

This after-the-fact COA is being submitted to address the issues discovered during the historic inspection on May 1.

- 1) The window on the 2nd floor on the west facade is different than what was approved. Looks like it was an awning/hopper windows that is now a single hung and slightly larger.
The installed window is 2'0" x 3'0". See attached documents.
- 2) A small window on the 1st floor on the west facade was enlarged from what was approved. The plans show a 3'0"x2'10" window. The installed window is 2'-4"x4'0". See attached documents.
- 3) Stucco was used at the stem wall rather than brick veneer.
- 4) A light fixture was added to the front door that was not on the plans.
- 5) The brackets were eliminated from the rear elevation entrance cover.
- 6) The perimeter fence along the east elevation was increased.
- 7) The HVAC was lifted off the ground and screened with lattice. During the permitting review, development services required the HVAC to be placed at this specific height. See attached documentation.

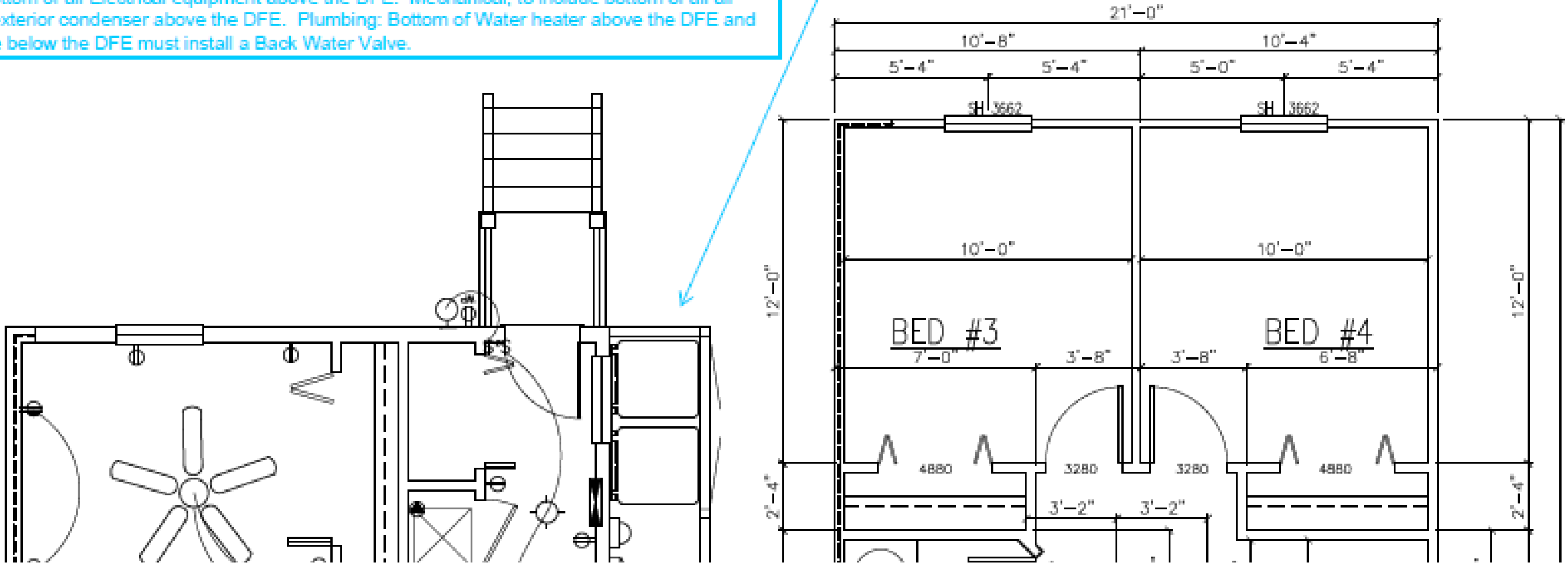


7) During the permitting review, development services required the HVAC to be placed at this specific height.



