

**Minutes of the State Appeals Board**  
**Appeal #15-04**  
**Friday, May 29, 2015**  
**Hearing @ 9:00 a.m.**

**Preliminaries:**

- **Appeals Board Members:**
  - Scott McKown, Chair – State Appeals Board, Assistant Director – Construction Codes & Licensing Division (CCLD)
  - Rich Lockrem, Construction Code Representative, CCLD
  - Mike Fricke, Construction Code Representative, CCLD
  - Chris Meier, Construction Code Representative, CCLD
  - Scott Wheeler, Construction Code Representative, CCLD
- **Other Appearances:**
  - Eric Beecher, Assistant Attorney General representing the Board – Office of the Attorney General
  - Nick Qualle, Homeowner/Applicant
  - Loren Kohnen, Building Official, City of Rockford
  - Lyndy Lutz, Administrative support, CCLD
  - Jeff Lebowski, General Counsel, CCLD
- Chair McKown welcomed everyone and introduced himself as the Chair of the State Appeals Board, introduced board members and Attorney Eric Beecher. The State Appeals Board convened to hear an appeal from Nicolas Qualle concerning a determination made by Loren Kohnen, the Building Official for the City of Rockford, that he has incorrectly interpreted the true intent of the 2007 Minnesota State Building Code, Minnesota Rules Chapter 1300.0160, Subpart 3, Building Permit Valuations. Minnesota Rules Chapter 1300.0160, Subpart 3, reads in part as follows: “The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of all construction work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. Building permit valuation shall be set by the building official”. The project being applied for by Mr. Qualle is a deck and addition to his single family dwelling.
- Chair McKown noted that the meeting would be recorded in order to produce minutes and he asked that speakers clearly state their name and who they are representing. He then asked Mr. Beecher to address the Board.
- Mr. Beecher introduced himself as an Assistant Attorney General with the State representing the Board. He is not a member of the Board and would not participate in making decisions. His role is procedural to help make a record and he reminded everyone to state their name each time they address the Board and to verbally describe documents being referred to. He said he would work with Chair McKown to prepare written Findings of Fact and an Order based on the Board’s decision.

## Call to Order

- Chair McKown called the meeting to order and reviewed hearing procedures:
  - The building official and Mr. Qualle would each have an opportunity to address the Board, limiting testimony to 20 minutes each, focusing on the facts and appeal content only. After both parties have given their testimony he would close that portion of the appeal and Board members would talk among themselves or ask questions for clarification. Following this the Board would move on a motion, a decision would be made with a Facts of Findings and then an Order would be issued. The meeting would then be adjourned. Mr. Qualle would be the first to address the Board with Mr. Kohnen following.
- Mr. Qualle, Homeowner/Applicant – He is present to appeal the valuation of his project from the City of Rockford’s application (\$68,000). He believes the correct value is \$23, 405 (see attachment A). The list of materials and labor has increased by \$2,000 and this is due to materials costs. The code says he is to supply the cost of labor and materials, including electrical and mechanical, which he has done and this amount is significantly lower than Metro West’s valuation. Using \$38 square foot for a deck is unreasonable. Deck costs are \$3,322.68 in materials and \$1,600 for labor for an approximate total of \$5,000 and the valuation came in at \$13, 440. He believes this is an unfair valuation and that each project should be treated differently.
- Mr. Kohnen, Building Official for the City of Rockford – Referred to Attachment B and said this explains the process that was used. He discussed similar sized decks all being valued near \$13,000 - \$20,000. He hasn’t seen any signed contracts from Mr. Qualle and he believed his valuation tables were correct. He said most contractors charge \$55/hour not \$25/hour.
- Mr. Qualle – He has received a quote from contractors – electrical is \$40/hr. but the mechanical and framing is \$25/hr. He clarified that if he were doing the work himself and paying his hourly wage of \$25/hr. this would still be the labor cost. He wouldn’t need to hire a contractor that charges \$75. He can hire someone for cheaper or hire himself and if this is the actual labor cost how can it be disputed?
- Mr. Kohnen – Every project is based on a set value (valuation table) to ensure everyone pays the same and it is fair to everyone regardless if they do the work themselves or hire a contractor.
- Chair McKown closed the comment period and allowed questions for clarification of Board members.
- Mr. Fricke asked Kohnen if Metro West’s valuation table (see Attachment C) was the version used for Nick Qualle’s deck and Kohnen said he believed so.
- Mr. Meier asked Qualle if he had estimates in his submitted document from contractors.

