Building Code and the International Residential Code.

Joist Size	Max. Hole	Max. Notch Depth	Max. End Notch
2x6	1 1/2	7/8	1 3/8
2x8	2 3/8	1 1/4	1 7/8
2x10	3	1 1/2	2 3/8
2x12	3 3/4	1 7/8	2 7/8

NOTCHING AND BORING OF CEILING JOIST AND RAFTERS IS NOT ALLOWED


CUTTING & NOTCHING
BORED HOLES
3 1/2"
5 1/2"
2x4
2x6
NOT ALLOWED
7/8" MAX. - 2x4
1 3/8" MAX. - 2x6
25% OF WIDTH ALLOWED
EXTERIOR AND
BEARING WALLS
40% OF WIDTH ALLOWED
ANY NONBEARING WALL
1 7/16" MAX.
2 1/4" MAX.
5/8" MIN.
40% OF WIDTH ALLOWED
ANY WALL
2 1/8"
3 1/4"
60% OF WIDTH ALLOWED
ANY NONBEARING WALL
OR BORED STUD DOUBLED
NOT MORE THAN TWO
SUCCESSIVE DOUBLED STUDS
MAXIMUM ALLOWED NOTCHING
AND DRILLING FOR NORMAL
CONSTRUCTION WITH
2 X 4 STUD
2 X 6 STUD

SECTION R312
GUARDS

R312.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

R312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.

Exceptions:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.

2. Openings for required guards on the sides of stair treads shall not allow a sphere 4 3/8 inches (107 mm) to pass through.

R302.3 DWELLING UNIT SEPARATION

~~R317.1~~ Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than 1-hour fire-resistance rating when tested in accordance with ASTM E 119. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing.

Exception: A fire resistance rating of ½ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.

R302.3.1

~~R317.1.1~~ Supporting construction. When floor assemblies are required to be fire-resistance-rated by Section R317.1, the supporting construction of such assemblies shall have an equal or greater fire-resistive rating.

R302.2

~~R317.3~~ Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section. R302 for exterior walls.

2 HR

Exception: A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with Section R317.3.

R302.2.1

2 HR

~~R317.2.4~~ Continuity. The common wall for townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and shall extend the full length of the common wall including walls extending through and separating attached accessory structures.

R302.2.2

~~R317.2.2~~ Parapets. Parapets constructed in accordance with Section R317.2.3 shall be provided for townhouses as an extension of common exterior or walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

Exception: A parapet is not required in the two cases above when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8 inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing for a distance of 4 feet (1219 mm) on each side of the wall or walls.

Climate Zone 5 & 4 Marine

Ceiling R-value	38
Wood Frame Wall R-value	20 or 13+5[h]
Mass Wall R-value [i]	13/17
Floor R-value	30[g]
Basement Wall R-value [c]	10/13
Slab R-value [d], Depth	10, 2 ft
Crawlspace Wall R-value [c]	10/13
Fenestration U-Factor [b]	0.35
Skylight U-Factor [b]	0.60
Glazed fenestration SHGC [b, e]	NR

a. R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2x6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. "15/19" means R-15 continuous insulated sheathing on he interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine zone.

f. Basement Wall Insulation is not required in warm-humid locations.

g. Or insulation sufficient to fill the framing cavity. R-19 is minimum.

h. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percnt or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of atleast R-2.

i. The second R-value applies when more than half the insulation is on the interior of the wall.

j. For impact rated fenestration complying with SectionR301.2.1.2 of the International Residential Code or Section 1603.1.2 of the International Building code, the maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

he information presented here is derived from the 2009 International Energy Conservation Code, Table 402.1.1 Contact: Technical Support

ou can purchase a copy of the code book from the International Code Council

SECTION R308
GLAZING

[B] R308.1 Identification. Except as indicated in Section R308.1.1, each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation. The label shall be acid etched, sandblasted, ceramic-fired, embossed mark, or shall be of a type which once applied cannot be removed without being destroyed.

Exceptions:

1. For other than tempered glass, labels may be omitted provided the building official approves the use of a certificate, affidavit or other evidence confirming compliance with this code.
2. Tempered spandrel glass may be identified by the manufacturer with a removable paper label.

R308.1.1 Identification of multipane assemblies. Multipane assemblies having individual panes not exceeding 1 square foot (0.09 m^2) in exposed area shall have at least one pane in the assembly identified in accordance with Section R308.1. All other panes in the assembly shall be labeled "16 CFR 1201."

Exceptions:

1. Polished wired glass for use in fire doors and other fire resistant locations shall comply with ANSI Z97.1.
2. Louvered windows and jalousies shall comply with Section R308.2.

[B] R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
   - 7.1. Exposed area of an individual pane greater than 9 square feet (0.836 m^2).
   - 7.2. Bottom edge less than 18 inches (457 mm) above the floor.
   - 7.3. Top edge greater than 36 inches (914 mm) above the floor.
   - 7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.
8. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm) horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
10. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glass is less than 36 inches (914 mm) above the plane of the adjacent walking surface.
11. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway when the exposed surface of the glass is less than 36 inches (914 mm) above the nose of the tread.

Attachment A5: Compliance Certificate

EXAMPLE: Owner/Contractor required to complete and submit this certificate.

RES*check* Software Version 4.4.3

Compliance Certificate

Project Title: Lake Oconee Example

Energy Code: **2009 IECC**
Location: **Columbus, Nebraska**
Construction Type: **Single Family**
Glazing Area Percentage: **14%**
Heating Degree Days: **6543**
Climate Zone: **5**

Construction Site:
1400 SF house
with 625 SF unheated garage
Columbus, NE 68601

Owner/Agent:

Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **2.2% Better Than Code** Maximum UA: **269** Your UA: **263**

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	1400	23.0	15.0		36
Wall 1: Wood Frame, 16" o.c.	1350	20.0	0.0		65
Window 1: Vinyl Frame:Double Pane with Low-E	160			0.350	56
Door 1: Glass	84			0.350	29
Wall 2: Wood Frame, 16" o.c.	360	20.0	0.0		21
Basement Wall 1: Solid Concrete or Masonry Wall height: 9.0' Depth below grade: 8.0' Insulation depth: 9.0'	990	13.0	0.0		56

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in RES*check* Version 4.4.3 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Project Notes:

Example Only:
Walkout basement so 3 sides 8ft below grade and one regular wall
Minimum required windows (8) 4ft x 5ft
Assumed three (3) doors (2 single & 1 double) 3ft wide x 7ft high

Project Title: Lake Oconee Example
Data filename: C:\Users\r-wise\Documents\REScheck\Lake example.rck

Report date: 11/12/12
Page 1 of 4

RES*check* Software Version 4.4.3

Inspection Checklist

Energy Code:	**2009 IECC**
Location:	**Columbus, Nebraska**
Construction Type:	**Single Family**
Glazing Area Percentage:	**14%**
Heating Degree Days:	**6543**
Climate Zone:	**5**

Ceilings:

☐ Ceiling 1: Flat Ceiling or Scissor Truss, R-23.0 cavity + R-15.0 continuous insulation

Comments: _____

Above-Grade Walls:

☐ Wall 1: Wood Frame, 16" o.c., R-20.0 cavity insulation

Comments: _____

☐ Wall 2: Wood Frame, 16" o.c., R-20.0 cavity insulation

Comments: _____

Basement Walls:

☐ Basement Wall 1: Solid Concrete or Masonry, 9.0' ht / 8.0' bg / 9.0' insul, R-13.0 cavity insulation

Comments: _____

Windows:

☐ Window 1: Vinyl Frame:Double Pane with Low-E, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

Doors:

☐ Door 1: Glass, U-factor: 0.350

Comments: _____

Air Leakage:

☐ Joints (including rim joist junctions), attic access openings, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed with caulk, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

☐ Air barrier and sealing exists on common walls between dwelling units, on exterior walls behind tubs/showers, and in openings between window/door jambs and framing.

☐ Recessed lights in the building thermal envelope are 1) type IC rated and ASTM E283 labeled and 2) sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

☐ Access doors separating conditioned from unconditioned space are weather-stripped and insulated (without insulation compression or damage) to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is installed to maintain insulation application.

☐ Wood-burning fireplaces have gasketed doors and outdoor combustion air.

☐ Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

Air Sealing and Insulation:

☐ Building envelope air tightness and insulation installation complies by either 1) a post rough-in blower door test result of less than 7 ACH at 50 pascals OR 2) the following items have been satisfied:

(a) Air barriers and thermal barrier: Installed on outside of air-permeable insulation and breaks or joints in the air barrier are filled or repaired.