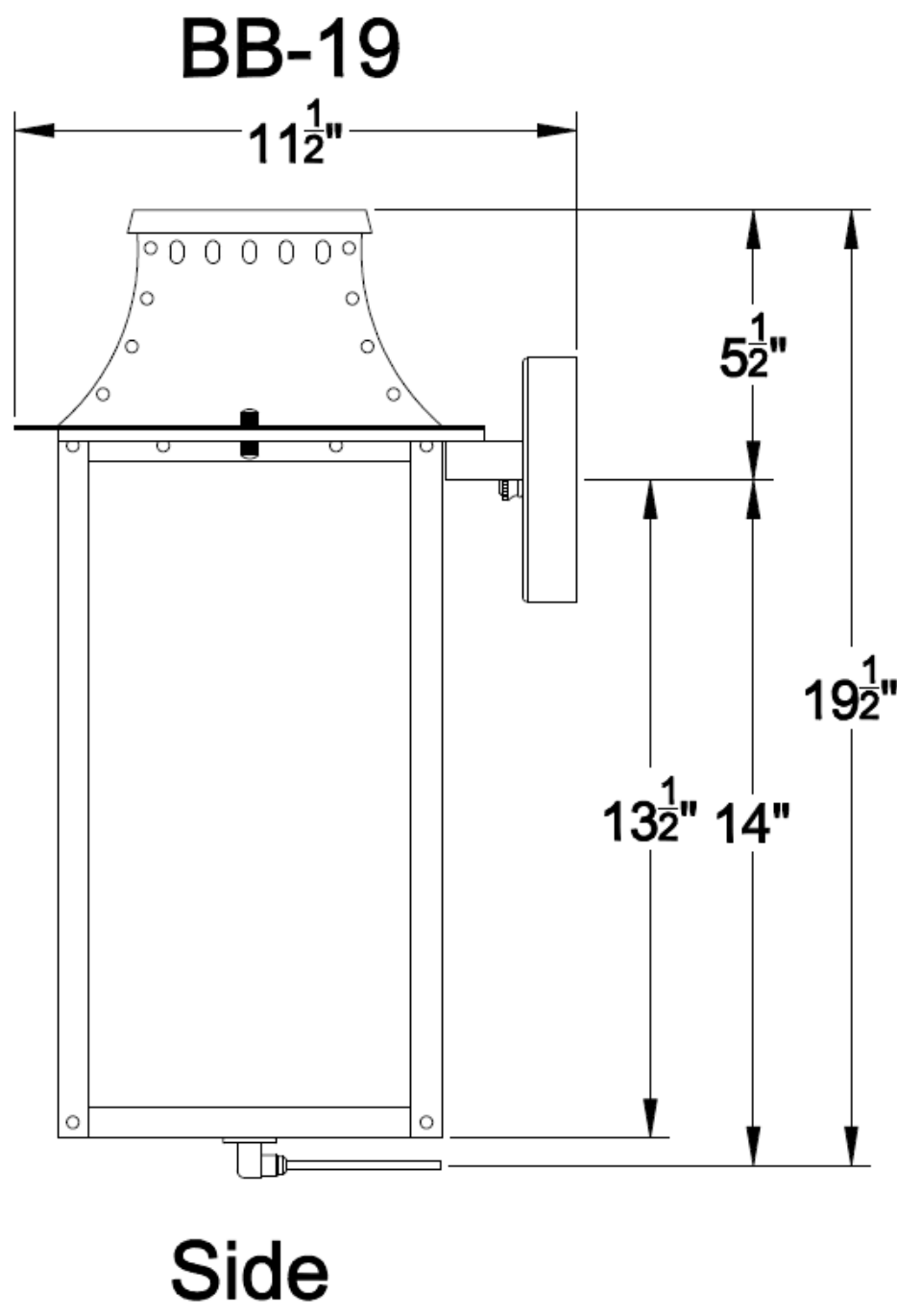
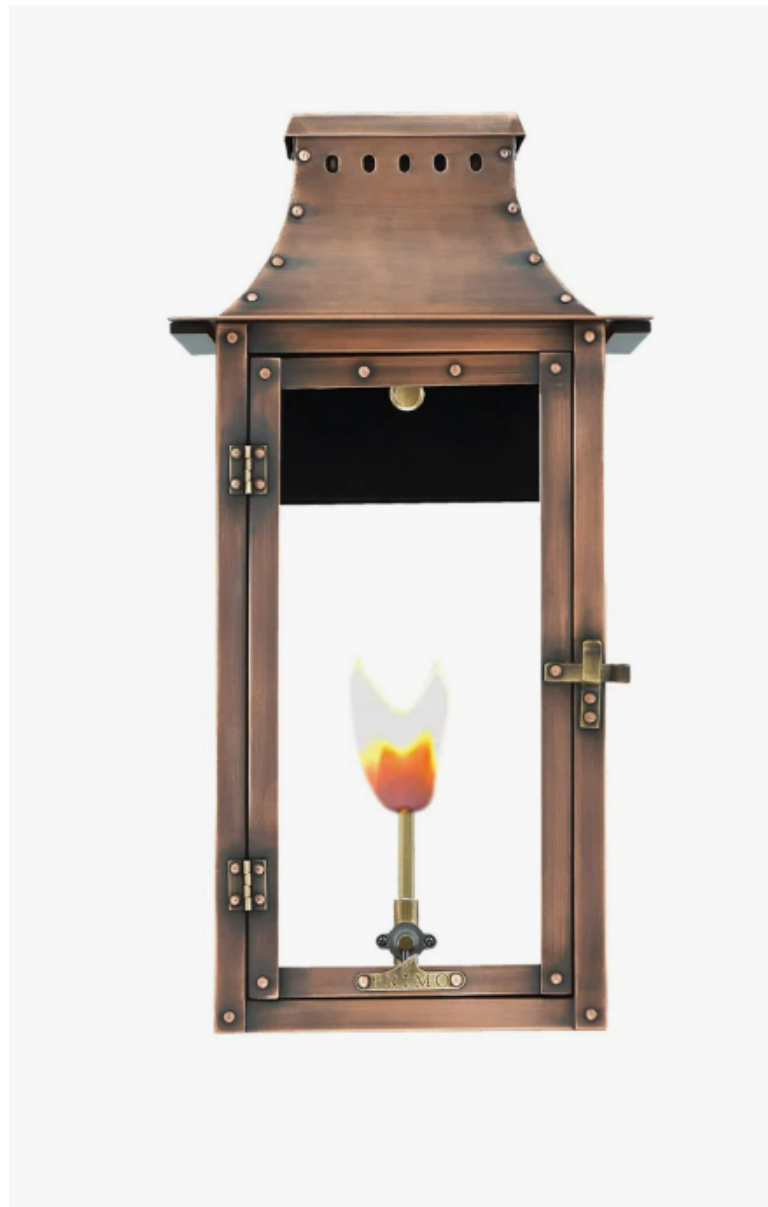
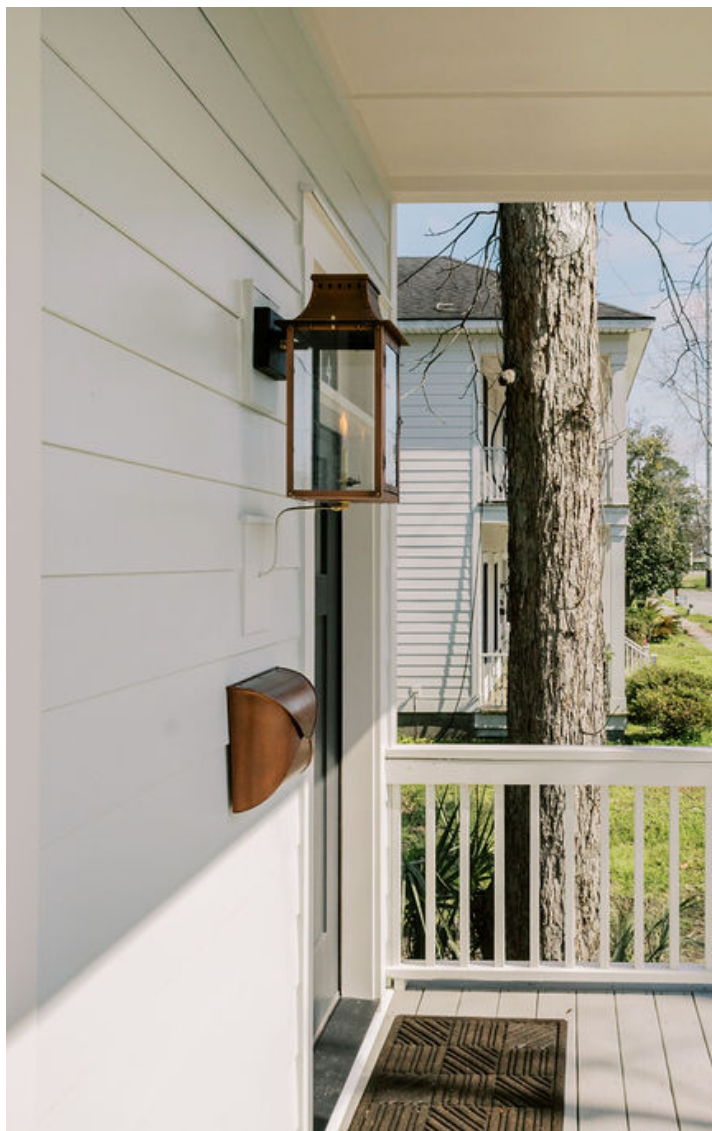
Prior to Release of the Permanent Power	
NEED	Must provide a FEMA "Finish Construction" Elevation Certificate.
N/A	Need a Recorded Non Conversion Letter. <u>If the Garage is Below the DFE</u>
NEED	Need signed and sealed Compensatory Letter from the engineer of record showing how the amount of displacement materials brought onto the site has been equally balanced by removing at minimum equally quantity of material. * SPR: means a letter is not needed because mitigation will be approved through the Specific or Full Site Permit.
If have engineered hydrostatic vents, need the manufactures specification sheet. Shall have hydrostatic vents on two exterior walls.	
Only one enclosure allowed below the DFE. Partitioned rooms are not allowed.	
Must meet ASCE 24-14 Flood requirements.	
Trades : Bottom of all Electrical equipment above the DFE. Mechanical, to include bottom of all air ducts and exterior condenser above the DFE. Plumbing: Bottom of Water heater above the DFE and drain/fixture below the DFE must install a Back Water Valve.	