- Mr. Qualle said he has several emails as quotes go – Lucas McCarter, electrician, \$40/hr. for a maximum of two days with similar quotes from Dale Plumbing & Heating and Glenco for mechanical and Jim Carver for the building portion. He doesn't have any signed contracts yet. He is waiting to move forward. He is getting lumber from Lamperts and will use this number in his spreadsheet as well.
- Mr. Meier asked if Qualle's breakdown was given to the City of Rockford and Qualle said no and was told by the City that they would use their own valuation. There was no option to discuss modifying anything in any way so that is why he came to the Board of Appeals.
- Chair McKown asked Mr. Kohnen if he would consider costs from contractors for bids or estimates from a lumber yard or signed contracts from a heating/air conditioning company or would he only use their valuation table?
- Mr. Kohnen said the building official sets the value of the project.
- Mr. Wheeler asked Kohnen if the valuation table is used for all homeowners and contractors and Kohnen said yes, they use the "average" column shown in attachment C.
- Mr. Wheeler said that he reviewed the department's website in relation to building valuation data published and noted that the table used by Mr. Kohnen is almost identical to the department's May 2009 valuation data and is approximately 20% lower than current valuation data numbers.
- Mr. Meier asked Mr. Kohnen, in relation to the discussion previously regarding submittal documents and valuations from bidders/contractors, you alluded to the fact that you refer to your square footage tables to arrive at a fee schedule? Kohnen said yes, they always (100% of the time) refer to their valuation table on every permit but they initially look at costs submitted.
- Mr. Meier asked if Mr. Kohnen would use a higher valuation if submitted or use their valuation table for fees. Kohnen said they've contacted people in the past letting them know their valuation table has a lower cost than what was submitted so it works both ways.
- Chair McKown – In the rule it states that the applicant for a permit will give an estimated permit value and that the valuation will be set by the building official. If an applicant gave an estimated value with signed construction documents, etc. and submitted to a city for a permit, would this meet the intent of the rule or would the valuation table always be used no matter what.

- Mr. Kohnen said they usually review costs submitted and recognize information received from a contractor and will accept these numbers if they are close (to their fee schedule); however, when it is a long ways off it cannot be fair.
- Chair McKown asked why a valuation charge would be higher based on the type of wood used. Kohnen said there is a difference in values and more expensive to install.
- Chair McKown asked if the Board had any additional questions.
- Mr. Wheeler stated that the matter of contention is clearly whether the permit valuation included all the reasonable costs for construction work, materials and labor, for all the disciplines involved and any other permit systems. There could be errors and omissions in the applicant's list but the Board isn't in the position to question this. Both the applicant and the building official have met their obligation under the rule as it relates to the permit valuation.
- A motion was made by Chris Meier, seconded by Rich Lockrem, and then later rescinded.
  - The rescinded motion read: "the City of Rockford did not violate code by using the value table in establishing permit fees. The motion was amended to read "Metro West Inspections did not violate the code by using the valuation table in establishing permit fees" and was amended again to read "Metro West Inspections did not violate the code by using the valuation table in establishing permit fees".
- **A motion was made by Fricke, seconded by Lockrem, that the Building Official for the City of Rockford did not violate the code by using the valuation table established by Metro West Inspections Services, Inc. in accordance with MN Rule 1300.0160, Subpart 3. The vote was unanimous; the motion carried.**
- **A motion was made by Fricke, seconded by Meier, that Chairman McKown work with Attorney Eric Beecher to produce the Findings of Fact and an Order. The vote was unanimous; the motion carried.**
- A motion was made by Wheeler, seconded by Meier, to adjourn the hearing at 10:00 a.m.

Minnesota Department of Labor and Industry  
 Construction Codes and Licensing Division  
 Plan Review/Inspections  
 443 Lafayette Road North  
 St. Paul, MN 55155-4341  
 Phone: (651) 284-5068 Fax: (651) 284-5749  
 www.dli.mn.gov



MINNESOTA DEPARTMENT OF  
**LABOR & INDUSTRY**

Attachment A

**Application to the  
 State Appeals Board**

PRINT IN INK or TYPE your responses.

**MUNICIPALITY**

CITY OF ROCKFORD

BUILDING OFFICIAL LOREN KOHNEN	PHONE 763-479-1720	E-MAIL ADDRESS mtrowst76@aol.com	
MAILING ADDRESS 6031 MAIN STREET	CITY ROCKFORD	STATE MN	ZIP CODE 55373

**PROJECT BEING APPEALED**

DECK AND ADDITION PROJECT

Project is <input checked="" type="checkbox"/> One & two family building <input type="checkbox"/> Other building type	Has the permit been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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**APPLICANT REQUESTING APPEAL**

NICOLAS QUALLE	PHONE 763-458-9939
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<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Designer <input type="checkbox"/> Attorney <input type="checkbox"/> Other	E-MAIL ADDRESS nick@qualle.us
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MAILING ADDRESS 7002 JENKS DRIVE	CITY ROCKFORD	STATE MN	ZIP CODE 55373
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**CODE, YEAR AND SECTION BEING APPEALED**

2007 MN STATE BUILDING CODE - MINNESOTA RULES CHAPTER 1300.0160 SUBPART 3

**SUBJECT**

BUILDING PERMIT VALUATION

BASIS: (check which of the following apply)

The true intent of this code or the rules have been incorrectly interpreted;

The provisions of this code do not fully apply;

An equally good or better form of construction is being proposed

**CERTIFICATIONS**

Our municipality does not have an appeals board and, therefore, requests that the State Appeals Board hear this appeal. A copy of our final determination on the matter is attached.