(b) Ceiling/attic: Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.

(c) Above-grade walls: Insulation is installed in substantial contact and continuous alignment with the building envelope air barrier.

(d) Floors: Air barrier is installed at any exposed edge of insulation.

(e) Plumbing and wiring: Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.

(f) Corners, headers, narrow framing cavities, and rim joists are insulated.

(g) Shower/tub on exterior wall: Insulation exists between showers/tubs and exterior wall.

Sunrooms:

❑ Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.

Materials Identification and Installation:

❑ Materials and equipment are installed in accordance with the manufacturer's installation instructions.

❑ Materials and equipment are identified so that compliance can be determined.

❑ Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.

❑ Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.

Duct Insulation:

❑ Supply ducts in attics are insulated to a minimum of R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to at least R-6.

Duct Construction and Testing:

❑ Building framing cavities are not used as supply ducts.

❑ All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are substantially airtight by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Tapes, mastics, and fasteners are rated UL 181A or UL 181B and are labeled according to the duct construction. Metal duct connections with equipment and/or fittings are mechanically fastened. Crimp joints for round metal ducts have a contact lap of at least 1 1/2 inches and are fastened with a minimum of three equally spaced sheet-metal screws.
Exceptions:

Joint and seams covered with spray polyurethane foam.

Where a partially inaccessible duct connection exists, mechanical fasteners can be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.

Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).

❑ All ducts and air handlers are located within conditioned space.

Temperature Controls:

❑ Where the primary heating system is a forced air-furnace, at least one programmable thermostat is installed to control the primary heating system and has set-points initialized at 70 degree F for the heating cycle and 78 degree F for the cooling cycle.

❑ Heat pumps having supplementary electric-resistance heat have controls that prevent supplemental heat operation when the compressor can meet the heating load.

Heating and Cooling Equipment Sizing:

❑ Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.

❑ For systems serving multiple dwelling units documentation has been submitted demonstrating compliance with 2009 IECC Commercial Building Mechanical and/or Service Water Heating (Sections 503 and 504).

Circulating Service Hot Water Systems:

❑ Circulating service hot water pipes are insulated to R-2.

❑ Circulating service hot water systems include an automatic or accessible manual switch to turn off the circulating pump when the system is not in use.

Heating and Cooling Piping Insulation:

❑ HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to R-3.

Swimming Pools:

❑ Heated swimming pools have an on/off heater switch.

❑ Pool heaters operating on natural gas or LPG have an electronic pilot light.

❑ Timer switches on pool heaters and pumps are present.
Exceptions:

Where public health standards require continuous pump operation.

Where pumps operate within solar- and/or waste-heat-recovery systems.

❑ Heated swimming pools have a cover on or at the water surface. For pools heated over 90 degrees F (32 degrees C) the cover has a minimum insulation value of R-12.
Exceptions:

Covers are not required when 60% of the heating energy is from site-recovered energy or solar energy source.

Lighting Requirements:

❑ A minimum of 50 percent of the lamps in permanently installed lighting fixtures can be categorized as one of the following:

(a) Compact fluorescent

(b) T-8 or smaller diameter linear fluorescent

(c) 40 lumens per watt for lamp wattage <= 15

(d) 50 lumens per watt for lamp wattage > 15 and <= 40

(e) 60 lumens per watt for lamp wattage > 40

Other Requirements:

❑ Snow- and ice-melting systems with energy supplied from the service to a building shall include automatic controls capable of shutting off the system when a) the pavement temperature is above 50 degrees F, b) no precipitation is falling, and c) the outdoor temperature is above 40 degrees F (a manual shutoff control is also permitted to satisfy requirement 'c').

Certificate:

❑ A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment. The certificate does not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.

NOTES TO FIELD: (Building Department Use Only)

2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Ceiling / Roof	38.00
Wall	20.00
Floor / Foundation	13.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.35	
Door	0.35	NA

Heating & Cooling Equipment	Efficiency
Heating System:_____	_____
Cooling System:_____	_____
Water Heater:_____	_____

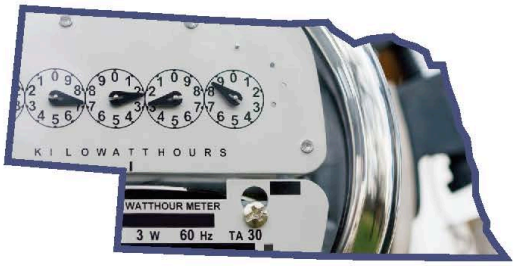
Name: _____ Date: _____

Comments:

Attachment A6: Energy Provisions of the Residential Building Code

Energy Provisions of the Residential Building Code

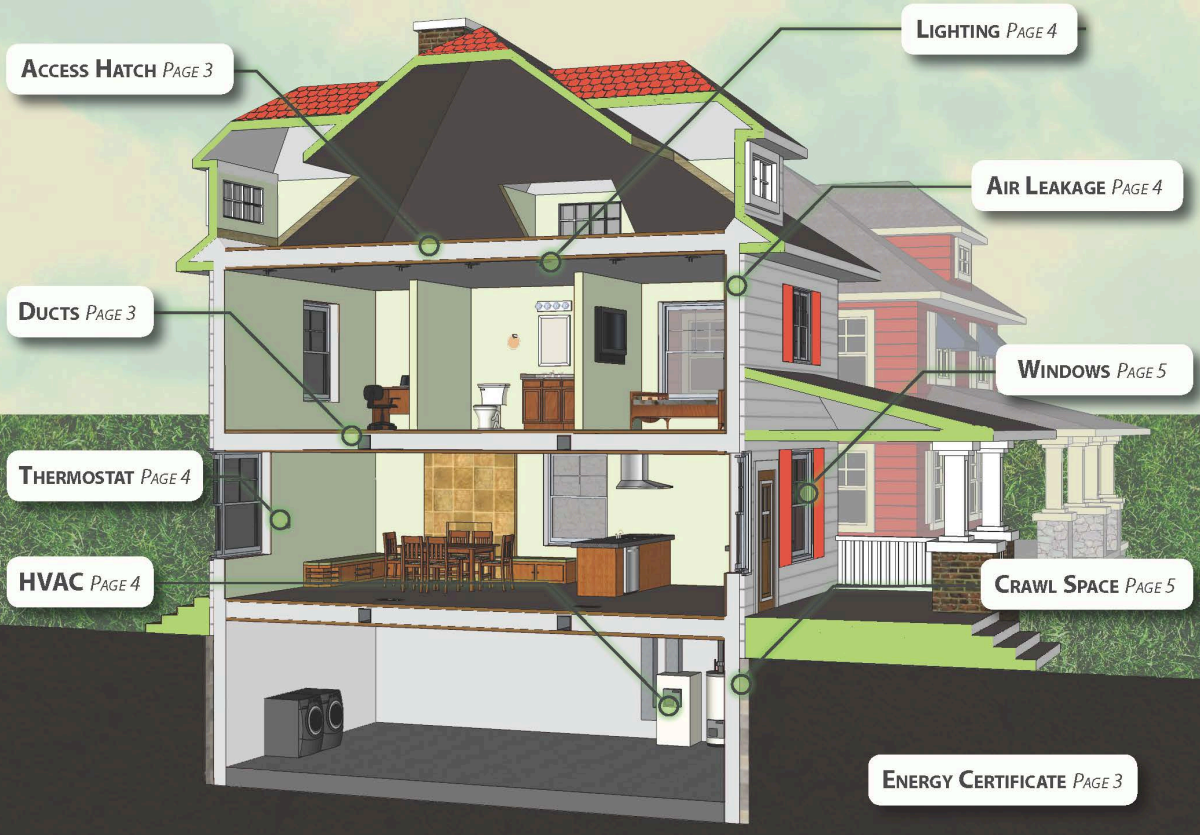
2009 IECC: Guide for Homeowners



Nebraska Energy Code **Guide**

FOR **HOMEOWNERS**

If you are interested in buying a home or want to learn about the energy code and how to make your home more energy efficient, this checklist provides a quick way to assess energy performance and identify opportunities to improve energy efficiency.



This checklist covers aspects of the **2009 International Energy Conservation Code**, which has been adopted or under consideration by many local governments in Nebraska. The contents do not cover every aspect of the code, but it does address the requirements that are easiest to understand and see in a home after construction is complete. Energy-efficient homes are more comfortable, cost less to operate and reduce air pollution.

Nebraska Energy Code **Guide**

FOR **HOMEOWNERS**

☐ Energy Certificate

The 2009 IECC requires builders to attach permanent certificates on or in the circuit breaker box (i.e. electrical panel box) listing the materials and equipment values and ratings that demonstrate that a new home meets code requirements. The certificate is an important means by which the consumer can verify that the home complies with the code. Is there a certificate attached to your electrical panel?

