

August 4, 2005 (amended 8/28/2006)

**Municipality of Anchorage
Board of Building Regulation Examiners and Appeals**

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

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

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

Introduction and Brief Personal Background:

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

Del's Qualifications:

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

Brief Chronology:

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

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

End of 2000, 2001, and some of 2002 – Isabelle began filling property. Bob Crockett stated that it would be best to have a smooth transition between the two properties near the ROW so Crockett would have usable yard instead of a ravine. Bob Crockett worked

on some tree clearing on his North property and worked on filling his property to get it level on the upper portion for yard. Crockett requested Isabelle to bring in fill for him to use. Del advised that our trucks are too big to get into his property but if he wants to take some of our fill, he is welcome. Bob Crockett had an older piece of equipment that he had in his yard that he used to fill and do grade work on his property. Topsoil & seeded new yard in 2002.

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

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

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

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

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

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

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

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

October 30, 2003 – Revised as-built survey by Walatka of re-located driveway submitted to Scott Haan.

November 12, 2003 – M. Kerr of Walatka stamps and certifies revised as-built survey of re-located driveway complies with Title 21, AMC.

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

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

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

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

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

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

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

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

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

August 19, 2004 – 1:00 PM Meeting – Sue and Del arrived at Bldg. Safety. Thought mtg. was to resolve Stop Work orders. Attendees included: Ron T., Scott Haan, Jim Stubbs, Denis LeBlanc, Pam Jennings, Crockett's, Remme's, Friend of Crockett's, and Del and Sue Isabelle. Neighbor's in control of meeting. Very upsetting display by neighbors and their friend. Denis LeBlanc advised that unless Del performed a test hole on neighbor's property, the Stop Work Order will not be lifted. Isabelle's objected. A test hole will not substantiate who put purported fill on property or when.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

February 15, 2005 – Del tries to call Randy Randolph, P.E. His wife answers and advises he is out of town and will be back following week.

Week of February 22, 2005 – Del calls Randy Randolph, P.E. Mr. Randolph advises Del that he doesn't know anything about his project. He has not seen his house nor has he seen or worked on his plans or discussed it with the MOA.

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

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

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

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

May 11, 2005 – Del visits MOA permit office. Requests status of the change order. Lady at counter apologized. They forgot to route it to someone.

May 17, 2005 – Del calls Wayne Bolen about faxed review comments. The conversation ends in frustration because it doesn't appear that Wayne understands the issues. Del decides to go over to permit office to discuss in person.

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

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

May 17, 2005 @ 2:20 PM – Del called Becky Hellman. She would like to have a site meet @ Seaview to go over questions on the change order drawings he submitted. She

wants to meet with Del and Jim Stubbs @ 10:00 AM and will allow a 2-hour slot. Can he be available? Del stated yes.

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

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

June 8, 2005 – MOA Code Abatement – issued letter of Notice and Order of Dangerous Building. Violation Case 2003-02328. Received June 13, 2005.

July 13, 2005 – Filed subject Appeal.

July 22, 2005 – Received Cert. Letter dated 7/19/2005 Notice of Building Board Appeal No. BCA-03-2005 scheduled for August 4, 2005. Copy of MOA presentation will be available 7/27/05. “Decisions will, in most cases, be rendered at the time of the hearing.”

August 3, 2005 – Isabelle faxed written request to postpone hearing until 8/18/2005 to allow time to submit additional documents. Del called Vicki Gonzalez as follow-up and advised that the request was denied.

August 4, 2005 – Isabelle’s present appeal to Building Board. Isabelle’s supplied additional documentation at meeting and copies for all Board members, etc. Board moved to postpone meeting for several reasons. 1. Did not want to make a decision without being able to have Ron Thompson present to question. 2. Appeal included two stop work orders which the City provided no response to. 3. City was recommended to get counsel’s opinion to the legality of requirements of Isabelle. 4. Board recommended that both parties work together to resolve issues so hopefully it wouldn’t have to come back to the Board.

August 11, 2005 – Isabelle submits 8/01/2005 letter from Spurkland Engineering responding to fill permit and certifying work is in conformance with approved plans.

September 16, 2005 – Isabelle submits letter from Alan N. Corthell, P.E. stating he was working on structural modifications and requesting Isabelle’s be able to cover and protect the structure from weather & temporary shoring on conditional basis.

September 20, 2005 – Received faxed approval from Ron Thompson for request to shore and protect on 9/16/2005.

October 11, 2005 AM – Meeting with Ron Thompson, Paul Michelsohn, Sue & Del Isabelle in Ron’s office. Paul assisting to come to an agreement how to move forward on

the fill permit. Paul Michelsohn writes down requirements agreed to by Ron Thompson that Isabelle must provide to lift stop work order.

October 11, 2005 @ 1:30 PM – Meeting @ Seaview site with civil engineers, Harry and Mike Lee. Del & Sue Isabelle and Paul Michelsohn. Harry will provide engineering letter to fulfill requirements by Ron Thompson at morning meeting.

October 21, 2005 – Two letters from H4M Corporation Engineering to Isabelle project addressing engineering issues and responses to the violation and city requirements.

November 15, 2005 – Letter to Ron Thompson from Isabelle requesting permission to proceed on fill permit as originally permitted, requesting to install fence, and slope setback agreement statement.

December 20, 2005 – Hand delivered submitted 11/15/2005 Isabelle letter and 10/21/05 engineering letter to MOA.

February 7, 2005 – Received January 27, 2005 letter from Ron Thompson responding to engineering report. Letter states to “provide design fix for the southern portion of the property.” Once approved, Isabelle can proceed on south property fix first and if approved, stop work orders for the rest of the project will be lifted.

February 7, 2005 – Fax to Paul Michelsohn including 1/27/05 letter response from Ron Thompson.

August 4, 2006 – Cert. Letter from Bob Nibert dated 8/02/06 Rescinding and Reissuance of Letter of Notice and Order of Abatement of Dangerous Structure originally issued 6/08/2005.

August 4, 2006 – Cert. Letter from Ron Thompson dated 8/03/06 – Notice and Order.

August 20, 2006 – Saw posted letter dated August 16, 2006 from Bob Nibert – Final Notice.

August 21, 2006 – Received and submitted to MOA engineered structural modification drawings (16 pages of drawings) and 80 pages of engineered calculations. MOA personnel could not find Isabelle files.

August 22, 2006 – Sue Isabelle faxed letter response to Bob Nibert 8/02/06 Rescinding and Reissuance of Letter of Notice and Order.

August 23, 2006 @ 11:42 am – Sue Isabelle faxed letter response to Bob Nibert’s posted Final Notice. Copy faxed to Ron Thompson @ 11:46 am.

August 23, 2006 @ 3:00 pm – Received Fax from Bob Nibert acknowledging receipt of the engineered drawings and calculations on Monday, August 21, 2006. They will contact Isabelle's when complete.

August 23, 2006 @ 3:05 pm – Sue Isabelle call to Bob Nibert. Does the submittal of the structural modifications stop the action pending? He doesn't know. He will have to talk to Ron and depends on if it is approved by Sept. 1. I asked about status of our appeal and he said he can't address that issue. He can only acknowledge they received our documents submitted 8/21.

August 24, 2006 – Received Certified letter – Notice and Order.

D. A. & M. S. ISABELLE

Isabelle COPY

(2) 00-6083
01-0076

SUBMITTA

SEP 01 2006

September 1, 2006

Mr. Robert G. Nibert,
Code Abatement Supervisor
Mr. Ron Thompson,
Building Code Official
Municipality of Anchorage
P.O. Box 196550
Anchorage, AK 99519-6650

FAX to 343-8200 @
FAX to 343-7997 @

RE: Rescinding and Reissuance of Letter of Notice and Order of Abatement of Dangerous Structure Located at Seaview Heights Subdivision, Block 2, Lot 7B, commonly known as 6555 West Dimond Blvd, Anchorage, AK, Originally Issued June 8, 2005
Final Notice dated Aug. 16, 2006 – Case E2003-02328
Notice and Order dated Aug. 3, 2006
Permits 00-6083 and 01-0076

Dear Mr. Nibert and Mr. Thompson:

This is to follow-up and respond to the subject issue:

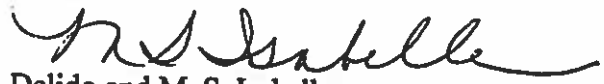
1. On August 23, 2006 @ approx. 3:00 pm we received a faxed confirmation to the receipt of submitted drawings and calculations to plan review. At approx. 3:05 pm, Sue Isabelle called Mr. Nibert to 1) request confirmation that faxed letters dated 8/22/06 and 8/23/06 had been received. 2) whether submittal of engineering would stop the city's pending action and 3) status of proceeding with appeal. Mr. Nibert's response was that the letters had been received and he could not respond whether or not it would halt anything. It would depend on whether approval was made in time for the Sept. 1 date and the final decision by Ron Thompson. He would be reviewing the letters with Ron and they would be contacting us.
2. We have not received any response from the City by phone, fax, or mail as to the verbal and most recently written requests for the status of our pending appeal and the procedure for how to get back before the Building Board.
3. Attached is our third letter (since July 2005) to be submitted to our project files dated 8/29/2006 from our structural engineer, Alan N. Corthell, P.E. stating that the subject structure he does not consider to be in hazardous condition. He also states, "*The assembly of the various components has been done in general accordance with good practice, and there is no deterioration or damage that affects its integrity.*" (see letter attached) This disputes the City's position of a "Dangerous Structure" and that the structure condition is

September 1, 2006

"immediately danger to the life, limb, health, morals, property, safety or welfare of the general public..." (23.70.706.1) The private property has been posted and secured since the impact of both Stop Work Orders issued two years ago, 8-26-2004.

We respectfully oppose the Building Official and Code Official's findings and request an amendment of our appeal to include additional documentation. We have not waived our rights to any appeal.

Sincerely,



Delido and M. S. Isabelle
Property Owners/Permittees

Enclosure

WINCE•CORTHELL•BRYSON
CONSULTING ENGINEERS
PO Box 200394 907-248-2008
ANCHORAGE, ALASKA
99520-0394

August 29, 2006

Job No. 06.101

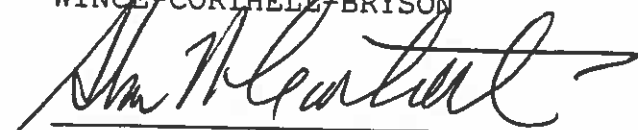
Del Isabelle
PO Box 220021
Anchorage, AK 99522-0021

Subject: Residence under construction
L 7B B 2 Seaview Heights Subd.

Dear Mr. Isabelle:

During the past few months, I have examined the subject structure in considerable detail for the purpose of preparing plans for completion of the building frame. I do not consider the structure, in its present condition, to be hazardous. The assembly of the various components has been done in general accordance with good practice, and there is no deterioration or damage that affects its integrity. There are additional structural components that must be added to make the building suitable for occupancy, and the structure should be secured and shored until those components can be installed. Heavy snow should not be permitted to accumulate on the roof, and any snow in excess of one foot of depth should be promptly removed. Temporary window and door covers should be examined on a regular basis to ensure that they are secure.

WINCE•CORTHELL•BRYSON



Alan N. Corthell, P.E.

00:00:00.0		
2003-09-29 00:00:00.0	COMPLAINT THAT GRADING WAS BEING CONDUCTED IN VIOLATION OF THE APPROVED PERMIT. WE HAVE STOPPED THE WORK ON THIS PROJECT UNTIL THE APPROPRIATE DOCUMENTS ARE SUBMITTED FOR THE PERMIT RECORD, REVIEWED, AND APPROVED.	00:00:00.0 2003-10-03 00:00:00.0
2004-06-28 00:00:00.0	PROVIDE ENGINEERS'S REPORT SHOWING 90% COMPACTIN AND VERIFYING AMOUNT OF FILL..OK TO PROCEED WITH ENGINEERING INSPECTIONS ONLY.	2004-07-02 00:00:00.0
2004-08-05 00:00:00.0	Permit: 00-6083 Failure to provide engineer's report showing amount of fill placed on neighboring property. Failure to bring slope setbacks into compliance with approved plans or install approved engineered alternative. Failure to bring slope angles into compliance with approved permit or install approved engineered alternative.	
2004-08-26 00:00:00.0	PERMIT 01-0076 STRUCTURE BUILT DIFFERENTLY THAN APPROVED PLANS.	
2004-08-26 00:00:00.0	FILL APPEARS TO EXCEED LIMITS OF PERMIT. FILL PLACED ON NEIGHBORING PROPERTY.	