SIGNATURE BUILDING OFFICIAL 	CERTIFICATION NO. 589	DATE 5/9/15
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I hereby certify that the above information is true and correct.

SIGNATURE APPLICANT 	LICENSE # (if applicable)	DATE 5-6-15
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This material can be made available in different forms, such as large print, Braille or on a tape. To request, call 1-800-342-5354 (DIAL-DLI) Voice or TDD (651) 297-4198.

RECEIVED

JAN 23 2015

1/30/15 - Nick will plu. Aji

Attachment A

Permit No. \_\_\_\_\_

CITY OF ROCKFORD CITY OF ROCKFORD BUILDING PERMIT

Date \_\_\_\_\_

CONTRACTOR'S LICENSE NO. None 1. DATE 1-23-15

2. SITE ADDRESS 7002 Jenks Drive Rockford IL 61103

3. LEGAL DESCRIPTION PROPERTY I.D. NO. None

SECTION \_\_\_\_\_ LOT 2 BLOCK 12

ADDITION Parkway 1st PLAT NUMBER \_\_\_\_\_ PARCEL NUMBER \_\_\_\_\_

4. OWNER (Name) Nicolas Quelle (Address) 7002 Jenks Drive (Tel. No.) 763-458-9931

5. ARCHITECT (Name) None (Address) \_\_\_\_\_ (Tel. No.) \_\_\_\_\_

6. BUILDER (Name) None (Address) \_\_\_\_\_ (Tel. No.) \_\_\_\_\_

7. TYPE OF WORK  
 Fireplace  Septic  Heating  Plumbing  Reroofing   
 New Construction  Alterations  Addition  Finish Basement  Residing   
 Deck  Porch  Garage  Chimney  Misc. 68,000

8. SIZE OF STRUCTURE (Height) \_\_\_\_\_ (Width) \_\_\_\_\_ (Depth) \_\_\_\_\_ 9. NO. OF STORIES \_\_\_\_\_ 10. ESTIMATED VALUE 23,405.00

11. COMPLETION DATE 9-1-15 12. PROPERTY DIMENSION Width 80' Depth 135' 13. NO. OF FAMILIES (if applicable) \_\_\_\_\_

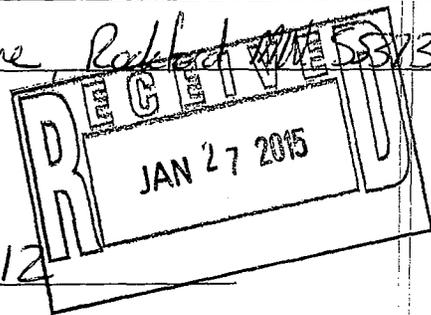
14. PROPOSED ELEVATION IN RELATION TO CURB OR WATERWAY. \_\_\_\_\_ ELEV. \_\_\_\_\_ 15. PROPERTY AREA OR ACRES Sq. Ft. 10,800 16. CULVERT SIZE Yes No

17. FRONT YARD set back from road property Ft. \_\_\_\_\_ 18. REAR YARD set back Ft. 45' 19. SIDE YARDS set back 11' Right Sd. 41' Left Sd. \_\_\_\_\_

20. FLOOR AREA APPORTIONMENT USE AREA

<u>Addition over Garage</u>	<u>6000</u>	<u>55,200</u>	Sq. Ft.
<u>Deck</u>	<u>348</u>	<u>13,440</u>	Sq. Ft.
AGGREGATE FLOOR AREA			Sq. Ft.

SPECIAL CONDITIONS It is my responsibility to locate and establish the elevations if needed of all site improvements. Required adjustments at my expense.



FEES	
PERMIT FEE	<u>769.75</u>
PLAN CHECK FEE	<u>500.34</u>
PENALTY FEE	_____
ENGINEERING FEE	_____
SITE FEE	_____
DRIVEWAY FEE	_____
CULVERT \$	_____
FIREPLACE _____ /SC	_____
PLUMBING FEE _____ /SC	_____
SEPTIC FEE	_____
MECHANICAL FEE _____ /SC	_____
WATER METER FEE	_____
WATER FEE	_____
SEWER FEE	_____
SURCHARGE FEE	<u>34.00</u>
ADMIN. FEE	<u>2</u>
OTHERS	_____
CONTRACTORS LICENSE	_____
TOTAL FEE	<u>1,304.09</u>

CODE ANALYSIS	
TYPE OF CONST.	<u>JB</u>
USE OF BLDG.	<u>SFD / Deck</u>
OCCUPANCY GROUP	<u>IRC-1</u>
OCCUPANCY LOAD	_____

ZONING DISTRICT \_\_\_\_\_

VARIANCE GRANTED, DATE \_\_\_\_\_

OFF STREET PARKING

SPACES REQ. \_\_\_\_\_

SPACES ON PLAN \_\_\_\_\_

MATERIAL FILED W/APPLICATION	
SOILS REPORT	<input type="checkbox"/> Borings
	<input type="checkbox"/> Percolation
	<input type="checkbox"/> Compaction tests
PLANS AND SPECS.	<input type="checkbox"/> Sets _____
SURVEY	<input type="checkbox"/> Copies _____
ENERGY CALCULATIONS	<input type="checkbox"/> _____
PILING LOGS	<input type="checkbox"/> _____