2009 IECC Energy Certificate

Compliance Method	Date	
PERSCRIPTIVE	5/1/2011	
Insulation		**r-value**
Ceiling/Roof		38
Walls		13
Floors		19
Ducts		8
Basement Walls		10/13
Window and Door Ratings		**u-factor**
Windows		0.35
Doors		0.40
HVAC Equipment	**Type**	**Rating**
GAS BOILER		75% AFUE
Water Heating	**Type**	**EF value**
Water Heater	50 GAL, GAS	0.60
General Contractor:	K+M CONTRACTORS	
Insulation Contractor:	RKM INSULATION	
Form Completed By:		

2009 IECC Certificate Example

☐ Attic Access Hatch/Door Insulation

Attic access can be a major source of air leakage in homes, causing utility bills to be high and creating uncomfortable drafts. According to national minimum standards, hatches/doors to the attic must be weather-stripped and insulated. They should be well-made so that they are airtight when you close them. (Test by closing door or hatch on a piece of paper. Can the paper be easily pulled out when the hatch/door is closed? If yes, the door/hatch is not airtight.) The insulation should be the same value as the surrounding areas and attached so that it isn't damaged or become loose when the hatch or door is opened and closed.

Insulated attic hatch and insulated ducts 1

☐ Ductwork

Ductwork should be insulated and sealed. Leaky ducts can be responsible for 10-30% of energy loss in a home.

- Unless the attic ceiling (underside of the roof) and walls are insulated, when ducts run through attic space, the 2009 IECC requires that they be insulated to a minimum of R-8. Are the ducts in the attic insulated? Look at the label on the ductwork insulation – what R-level is it?
- Is ductwork sealed properly? All ducts and air handlers should be sealed with mastic (a special type of caulk that is easily visible); duct tape isn't sufficient. Either foil tape or mastic is preferable as they will stand the test of time and help reduce energy waste. Without proper sealing, your system will simply be heating (or cooling) the attic or crawl space – wasting considerable energy. In existing homes, leakage should be assumed and mastic should be applied along every seam and connection.

This duct has been sealed but not insulated 2

Nebraska Energy Code **Guide**

FOR **HOMEOWNERS**

☐ Programmable Thermostat

Programmable thermostats can generate annual energy savings of 10%. According to the national model energy code, homes with forced-air furnaces must have programmable thermostats installed. Regardless of the heating and cooling system in a home, programmable thermostats can save money. The average cost of a programmable thermostat ranges from $30 to $50.

A programmable thermostat

☐ Heating, Ventilation, and Air Conditioning (HVAC) Systems

Improper installation of heating and air conditioning systems can waste significant energy and result in costly utility bills. If you are getting a system installed or replaced, ensure the quality of your new system by asking the contractor to apply for a permit and have the system professionally inspected after the installation is complete. To determine whether a contractor is licensed, get the name of the person who did the installation and contact your local government to find out if it registers local contractors.

☐ Energy Efficient Lighting

Lighting has an enormous impact (approximately 12%) on the energy use in homes. The national model energy code requires that builders put high efficiency light bulbs in at least 50% of hardwired lighting fixtures. High efficiency bulbs can include compact fluorescents, high-efficiency halogens, LEDs, etc.

A compact florescent (CFL) bulb

☐ Air Leakage

Look for sources of air leaks into and out of the home. Air leakage is responsible for 30% or more of the energy loss in homes. All joints, seams, and penetrations between the inside and outside of the home should be sealed. Typically, caulk, spray foam or weather stripping is used to seal air leaks.

- Check to see whether leaks have been sealed in a home by looking at where phone lines, electrical lines, plumbing and other services enter the house. Are the holes plugged with caulk or other sealants?
- Check the holes in the attic floor where pipes and ducts lead to the rooms below. Are they sealed with foam, caulk, or other materials to prevent airflow?
- Open the cabinets under the kitchen sink, under the kitchen island, under bathroom sinks, etc., and look at pipes leading to the floor below or out through walls. Are the spaces around the pipes filled with caulk, foam, or other materials to prevent airflow?
- In the basement, look at exterior walls where pipes and wires lead to the outside. Are there airspaces around the pipes/wires or have they been sealed?
- Check where pipes and ducts pass up through the basement ceiling to the floor above. Are there gaps and spaces that create drafts and waste energy or are they sealed tightly?

Why Do Air Leaks Matter?

If a home is not properly sealed, dirt, dust, and moisture enters the home and can lead to a variety of respiratory problems including asthma and allergies. Did you know that up to 40 percent of the air we breathe on the first floor of our home comes from the crawlspace?

Nebraska Energy Code **Guide**

FOR **HOMEOWNERS**

Windows

Windows and doors account for 18-20% of energy loss in homes. There are a number of factors that should be considered in evaluating older windows, as energy performance varies significantly based on the material that windows are made from and the condition they are in.

- Can you see daylight around the sides of the window frame or sash?
- Are windows loose in their tracks; can you slip a piece of paper between the sash and frame when they are closed and locked?
- What are the windows made of? Aluminum is typically known as a poor insulator. Fiberglass, wood, and vinyl do a better job, but much depends on the construction of the windows.
- Are windows single, double, or triple-paned? Note: storm windows installed over single-paned windows can perform about as well as conventional double-paned windows, but do not match the performance of high-performance windows with low-E glass and gas fills.
- The ability of double or triple-paned windows to block heat transfer depends greatly on whether they are "low-E coated". Low-E coatings are invisible, but can be detected by specialists.

Double-paned window with an insulated fiberglass frame 3

A sample window certificate 4

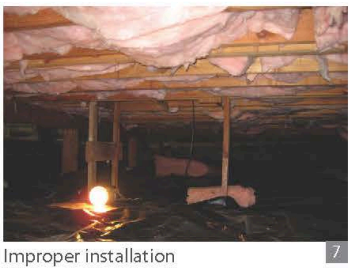
To learn more about window technology and benefits, please visit the Efficient Windows Collaborative web site: http://www.efficientwindows.org/code_overview.cfm

Crawl Space

Get under the house and get to know the crawl space. Either the floor over the crawl space should be insulated or (preferred) the crawl space walls should be insulated and the crawl space should not be vented. Insulation should be attached securely without gaps.

Crawl space vent 5

Proper installation (no vent) 6



Improper installation 7

June 2011. Nebraska Homeowner Guide

Additional information can be found at the Nebraska Energy Office's web site: **http://www.neo.ne.gov/**

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1. Courtesy of homeconstructionimprovement.com
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4. Courtesy of the Efficient Windows Collaborative
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6. Courtesy of Owens Corning
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Attachment A7: Deck Information

Deck Page 1of 4

8/21/08

DECK REGULATIONS

1. For footing size see Table 3 of the enclosed handout.
2. For allowable joist spans and beam spans, see Tables 2 and 3 of the enclosed handout.
3. Decks more than 30" above grade require a 36" high guardrail with intermediate rails or an ornamental pattern such that a 4" sphere cannot pas through.
4. The triangular openings formed by the riser, tread, and bottom element of a guardrail at the open side of a stairway may be of such size that a sphere 6" (152 mm) in diameter cannot pass through.
5. The rise of every step shall not exceed 8", with a 9" minimum run. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 of an inch.
6. Stairways having four or more risers are required to have a handrail; if deck is 30" high or less, a handrail may be on one side only; if over 30" high, handrails are required on both sides with guardrail protection as required for guardrails. See item 3.
7. Decks must be securely bolted to the rim joist on the house 24" on center max, nailing is not enough.

Design Aids for Patio Decks

The design aids included here are contained in the figure and three tables. The one figure is a drawing of the patio deck showing beam, joists, posts, and footings. It serves to show method of construction including connections and dimensions. Tables 1 and 2 show allowable spans for beams and joists of various lumber types and grades with various spacings. Table 3 shows the size of footing required for various contributing load areas.

The drawing shown in Figure 1 indicates joist and beam spans. It's important to notice that the beam span is the distance center to center of posts, while the joist span is the distance face to face of the beams to which the joists are connected. Interior beams are connected one to each face of the interior row of posts while exterior beams are single beams connected to exterior face of exterior posts.

Table 1

Table 1 shows allowable joist spans for various lumber grade, nominal joist size and spacing. The allowable bending stress is the given 'Repetitive Member' stress for the grade of lumber. For example, in the case of the lumber grade of Hem-Fir #2 and the nominal size of 2x6 loaded with standard loading of 40 psf (30 psf live load and 10 psf dead load) will span a length of 8'-6" at a spacing of 24" with a bending stress of approximately 1,150 psi.