PLAN REVIEWS

Check to see comment history

Plans reviewed:

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	PUBLIC ENGINEERING	GUZIK, MARC A	Rtn for Correction	<p>1: A complete grading plan and drainage plan shall be prepared and stamped by an engineer licensed in the State of Alaska to clearly identify post-development grades, drainage patterns and the required drainage features needed to serve this development and prevent adverse drainage impacts to neighboring developments or water-quality sensitive areas. AMC 23.105.106.3</p> <p>2: Provide drainage calculations stamped by a civil engineer licensed in the State of Alaska that accounts for on site drainage accumulations (include roof and foundation drains if applicable) for the 10 year 3 hour and the 2 year 6 hour storm events. In addition identify connections to existing facilities along with calculations that support the adequacy of the facilities to receive the increased drainage runoff and provide percolation rate calculations as needed to assure no adverse</p>
				Resolved
				No
				No

				<p>drainage.</p> <p>3: Indicate on the plans that slopes will be completed and vegetation will be established by June 30, 2006.</p> <p>4: THIS REVIEW IS INCOMPLETE.</p>	<p>No</p> <p>No</p>
0	RESIDENTIAL	HELLMAN, BECKY A.	Approved	<p>1: 2-26-01 Please submit the calculations that have brought you to the conclusion wind governs. Please provide a seismic loading diagram comparison that shows wind truly governs in both directions as shown in the calculation. Reference: UBC chapter 16</p> <p>2: See rear elevation on sheet A-2. Please provide a design for tall retaining wall at right side of the house as shown on the drawing. Reference: UBC 1603.3.1, 1603.6, 1609.2</p> <p>3: See first floor plan, sheet A-5. Please detail the collector for the interior shear walls in grid line H. Call out and show on the plan the nailing of the plywood floor to the collector that will continue to the outside walls. Reference: UBC 1631.2.3, UBC 1631.2.6, UBC 2314.5.1, UBC 2314.5.2</p> <p>4: See first floor plan, sheet A-5. Please provide a continuous handrail on outside radius for spiral and winding stair ways with 4 or more risers. CABO 315.1. Inspector to verify.</p> <p>5: See first floor plan, sheet A-5. Please note on the plans the rules for building winders. The width of the tread at a point not more than 12 inches from the side where the treads are narrower is not less than 9 inches, the minimum width of any tread is not less than 6 inches, and the average width of any tread is not less than 9 inches. Reference: CABO 23.85.314.2</p> <p>6: See first floor plan, sheet A-5. See the symbol for grid line 9 at the rear of the house. It appears to be in the wrong location. Please correct the location. Reference: UAC 302.3</p> <p>7: See first floor plan, sheet A-5. Please show hold downs in shear walls 10 and 11, they are missing on the floor plan. Reference: UAC 302.3</p> <p>8: 2-26-01 It's unclear how you taper BCI's as you have noted on the plan. Please clarify how w/n R-38 and an 1 1/2" airspace will be met in the 11 7/8" BCI's. Please provide a detail. See covered porch at the left side of the plan. Please provide a detail to show how this deck will be sloped 2% for positive draining and note on the drawing that this area will be insulated with an R-38 for the roof of the</p>	

basement and and R-30 for the floor over an unheated area above. Reference: UBC 1506.1, CABO 23.85.319.5

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

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

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

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

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

14: Provide a shear load path detail around the opening in the floor or roof diaphragm. Typically double header and trimmer joists/rafters, block & strap into the diaphragm a couple of joist spaces at opening corners and splice perimeter members to parallel framing with straps. Reference: UBC 1631.2.3, UBC 2314.1, UBC 2314.3, UBC 2314.5.2

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

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

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

1603.3.1, 1603.6, 1608, 2304.1

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

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

20: 2-26-01 Hold down is shown on the left side (looking from the outside, in) of the garden door. To complete a shear wall, it requires a hold down at each end of the shear wall. Please clarify. See basement plan and first floor framing, sheet A-7. Please show the correct location of the hold down in shear wall 14 at the rear of the house. Reference: UAC 302.3

21: See basement plan and first floor framing, sheet A-7. Please provide the correct series of floor joist on the plans. My Simpson catalog doesn't show a 600 series. Reference: Simpson catalog

22: 2-26-01 Your HD10A's are still being shown with an embedment depth of 30". Please show by calculation that this works or use the handout 70's embedment of 43". See basement plan and first floor framing, sheet A-7. See embedment depths in the holddown schedule legend. Please provide calculations to show that the embedment depths work for the pull out forces. These do not meet the embedment depths in handout 70. Reference: UBC 1603.3.1, MOA handout 70, UBC 1925.2, UBC 2107.1.5.2, UBC 23.85.403, UBC 1809.3

23: See basement plan and first floor framing, sheet A-7. See shear wall 15, it appears that the hold down called out on the plans have been exceeded. Shearforce of 1369 time the height of the

panel, 8'6" equals 11636 lbs. Please clarify. Reference: Simpson catalog, UBC 1631.2.3, UAC 302.3

24: 2-26-01 The GLB size was not added to the plans nor were calculations provided to show that it works for the loads. See second floor framing plan, sheet A-8. Please call out the size of the GLB at the left side of the plans and provide calculations to show that it works. Reference: UBC 1603.3.1, 1603.6, 1608, 2304.1

25: 2-26-01 Show adequate size posts to the foundation for the added loads. Provide calculations for the posts. Call out uplift hangers to resist the loads at both ends of the truss. Provide a more rigid connection of the truss to column and column to beam. Straps are only good in tension, if a beam is pushed on at the ends, the beam will be able to move. The size of the beam for the second floor is not called out on the plans. See second floor framing plan, sheet A-8. See GLB in the middle of the floor on the left side of the plan. Plans can not be approved without this information. Please provide the size of the GLB and more detailed information of the use of the custom truss above and show how this will be installed. Reference: UAC 302.3

26: See second floor framing plan, sheet A-8. See the (2) 5 1/8 x 12 GLB in the middle of the house. Please specify the connection of the 2 beams together so they will act as one. Reference: 2311.1, 2311.2

27: See second floor framing plan, sheet A-8. See framing of the platform for the stairs. Please show how the loads will be transferred to the foundation. Wall that the versalams are sitting on is not a bearing wall. Please clarify. Reference: UBC 1603.3.1

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

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

			<p>please clarify. Reference: UAC 302.3 30: See foundation plan, sheet A-9. Please provide an anchor bolt schedule and revise anchor bolt spacing as generally stated or other alternative. The capacity of the indicated connection to the foundation appears inadequate with Engineer's forces. Reference: UBC 1603.3.5, UBC 2311.2, UBC 2336.2.3, UBC 1631.2.3, UBC 1809.3 31: 2-27-01 Please include a detail to the placement of the rebar in this column/pier configuration at the end garage wall. See foundation plan, sheet A-9. Please provide a design detail for the rebar at the front piers of the lower garage walls. Reference: UBC 2108.2.3.11, 2108.2.3.11.1, 2108.2.3.11.2, 2108.2.3.11.3 32: 2-27-01 Rebar needs to have at least 3" of cover at the bottom of the pad. Embedment required for the HD8A is 29", plus 3" equals 32" as a minimum. Please show a depth of at least See foundation plan, sheet A-9. See interior pony walls. Please clarify how the embedment depth will be achieved for the HD8A's into the 10" footer. Reference: UAC 302.3, MOA handout 70 33: See typical wall section sheet A-11. Please show the insulation extending to the top of the footing. Insulation is required to cover the full wall of the foundation. Reference: CABO 23.85.319.5 34: See garage shear wall detail, sheet A-11. Your detail shows that framing will be below the GLB that is strapped down. If this happens then you lose out on the height of the door opening. The aspect ratio of 3.5 to 1 is measured from the concrete/CMU to the bottom of the GLB, to meet the aspect ratio, the minimum height this distance can be is 7'. If you frame down from there, your head room is less than the 7'. Please clarify the detail. Reference: UBC 2314.1, UBC TA 23-I-I</p>
0	RIGHT-OF-WAY	MCGEE, LYNN M.	<p>Approved 1: Right of Way Permit required for all work in Municipal Rights of Way, including but not limited to water and sewer service connections, new driveways, drainage improvements and landscaping improvements. Only contractors with a current Right of Way Bond and cash deposit on file in the Right of Way Office may obtain a Right of Way Permit. 2: Show new driveway and driveway details as required. 3: Right of Way Permit required, not required, issued #(). 4: Right of Way Permit #20010273 issued</p>

0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	for new driveway. OK for permit.	
0	ZONING	BOLLES, DAN	Approved		
1	RESIDENTIAL	HAAN, SCOTT M.	Approved		
1	ZONING	HAAN, SCOTT M.	N/A		
2	RESIDENTIAL	HELLMAN, BECKY A.	Rtn for Correction	<p>1: ENGINEER'S STAMP It appears that the building is more than 2 stories. According to Alaska Statute Chapter 48 section 08.48.331, buildings more than two stories are not exempt from being designed by a licensed engineer.. IBC section 202 counts the basement as a story if any of the following is true about the finished surface of the floor above the basement: 1. It is more than 6 feeting above grade plan, 2. It is more than 6 feet above the finished ground level for more than 50 percent of the total building perimeter or 3. It is more than 12 feet above the finished ground level at any point. line AS08.48.331 gives an exemption for individuals who prepare their own plans and calculations. Although resubmittal indicates Del Isabelle is in charge of the design and plans, it appears that Bill Ivy prepared the plan set. Bill Ivy also prepared the roof shoring as we have met with him several times to resolve this matter. The home is three stories by the definition referenced in the original comment. Please provide stamped plans per 23.10.302.2. WAB - 10/6/2004</p> <p>2: ITEMS TO BE ADDRESSED The following is a list of items that must be designed by an engineer licensed in the state of Alaska: line 1) The rafter framing of the roof. Rafter framing has been provided in place of trusses, but no design was provided. The load path for lateral forces must be defined, and calculations submitted to show the new load path is sufficient to transfer the required forces. 5-20-05 Information provided was reviewed. Information provide checked rafters at 24" o.c. , it didn't look at the valley rafters or ridge</p>	Resolved
					Yes

beams, this can be seen by the loading that was shown in the calculations. One other statement was included that the floor diaphragm will act like a collar tie, the upper roof isn't even attached to the floor, it's attached to the inset pony wall. 7-28-05 Rafter framing: The original plans depicted roof trusses with 2x12 overframing to create the ridges and valleys shown on the roof plans. There was never rafter framing included on the roof plan of the original approved design. Using the floor diaphragm as a tie would rely on transferring the trust forces into the diaphragm by bending of the exterior wall, and the attachment of the floor joists to the 2x12 blocking. No design has been provided for either of these item. Pony walls do exist. It appears as if these were installed without approval as a method of providing the temporary shoring required by MOA before the roof could be finished. line 2) Design check for in-floor heating. The original design did not include in-floor heating. All structural elements must be checked for the increased loads caused by this item. The lateral load must be checked since an increase in dead load will increase the seismic forces. 5-20-05 If in-floor heating will not to be installed, ignore item 2 above. 7-28-05 Again this item has been addressed as noted above, however it should be noted on the plan set that gypcrete is not to be used in this house. line 3) Design check for creosote bridge timbers. The original plans called out for 24F-V4 and 24F-V8 Douglas-Fir glulam beams, and were designed using the strength associated with those types. Please provide design of the timbers substituted in the place of these glulams. 10-6-04 According to the inspection report dated 8/18/04, creosote lumber has been substituted for approved glulam headers, and according to a discussion with

No

Bill Ivy, he confirms that several of the headers were replaced with creosote lumber. Please verify headers using creosote lumber are sufficient for supported loads. Item 3 still remains. 7-28-05 Per discussions with representatives of the manufactures of copper naphthenate, it is not recommended that timbers treated with this chemical be used for indoor framing. It presents a potential health hazard through inhalation or touch. The chemical will also seep through finishes that are in contact with it. line 4) Design check of floor framing not in accordance with the original plans. Any framing that has been installed and is not in accordance with the original framing plan will need to be checked for structural integrity. 10-6-04 Any floor framing that does not match the original plan set needs to be checked. Please provide. 5-20-05 As-built was looked at and the comments below #4 is the response. 7-28-05 The design of the floor framing has not been completed. line 5) Design of the shoring system for the roof. Since the shoring of the roof is not for construction purposes and is intended to support snow loads and other loads, the design of the system will need to be completed by a licensed engineer. Please include calculations checking the new roof system, the supporting ridge beam, the columns, and the joist/glulams/walls supporting the roof. It appears the load path for the gravity loads is well defined, but calculations must be provided showing the components of the load path are sufficient to transfer the required load. Bill Ivy is not an engineer registered in the state of Alaska and is not qualified to provide the shoring plan for the roof. Item 5 still remains. WAB - 10/6/2004 7-28-05 Bill Ivy can not have any input into this project. Only the owner or an engineer licensed in