FIRE SPRINKLERS REQUIRED

YES  NO

SPECIAL APPROVALS

ZONINGS RT-1

FIRE DEPT. Aji

HEALTH DEPT. \_\_\_\_\_

PUBLIC WORKS \_\_\_\_\_

COUNTY \_\_\_\_\_

OTHER \_\_\_\_\_

CERTIFICATE OF OCCUPANCY ISSUED

DATE \_\_\_\_\_ BY \_\_\_\_\_

ACKNOWLEDGMENT AND SIGNATURE:

The undersigned hereby agrees that, in case such permit is granted, that all work which shall be done and all materials which shall be used shall comply with the plans and specifications therefor herewith submitted and with all the ordinances of said City applicable thereto.

SIGNATURE OF APPLICANT [Signature]

APPROVED BY BUILDING INSPECTOR Loren Kohner / Rob Douglas

**METRO WEST INSPECTION SERVICES, INC.**

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Loren Kohnen, Pres.

(763) 479-1720  
FAX (763) 479-3090  
Mthrowst76@aol.com

April 21, 2015

Nick Qualle

Re: Plan Review for a remodel and deck addition at 7002 Jenks Dr Rockford, MN.

On January 30 I reviewed an permit for Mr Qualle for a remodel of second story over his garage and a new deck.

The addition requires removal of existing roof system to prep the area for the new floor area of 600 square feet. This area will add three new bedrooms and a loft area. Using Mr Qualle's square footage I used the valuation chart cost for new construction. New construction valuation cost is 92 dollars a square foot multiplied by 600 square feet for 55,200 dollars for the second story remodel.

Deck review shows a 12 x 24 with a 18 inch radius to the outside edge 24 feet across. The cost per square foot was 38.00 for a total of 13,224. I added additional fees for the stair footage to bring value to 13,440

Total valuation of building project is to be 68,640 dollars. I then reduced this number to 68,000 on the application and used this number for the permit and plan review cost.

Loren Kohnen  
Building Official  
MetroWest Inspections

~~Average~~  
Average~~Above Average~~ Attachment C

Garage ( attached )	\$ 40.00	\$ 45.00
Garage ( detached )	\$ 35.00	\$ 40.00
Basement ( finished )	\$ 65.00	\$ 75.00
Basement ( unfinished )	\$ 40.00	\$ 53.00
Crawlspace	\$ 20.00	\$ 21.00
First Floor	\$ 110.00	\$ 183.00
Second Floor	\$ 92.00	\$ 159.00
Porch	\$ 56.00	\$ 79.00
Fireplace ( masonry )	\$ 12,000	
Fire Sprinklers ( townhome )	\$ 1.50	
Fire Sprinklers ( home )	\$ 3.00	
Deck	\$ 35.00 treated & Cedar	
	\$ 45.00 maintenance free	
Deck ( no guardrail )	\$ 25.00	
Pool ( above ground )	\$ 16.00	
Pool ( in ground )	\$ 50.00	
Pole Barn/ Shed <1,200 sf	\$ 18.00	
Pole Barn 1201-4000 sf	\$ 17.00	
Pole Barn >4000	\$ 15.00	
Pole Barn w/ slab	+ \$ 8.00	
Septic ( mound )	\$ 16,000	
Septic ( trench )	\$ 10,000	
Septic Site Inspection Fee	\$ 100.00	