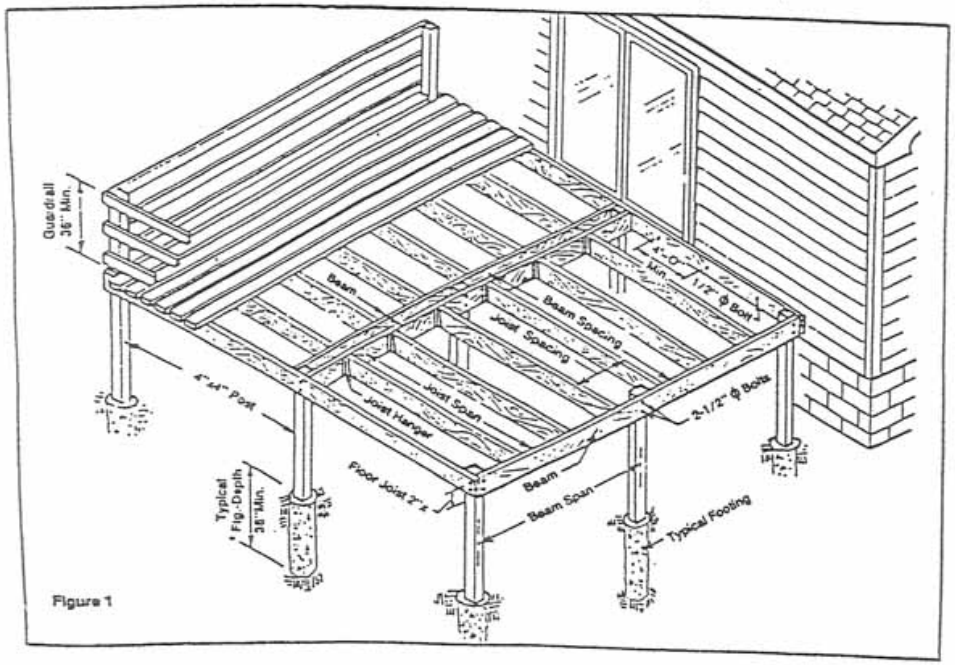


Figure 1

Allowable Joist Spans				
		Spacing		
Lumber Grade	**Size**	**12"**	**16"**	**24"**
Hem-Fir #2	2x6	12' 0"	10' 5"	8' 6"
	2x8	15' 10"	13' 9"	11' 3"
	2x10	20' 3"	17' 6"	14' 4"
Spruce- Pine	2x6	11' 3"	9' 9"	7' 11"
	2x8	14' 10"	12' 10"	10' 6"
	2x10	18' 11"	16' 4"	13' 4"
California Redwood #2 Open Grain	2x6	11' 9"	10' 2"	8' 4"
	2x8	15' 6"	13' 5"	11' 0"
	2x10	19' 10"	17' 2"	14' 0"

(Table 1)

Table 2

Table 2 is similar to Table 1 except that it is made for beam spans rather than joist spans. The load is comprised of the load from one-half of the adjacent spans on both sides of an interior beam and only one-half of the adjacent span from one side of an exterior span. Also the allowable span length is based on the allowable stress for single member usages.

Allowable Joist Spans				
		Spacing		
Lumber Grade	**Size**	**6'**	**8'**	**10'**
Hem-Fir #2	2x8	8' 7"	7' 5"	
	2x10	10' 11"	9' 5"	
	2x12	13' 3"	11' 6"	10' 3"
Spruce- Pine Fir #2	2x8	8' 0"		
	2x10	10' 2"	8' 10"	
	2x12	12' 4"	10' 9"	8' 10"
California Redwood #2 Open Grain	2x8	8' 4"	7' 3"	
	2x10	10' 8"	9' 3"	
	2x12	13' 0"	11' 3"	10' 1"

(Table 2)

Table 3

Table 3 specifies the typically required footing size based on the contributing area. For example, for spacing of beams of 10' and an 8' span (second line from the top of Table 3), a 12" round footing or a rectangular footing of 11" x 11" would be required. Footing size will vary with the area utilized for calculating the contributing load.

Typically Required Footing Size		
Contributing Area	**Round Footing Diameter**	**Square Footing Size**
10' x 10' 10' x 8' 10' x 6'	14" 12" 10"	12" x 12" 11" x 11" 9" x 9"
8' x 8' 8' x 6' 8' x 4'	12" 10" 8"	10" x 10" 9" x 9" 7" x 7"
6' x 6' 6' x 4'	8" 6"	7" x 7" 6" x 6"

(Table 3)

Footing sizes must be increased for footings carrying floor loads from two directions.

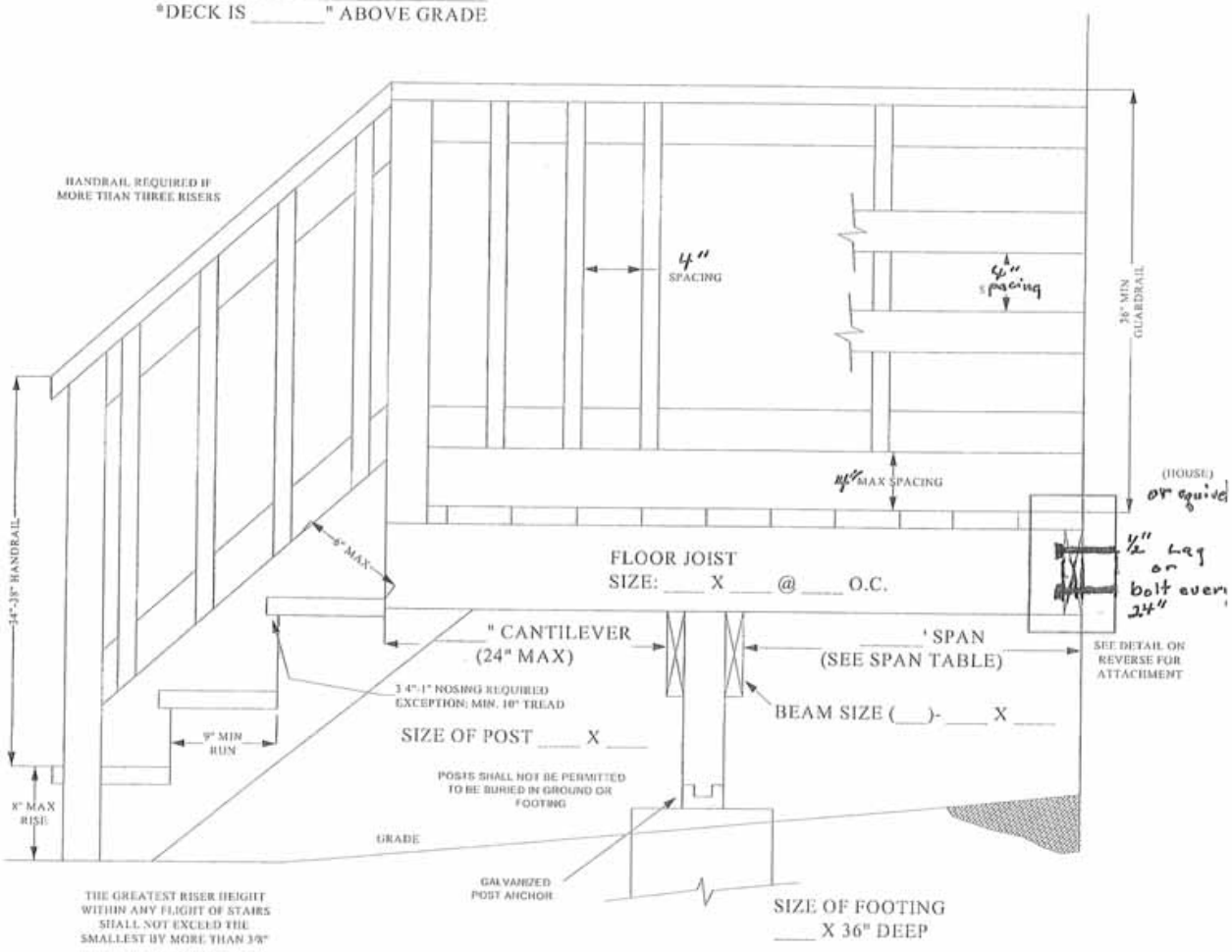
With soil tests and an engineering evaluation, it is possible that the required footing size listed above could possibly be reduced.