					<p>the state of Alaska can provide any design, whether conceptual or otherwise. line Please note that more comments may result from the resubmittal.</p> <p>3: Shoring plan or any other deviations from the original plans will not be approved without Ron Thompson's authorization. WAB - 10/6/2004 7-28-05 Comment remains. Permit will only be approved if authorization from Ron Thompson is provided.</p> <p>4: Comments below are in reference to the as-built plans submitted in May -2005: Comments above are still required to be answered.</p> <p>5: Please provide design calculations and details for the retaining walls on the East and West sides of the house. line 7-28-05 Retaining wall design needs to be provided for the approval of the change order.</p> <p>6: Please verify that the tall walls at the back of the lower garages are only 14' tall per change order #1. line 7-28-05 You're correct in that the design of the walls for the tall foundation is 16' and the inspection reports are approved for the pouring of the concrete in the 16' tall foundation walls. What is not approved in the change order, is for the connections of the steel beam and GLB to the foundation wall as was assumed in the response of 7-13-05. Please provide substantiating data showing that the connection is adequate for the design loads to allow for verification.</p> <p>7: Please provide verification the adequacy of: treated ungraded lumber; any lumber used in the house that is ungraded; GLB's cut and/or weathered; BCI's and OSB sheathing weathered that is in use in this house. The proposal for the checking of the GLB that was cut in the upper garage and used in two places will have to be done on an Alternate Materials and Method form. line 7-28-05 According to the certificate and certification sticker that was provided for review on 7-13-05, wood could</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>
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			<p>either be Hem Fir, according to the certificate or Doug Fir, according to the sticker. There is a difference between telling us the species of wood verses the grading of the wood. What was provided tells us the wood species but there still is no indication of the grade. The grade tells the designer the design loads allowed for determining the capacity of the wood. What is your proposal in determining what materials have been affected by the weather and is no longer adequate? The alternate means form can be found on our internet site or at the office. The approved way of field testing a material would be per IBC 1713, the 1994 UBC doesn't have this.</p>	<p>No</p>
			<p>8: Please provide verification that the treated lumber used in this house is allowed to be used in residential environments. line 7-11-05 Now that the treated material has been identified on the members being used in the house as copper naphthenate, please show verification that the treated material can be used within residential environments. Everything that I have found shows that the copper naphthenate is for exterior applications only and is to be used in well vented areas. The treatment method listed in the certificate follows specifications AWWA P8 and P9, which is not one listed in CABO section 322.1. In the IBC 2000, section 2304.11.2 requires that any treated for wood above grade to be a water base treatment. This wood is treated with an oil base. The certified sticker removed from the wood used in the construction is not a clear copy that was provided in determining that the certification of preservative treatment is of this wood. No numbers, that are legible, from the sticker can be seen on the certificate, please provide a clear copy. line 7-28-05 Regardless of the sections quoted, I've talked to Permapost, Merichem and Coppercare and</p>	<p>No</p>

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

9: See basement plan. Please provide calculations to allow for verification that the new steel beam, column and foundation loads are adequately supported by the foundation in the garage on the right side. Please provide detailed connections of column to foundation, column to beam and beams to concrete wall (include the connection of the GLB on the left side garage) and show by calculations that the connections are adequate. line 7-28-05 The new steel beam is not an identifiable steel beam in any steel manual that is accepted by the IBC, the properties provided on the spec sheet can't be verified. The load check is not adequate at 900 plf. There is at least 1800 plf just from the 1st and 2nd floors. This doesn't include any loads from the attic floor or roof. The 900 plf that was circled in the 31' length is for shear, shear doesn't govern in long beams. Please provide substantiating data on the steel beam and connections to allow for verification.

No

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

No

			<p>needs to be detailed and calculated. line 7-28-05 No new lateral calculations have been provided for review. No substantiating data or details on the new hold down system has been provided for review.</p> <p>11: The lateral resisting system was designed with hold downs and straps. There is a new system being used, rods extending up from the foundation to the roofs second diaphragm (lower shed roof of the upper roof). Please provide verification and detailing for the adequacy of this system being used. line 7-28-05 Please provide substantiating data on the new system being used for review and provide details and location of system on the plans for the lateral resistance when new calculations have been done.</p> <p>12: The new as built plans for the gravity system is not showing a clear load path for the gravity loads from the roof framing to the foundation. Please provide calculations of all gravity supporting members, i.e. any members shown on the plan that is supporting loads besides itself. Please show all the headers in the openings and bearing walls on the plans. line 7-28-05 Comment not addressed adequately by builder. No calculations have been provided verifying that the new support members shown on the new as-builts are sufficient to support the required loads. There are serious load path issues for gravity loads for the new framing shown on the plans, to many to comment on, if we can meet I will point out the issues that I have found..</p> <p>13: It's unclear how the roof system will be vented in the roof cavity of the 2x12's where there are valleys. Most of the roof will have this problem- no inlet for the air at the valley member. It was proposed to drill holes at the upper portion of the rafter for circulation, there are rules that would not allow the drilling or notching of the middle 1/3 of the</p>	<p>No</p> <p>No</p> <p>No</p>
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			<p>rafter. Please provide resolution for the venting line 7-28-05 Comment not resolved, no indication on the plans show how the attic space will be insulated and vented. Please revise the plans to allow for verification. 14: Top plates where shown not to be continuous. Please resolve line 7-28-05 Comment was written based on what was observed in the field. Comment will be resolved in the field by field verification. This comment is information only. 15: It appears that there is added space on the West elevation of the basement and first floor and the South side facade has changes on the upper two floors adding living space. Please include all additional living space in the permit. line 7-28-05 The bathroom at the basement level is new on the west side as well as the room above. The South facade has been modified and new space as shown in the changes. This was never part of the original approved plans and the addition was never approved by plan review. Please consider this new space when redoing the seismic weights and calculations for lateral. Include this space for fees on permit. 16: See the proposed deck and roof system around the house. Please detail on the plans the lateral bracing system for the decks and or roofs that are two stories in the air. Provide calculations showing that the system is adequate, if the system is transferring the lateral loads back into the house, dead loads need to be included into the house lateral system. line 7-28-05 The lateral bracing system is not conveyed on the as-build drawings that have been provide. Item has not been addressed. 17: Please provide a written response to all comments above addressing how they where resolved on the plans set or by calculations.</p>		No	No	No	No
3	RESIDENTIAL	GRIB, THOMAS J.	N/A	1: This change order is a duplicate to				

				change order #2. Wayne Bolen wrote comments on change order #2 that need to be addressed. Please submit responses to the the comments from change order #2 to continue the project. An engineer is required on this project, load paths for all gravity and lateral loads need to be verified and the trusses framing needs to be analyzed by the engineer. Plans need to be stamped. One other consideration is for the venting of the valleys with 2x12's framing and the dormers. 2: change order #2 - no resub to error co #3
3	ZONING	AGLER, DEB A.	N/A	

PERMITS

Permits Issued:

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

INSPECTIONS

Final Inspections: None

COMPLETION

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

BUILDING PERMIT REPORT

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

PROPERTY

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

PROJECT

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

Change Orders:

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

Items re-submitted:

Discipline	Date	Re-submittal Description
PUBLIC ENGINEERING	2006-02-28 00:00:00.0	sub PWE
RIGHT-OF-WAY	2004-07-23 00:00:00.0	sub to S,Row
STRUCTURAL	2003-08-27 00:00:00.0	sub to S. Draft agreement 6/6/04 sub to S 6/17/04 sub S 6/18/04 sub S 6/26/04 sub engineers letter S 6/29/04 sub engineer & owner letter S 7/2/04 sub S 7/19/04 sub owners letter to S 7/23/04 sub to S & row

Stop Work Orders:

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

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

PLAN REVIEWS

Check to see comment history

Plans reviewed:

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	PUBLIC ENGINEERING	PALMER, C. ROBERT	Approved	
0	RIGHT-OF-WAY	PINKSTON, MIKE	Approved	
0	STORM WATER	PALMER, C. ROBERT	Approved	
0	STRUCTURAL	HAAN, SCOTT M.	Approved	
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	1: Requires haul route. See Zoning Comment #2.
0	ZONING	BOLLES, DAN	Approved	1: Please address off-site impacts, i.e.: hours of operation, dust control, clean-up of right of ways for tracking of material. 2: Please indicate type of material and source. 3: Needs Public Works Engineering review for drainage. 4: Needs Traffic review. 5: Pay Traffic review fee. 6: Needs Stormwater plan review and approval. 7: Needs Right of Way review.
1	PUBLIC ENGINEERING	GUZIK, MARC A	Rtn for Correction	1: A complete grading plan and drainage plan shall be prepared and stamped by an civil engineer licensed in the State of Alaska to clearly identify post-development grades, drainage patterns and the required drainage features needed to serve this development and prevent adverse drainage impacts to neighboring developments or
				Resolved
				No

				<p>water-quality sensitive areas. AMC 23.105.106.3. 2: Provide drainage calculations stamped by a civil engineer licensed in the State of Alaska that accounts for on site drainage accumulations (include roof and foundation drains if applicable) for the 10 year and the 2 year 6 hour storm events. In addition identify connections to existing facilities along with calculations that support the adequacy of the facilities to receive the increased drainage runoff and provide percolation rate calculations as needed to assure no adverse drainage. 3: Indicate on the plans that slopes will be completed and vegetation will be established by June 30, 2006. 4: THIS REVIEW IS INCOMPLETE.</p>	No
1	RIGHT-OF-WAY	PINKSTON, MIKE	Approved	<p>1: Right of Way Permit required for all work in Municipal Rights of Way, including but not limited to water and sewer service connections, new driveways, drainage improvements and landscaping improvements. Only contractors with a current Right of Way Bond and cash deposit on file in the Right of Way Office may obtain a Right of Way Permit. 2: Right of Way Permit required for new driveway and possible culvert. 3: Right of Way Permit applied for. OK for permit. 4: Gabion wall is not to be place in ROW unless owner obtain an encroachment letter and pay yearly of 300 dollars plus 115 dollars application fee.</p>	No
1	STORM WATER	PALMER, C. ROBERT	Approved		
1	STRUCTURAL	KUSTIN, CYNTHIA S.	Approved		
1	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved		
1	ZONING	BOLLES, DAN	Approved		

PERMITS

Permits issued:

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

INSPECTIONS

Final Inspections: None

COMPLETION

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

Law Offices of
Royce & Brain

1407 W. 31st Avenue, 7th Floor
Anchorage, Alaska 99503-3678

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

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

* ALSO ADMITTED IN MASSACHUSETTS

VIA Facsimile 907-343-8200

August 22, 2006

Bob Nibert
Municipality of Anchorage
Code Abatement Supervisor
P.O. Box 196650
4700 Bragaw Street
Anchorage, AK 99519-6650

Re: Your letter dated August 2, 2006.
Delido Isabelle
Our File No. 1622.12

Dear Mr. Nibert:

My client received your letter dated August 2, 2006 and its attachment Notice and Order. My client has informed me that he was trying to get engineering work done to provide to you in order to arrive at a solution to this problem. My client informs me that the engineering has just been done and has been forwarded to you.

My client wishes to try to resolve these matters without the need for additional litigation. My client does not believe that the building or structure is in such a condition as to make it immediately dangerous to life, limb, health, morals, property, safety, or welfare of the general public or their occupants. My client believes that the thirty day appeal period under 23.70.706.1 is applicable and hereby gives notice of the appeal. Please forward a copy of the proper appeal forms and the required fee notice so that my client may immediately comply with this. My client has not waived any of his rights to a Building Board appeal given the facts and circumstances of this case.

August 22, 2006
Page 2

If you have any further questions, please do not hesitate to contact this office.



Sincerely,

ROYCE & BRAIN

Raymond H. Royce
RHR/afm

cc: client
Ron Thompson, P.E.

D. A. & M. S. ISABELLE

August 22, 2006

Mr. Robert G. Nibert
Code Abatement Supervisor
Municipality of Anchorage
P.O. Box 196550
Anchorage, AK 99519-6650

VIA U.S. Mail and
FAX to 343-7997

RE: Certified Letter #7004-2510-0002-8201-0873
Rescinding and Reissuance of **Letter of Notice and Order** of Abatement of
Dangerous Structure Located at Seaview Heights Subdivision, Block 2, Lot 7B,
commonly known as 6555 West Dimond Blvd, Anchorage, AK, Originally Issued
June 8, 2005

Dear Mr. Nibert:

This is to acknowledge receipt of your subject letter on Sunday, August 20, 2006. I am joint record owner/permittee of the subject property. I jointly with my husband wish to object to all points of your letter for the following reasons:

1. Rescinding and reissuance of the June 8, 2005 Notice and Order is inappropriate. On July 13, 2005 an appeal to the Building Board was filed accompanied with the \$500.00 fee. On August 4, 2005 we presented Appeal BCA-03-2005 before the Board.
2. The Building Board postponed a decision on the case since Ron Thompson was not present at the time but also made the following recommendations before coming back to the Board:
 - a) Isabelle was to take care of the engineering requests for both permits.
 - b) The City was to address the response to all the issues of the appeal and obtain a legal opinion to the City's position of requirements of Isabelle on the Fill Permit Stop Work Order.
 - c) Both Isabelle and the City were requested to attempt to resolve the issues in hopes that it would not be necessary to come back to the Board.
3. Your letter states, "*You have not responded to the numerous attempts Building Safety has made to assist you in bringing your property and structure into code compliance.*" The City has made no attempts to assist or work with us to resolve the issues. We have submitted engineering letters and requests many times to get the Stop Work orders lifted, all to no avail.

August 22, 2006

4. *"The new Notice and Order will address...the placement of fill without proper permitting."* We have a valid fill permit (00-6083) and no fill has been placed without a permit.
5. *"You will have the opportunity to appeal the new Notice and Order..."* We have already filed an appeal to the Board of Building Regulation Examiners and Appeals.

We believe that it should have been appropriate for the City to respond in writing in some manner advising the status of the appeal initially as well as presently. We are requesting now that the City will be willing to assist getting back before the Board to hopefully resolve the issues.