## Addition and Deck Project

## Addition Construction

Description	Location	Quantity	Cost per unit	Total Cost
11 7/8" I-Joists 20'	Floor	25	\$29.60	\$740.00
11 7/8" Rim Board 12'	Floor	7	\$20.99	\$146.93
1/2" Sheathing 4'x8'	Floor	20	\$8.35	\$167.00
5/8" Sheetrock 4'x8'	Floor / Garage Ceiling	20	\$7.99	\$159.80
R-30 Insulation 64.5 sq ft	Floor / Garage Ceiling	7	\$22.99	\$160.93
11 7/8 LVL 8'	Floor above Foyer	1	\$31.02	\$31.02
Vinyl Siding 7"x12'	Exterior Walls	85	\$1.99	\$169.15
Vinyl Siding Ext Corners	Exterior Walls	3	\$16.89	\$50.67
Vinyl Siding Int Corners	Exterior Walls	1	\$10.19	\$10.19
J Channel 12"6"	Exterior Walls	8	\$5.69	\$45.52
House Wrap 9'x100'	Exterior Walls	1	\$104.99	\$104.99
House Wrap Tape 3"x165'	Exterior Walls	1	\$9.99	\$9.99
1/2" Sheathing 4'x8'	Exterior Walls	19	\$8.35	\$158.65
2x6 Studs 92 5/8"	Exterior Walls	56	\$3.92	\$219.52
R-19 Insulation 98 sq ft	Exterior Walls	7	\$25.00	\$175.00
1/2" Sheetrock 4'x8'	Exterior Walls	23	\$6.85	\$157.55
4 Mil Poly 20'x100'	Exterior Walls	1	\$59.00	\$59.00
2x10 Header 8'	Exterior Walls	12	\$7.39	\$88.68
Window 36"x60"	Exterior Walls	4	\$138.00	\$552.00
2x4 Studs 92 5/8"	Interior Walls	53	\$2.45	\$129.85
1/2" Sheetrock 4'x8'	Interior Walls	18	\$6.85	\$123.30
Posts 4"x4"	Guardrail	2	\$238.33	\$476.66
Baluster 2"x2"	Guardrail	56	\$4.49	\$251.44
Shoe Rail 12'	Guardrail	2	\$41.61	\$83.22
Fillett 24'	Guardrail	24	\$1.95	\$46.80
Top Rail 12'	Guardrail	2	\$104.00	\$208.00
Asphalt Shingles 33.3 sq ft	Roof	31	\$14.99	\$464.69
15# Tar Paper 3'x144'	Roof	3	\$15.00	\$45.00
Ice and Water 3'x66'	Roof	3	\$52.00	\$156.00
Valley Tin 2'x50'	Roof	1	\$67.99	\$67.99
Vinyl Soffit 12'	Roof	7	\$12.79	\$89.53
Vinyl Facia 12"6"	Roof	7	\$15.19	\$106.33
Roof Vents 8"x8"	Roof	4	\$13.20	\$52.80
1/2" Sheathing 4'x8'	Roof	32	\$8.35	\$267.20
Storage Truss 30'	Roof	1	\$1,588.00	\$1,588.00
2x10 Rafters 14'	Roof	14	\$13.24	\$185.36
2x12 Ridge Board	Roof	1	\$17.44	\$17.44
2x10 Header 12'	Roof	2	\$11.09	\$22.18
R-5 Foam insulation 4'x8'	Roof	38	\$5.00	\$190.00
R-30 Insulation 64.5 sq ft	Roof	10	\$22.99	\$229.90
4 Mil Poly 20'x100'	Roof (same as poly for walls)	0	\$0.00	\$0.00
3/4" Sheetrock 4'x8'	Roof / Storage Ceiling	7	\$7.99	\$55.93
1/2" Sheetrock 4'x8'	Storage Walls	12	\$6.85	\$82.20
5/8" Sheathing 4'x8'	Storage Floor	7	\$13.99	\$97.93
5/8" Sheetrock 4'x8'	Addition Ceiling	19	\$7.99	\$151.81
<b>Total</b>				<b>\$8,396.15</b>

## Mechanical

Description	Location	Quantity	Cost per unit	Total Cost
Furnace	Garage	1	\$795.00	\$795.00
Supply Grates 4"x12"	Floor	5	\$5.74	\$28.70
Return Grates 8"x16"	Wall	5	\$10.29	\$51.45
Duct Work 8"x12"x4'	Floor	5	\$24.29	\$121.45
Duct Work 6" dia x10'	Floor	8	\$68.79	\$550.32
Duct Work 6" dia x25' Ins.flex	Floor	4	\$39.49	\$157.96
Supply Boot 6" dia	Floor	5	\$8.99	\$44.95
Gasline 1/2" Copper	Basement	1	\$50.00	\$50.00
<b>Total</b>				<b>\$1,799.83</b>

## Electrical

Description	Location	Quantity	Cost per unit	Total Cost
Wiring 14-2 - 250'	Floor, Wall, and Ceiling	1	\$35.69	\$35.69

Wiring 6-3 – 50'	Basement	1	\$104.00	\$104.00
Sub Panel	Garage	1	\$32.98	\$32.98
60 AMP 2 Pole Breaker	Basement	1	\$17.10	\$17.10
20 AMP AFCI Breaker	Garage	4	\$37.96	\$151.84
Electrical Box –2 1/2"x3 7/8"	Wall	30	\$0.29	\$8.70
Electrical Box –3" dia	Ceiling	4	\$0.84	\$3.36
Outlet – 10 Pack	Wall	2	\$9.69	\$19.38
Outlet Cover – 10 Pack	Wall	2	\$2.90	\$5.80
Switch – 1 Pull	Wall	4	\$0.96	\$3.84
Switch Plate	Wall	4	\$0.29	\$1.16
Light – 13" Flush Mount	Ceiling	4	\$34.00	\$136.00
Smoke Alarm	Ceiling	5	\$14.97	\$74.85
CO Alarm	Ceiling	1	\$19.95	\$19.95
<b>Total</b>				<b>\$519.85</b>

## Labor

Description	Location	Quantity	Cost per unit	Total Cost
Man Hours	Addition	400	\$25.00	\$10,000.00
Man Hours	Mechanical	16	\$25.00	\$400.00
Man Hours	Electrical	16	\$40.00	\$640.00
<b>Total</b>				<b>\$10,780.83</b>