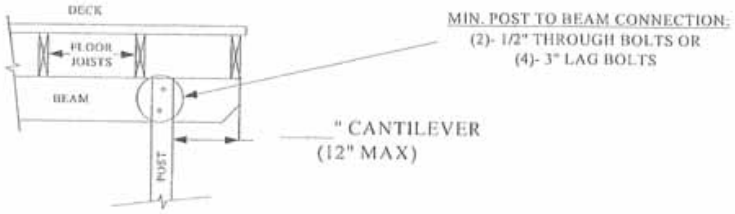
The uniqueness of each situation makes it important to take out a permit so the loads can be reviewed by knowledgeable personnel.

Deck page 4 of 4

DECK DETAIL

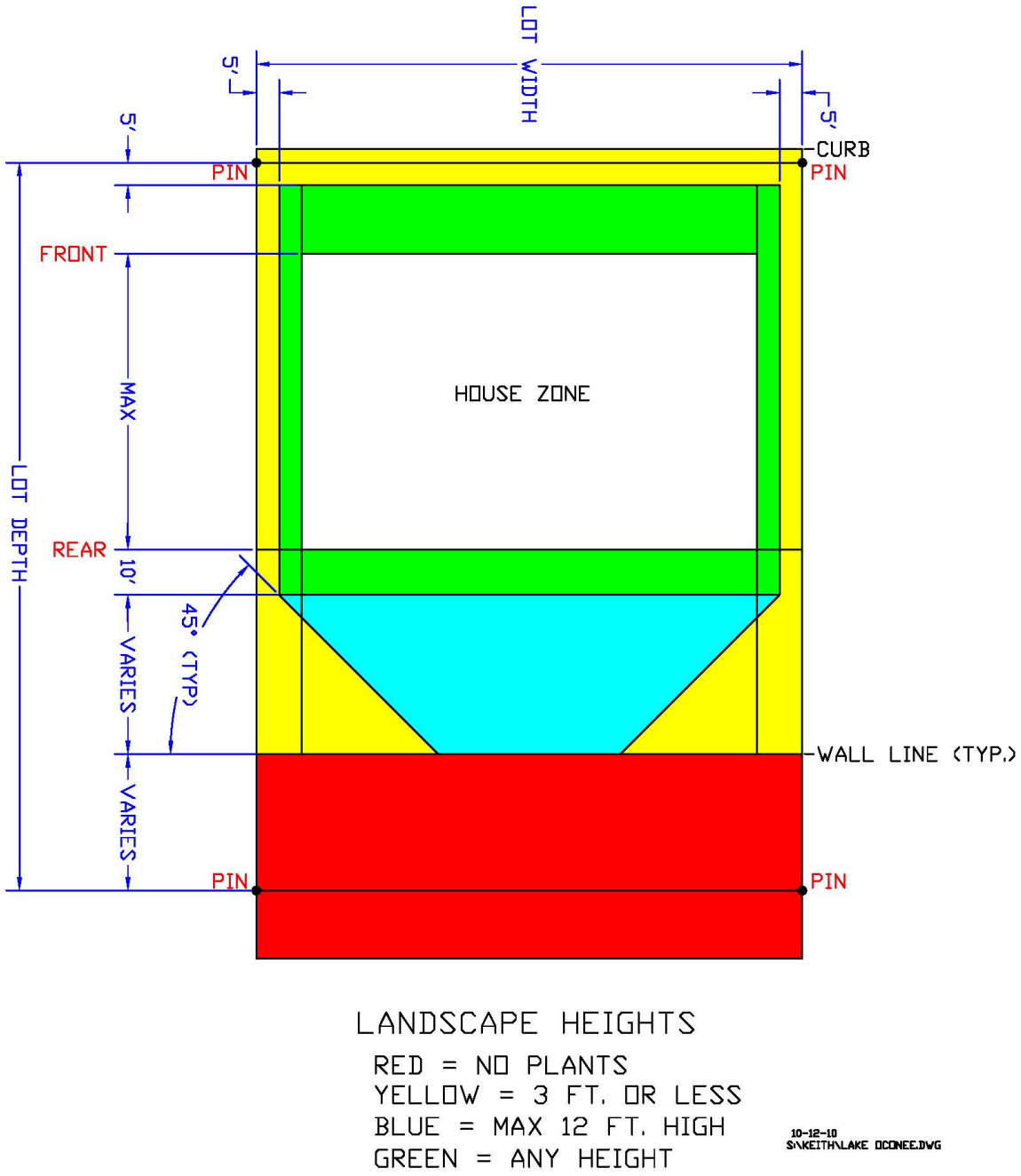
NOTES: *IF DECK IS NOT MORE THAN 30" ABOVE GRADE, GUARDRAILS ARE NOT REQUIRED
*INDICATE SPECIES AND GRADE OF LUMBER _____
*DECK IS _____" ABOVE GRADE





*SEE REVERSE FOR MORE INFORMATION

Attachment A8: Landscape Heights



Attachment A9: Container Spacing

Container Spacing: Illustrative Purposes ONLY page 1

ANNEX I

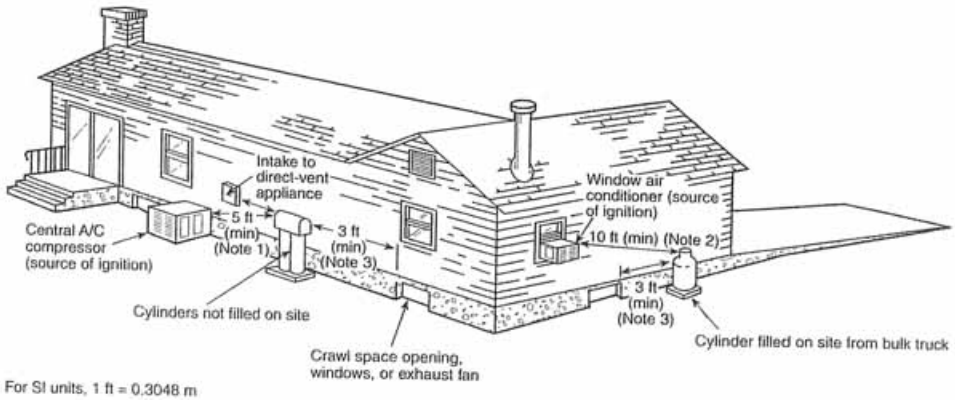
Container Spacing

This annex is not a part of the requirements of this NFPA document but is included for informational purposes only.

Annex I contains Figures I.1(a) through (c), which illustrate the separation distance required for the installation of LP-Gas containers up to 2000 gal (7.6 m^3). The figures incorporate the distances required in Section 6.3 and Table 6.3.1. Because Table 6.3.1 is the most used item in the code, the need for clarity and unambiguous implementation of the table is of great importance. Figures I.1(a) through (c) make it much easier for all users to properly apply Section 6.3 and Table 6.3.1.

I.1 Spacing of Containers

Figure I.1(a), Figure I.1(b), and Figure I.1(c) illustrate container spacing required in 6.3.1.



For SI units, 1 ft = 0.3048 m

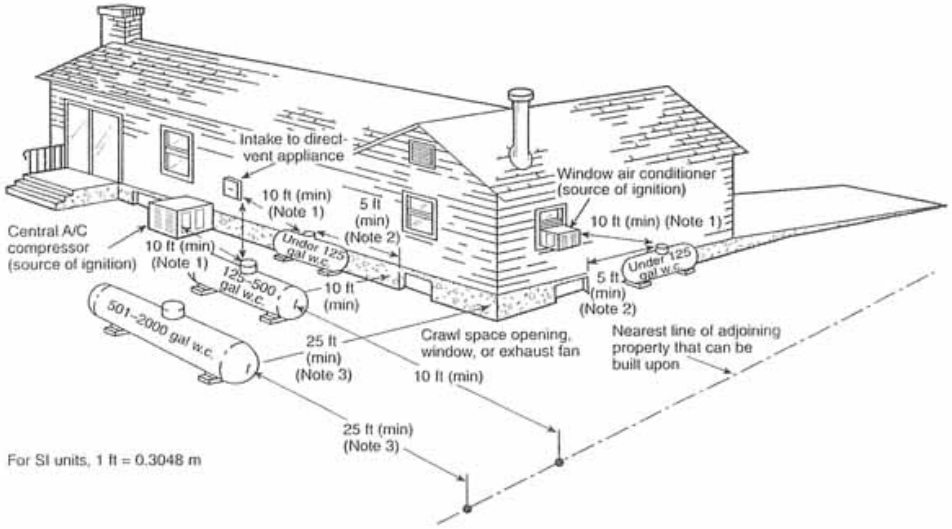
Note 1: 5-ft minimum from relief valve in any direction away from any exterior source of ignition, openings into direct-vent appliances, or mechanical ventilation air intakes. Refer to 6.3.7.