Sincerely,



Delido and M. S. Isabelle
Property Owners/Permittees

D. A. & M. S. ISABELLE

August 23, 2006

Mr. Robert G. Nibert
Code Abatement Supervisor
Municipality of Anchorage
P.O. Box 196550
Anchorage, AK 99519-6650

VIA U.S. Mail and
FAX to 343-7997 @ 11:42 AM

RE: **Final Notice** dated August 16, 2006
Lot 7B, Block 2, Seaview Heights Subdivision
6555 West Dimond Blvd.
Case #2003-02328

Dear Mr. Nibert:

This is to acknowledge receipt of your posted subject notice/letter on Sunday, August 20, 2006. I am joint record owner/permittee of the subject property. I jointly with my husband wish to contest the substance of your notice/letter for the following reasons:

1. The **Record Owner** stated is incomplete. The correct record owners and permittees are: Delido and M.S. Isabelle.
2. **Failure to Obey Order** dated August 3, 2006. The time period for responding to the Notice and Order has not run out. Your application of the code is incorrect. An appeal to the subject Case #2003-02328 was filed July 13, 2005 and assigned to Builders Board Case #BCA-03-2005. It is improper to simply ignore a properly filed appeal. No written response or decision has been provided to us as appellants.
3. The Notice and Order dated August 3, 2006 requested states Required Action by September 1, 2006. It is still August and the required action date has not expired. The engineered structural modifications (16 pages of stamped, engineered drawings and 80 pages of engineered calculations) were submitted to the Building Safety Division to Gretchen Stuller on Monday, August 21, 2006 complying with the date set forth in the Order. However, the permit Files #01-0076 and #00-6083 were unable to be located.

We have not given up or waived our rights to an appeal on any of the issues in the City's Notice and Order dated June 8, 2005 or dated August 3, 2006 affecting our subject property. We originally reserved our rights to supplement and add supporting documentation to the original request for appeal when it was filed last year. This is notice that we still reserve and retain those rights as the City has not responded that those legal rights have been exhausted or denied.

August 23, 2006

Therefore, we will not be filing a new appeal but are hereby formally requesting the City's cooperation to follow whatever procedures are required to get back before the Building Board at the earliest possible date.

We wish to supplement our appeal by whatever is necessary to also respond to your recent notices. Any additional issues called out in the Notice and Order dated August 3, 2006 allow 30 days notice to appeal and this is notice to any new issues to be included. Please advise the final date supplementary documentation must be submitted in order to meet the deadline for the Builders Board hearing.

Sincerely,



Delido and M. S. Isabelle
Property Owners/Permittees

Enclosure - Appeal Application 7/13/05 (5pgs)

CC: Ron Thompson via fax 343-8200 @ 11:46 AM
Ray Royce @ 11:52 AM

**APPEALS TO THE BOARD OF BUILDING REGULATION
EXAMINERS AND APPEALS**

1. Some reasons for appealing to the Building Board may be:
 - a. submitted plans need correction;
 - b. project does not pass inspection;
 - c. difference of opinion in interpretation of code;
 - d. request for alternate methods and materials.
2. If the Building or Fire Official does not grant the customer's request, the customer may appeal that decision to the Building Board.
3. The appellant must pay a \$500.00 filing fee and submit their notarized appeal to the Building Board Secretary, who schedules a hearing date.
4. A staff report presenting Building Safety's or Fire Prevention's opinions is prepared and will be available to the appellant at least three (3) days prior to the hearing date.
5. The appeal to be heard is advertised in a local news publication, and in the Municipality's electronic calendar system.
6. Appellant or their representative must appear before the Building Board on the specified date and time to plead their own case. Legal counsel may be utilized by the appellant, but is not required.
7. In most cases, decisions are rendered at the time of the hearing.
8. If appeal is denied, the appellant may further appeal to the Alaska Superior Court within 30 days.

Ron Thompson
Building Official

Receipt # _____ Date _____ Building Board Case No. _____
Permit No. 01-0076 and 00-6083

MUNICIPALITY OF ANCHORAGE

Building Board of Examiners and Appeals

Appeal Emanating from Action of the Building Official

Appeal Emanating from Action of the Fire Official

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

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

request that a determination be made by the Building Board on the case of: Citation 2003-02328
23.65.703.2 Dangerous Bldg,
a. _____ permit denial b. Stop Work Orders (other)
(type) on Permits 01-0076 and
00-6083.

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

- a. Construction has has not _____ started.
- b. Construction was suspended more than six months ago.
- c. Construction is in progress but a stop-work order has been issued by the Municipality.
- d. Construction is pending.
- e. Other Notice and Order of Abatement of Dangerous Structure
(please state) 23.65.703.2 of Anchorage Existing Buildings Co

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

- a. Materials(s) chosen (is) (are) not appropriate for intended use.
- b. Type(s) or method(s) of construction (is) (are) not permitted.

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

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

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

State main reason(s), please be brief:

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

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

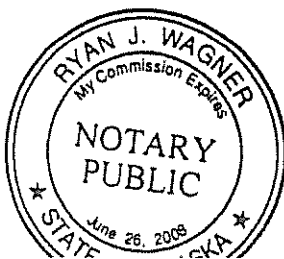
3. Dispute Stop Work Orders most recently issued 8-26-2004 as unwarranted and inappropriately addressed and/or responded to by Building Official and/or personnel, object to Criminal Citation issued 9-08-04 for Civil issue.

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

[Signature]
Signature of Appellant
P.O. Box 220021
Address
Anchorage AK 99522-0021
City State Zip Code

907-243-5845 or 243-0001
Telephone
907-248-0004
FAX

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



[Signature]
Notary Public in and for Alaska
My Commission Expires: June 26, 2008

ATTACHMENT #1

Building Board of Examiners and Appeals

DATE: July 13, 2005

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

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

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

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

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

List of Submitted Documentation 7/13/2005:

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

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

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

JUL 13 2005
 WILLING

R WALL SCHEDULE

INDEX TO SHEETS

- PANEL APPLICATION
- WOOD PANELS ONE SIDE, 6" EDGE NAILING, 8d
 - WOOD PANELS ONE SIDE, 4" EDGE NAILING, 8d
 - WOOD PANELS ONE SIDE, 4" EDGE NAILING, 8d
 - WOOD PANELS ONE SIDE, 3" EDGE NAILING, 8d
 - WOOD PANELS BOTH SIDES, 4" EDGE NAILING, 8d
 - WOOD PANELS BOTH SIDES, 3" EDGE NAILING, 8d
 - PANELS BOTH SIDES, 3" EDGE NAILING, 10d, 3" STUDS
- CONCRETE
- E--PINE--FIR
- WOOD PANELS IN SHEAR WALLS
- SHALL BE SAME AS PANEL EDGES
- JOINING SHEAR WALLS SHALL BE EDGE NAILING SPECIFIED FOR
- SUPPORTS 8d @ 12"
- SHALL BE SUBSTITUTED FOR 8d NAILS
- 5 AND 6 WALLS TO BE 3" NOM. THICKNESS
- 3, 4, 5 AND 6 WALLS TO BE 3" NOM. THICKNESS

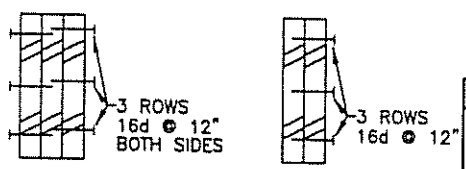
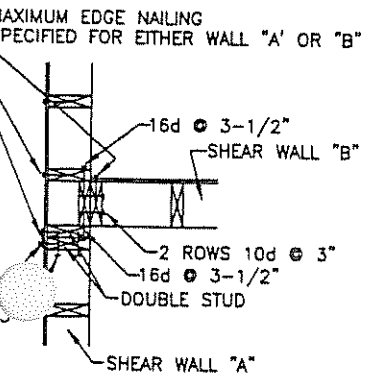
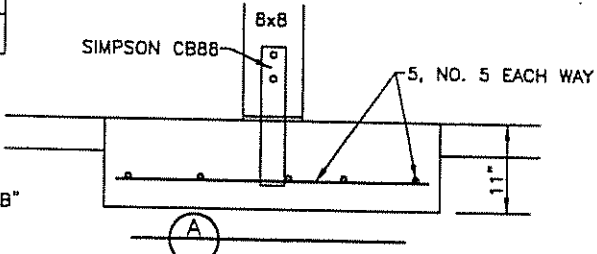
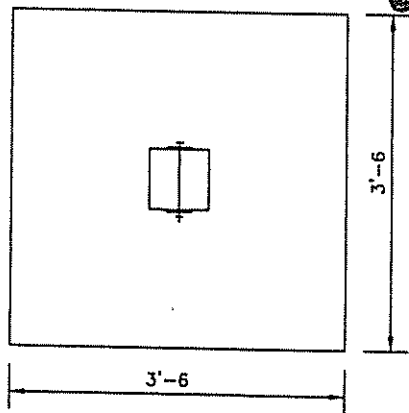
SHEET NO.	TITLE
S1R	NOTES, DETAILS, INDEX
S2RA	UPPER ROOF PLAN, SNOW LOADS
S2RB	LOWER ROOF PLAN, SNOW LOADS
S3R	UPPER ROOF FRAMING PLAN
S4R	LOWER ROOF FRAMING PLAN
S5R	ATTIC FLOOR FRAMING PLAN
S6R	2ND FLOOR FRAMING PLAN
S7R	1ST FLOOR FRAMING PLAN
S8RA	GARAGE ATTIC FLOOR FRAMING PLAN
S8RB	GARAGE ATTIC FLOOR FRAMING PLAN
S9R	ROOF VENTING PLAN
S10R	DETAILS
S11R	DETAILS
S12R	DETAILS
S13R	SECOND FLOOR SHEAR WALL PLAN
S14R	FIRST FLOOR SHEAR WALL PLAN
S15R	BASEMENT SHEAR WALL PLAN

LEGEND (SEE PLANS)

SHEAR WALL, TYPE

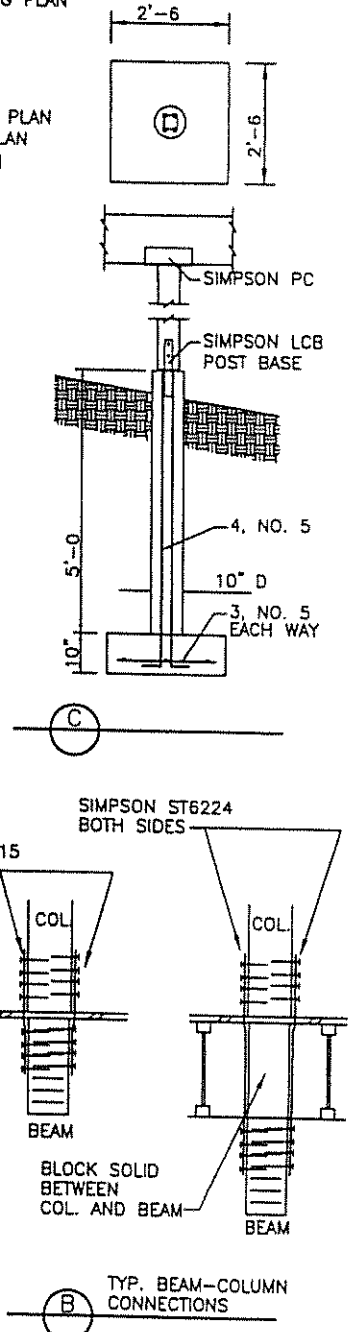
DOWN ROD TO TOP OF SHEAR PANEL
(SIZE AND PLATE SIZE AS SHOWN)

SIZE OF ROD FOR HD	SIZE OF PLATE FOR HD
5/8	3x3x1/4
3/4	4x4x1/4
7/8	5x5x5/16



DETAILS - JOINING OF MULTIPLE LVL BEAM MEMBERS

SUBMITTAL
01-0076
AUG 21 2006
GRETCHEN STULLER
(+00-6083)



WINCE-CORTHELL-BRYSON		KENAI-ANCHORAGE, ALASKA	
ISABELLE RESIDENCE B2, L7B SEAVIEW HEIGHTS			
STRUCTURAL MODIFICATIONS			
NOTES, DETAILS			
SCALE: AS SHOWN	DRAWN BY:	FILE NAME: 03.185	
DATE: AUGUST 2006	CHECK BY:	SHEET NO. S1R 103	

8/8/2006

WINCE-CORTHELL-BRYSON
Consulting Engineers
DESIGN LOADS

WCB Job # 6.101 Project: Isabelle Residence

Design Loads:	Roof DL	15 psf	Roof LL (Snow)	45 psf	Roof DL	15 psf
	Floor DL (Framed)	12 psf	Floor LL (uniform)	40 psf	Floor DL	12 psf
	Floor DL (Conc)	psf	Floor LL (uniform)	psf	Part'n DL	psf
	Wall DL	80 plf	Floor LL (Concentrated)	2000 lb		
Wind Loads:	Wind Speed, mph	100	Exposure	B	Eave Ht	25
	3 Sec. Gust	I	1.00	Roof Pitch, Ft/12	6	

Seismic Forces:	Site Class	D	Ss	1.5	S1	0.60	Fa	1	Fv	1.5
MCA Geotech Hazard Zone:	Use Group	1	Sms	1.5	Sml	0.90	es.Cat.	D II	R	6.50
	2		Sds	1.000	Sd1	0.600				