## Addition Total

\$21,496.66

## Deck Construction

Description	Location	Quantity	Cost per unit	Total Cost
Footing Forms	Ground	6	\$5.79	\$34.74
Footing Concrete	Ground	50	\$2.25	\$112.50
6x6 – 10'	Deck Posts	6	\$30.47	\$182.82
6x6 – 8'	Deck Guardrail Posts	8	\$22.57	\$180.56
2x10 – 10'	Beam	6	\$12.27	\$73.62
2x10 – 12'	Beam	1	\$15.77	\$15.77
2x10 – 16'	Joists	15	\$19.97	\$299.55
2x10 – 20'	Rim	8	\$29.99	\$239.92
2x12 – 20'	Stair Stringers	4	\$52.69	\$210.76
Baluster - Black 10pk	Guardrail	22	\$32.00	\$704.00
2x6 – 14'	Guardrail	1	\$9.39	\$9.39
2x6 – 18'	Guardrail	1	\$14.39	\$14.39
2x6 – 20'	Guardrail	3	\$15.99	\$47.97
2x4 – 8'	Guardrail	16	\$2.68	\$42.88
2x4 – 10'	Guardrail	8	\$4.89	\$39.12
2x6 – 12'	Decking	35	\$7.96	\$278.60
2x6 – 16'	Decking	18	\$10.66	\$191.88
2x6 – 8'	Decking	27	\$5.77	\$155.79
1x8 – 10'	Stair Risers	16	\$9.69	\$155.04
Hanger – Concealed	Joist Hangers	4	\$1.59	\$6.36
Hanger – Joist	Joist Hangers	17	\$1.48	\$25.16
Hanger – Dbl Joist	Joist Hangers	1	\$2.79	\$2.79
Post Anchor – 6x6	Footing to Post	6	\$17.68	\$106.08
Post Connector – 6x6	Post to Beam	6	\$4.43	\$26.58
Nail – 16D Box	Connections	1	\$11.89	\$11.89
Nail – 1 1/2" Joist Box	Connections	1	\$12.79	\$12.79
Screws – 2 1/2" Box	Decking Connections	6	\$18.49	\$110.94
Hanger – Face Mount	Joist Hangers	2	\$7.91	\$15.82
Flashing 10'	Ledger	3	\$4.99	\$14.97
<b>Total</b>				<b>\$3,322.68</b>

## Labor

Description	Location	Quantity	Cost per unit	Total Cost
Man Hours	Deck	40	\$40.00	\$1,600.00