Note 2: If the cylinder is filled on site from a bulk truck, the filling connection and vent valve must be at least 10 ft from any exterior source of ignition, openings into direct-vent appliances, or mechanical ventilation air intakes. Refer to 6.3.10.

Note 3: Refer to 6.3.7.

FIGURE I.1(a) Cylinders. (This figure for illustrative purposes only; code shall govern.)

Container Spacing: Illustrative Purposes ONLY page 2

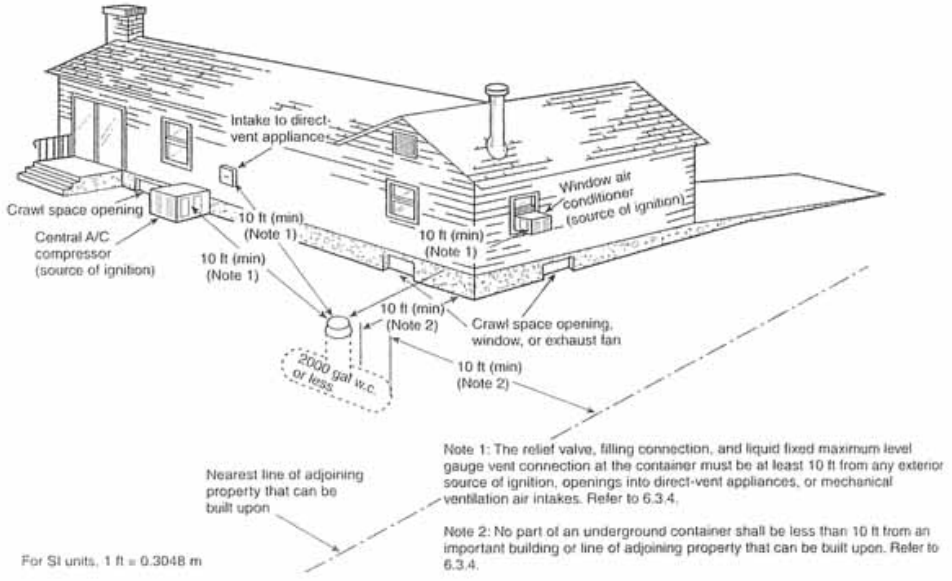


Note 1: Regardless of its size, any ASME container filled on site must be located so that the filling connection and fixed maximum liquid level gauge are at least 10 ft from any external source of ignition (e.g., open flame, window A/C, compressor), intake to direct-vented gas appliance, or intake to a mechanical ventilation system. Refer to 6.3.9.

Note 2: Refer to 6.3.9.

Note 3: This distance may be reduced to no less than 10 ft for a single container of 1200 gal (4.5 m^3) water capacity or less, provided such container is at least 25 ft from any other LP-Gas container of more than 125 gal (0.5 m^3) water capacity. Refer to 6.3.3.

FIGURE I.1(b) Aboveground ASME Containers. (This figure for illustrative purposes only; code shall govern.)



Note 1: The relief valve, filling connection, and liquid fixed maximum level gauge vent connection at the container must be at least 10 ft from any exterior source of ignition, openings into direct-vent appliances, or mechanical ventilation air intakes. Refer to 6.3.4.

Note 2: No part of an underground container shall be less than 10 ft from an important building or line of adjoining property that can be built upon. Refer to 6.3.4.

FIGURE I.1(c) Underground ASME Containers. (This figure for illustrative purposes only; code shall govern.)

Attachment A10: Waste Pump

ELECTRIC PUMP

4280 NE 14TH Street
Des Moines, IA 50313

PH# (800) 383-PUMP
FAX# (515) 265-8079

December 12, 2011

To: Mike Munson
Ref: Columbus Subdivision
Fax: 402-562-7077
Email: mike@lake-oconee.com

Mr. Munson,

In reference to the above project, Electric Pump is pleased to submit the following proposal for your consideration.

Qty (1) E/One Model DH071-44 (Part #: D200B06A10BF) Simplex Station:

- 240 volt wired pressure switch level sensing with 7' core cable
- Candy cane discharge
- 70-Gallon polyethylene tank
- 44" station – no accessway, inteneded for indoor installations
- No cover
- (1) 4" sch40 grommet, installed 180 degrees from discharge
- Standard vent
- Standard 6-conductor cable, 32'

Total **$2880.00**

Qty (1) E/One Model DH071-44 Core Only

Total **$2150.00**

Qty (1) E/One Standard Simplex Sentry Panel (Part # SA1A010B0AA)

- 240V, 2-pole
- Standard breaker set
- No hour meter
- 8"x10" simplex panel w/ padlock

Total **$293.00**

Thank you.

Respectfully submitted,

Jessica Wambold
Project Manager
Electric Pump

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HIGHLIGHTS OF REVISIONS:

ARCHITECTURAL REQUIREMENTS REVISION HIGHLIGHTS REV 14 DATED 5/10/18

1. **Contents:** Updated for page changes.
2. **Submittal Requirements and Approval Procedures:** Clarified the application requirement for two (2) "full" size set of prints and added a required digital set to expedite sharing for review.
3. **Application for Plan Review:** Inserted the prior updated form with the $2,500 deposit requirement.
4. **Application for Alterations, Modifications…:** Added block for generators/backup power supply application.
5. **Para. 3 Roofing, Pitch …:** Clarified the minimum eave size is 12 inches and limits on use of metal roofing.
6. **Para. 10 Grading:** Updated with requirement to restore adjacent lots if damaged by builder including reseeding of grasses.
7. **Para. 10 Grading:** Corrected prior finish floor elevation on the east end of lake which previously raised the maximum by 8" from 42" to 50" to also raise the minimum elevation by 8" from 24" to 32".
8. **Para. 12 Retaining Walls:** Defined the term "buff" as reviewed by the committee as "earth brown or sandstone" which excludes charcoal, red or mixed colors.
9. **Para. 16 Garages:** Corrected the Architect Requirements to be consistent with the Restrictive Covenants that has the upper limit of a four (4) car garage with approval.
10. **Para. 25.c Docks**: Included review requirement that docks be located at least ten (10) feet from the projected side lot lines.
11. **Para. 31 Generators/Backup Power Supply**: Inserted paragraph on general requirements for review of generators/backup power supply.

ARCHITECTURAL REQUIREMENTS REVISION HIGHLIGHTS REV 13 DATED 4/13/17

1. **Contents:** Updated for page changes.
2. **Information Sheet:** Includes confirmation that the application meets the building codes of the City of Columbus. This is not a new requirement but added so it is not missed.
3. **Well Location:** Revised title of Nebraska DEQ Rules on injection wells.
4. **Retaining Walls:** Includes 2016 requirement to maintain the lake wall location away from side lot lines.
5. **Utilities:** Includes the 2017 requirement after the wrap up of Sigma Farms for the Architect Committee to review septic tank plans for those remaining lots requiring septic tanks.
6. **Landscaping and Hardscape.** Includes the 2015 clarification when landscaping changes do not require an application.
7. **Docks**: Includes the 2014 requirement that all docks require floatation devices unless they are approved roll-a-dock systems.
8. **Swing Sets**: Includes the 2015 requirement that swing set application need to include a photo or vendor image of the unit proposed.
9. **Attachment A4**: Residential Guide: Replace with the City Guide updated based on the 4/1/16 changes from the City of Columbus.
10. **Attachment A10:** Add attachment to show the standard waste pump stocked by the Association.

Attachment A11: Highlights of Revisions

ARCHITECTURAL REQUIREMENTS REVISION HIGHLIGHTS REV 12 DATED 3/31/15

1. **Contents:** Updated for page changes.
2. Submittal Application and Approval Process: Inserted step for Contractor Disclosure form.
3. **Application for Plan Review:** Added requirement for $200 deposit subject for forfeiture if the house is occupied before inspection and completion of safety items.
4. **Contractor Disclosure to Home Owner Before Transfer of Lot Ownership**: Added disclosure form that is required to be submitted with the application to build the house.

5. **Roofing, Pitch Materials and Colors**: Added requirement for 30-year asphalt shingles and minimum 6/12 roof pitch.