	Bottom Level	2nd Level	3rd Level	Top Level	Totals
hx, ft.	11	21		30.5	
Roof Area Above		1724		4314	6038
Floor Area Above	4004	3006		2847	9857
Roof DL	0	25860	0	64710	90570
Floor, Partition DL	48048	36072	0	34164	118284
Walls, Lin. Ft.	513	564			1077
Wall DL	20520	22560	0	0	43080
Flat Roof Snow Load	0	77658	0	194324	271982
Seismic Shear/1.4 W/SL	6404	10289	0	18163	
Seismic Shear/1.4 W/O SL	6404	8241	0	13038	
Total Wall Seis. Shear W/SL	34856	28453	18163	18163	
Total Wall Seis. Shear W/O SL	27683	21280	13038	13038	

Unit Snow Loads:

Pg = GROUND SNOW LOAD, PSF	50
I = Importance Factor	1.00
Ce = Snow Exposure Factor	1.17
Thermal Factor Ct	1.1
D = SNOW DENSITY, PCF	20.5
Pf = BASIC ROOF SNOW LOAD, PSF	45
ROOF PITCH, FT IN 12	2.00 1.00
ROOF SLOPE, DEGREES	9.46 4.76
SNOW LOAD RED. FACTOR, Cs	1.00 1.00
DESIGN MIN. SNOW LOAD, PSF	45 45

Snow Drift Loads:

hb = HT OF BALANCED SNOW LOAD, FT	2.20
hc+hb = HT DIFF, UPPER, LOWER ROOFS WIDTH, UPPER ROOF NORMAL TO STEP, lu	10
hc	7.80
lu FOR CALCULATIONS (25' MIN)	50
hd = MAX. DEPTH, DRIFT SURCHARGE, FT	2.91
Wd = WIDTH OF DRIFT, FT.	11.64
hc/hb	3.55
Pm = MAX. ROOF SNOW LOAD, PSF	105
SNOW LOAD REDUCTION, PSF	0
DESIGN MAX. SNOW LOAD, PSF (DRIFT)	105
DRIFT LOAD AT 6 FT FROM WALL	74

SUBMITTAL
01-0076
AUG 21 2006

GRETCHEN STULLER

(200-6083)



Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

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

FINAL NOTICE

DATE: August 16, 2006

CERTIFIED MAIL: 7004 2510 0002 8201 1009

CASE # 2003-02328

LOCATION OF VIOLATION

6555 West Dimond Blvd.
Block 2, Lot 7B
Seaview Heights Subdivision

RECORD OWNER

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

FAILURE TO OBEY ORDER

The code official has determined that the owner of the property referenced above has failed to comply with the Notice and Order dated August 3, 2006. Therefore, the Municipality of Anchorage will abate the building as a public nuisance, per 23.70.708.2.

The Municipality of Anchorage is therefore required to cause the building to be vacated and abated by demolition under section 23.70.708.3.

PERSONAL PROPERTY

If personal property is left on the premises and discovered by the code official it shall be inventoried and made part of the case file. If the owner fails to remove the discovered property prior to the demolition the owner may redeem said property from the demolition contractor within 30 days, upon payment of a reasonable storage fee. 23.70.708.4.

INTERFERENCE WITH DEMOLITION WORK PROHIBITED

No person shall obstruct, impede or interfere with the code official engaged in the work of demolishing or removing any such building or structure, or in performing any necessary act preliminary to or incidental to such work. 23.70.708.6.

RESPONSIBILITY FOR PAYMENT

The responsibility for payment of the charges for all expenses incurred during abatement by the code official shall rest solely upon the owners of the property upon which the abatement occurred. Owners include the record owner upon the date of service of Notice and Order as served under section 704, jointly and severally with any subsequent owner until all costs assessed are paid in full.


Bob Nibert
Code Abatement Supervisor

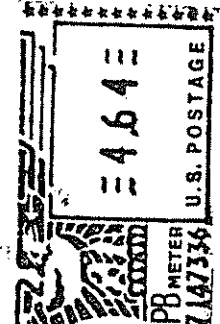


Municipality of Anchorage
 BUILDING SAFETY DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 P.O. Box 196650
 Anchorage, Alaska 99519-6650

CERTIFIED MAIL™



7004 2510 0002 8201 1009

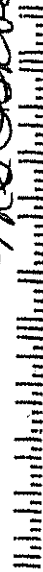


8/17

DELIDO ISABELLE
 P.O. BOX 220021
 ANCHORAGE AK 99522-0021

*rec'd 8/24/2006
 Mrs. Isabelle*

99522+0021-21 8001





Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

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

Date: August 3, 2006

Certified Mail: 7004 2510 0002 8201 0880

NOTICE AND ORDER

LOCATION OF VIOLATION

6555 West Dimond Blvd.
Block 2, Lot 7B
Seaview Heights Subdivision

RECORD OWNER

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

CODE OFFICIAL FINDINGS

The building official has determined that the structure located at the above address has not been brought into compliance within the specified construction period permitted. The failure to submit design documentation, revised construction plans addressing incorrect building, structural designs, fill across property lines and continued maintenance of the dilapidated structure and/or deficient condition on your premises constitutes a dangerous structure and a nuisance. As such, it is subject to abatement.

Failure to correct all fill and grade violations by not providing proper compaction, placing fill on neighboring property, failure to bring slope setbacks and angles into compliance with approved permit requirements, and not having required inspections, create a dangerous condition. A stop work order was issued that you failed to comply with, which constitutes unlawful continuance.

CODE SECTIONS

The following code sections have been identified as being violations and/or will be administered based upon actions that have already taken place:

Chapter 10, Anchorage Administrative Code

23.10.202.13 Contractor license suspension or revocation.

The building official may cancel, suspend or revoke the license of a contractor who displays incompetence or lack of knowledge in matters relevant to such license, or if such license was obtained by fraudulent measures. If the license of any person is so cancelled or revoked, another such license shall not be granted to such person within twelve (12) months after the date of such cancellation or revocation. Any action may be appealed to the Board of Building Regulation Examiners and appeals (Building Board).

23.10.203.1 Unsafe buildings, structures or building service equipment conditions

Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or constitutes a fire hazard, or are otherwise dangerous to human life or the public welfare, or involved in improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure not secured against entry shall be deemed unsafe.

23.10.206.3 Unlawful continuance.

Any person continuing any work after being served with a stop work order, except such work as the person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

23.10.207.1 Violation penalties

Any person violating a provision of this code or failing to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Chapter 70 Abatement of Dangerous Buildings:

23.70.702 Definitions General

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than (50) percent, or in any supporting part, member or portion, less than sixty-six (66) percent of the:
 - a. strength;
 - b. fire resisting qualities or characteristics;
 - c. weather-resisting qualities or characteristics required by law in the case of a newly constructed building or structure like area, height and occupancy in the same location.
 - d. this subsection does not apply to strength required to resist seismic loads.
15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the code official to be unsanitary, unfit for human occupancy or in such a condition it is likely to cause sickness or disease.

Chapter 105 Grading, Excavation and Fill

23.105.109.1 Cuts - General

- A. Unless otherwise recommended in the approved soils engineering or engineering geology report, cuts shall conform to the provisions of this section. Cuts shall not cause a net increase in surface runoff across property lines. Runoff shall discharge to approved locations or be retained on site.
- B. In the absence of an approved soils engineering report, these provisions may be waived for minor cuts not intended to support structures.

23.105.109.2 Cut - Slope.

The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than 1 unit vertical in 2 units horizontal (50% slope) unless the permittee furnishes a soils engineering

or an engineering geology report, or both, stating the site has been investigated and giving an opinion that a cut at a steeper slope is stable and does not create a hazard to public or private property.

23.105.110.4 Fill - Compaction.

All fills shall be compacted to a minimum of ninety (90) percent of maximum density.

23.105.110.5 Fill - Slope.

The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than one (1) unit vertical in two (2) units horizontal (50% slope).

23.105.111.1 Setbacks - General.

Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. Setback dimensions shall be as shown in Figure A-1.

23.105.111.2 Setbacks - Top of cut slope.

The top of cut slopes shall not be made nearer to a site boundary line than one-fifth of the vertical height of cut with a minimum of two (2) feet (610 mm) and a maximum of ten (10) feet (3048 mm). The setback may need to be increased for any required interceptor drains.

23.105.111.3 Toe of fill slope.

The toe of fill slope shall be made not nearer to the site boundary line than one-half the height of the slope with a minimum of two (2) feet (610 mm) and a maximum of twenty (20) feet (6096 mm). Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the code official deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

1. Additional setbacks.
2. Provision for retaining or slough walls.
3. Mechanical or chemical treatment of the fill slope surface to minimize erosion.
4. Provisions for the control of surface waters.

23.105.111.4 Modification of slope location.

The code official may approve alternate setbacks. The code official may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate the intent of this section has been satisfied.

REQUIRED ACTION

1. Obtain approval for construction plans along with project schedule to repair or demolish the dangerous building by September 1, 2006. AMC 23.70.704.1.
2. If demolished or removed, the property must be left in a clean, level, and nuisance-free condition. IBC 3303.4.
3. Provide revised drawings allowing for permit approval to remove fill from adjoining property and insure code required grades will be met by September 1, 2006. AMC 23.70.704.1.
4. Provide revised plans correcting all grading deficiencies to contour of land, drainage and compaction of all fill that has been placed as well as the fill to be placed. Obtain permit approval by September 1, 2006. AMC 23.70.704.1.

5. Civil penalties per 23.10 Table 3-N.4 at \$500.00 per day will be assessed for non-compliance of each code violation, under provisions allowed by this code, each day after September 1, 2006 if violations or conditions of this Notice and Order are not met.

ACTION BY THE MUNICIPALITY OF ANCHORAGE

If the building is not repaired or demolished, and fill and grade not corrected within 30 days of date of service, the Municipality may proceed with causing the demolition and/or grading corrections by its own efforts as per AMC 23.70.708.3.

The responsibility for payment of the charges for all expenses incurred during abatement by code official as set forth in this chapter shall rest solely upon the owners of the property upon which the abatement occurred. Owners, as used in this section, includes the record owner upon the date of service of Notice and Order as served under section 704, jointly and severally with any subsequent owner until all costs assessed under this chapter are paid in full. 23.70.710.1.

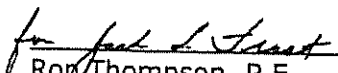
APPEAL INFORMATION

Anchorage Dangerous Buildings Code, Section 23.70.706.1 – Form of Appeal.

Be advised that this Notice and Order may be appealed to the Board of Building Regulation Examiners and Appeals by anyone having legal interest in the property. An appeal form must be provided to the building official within 10 days of date of service. Please contact MOA Building Safety for proper forms and appeal requirements.

FAILURE TO APPEAL

Your choice not to appeal this Notice and Order will constitute a waiver of all rights to a Building Board appeal.



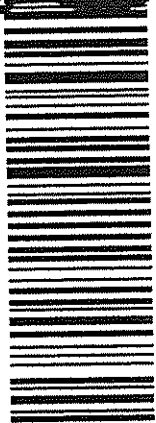
Roy Thompson, P.E.
Director/Building Official

RT/vg

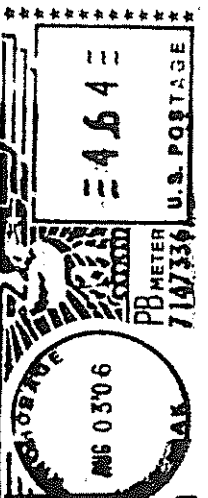


Municipality of Anchorage
 BUILDING SAFETY DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 P.O. Box 196650
 Anchorage, Alaska 99519-6650

CERTIFIED MAIL™



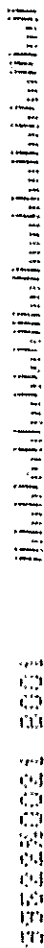
7004 2510 0002 6201 0880



**RETURN RECEIPT
 REQUESTED**

SKY

DELIDO ISABELLE
 P.O. BOX 220021
 ANCHORAGE AK 99522-0021





Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

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

August 2, 2006

Certified Mail: 7004 2510 0002 8201 0873

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

Subject: Rescinding and Reissuance of **Letter of Notice and Order** of Abatement of Dangerous Structure Located at Seaview Heights Subdivision, Block 2, Lot 7B, commonly known as 6555 West Dimond Blvd, Anchorage, AK, Originally Issued June 8, 2005

Dear Property Owner,

The above referenced Notice and Order is being rescinded and a new Notice and Order will be issued. You have not responded to the numerous attempts Building Safety has made to assist you in bringing your property and structure into code compliance.

The new Notice and Order will address both the structural issues with the building and the placement of fill without proper permitting. You will have the opportunity to appeal the new Notice and Order to the Board of Building Regulation Examiners and Appeals.

Sincerely,

Bob Nibert
Code Abatement Supervisor

BN/vg

ISABELLE CONSTRUCTION & EXCAVATING

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Paul Michelsohn	Del Isabelle
COMPANY:	DATE:
	2/7/2006
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
522-3376	Seven
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
522-3375	
RE:	YOUR REFERENCE NUMBER:
Isabelle Seaview Property	

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Paul,

Attached are the following documents per our phone conversation this evening:

1. Meeting notes/requirements you compiled at our meeting this Fall with Ron Thompson. (1 page)
2. Our 12/20/05 submittal letter to Ron Thompson re: permits #01-0076 and #00-6083. (1 page)
3. Letter from H4M Corporation (Harry Lee, PE) provided as part of 12/20/05 submittal to MOA. (3 pages – Note: 3 pages of photos as part of engineers letter submitted but not included with this fax document)

It was our understanding that if we provided the items discussed in the meeting which you listed/compiled (see item #1) that Ron would allow us to proceed with our project.