## Deck Total

\$4,922.68

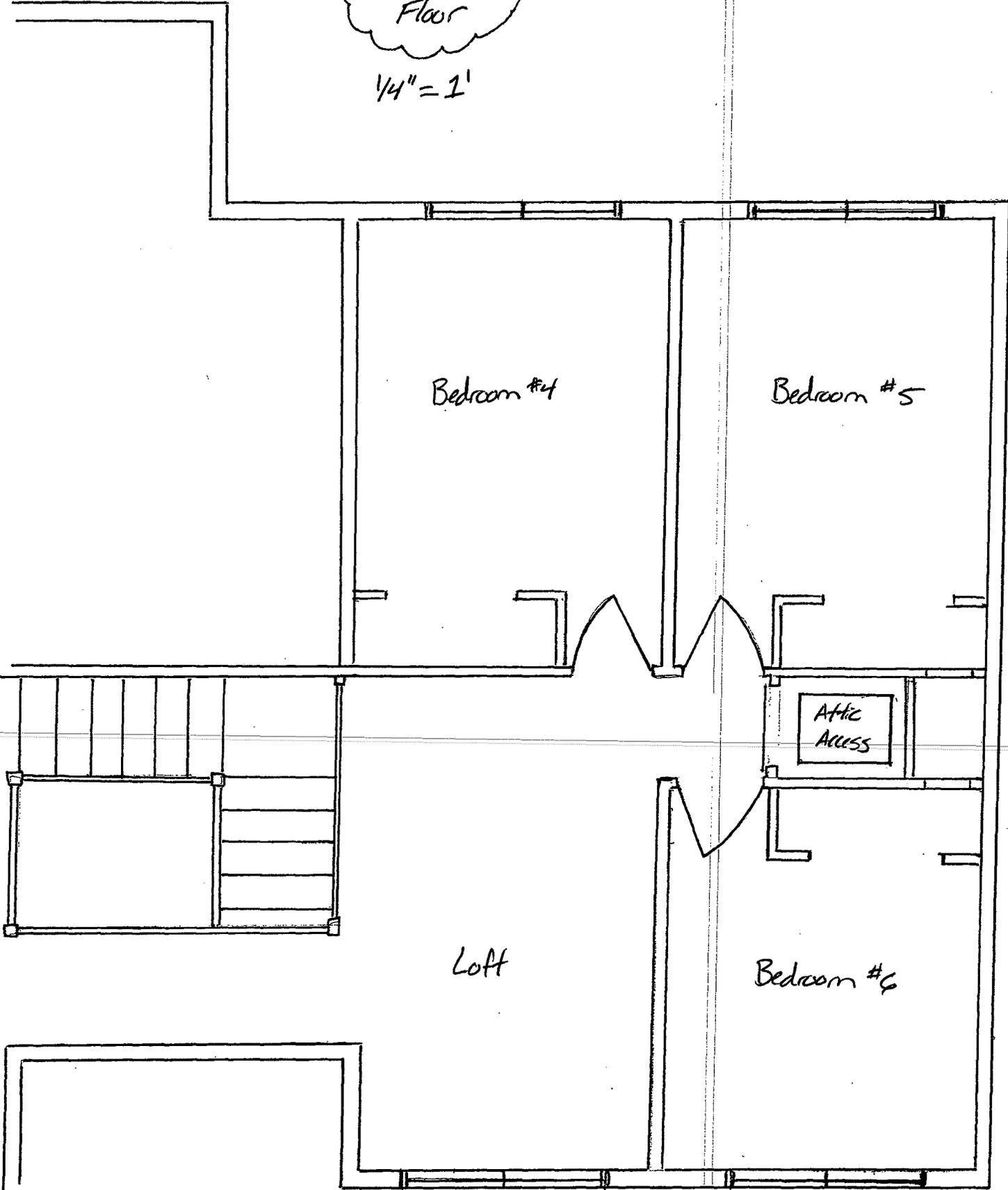
## Addition and Deck Total

\$26,419.34



New 2nd Floor

1/4" = 1'