ARCHITECTURAL REQUIREMENTS REVISION HIGHLIGHTS REV 11 DATED 2/24/14

1. **Contents:** Updated for page changes.
2. **Information Sheet:**
   a. Added item #11 to include satellite dish information up front.
   b. Added item #12 to require pre-approval of any County Board Resolution for an easement modification.
3. **Owner/Contractor Submittal**: Added requirement for silt fences on the form.
4. **Grading:** Requires silt fences during construction until the vegetation is restored or topsoil is placed and the lake wall is completed.
5. **Wells:** Includes state requirement for water wells to be a minimum of 100 ft. from a septic tank.
6. **Easements:** Inserted the process to obtain modifications to easements.
7. **Docks**: Added Floe Dock Rolling Dock and Boat Lifts to the approved dock list.
8. **Outbuildings:** Included previously established limits on the maximum size outbuilding and reaffirmed prohibition of building greenhouses.
9. **Satellite Dishes**: Clarified the need to include location information in application for Committee review and approval.
10. **Attachment A1 thru 3: Section Forms:** inserted dated forms to identify latest forms. **Attachment A4 "Residential Guide":** inserted latest version from the City (no changes evident)

ARCHITECTURAL REQUIREMENTS REVISION HIGHLIGHTS **Revision 10 dated 11/13/12**

1. **Contents:** Updated for changes.
2. **Owner/Contractor Submittal Form:** Made it clear that these must be "signature" at the bottom of the form. This is an agreement that must be signed!
3. **Submittal Requirements and Approval Procedures:**
   a. Clarified that the plot plan must show the location of the propane tank with the initial application.
   b. Clarified that the plot plan must show the street and the distance from the curb to the lot pins.
   c. Clarified that the current Energy code is now 2009 and only the REScheck calculation form is accepted by the Committee.
   d. Clarified that a floor plan is required for the basement level.
   e. Clarified that a "window schedule" is required for at least the egress windows.
4. **Application for Plan Review**
   f. Added blocks for e-mail address.
   g. Added daily fee for each day a port-a-john is not on site during construction.
5. **Grading: Included exception to the finished floor height for lots #91 through #94.**
6. **Utilities: LP Containers**. As required by the utilities with the easement rights, a buried LP tank is not allowed in the utility easement.
7. **House Sizes:** Clarified that all houses are required to have a full basement with an exception for additions done after the house is built.
8. **Docks**: Change the shore anchoring height from 2 feet to 3 feet maximum
9. **Attachment A1:** Sidewall Below Grade @Basement Section: Revise detail to provide information box for insulation on the basement walls.
10. **Attachment A4 and A5:** Removed the "Prescriptive Package Worksheet and inserted Attachment 5 an example of a "Compliance Certificate showing calculations.
11. **Attachment A6:** Attached information provided by the State of Nebraska. Effective 8/27/11 the State of Nebraska made the IECC 2009/ASHRAE 90.1 2009 mandatory and is enforced by the Nebraska Energy Office in all towns and counties if not adopted. This is also available on the internet at www.neo.ne.gov/home_const/iecc/iecc_codes.htm
12. Attachment A7 through A10: Renumbered previous attachments.

Architectural Requirements Revision Highlights: Revision 9 dated 11/01/11

1. **Contents:** Updated for changes.
2. **Submittal Requirements and Approval Procedures:**
   a. Clarified the review process that requires the submittals be in one (1) week before the monthly committee meeting. Approvals are only processed at these meetings. This was the intent in 2008 with the update of the Alterations form.
   b. Inserted the previous submittal information into a table to clarify which items are required with the Alterations form
   c. Clarified that the plot plan needs to show the wing walls. This has always been requested but not in the text.
   d. Described the information that has always been requested on the landscape plan and the dock plans.
3. **Application for Alterations, Modifications, Additions or Other Changes:**
   a. Moved the form from Exhibit A8 to the front of the procedure with the other application form.
   b. Inserted information on fees for additions and decks that went into effect on 12/09/2010. The changes are grouped separating the fee items from the other type of alterations. The Committee is inspecting those items with a fee.
4. **Application for Plan Review:** Inserted requirement on the form that the review process requires the submittals be in one (1) week before the monthly committee meeting. Approvals are only processed at these meetings. This was the intent in 2008 with the update of the Alterations form.
5. **Improvements and Alterations:** Clarified the review process requires the submittals be in 1 week before the monthly committee meeting. Approvals are only processed at these meetings. This has been on the Alterations form since 2008.
6. **Neighboring Lots:** Inserted reference to section 24 on the beaches to emphasize that sand cannot be moved to another lot at the Lake for beach changes.
7. **Retaining Walls:** Deleted Attachment A6 comparing retaining wall materials. The information was out of date.
8. **Beach Area:** Added clarification that the changes in 2008 also preclude moving sand from any other lot to the beach of any other lot.
9. **Docks:** Updated for additional docks approved in June 2011 (i.e. On the Water and Dry Docker lifts)
10. **Attachment A6:** Deleted since cost information is out of date.
11. **Attachment A8:** Deleted and then moved up to the front of the procedure with the other forms.

Architectural Requirements Revision Highlights: Revision 8 dated 11/01/10

1. **Contents:** Updated for changes.
2. **Owner Contractor/Submittal:** Updated flood plan review letters; restated the requirement for licensed contractors as required by the City of Columbus in paragraph 10 (already in paragraph 1.b.).
3. **Information Sheet:** Added item #10 to fill in with the location of the electrical service panel to assure compliance with item 14a requirement from 2006 changes.
4. **Improvements and alteration:** Added requirement for submitting application for interior improvements consistent with the City of Columbus.
5. **Plot Plans:** Cleaned up wording since revision 7 required surveys of all lots.
6. **Docks:** Added option and requirements for custom fabricated docks and reduced dock lengths if the dock is designed to permit docking of the boat parallel to the beach.
7. **Well locations:** Clarified that well locations may be limited so that it does not impact adjoining lots.
8. **A7:** Updated the sketch to make easier to read. This does not make any changes to the requirements.

Architectural Requirements Revision Highlights: Revision 7 dated 11/11/09

1. **Contents:** Updated for changes.
2. **Plot Plans:** clarified need to show building restriction lines, building limit lines and lot pins.
3. **Owner Contractor/Submittal:** Revised to emphasize the importance of the Building Restriction Lines and require survey of the structure's footings to confirm acceptable placement.
4. **Well locations:** Clarified that well locations may be limited so that it does not impact adjoining lots.
5. **Landscape lighting:** Included the committee review requirement that only low voltage lighting is permitted consistent with the house lighting requirement to keep lights off the lake.
6. **Beach Area:** Move the requirements previously under grading and adding requirement for Committee approval of changes to the lake bottom and to limit those making these changes.
7. **Docks:** Changed to permit temporary anchoring of docks and action when the dock comes loose.
8. **Mail Boxes:** Requires that all mail boxes require committee review and approval.
9. **A4 Residential Guide:** Replaced with current City of Columbus guide (Only change was not including the information on city licensee fees for electrical work).

Architectural Requirements Revision Highlights: Revision 6 dated 10/31/08

1. **Contents**: Updated for additional paragraphs and attachments; corrected some of the revision dates.
2. **Application for Plan Review:** Increase base fee from $630 to $750. This is @95% of the City fee for a $250,000 home.
3. **Owner/Contractor Submittal**: It has always been required to meet the City of Columbus Codes. This adds a statement, so the Owner and the Contractor acknowledge this in writing. This also adds reference that makes the City of Columbus "Residential Guide" handouts available in this document and requires the contractor list the licensed subcontractors. Reinforces the requirement that Toby must inspect the home before move in.
4. **Grading**: Addresses grooming the beach area so that Owners are made aware that they cannot haul sand to their beach after the home is built to keep from filling in the lake
5. **Garages:** Permanently deleted lined through information on garage door openers.
6. **Decks:** Included information from the City of Columbus for convenience of the Owner and to re-emphasis that a deck needed for a landing must be installed before occupancy.
7. **Landscaping:** Including information to Owners on lessons learned for lakeside gutter drains and to remind owners that the can NOT use creosoted materials.
8. **Docks:** Improving information to Owners on what docks are acceptable and requiring seasonal adjustments to docks that protrude into the lake to the limit of 35 feet and a listing of the only dock systems currently approved by the Committee.
9. **Outbuildings:** Added this section to emphasis requirements from the restrictive covenants and the Committee review requirements.
10. **Exhibit A4 and Exhibit A5**: Removed prior Exhibits A4 and A5 and replaced with the City Guidelines form IBC2003. This contains the egress window requirements and elaborates on the City adoption of the 2003 International Building Code that became effective 1/1/2004. Marked a few areas that are not applicable at Oconee (i.e. sidewalks, city permits, etc.)
11. **Exhibit A5**: Inserted the City of Columbus Dock Regulations for convenience. This is not a new requirement.