If you remember, we discussed the fact that our neighbor to the West had his property for sale and we had an erosion problem that needed immediate attention. The letter we received today appears to be completely the opposite of what was agreed to allow us to lift the stop work orders and move forward on our permits (excluding the bldg. change order work being addressed by Corky).

Del
243-5845 – office
830-9647 – cell

Metered Postmark 2/06/06



Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

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

January 27, 2006

RECEIVED → mail
BY *AD* DATE 2/07/2006

Del Isabelle
P.O. Box 220021
Anchorage AK 99522


RE: Seaview Heights Subdivision, Lot 7B, Block 3
Permits 01-0076 and 00-6083

Dear Del,

Thank you for submitting the engineer's report for the work being done on your property. Building Safety will allow all the permitted work to be performed, with the stipulation that fill and grade along the southern boundary property line be completed prior to any other work being performed. As you well know, this area has been a point of major contention between you, your neighbors, and the Building Safety Division. Taking care of this portion of the property first will alleviate further complaints from the neighbors who will no doubt see construction taking place on the back portion of the lot.

Please provide Building Safety the design fix for the southern portion of the property. Once approved, we will allow you to proceed on this fix. Please call for inspections for this area. Once approved by our inspectors, we will lift the stop work orders for the rest of the project, and allow you to proceed with your original design.

Sincerely,


Ron Thompson
Director/Building Official

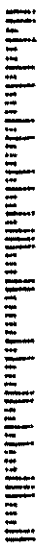
RT/vg



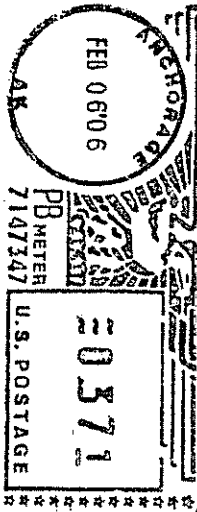
Municipality of Anchorage
BUILDING SAFETY DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 P.O. Box 196650
 Anchorage, Alaska 99519-6650

Del Isabelle
 P.O. Box 220021
 Anchorage AK 99522

99522+0021-21 E001



RESORTED
 FIRST CLASS



D. A. & M. S. ISABELLE

November 15, 2005

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

SUBMITTAL
00-6083
DEC 20 2005

RE: Seaview Heights Subdivision, Lot 7B, Block 3
Permits #~~01~~-0076 and ~~01~~-6083 *01 00*

Dear Mr. Thompson:

We are requesting permission to proceed with work pertaining to the subject permits. We are attaching a letter from civil engineer, Mr. Harry Lee addressing the stop work order issues as requested at our last meeting.

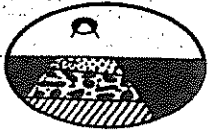
We would like to begin installation of a fence beginning on the South and East property lines in order to establish those boundaries with the future goal of the property being completely fenced at construction completion.

It is our intent to proceed with performing the work on the fill permit as originally permitted on the original design. The toe of the slopes will be minimal 2' - 3' back from the South and East property lines to allow for proper drainage.

Sincerely,



Del Isabelle
Property Owner/Permittee



H4 M Corporation

Serving Alaska Since 1979

Geotechnical-Geophysical-Engineering Services

Harry R. Lee, PE
Michael R. Lee, PE

8701 Spendlove Drive
Anchorage Alaska 99516

Phone 1 (907) 345 8234----Fax 1 (907) 348 0617---E-mail h4m@alaska.com

SUBMITTAL

21 October 2005

DEC 2 0 2005

Mr. Del Isabelle
PO Box 220021
Anchorage
Alaska 99522-0021

Subject: Lot 7B Block 2 Seaview Heights Subdivision, Anchorage Alaska

Gentlemen:

1. Our initial impression of this project based on a walk over inspection on 13 October 2005, is that a significant amount of work is needed to preserve the present construction from erosion and weathering damage before the 2006 construction season. The hazards are late and early season heavy rains and frost heave of the materials. We understand that there is a considerable amount of material to add to reach the approved design grades. This letter is concerned with the physical aspects of the earthwork construction, its present condition, and physical considerations for its completion. We understand that for other reasons it is desired that the construction will be north of a point 30-feet from the south boundary.
2. Our examination of the existing earthwork shows no significant problems for the present grades. Except for the high ground area along the west boundary. Even so, there are erosion problems with the rough grades that should be addressed if for no other reason than long-term esthetics.
3. The final grades as shown on the approved drawing appear stable considering the quality of material as stockpiled and observed on the surface. The 2:1 final slopes are generally safe with non-cohesive and

most compacted cohesive soils. (*Steeper slopes require more attention to materials and compaction as in the driveway's fill over the swale and more attention to the establishment of erosion control. Even on 2:1 slopes should have at least organic erosion control.*)

5 **COMMITTA** **L**

DEC 20 2005

4. The construction cut in the high ground along the west boundary has raveled back into the adjacent property. The area can be restored with fill placed at 2:1 or flatter slopes. There appears to be sufficient room to allow this work to blend into the general grading.
5. Our onsite estimate of earthwork includes about 20,000 cubic yards of material moved onsite from the knob to prepare the building site. It appears this material was spread about the site. If we assume the 40,000 cu yards estimated by Steve Shrader is reasonable that would leave 20,000 cubic yards for imported material. Mr. Isabelle lists 33,773 cubic yards by truck count of which 16,784 cubic yards are brush and silt. Of that amount we expect 50% shrinkage and 15% for the inorganic material, 13,500 cubic yards. This lowers the in place quantity of the imported fill to about 20,000 cubic yards. While the numbers are reconciled and are about as accurate as walk over estimates tend to be; we see little possibility of reaching a precise value. However, it may be possible to increase the precision by aerial photogrammetry means. Even then, it will be expensive and not particularly precise. We see no technical need for the information, but understand that it is germane to the grading permit.
6. Drainage before earthwork appears to be more-or-less northwest to southeast for this parcel. It is similar after the designed work is completed. Even so, in the present state of the work the low areas on each side of the drive have not been filled. This poses an erosion problem and might under extreme runoff conditions cause piping of the road fill to the east. When the land to the west is filled this potential will be mitigated. The same is true for the land to the east. An alternative is to place a culvert at the bottom of the driveway fill. The east side of the driveway where it passes over the swale has steep slopes probably closer to 1:1 than 2:1. Fortunately, the earth structure has weathered several years with only a taste of erosion. The materials by inspection are satisfactory in a slope stability sense provided a deep pond does not develop on the west side as a result of torrential rain or rapid thaw. Toe protection such as the gabions that are started

at its toe coupled with coarse rock facing should mitigate this possibility. The need for filling in the west or east and the use of a culvert then become nil.

7. We understand there is some concern along the southern boundary of the property. We suggest allowing work to continue from 30-feet north of the southern boundary on the east side of the drive. Hopefully, filling can continue on the west side of the drive over the low area to within at least 5-feet of the drive's final grade, preferably to final grade or more. This will also allow onsite sewerage to be completed and natural gas service once final grade is reached.
8. The attached photographs show the conditions in 1996 and 2002 courtesy of the USGS.
9. The period for successful structural filling is growing very short this season. We recommend the work be done now!

If we can be of additional service please do not hesitate to call our office.

Sincerely
H4M Corporation
Harry R. Lee
No. 582-E
Harry R. Lee, PE, AK reg. 582E
Vice President

SUBMITTAL
DEC 20 2005

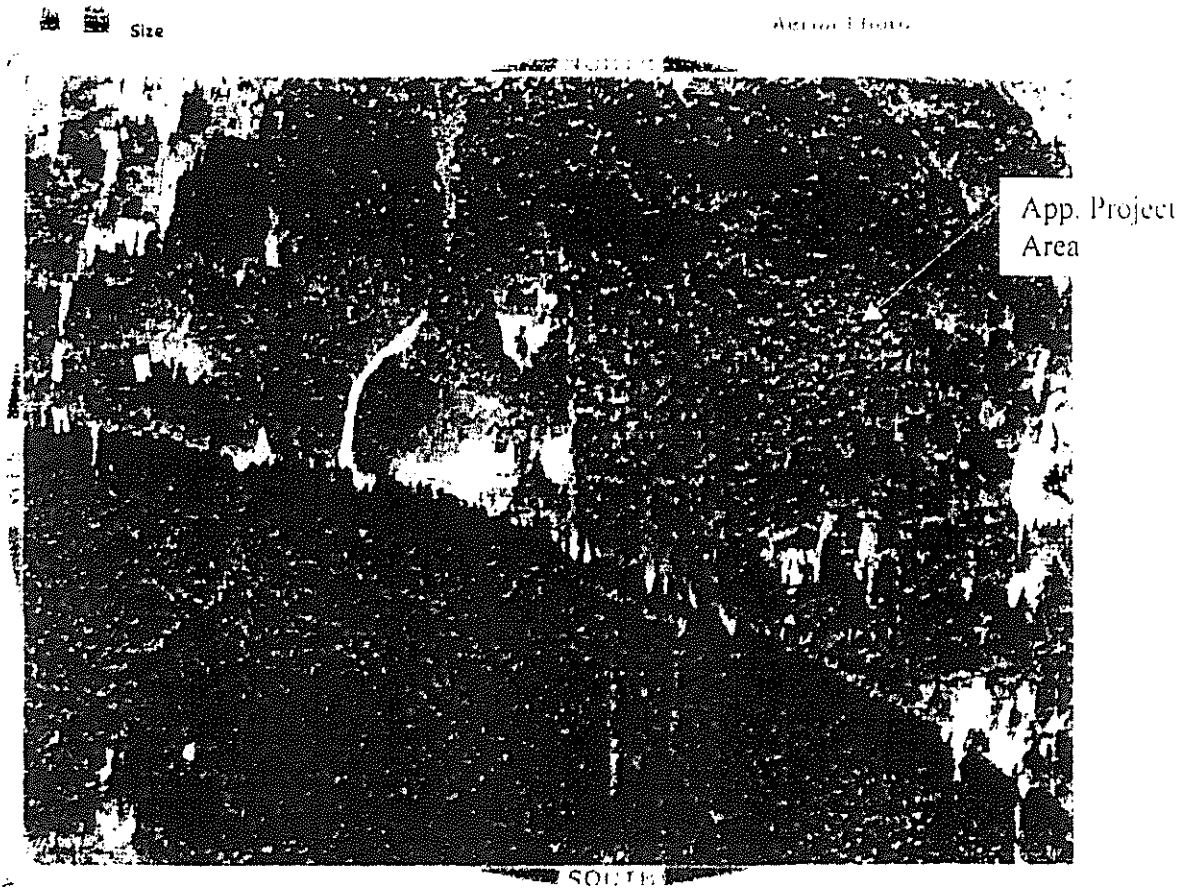
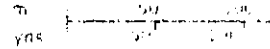


Image courtesy of the U.S. Geological Survey



1996

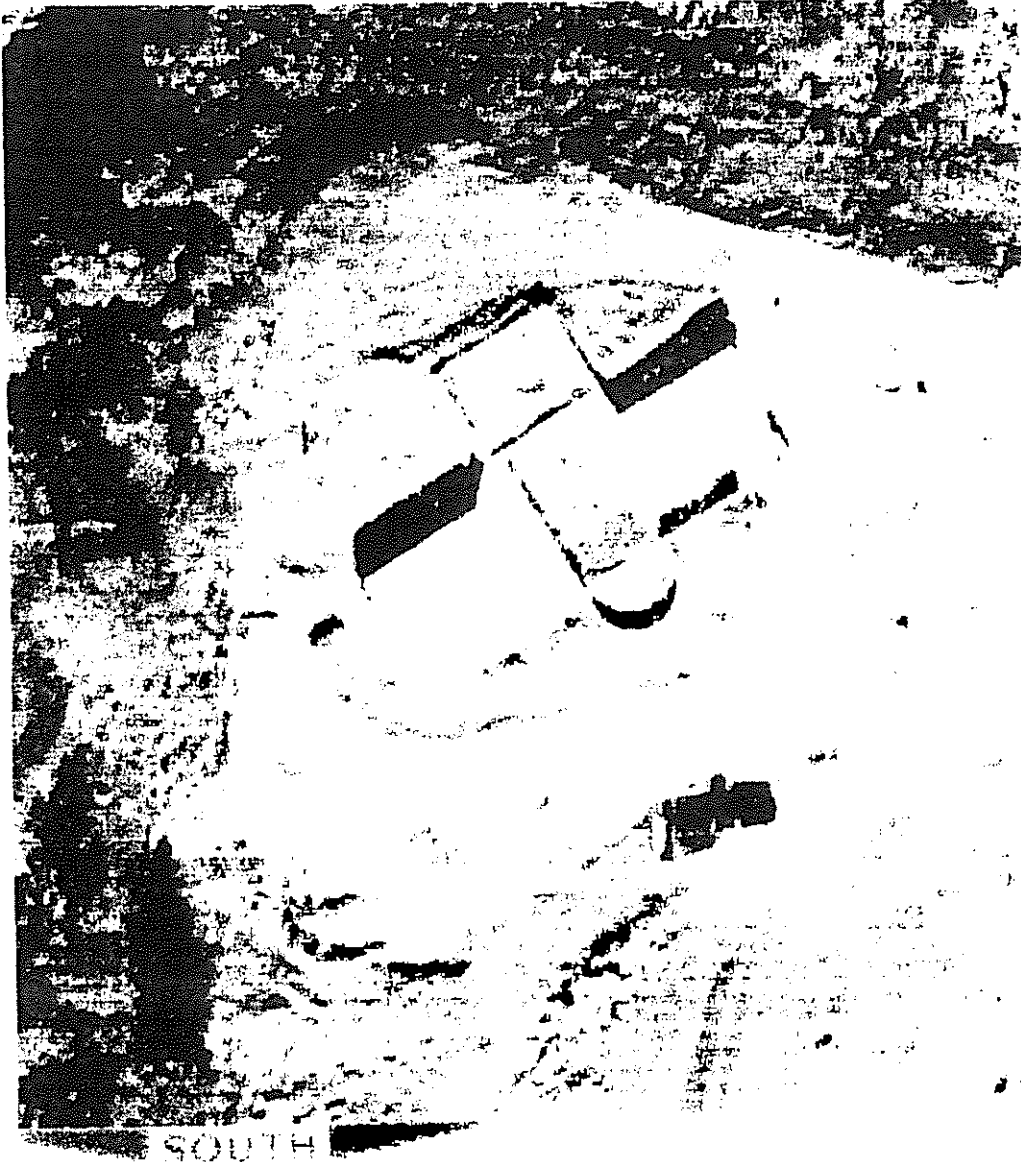
SUBMITTAL
DEC 20 2005



Image courtesy of the U.S. Geological Survey

2002

SUBMITTA L
DEC 20 2005



SUBMITTA L
DEC 20 2005

meeting notes
10/11/2005

Notes - Mtg @ Bldg. Safety
Requirements to Move Forward:

Ron Thompson
Paul Michelsohn
Del + Sue Isabelle

defined step work area - to allow for civil proceedings

- plan detailing fence location
- detail on paper close approximate area and amount of fill moved on site - (25000) on site
- detail in writing guesstimate of amount brought in
- state plan on performing work as originally permitted on original design

Additional

top of slope will be 2'-3' back from property line to all proper drainage.

- Engineer stating how slope stability will be handled.

owners

Tabben

Ron -

Harry or Mike
H4m
Lee

Seaview Heights
Total Material Import

Date		Import Loads		Material		Total Cu. Yards
2001		594		Brush/Silt		16784
2002		60		Unusable		977
2003		794		Unusable		14722
2004		89		Grub/Rock		1290
2005		0		0		0
Totals	x	1537		x		33773

WINCE • CORTHELL • BRYSON
CONSULTING ENGINEERS
PO Box 200304 907-248-2008
ANCHORAGE, ALASKA
99520-0094

September 16, 2005

RECEIVED

SEP 16 2005

Municipality of Anchorage
Division of Building Safety
4700 Bragaw Street
Anchorage, AK 99507

Municipality of Anchorage
Building Safety Division

Attn: Ron Thompson, Director

Subject: Isabelle Residence under construction
6535 West Diamond Boulevard

Dear Mr. Thompson:

Mr. and Mrs. Isabelle have requested that I assist them in determining the structural modifications that may be required to the subject structure to eliminate deficiencies, if any, and to bring it into compliance with the municipal code. I have made a cursory examination of the structure in its present state of completion and have found it to be of generally good quality workmanship and materials. I have identified some problems and some items that require analysis and probably correcting. Because of other obligations, I am not able to undertake this work immediately. They have asked that I do the necessary investigations and analysis during the coming winter, in order that they can proceed with the work in the spring. I am agreeable to doing this, provided that the structure can be secured and protected from the elements in the interim.

Some materials in the building are at risk of serious deterioration unless the roof can be covered, at least on a temporary basis, until construction is resumed. The OSB incorporated in the I-Joists and sheathing and sub-floors is not suitable for long-term exposure to moisture. There may also be some parts of the structure that should have some interim shoring for the winter.

I request that the owners be permitted, on a conditional basis, to install a temporary roof covering and such wall coverings as may be necessary to protect the structure from

Philip W. Bryson PE
Mark E. Blauving PE

Alan N. Corthell PE

Frank W. Wince PE (Ret.)
E. Casey Madden PE

Div. of Building Safety

2

9/16/2005

precipitation. I also request that they be permitted to install any temporary shoring that I may recommend, to prevent damage in the event of heavy snowfall. This work may be done at the owners' risk, with a condition that part or all of the materials be removed as necessary for future inspections or code compliance.

WINCE-CORNHELL-BRYSON

Alan N. Cornhell
Alan N. Cornhell, P.E.

cc: Del Isabelle

Approved
[Signature]
9/20/05

COPT Ross, JACK,
B.B, FILE,
BART, RICK

WINCE•CORTHELL•BRYSON
CONSULTING ENGINEERS
PO Box 200394 907-248-2008
ANCHORAGE, ALASKA 99520-0394

SUBMITTAL
01-0076
SEP 16 2005
RD

September 16, 2005

Municipality of Anchorage
Division of Building Safety
4700 Bragaw Street
Anchorage, AK 99507

Attn: Ron Thompson, Director

Subject: Isabelle Residence under construction
6555 West Dimond Boulevard

Dear Mr. Thompson:

Mr. and Mrs. Isabelle have requested that I assist them in determining the structural modifications that may be required to the subject structure to eliminate deficiencies, if any, and to bring it into compliance with the municipal code. I have made a cursory examination of the structure in its present state of completion and have found it to be of generally good quality workmanship and materials. I have identified some problems and some items that require analysis and probably correcting. Because of other obligations, I am not able to undertake this work immediately. They have asked that I do the necessary investigations and analysis during the coming winter, in order that they can proceed with the work in the spring. I am agreeable to doing this, provided that the structure can be secured and protected from the elements in the interim.

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I request that the owners be permitted, on a conditional basis, to install a temporary roof covering and such wall coverings as may be necessary to protect the structure from

precipitation. I also request that they be permitted to install any temporary shoring that I may recommend, to prevent damage in the event of heavy snowfall. This work may be done at the owners' risk, with a condition that part or all of the materials be removed as necessary for future inspections or code compliance.

WINCE-CORTHELL-BRYSON

Alan N. Corthell, P.E.

xc: Del Isabelle



Spurkland Engineering

Environmental Consulting and Design

August 1, 2005

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

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

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

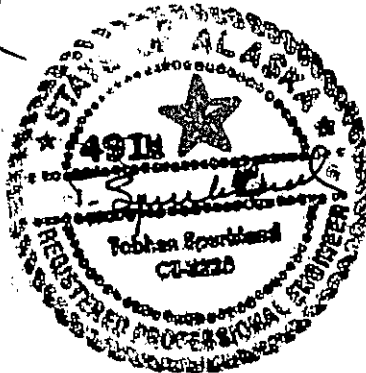
By determining the area of fill and assuming a fill depth of 20 feet, the average end area method allows us to estimate the amount of fill placed at 20, 900 cu. Yards. Permit No. 00-6083 allowed for the placement of 48,000 cu. Yards.

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

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

Sincerely,

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



SUBMITTA
AUG 1 1 2005

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

D.A. AND M.S. ISABELLE

FACSIMILE TRANSMITTAL SHEET

TO:	Board of Building Regulation Examiners and Appeals %Vicki Gonzalez, Secretary	FROM:	Delido and M.S. Isabelle
COMPANY:	MOA Building Safety	DATE:	8/3/2005 @ 4:18 PM
FAX NUMBER:	343-8200	TOTAL NO. OF PAGES INCLUDING COVER:	One
PHONE NUMBER:	343-8301	SENDER'S REFERENCE NUMBER:	
RE:	Permits 01-0076 and 00-6083 Building Board Appeal 8/04/05	YOUR REFERENCE NUMBER:	Appeal BCA-03-2005

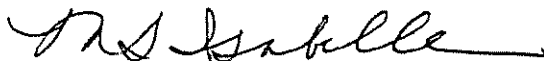
URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Ms. Gonzalez,

We are respectfully requesting a postponement of the subject appeal until the next scheduled meeting (August 18, 2005) in order to allow sufficient time to acquire and submit additional documentation to be presented to the Board.

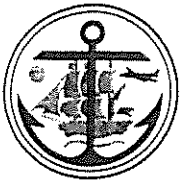
Sincerely,



M. S. Isabelle

Property Owner/Appellant

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



Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

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

July 19, 2005

RECEIVED
BY *AL* | DATE 7-22-05

CERTIFIED MAIL NO: 7004 0750 0000 7036 7655

Delido and M.S. Isabelle
P.O. Box 220021
Anchorage, Alaska 99522

SUBJ.: Building Board Appeal No. BCA-03-2005

Dear Mr. and Mrs. Isabelle:

This letter is to acknowledge receipt of the above referenced appeal. Your appeal is scheduled to be heard at the August 4, 2005 meeting of the Board of Building Regulation Examiners and Appeals. The meeting will convene at 7:30 p.m. in the Assembly Chambers of the Loussac Library, 3600 Denali St., Anchorage, Alaska.

The appellant or their representative must appear before the Building Board on the specified date and time to plead their own case. Legal counsel may be utilized by the appellant, but is not required. A copy of the staff presentation concerning the appeal will be available at Building Safety on July 27, 2005. Decisions will, in most cases, be rendered at the time of the hearing.

Should you have any questions concerning this process, please contact me at 343-8301.

Sincerely,

Vicki Gonzalez

Vicki Gonzalez
Building Board Secretary

cc: Building Board Appeal File



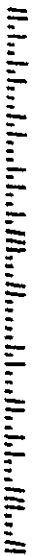
Municipality of Anchorage
 BUILDING SAFETY DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 P.O. Box 196650
 Anchorage, Alaska 99519-6650

RETURN RECEIPT
 RETURNED

DELIDO AND M.S. ISABELLE
 P.O. BOX 220021
 ANCHORAGE AK 99522

7/21

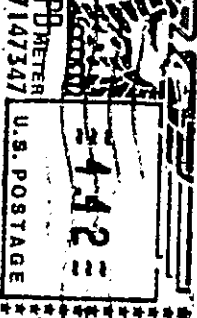
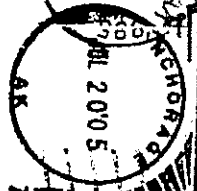
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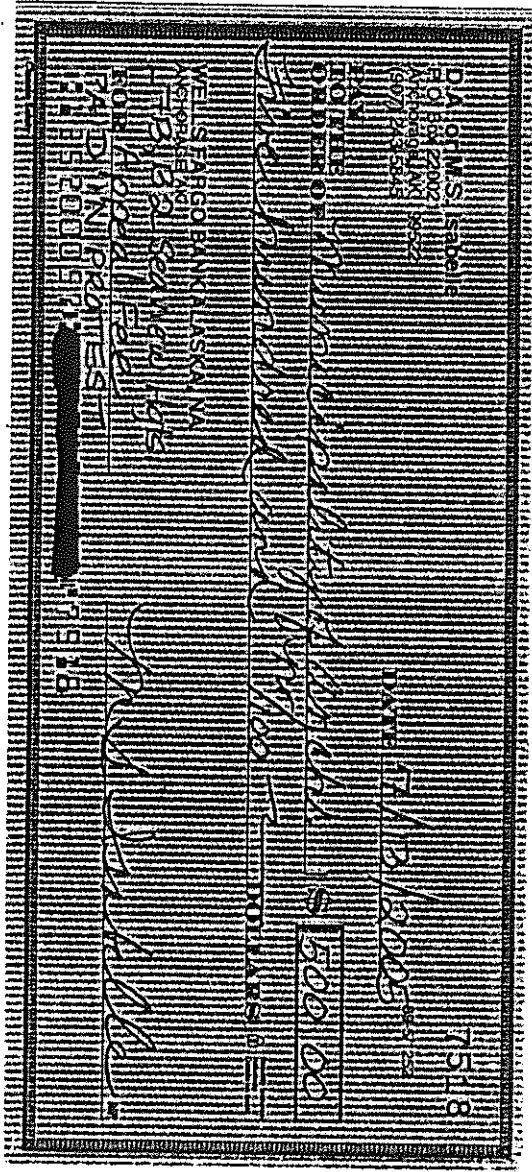


CERTIFIED MAIL
REGISTERED MAIL



7004 0750 0000 7036 7655





Item #1

**APPEALS TO THE BOARD OF BUILDING REGULATION
EXAMINERS AND APPEALS**

1. Some reasons for appealing to the Building Board may be:
 - a. submitted plans need correction;
 - b. project does not pass inspection;
 - c. difference of opinion in interpretation of code;
 - d. request for alternate methods and materials.
2. If the Building or Fire Official does not grant the customer's request, the customer may appeal that decision to the Building Board.
3. The appellant must pay a \$500.00 filing fee and submit their notarized appeal to the Building Board Secretary, who schedules a hearing date.
4. A staff report presenting Building Safety's or Fire Prevention's opinions is prepared and will be available to the appellant at least three (3) days prior to the hearing date.
5. The appeal to be heard is advertised in a local news publication, and in the Municipality's electronic calendar system.
6. Appellant or their representative must appear before the Building Board on the specified date and time to plead their own case. Legal counsel may be utilized by the appellant, but is not required.
7. In most cases, decisions are rendered at the time of the hearing.
8. If appeal is denied, the appellant may further appeal to the Alaska Superior Court within 30 days.