Attachment C

Existing  
(2) 2x10

Existing  
(2) 2x10

Existing  
Mud room

Existing  
Garage

Existing  
(2) 16" I/J

New 11 7/8" I Joists 16" OC

Existing  
(2) 11 7/8" I/J

Existing House

Existing Stairway

New 11 7/8" I Joists 16" OC

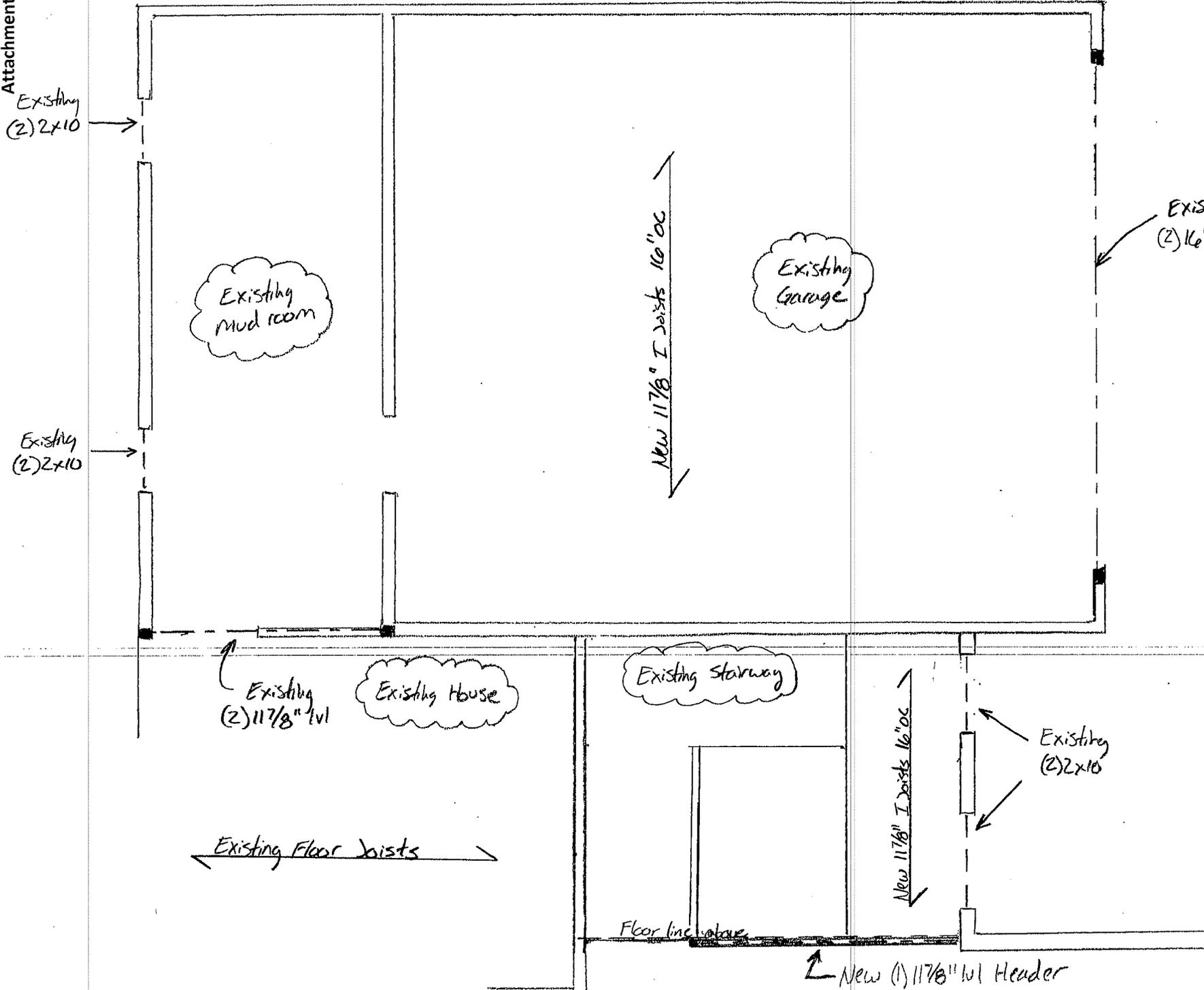
Existing  
(2) 2x10

Existing Floor Joists

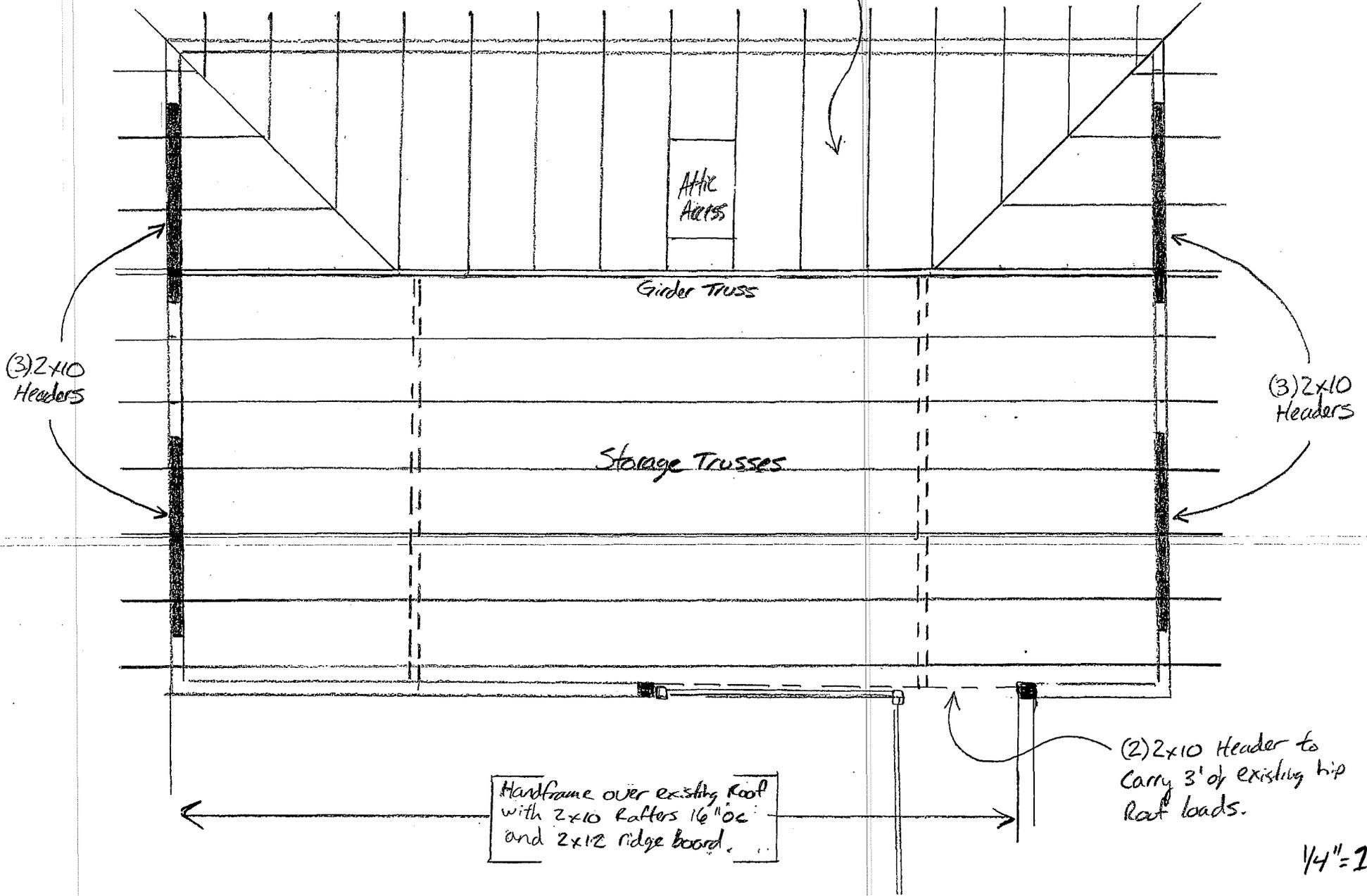
Floor line above

New (1) 11 7/8" I/J Header

1/4" = 1'



Re-use existing hip set  
trusses from original  
Garage roof



Attic  
Access

Girder Truss

Storage Trusses

(3) 2x10  
Headers

(3) 2x10  
Headers

Handframe over existing roof  
with 2x10 rafters 16" oc  
and 2x12 ridge board.

(2) 2x10 Header to  
carry 3' of existing hip  
roof loads.

1/4" = 2'