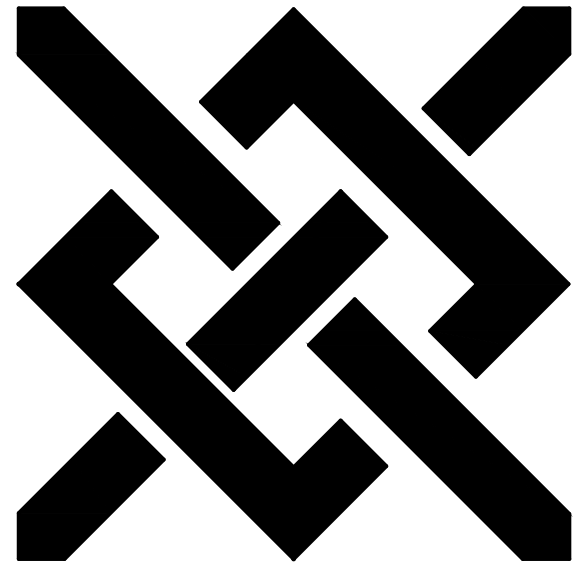
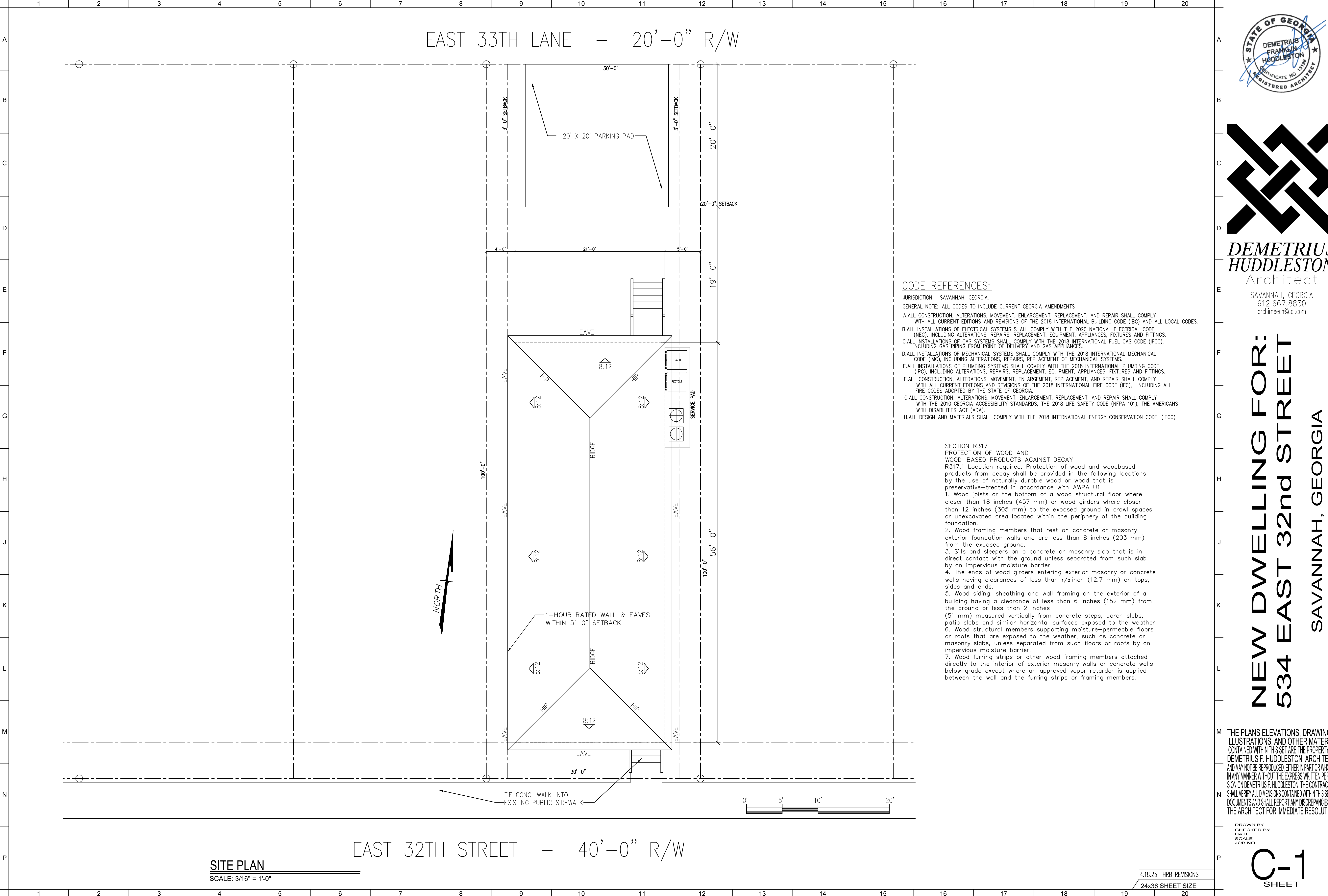
Flood Prevention Ordinance Sec. 8-7001:Trades:
Must meet ASCE 24-14, Section 7.0 Utilities requirements
Electrical: No electrical switches, outlets, control boxes, disconnects, and generators below 23.7 NAVD88.
Excluding one switch.
Mechanical: Bottom of duct system and equipment, including exterior condensers above 23.7 NAVD88.