Ron Thompson
Building Official

Receipt # _____ Date _____ Building Board Case No. _____
Permit No. 01-0076 and 00-6083

MUNICIPALITY OF ANCHORAGE

Building Board of Examiners and Appeals

Appeal Emanating from Action of the Building Official

Appeal Emanating from Action of the Fire Official

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

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

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

a. _____ permit denial b. Stop Work Orders (other)
(type) 23.65.703.2 Dangerous Bldg,
on Permits 01-0076 and
00-6083.

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

- a. Construction has has not _____ started.
- b. Construction was suspended more than six months ago.
- c. Construction is in progress but a stop-work order has been issued by the Municipality.
- d. Construction is pending.
- e. Other Notice and Order of Abatement of Dangerous Structure
(please state) 23.65.703.2 of Anchorage Existing Buildings Co

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

- a. Materials(s) chosen (is) (are) not appropriate for intended use.
- b. Type(s) or method(s) of construction (is) (are) not permitted.

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

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

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

State main reason(s), please be brief:

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

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

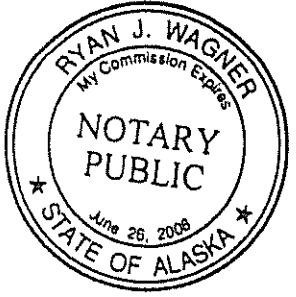
3. Dispute Stop Work Orders most recently issued 8-26-2004 as unwarranted and inappropriately addressed and/or responded to by Building Official and/or personnel, object to Criminal Citation issued 9-08-04 for Civil issue

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

[Signature]
Signature of Appellant
P.O. Box 220021
Address
Anchorage AK 99522-0021
City State Zip Code

907-243-5845 or 243-0004
Telephone
907-248-0004
FAX

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



[Signature]
Notary Public in and for Alaska
My Commission Expires: JUNE 26, 2008

ATTACHMENT #1

Building Board of Examiners and Appeals

DATE: July 13, 2005

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

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

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

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

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

List of Submitted Documentation 7/13/2005:

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

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

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

JUL 13 2005

HILLMAN

D. A. AND M. S. ISABELLE

July 7, 2005

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

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

Dear Sir:

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

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

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

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

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

July 7, 2005

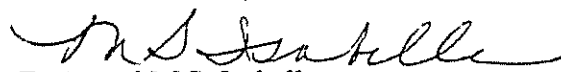
drawings and then provide comments to her boss. He would make the necessary decision. Since Ms. Hellman did the initial plan review for the originally issued full construction permit, this seemed again, untypical.

Regarding your "Requirements for Compliance:"

1. Provide plans and engineering to the Municipality of Anchorage for review and approval, within 72 hours. - Updated plans and documentation were already submitted to the Municipality on May 3, 2005 for a change order. The plans were not directed to any personnel for review for over two weeks until we inquired what the status of the change order request was. We have been working on responding to comments with little cooperation from the city.
2. Secure all required permits. - We secured required permits for construction of our residence prior to the start of the construction.
3. Correct all violations. - We are not aware of any "violations" that would constitute or justify the city's actions. We have a construction project that is incomplete. Please provide the specific "violations" so they can be reviewed or responded to by us.
4. Call for inspections in a timely manner prior to covering any work. - Inspections have been and will be requested when they are warranted or required.

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

Sincerely,



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

Enclosure

Complaint Details

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

STATUS KEY

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

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

July 1, 2005

Del Isabelle
PO Box 220021
Anchorage, AK 99522

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


Dear Mr. Isabelle:

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

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

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

WINCE-CORTHELL-BRYSON



Alan N. Corthell, P.E.

From "S. Isabelle" <iceslave@gci.net>



Sent Thursday, July 7, 2005 11:03 am

To NibertRG@ci.anchorage.ak.us

Cc CalhounPJ@ci.anchorage.ak.us , WoodsMW@ci.anchorage.ak.us , iceboss@gci.net , iceslave@gci.net
Subject Appeal MOA Citation 2003-02328

URGENT

Mr. Nibert,

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

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

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

Sincerely,
Sue Isabelle

Wk Phone 907.243.0450
Hm Phone 907.243.0004
Fax 907.248.0004
Cell 830.9646

S. Isabelle

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

URGENT

Mr. Nibert,

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

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

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

Sincerely,
Sue Isabelle

Wk Phone 907.243.0450
Hm Phone 907.243.0004
Fax 907.248.0004
Cell 830.9646

7/7/2005

85



Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

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

June 8, 2005

CERTIFIED MAIL: 7004 2510 0002 8201 7490

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

RECEIVED

BY *AD* DATE *6/14/2005*
@ 5:25 pm

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

Dear Property Owners:

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


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

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

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

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

Respectfully submitted,


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

D. A. AND M. S. ISABELLE

FACSIMILE TRANSMITTAL SHEET

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

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Mr. Calhoun,

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

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

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

S. Isabelle

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

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

Mr. Nibert,

Attached is a copy of the letter response to Mr. Phillip Calhoun regarding the above subject for your review. The letter (and associated attachments) were faxed today at 12:06 PM to Mr. Calhoun @ 343-8200.

Sincerely,
Sue Isabelle

Wk Phone 907.243.0450
Hm Phone 907.243.0004
Fax 907.248.0004
Cell 830.9646

7/7/2005



Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

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

INSPECTION REPORT

DATE OF INSPECTION: May 12, 2005

PURPOSE: Code Compliance

LEGAL DESCRIPTION: Seaview Heights Subdivision, Block 2, Lot 7B

ADDRESS: 6555 West Dimond Blvd.

NAME/ADDRESS OF OWNER: Delido Isabelle
P.O. Box 220021
Anchorage AK 99522-0021

CASE NUMBER: 2003-02328

COMMUNITY COUNCIL: Sand Lake

USE ZONE: R1A

GROUP OCCUPANCY: R3

OCCUPIED: No

OBSERVATIONS:

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

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


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

Requirements for Compliance:

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

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

Sincerely,


Phillip Calhoun
Code Abatement Inspector
(907) 343-8315

ISABELLE CONSTRUCTION & EXCAVATING

FACSIMILE TRANSMITTAL SHEET

TO:	Mike Brain	FROM:	Del and Sue Isabelle
COMPANY:	Royce & Brain	DATE:	6/15/2005 @ 3:38 pm
FAX NUMBER:	276-2919	TOTAL NO. OF PAGES INCLUDING COVER:	Two
PHONE NUMBER:	258-6792	SENDER'S REFERENCE NUMBER:	
RE:	MOA vs Isabelle - Stop Work Order	YOUR REFERENCE NUMBER:	

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Mike,

This is the latest on the on-going saga, unfortunately. We'd like to get a copy of whatever paperwork transpired regarding the Trial Call on 5-31-05.

Sincerely,

Sue Isabelle

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

Results for: **2003-02328**

Records 1 to 1 of 1

Case Number	Location
<u>2003-02328</u>	6555W Dimond

Records 1 to 1 of 1

Please note that this website currently only lists status information for Code Abatement and Code Compliance complaints. Complaints logged with Health & Human Services, On-Site Water and Waste Water, or the Right-of-Way Division are not currently available here.

If you would like to check the status of complaints not available here, please contact the responsible agency directly.



Municipality of Anchorage
 BUILDING SAFETY DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 P.O. Box 196650
 Anchorage, Alaska 99519-6650

CERTIFIED MAIL™



7004 2510 0002 8201 7490



PB METER
 7134530

EA423
 U.S. POSTAGE

6/13

DELIDO ISABELLE
 P.O. BOX 220021
 ANCHORAGE AK 99522-0021

DA Isabelle

November 30, 2004

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

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

Dear Mr. Ron Thompson;

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

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

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

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

Regards,

Del Isabelle

Approved
TO DO THIS
DESCRIBED WORK NO MORE
WORK TO BE DONE WITHOUT
PRIOR APPROVAL

Ron Thompson
12/2/04

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

Haan, Scott M.

From: Thompson, Ron J.
Sent: Friday, August 27, 2004 8:56 AM
To: Haan, Scott M.
Subject: FW: Estimate of Fill Quantities - Lot 7B, Blk 2, Sea View Heights
Importance: High

Please file in folder.

-----Original Message-----

From: Shrader, Steve D.
Sent: Wednesday, August 25, 2004 5:54 PM
To: Thompson, Ron J.; Frost, Jack L.; Stubbs, James R.
Cc: Holtan, Howard C.
Subject: Estimate of Fill Quantities - Lot 7B, Blk 2, Sea View Heights
Importance: High

I met on-site with Inspector Jim Stubbs this afternoon. Together we paced off the fill area on Lot 7B and estimated the heights of fill around the perimeter of the fill area.

I estimate the on-site fill volume to be in range of **40,000 to 45,000 cubic yards**. The Lori Drive fill volume is estimated to be in range of **1600 cubic yards**.

Assumptions include:

- All horizontal measurements were made by pacing at the top of the fill pad;
- The "fill pad" was squared off to facilitate field pacing and calculations;
- Heights of fill are visual estimates;
- Assumes a planar surface beneath the fill areas, i.e., no adjustment or allowance made for terrain features such as depressions, humps, swales, etc.
- Volumes DO NOT include 10'± high conical pile in southeast corner of fill pad or the active fill piles below the house under construction.
- Side slopes were estimated to be about 1 horizontal to 1 vertical (1:1), except the easterly side slope was estimated slightly flatter (1¼:1) due to a terrace part way down.

And now for the exculpatory language:

These "measurements" are not sufficiently accurate to unequivocally state that there are at least 40,000 cubic yards of fill on-site. But in my judgment, the volume of fill significantly exceeds 21,000 cubic yards.

For a more accurate determination, I recommend that the site be cross-sectioned and compared to existing topographic mapping to better estimate fill quantities. Should you elect to have this done, I would be very interested in these quantities.

I hope that this estimate meets your needs and the level of effort we discussed this morning. If you need to discuss further, don't hesitate to holler.

Steve

Steve Shrader, P.E.
Project Management & Engineering Dept.
343-8159
343-8088 (fax)
shradersd@muni.org



MUNICIPALITY OF ANCHORAGE

ALL PERSONS ARE HEREBY ORDERED TO AT ONCE

STOP WORK

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

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

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

By: Ron Thompson, Building Official

Date: August 26, 2004

Time: 12:45 p.m.

warning

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

08/26/04 THU 14:55 (TX/RX NO 8811) 2002

Proposed Resolution Agreement for Grading Revisions

Date: August 8, 2003

Location: Lot 8 and Lot 7B, Seaview Heights Subdivision

Parties Involved: The Manns, The Isabelles, & Scott Haan, P.E. MOA Chief Building Safety Inspector

Issues: The following is the result of the 8/6/03 site meet regarding the current property owners immediately adjacent to Lot 7B's south and west property lines, the following conclusion is to alleviate all concerned parties fairly and amicably.

The Isabelle's agree to provide labor and equipment to perform the following workscope:

Lot 7b, Seaview Heights (Isabelle's) westerly property line will infill to the elevation of the proposed driveway grading plan extending west to their west property line. It is the intent of the current property owner of Lot 8, Seaview Heights (Matt & Erica Mann) to fill the adjacent lower lot elevations to a level consistent with the Isabelle's proposed driveway or at least level with the street. Thus a 2 to 1 slope requirement is eliminated along this fill section except in the event that the final elevations are not equal. In which case the 2 to 1 slope will begin on the property line extending north. There will be no time constraints placed on this work, which may occur, as the fill becomes available.

Current Property owner or lien holder agrees to terms & conditions stated herein:

Lot 7B Seaview Heights Subdivision:
Del and/or Sue Isabelle

Sign: _____ Date: _____
Sign: _____ Date: _____

Lot 8 Seaview Heights Subdivision:
Matt and/or Erica Mann

Sign: Matt Mann Date: 8-15-03
Sign: Erica Mann Date: 8-15-03

Witness in agreement of the above for MOA

Sign: Scott Haan Date: 8/21/03
Scott Haan, P.E.

Title: Chief Building Inspector

2:35pm - Called Tobben Spurland re: Seaview. Told him I would appreciate a letter summarizing his position of the soils test that Del performed (at the MOA's insistence-Dennis LeBlanc) on 8-23-04 at Lot 7A. He stated that it was undeterminable how and where ^{distributed dirt} fill came from. He thought he had done a letter. I said I only had two that I was aware of; June 25, 2004 and June 28, 2004. Compaction testing results on the fill can not be done because the typical method of testing doesn't allow mixing varying types of soils. This is not unusual or untypical with other fill sites around town or anywhere else. It does not mean that the soils are uncompactable, just not able to be tested with the typical compaction testing method. The Right of Way can be tested because it is like materials that are testable (not a mixture of varying soils and debris i.e. stumps, brush, etc.) like the general fill. He said he would do a letter referencing the soils test, quantities (his opinion is that we are not yet at the 45,000 figure stated in the MOA letter), and compaction.

NCA

Didn't take issue w/ means/method of his (Tobben's) letter of calculations. Their qty of 45,000 doesn't mean anything

1. What are qualifications of who established 45,000 qty?
2. What means & method were used to get qty?