Architectural Requirements Revision Highlights: Revision 5 dated 10/15/07

1. **Contents:** Added listing of each topic in the Requirements section.
2. **Submittal List:** Make each submittal a separate line item; clarified what is needed on the floor plans, elevations and foundation plans; added the State requirement for the Insulation calculations as required effective 7/1/2006.
3. **Application for Plan Review:** Emphasized need to clean up streets affected during construction before the fee period is final.

4. **Owner/Contractor Submittal:** Incorporated the gate access information on the form so the General Contract is aware of the system and their liability for damages and added item 8 “Clean Up” to emphasis the responsibility to clean up the street area and that this will extend the completion date.
5. **Improvements and Alternations:** Extends the time from 6 months to 12 months before an approved application expires.
6. **Grading:** Subject to Committee approval increases the finish floor elevation on the east end of the lot by eight (8”) providing that the grading of adjacent lots is maintained. | corrected 4/30/18
7. **Well location:** Includes state well placement information for both drinking and injection wells to facilitate planning between adjacent properties.
8. **Retaining Walls:** Adds Keystone Country Manor block.
9. **Windows:** Ads recommendation for safety grates on window wells. **Docks:** Acknowledges practice of installing a shore post to make electrical connections to the dock and to limit dock lighting to low voltage lights to minimize light reflection on the lake.

Architectural Requirements Revision Highlights: Revision 4 dated 8/6/06

1. **Title**: Change the name from Architectural Guidelines to Architectural Requirements.
2. **Submittal List:** Required two (2) copies of all drawings that the Committee keeps.
3. **Owner Contractor Submittal**: Updated to show option for up to 15 months to complete the house. Added line to show date to occupancy home before completion.
4. **Paragraphs:** Grouped the requirements and added a paragraph number for each for ease of reference.
5. **Side lot setback verification**: After problems with one homeowner, this requirement was added to reduce the change for builder error in locating the lot lines.
6. **Completion Inspections:** Added requirement for inspection to confirm completion or if occupied prior to completion to confirm that the minimum occupancy requirements have been met.
7. **Minimum Occupancy Requirements**: Included the requirements that were previously developed with Owners moving in ahead of completion.
8. **Wing walls**: added requirement in place for the last year that wing wall can be no closer than 5 feet to the lot line. This is to make sure there is access to the rear of the lots without intruding on the neighbor’s property.
9. **Retaining walls:** Added definition of a “wall” so that it is clear that it consists of at least two exposed blocks and a cap.
10. **Utilities:** Added clarification that the covenants require the electrical service to be attached to the house. Included covenant requirement that the LP tank must be buried or concealed. Also provided general illustration of LP requirements.
11. **Well location**: Added clarification that the well must not be located in the easements or in the 5-foot strip adjacent to the side lot lines.
12. **Grooming in advance of building:** Added clarification on grooming of lots in advance of building. The objectives of the Architectural requirements are a) to minimize the construction impact on the community and to have a well-defined construction plan before work begins and b) to limit excavations that changes the contour of the lot so that is not below the neighboring lots until the start of construction. This limits the time for major depressions to the 12-15 months allowed to build the house.
13. **Swing sets, basketball poles & flagpoles:** Incorporated practices used previously to review applications for these items.
14. **Fire pits:** Clarified that the stone material size can be different that the wall.
15. **Fences:** Clarified locations that are available for fences. This is consistent with the original requirements to keep a neighbor from blocking view of the lake.
16. **Improvements and Alterations:** Added reference to the existing form in Attachment A8 and set expiration date for any approvals to allow the committee to review again for any change in requirements if the work is not completed within six (6) months of approval.
17. **Attachment A9:** Inserted 2 pages to illustrate LP container requirements for illustrative purposes only.

Architectural Requirements Revision Highlights Revision 3 dated 8/2/2005

1. **Mission Statement:** This reaffirms the concepts that have been the focus of the architectural committee since its formation.
2. **Attachment A7 Landscape Guidelines Revised**. This increased the height from 3ft to 12ft for @50% of the lot between the rear of the house and the lake side retaining wall. This allowed more options in landscaping the rear yards and locations for swing sets, etc. NOTE: The Committee adopted this clarification on @3/11/05.
3. **Attachment A8: Application for Alterations, Modifications, Additions or Other Changes.** This is to assist homeowners organize information to submit to the Committee for subsequent changes. This is consistent with regular meetings so that the committee can regularly update and respond to homeowner submittals each month.
4. **Added guidelines for fire pits**. This was in response to several requests for beach fireplaces. Any fire pits in use should be abandoned or submitted to the committee for review and approval. NOTE: This updates the Committee information sent out on @5/16/05 prior to input from the Monroe Fire Department. This includes additional information limiting the diameter of the pit, requires a screen cover/lid and requires block materials matching the lot owners retaining wall.
5. **Boat docks:** Updated plan with clarification set on 5/24/2001 on the maximum distance a dock can protrude into the lake from the normal shore line. This also clarifies that attachments to the lake bottom may be used but are NOT to be permanent.
6. **Application for Plan Review:** Increased the allowed construction period from twelve (12) months to fifteen (15) months with corresponding higher fees. This provides for automatic Board action if the project exceeds fifteen (15) months.
7. **Satellite dishes:** Clarified that small satellite dishes that are not mounted to the house require committee approval.

Architectural Requirements Highlights Revision 2 dated 10/20/04

1. Require marking well location on plot plan. *(This has always been a requirement)*
2. Include forms for cross section information (A1, A2, and A3). *(This has been shared previously and makes the forms more readily available)*
3. Increased application fee from $600 to $630. Effective 1/1/05 the fee also expires after twelve (12) months. This is retroactive to all uncompleted homes under construction. *(This is to defray the increased time and expense for projects over 1 year as well as incentives to meet the required timeframe.)*
4. On “Owner Contractor Submittal” added requirement to provide date that their well is operational.
5. Added reference to egress window information (A4) *(This has been shared previously to assist Owner.)*
6. Added clarification that the well location is limited by the septic tank placement. And that the well must be installed and functioning within thirty (30) days after the basement walls are poured. *(This is to reduce unauthorized pumping from the lake).*
7. Expanded detail on landscaping and hardscape to promote more uniform review. Key elements are on Exhibit A7. Rear hardscape is limited to a maximum of 15% of the rear area between the house and the lake wall. *(This limits runoff from rear yards to the lake.)*
8. Added Keystone Compact II as a third approved stone for retaining walls. A comparison of the three approved products is also added for the Owner’s convenience on Exhibit A6. (This provides a lower cost “pinned” block option.)
9. Added Exhibits *(Often handed out in the past):*
   - A1 Sidewall Below Grade @ Basement Section
   - A2 Sidewall @ Walk Out Basement Section
   - A3 Sidewall @ Garage Section
   - A4 Emergency Escape and Rescue Windows
   - A5 City Memorandum IRC Chapter 11
   - A6 Comparison Retaining Wall Products Allowed

A7 Landscape Guidelines

Architectural Requirements Highlights Revision 1 dated 02/05/02

1. Added to the list of submittals exterior lighting plans, drainage plans, dock plans and an Owner/ Contractor Submittal form. (*This organized information required by the original guidelines for the committee review.)*
2. *A*dd a place on the information form for first floor elevation above curb to the Information form.
3. Created the Owner/Contractor submittal form. (*This conveyed information to the Contractor that the Owner had often NOT shared with their Builder. This also firmed up the construction schedule for all parties.)*
4. *D*eleted recommendation to purchase garage door openers that would work with a future gate entry system*. (Since the gate system installed had a separate opener this was no longer applicable.)*
5. Advise Owners of a line on each lot set by the Developer to limits the lakeside position of the house. (*The Developer previously conveyed this information to the Owner so that neighboring houses did not block a view.)*
6. Inserted elevation requirements for the first floor. (*Previously reviewed case by case with the Committee.)*
7. Added the requirement that the front of the house be at least 25% brick/stone. (*This had been previously a suggestion.)*
8. Added the requirement that there be at least two (2) windows on each side of the house. (*This had been previously a suggestion.)*
9. Docks can NOT be secured to the lake bottom and that shore anchors be limited to a maximum height of 2 ft. (*The resulted from lessons learned on the first dock built on the lake.)*
10. Clarified that the requirement for retaining wall approval included all retaining walls not just the lake wall. Limited walls materials to Versa-Lok or Rockwood so that the walls would be compatible.
11. Added requirement that no burning be permitted of construction materials. *This was already a requirement of the lake rules and was also a requirement of the City of Columbus.*
12. Added clarification that a violation of any rule does not create a future approval for others.