6) Perimeter fence increased based on HVAC location

4) additional light fixture at front door - <https://frenchmarketlanterns.com/breaux-bridge-wall-mount-bundle.html>





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NEW DWELLING FOR:
534 EAST 32nd STREET
SAVANNAH, GEORGIA

CODE REFERENCES:

- JURISDICTION: SAVANNAH, GEORGIA.
- GENERAL NOTE: ALL CODES TO INCLUDE CURRENT GEORGIA AMENDMENTS
- A.ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH ALL CURRENT EDITIONS AND REVISIONS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL LOCAL CODES.
- B.ALL INSTALLATIONS OF ELECTRICAL SYSTEMS SHALL COMPLY WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT, EQUIPMENT, APPLIANCES, FIXTURES AND FITTINGS.
- C.ALL INSTALLATIONS OF GAS SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL FUEL GAS CODE (IFGC), INCLUDING GAS PIPING FROM POINT OF DELIVERY AND GAS APPLIANCES.
- D.ALL INSTALLATIONS OF MECHANICAL SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT OF MECHANICAL SYSTEMS.
- E.ALL INSTALLATIONS OF PLUMBING SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT, EQUIPMENT, APPLIANCES, FIXTURES AND FITTINGS.
- F.ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH ALL CURRENT EDITIONS AND REVISIONS OF THE 2018 INTERNATIONAL FIRE CODE (IFC), INCLUDING ALL FIRE CODES ADOPTED BY THE STATE OF GEORGIA.
- G.ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH THE 2010 GEORGIA ACCESSIBILITY STANDARDS, THE 2018 LIFE SAFETY CODE (NFPA 101), THE AMERICANS WITH DISABILITIES ACT (ADA).
- H.ALL DESIGN AND MATERIALS SHALL COMPLY WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, (IECC).

SECTION R317
PROTECTION OF WOOD AND
WOOD-BASED PRODUCTS AGAINST DECAY
R317.1 Location required. Protection of wood and woodbased products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPAC U1.

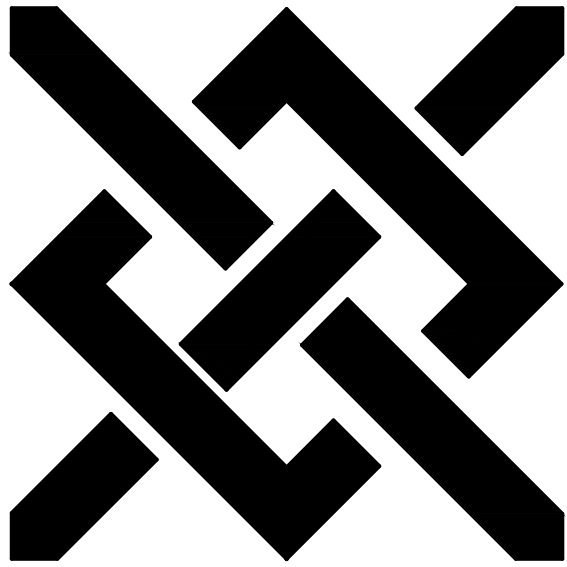
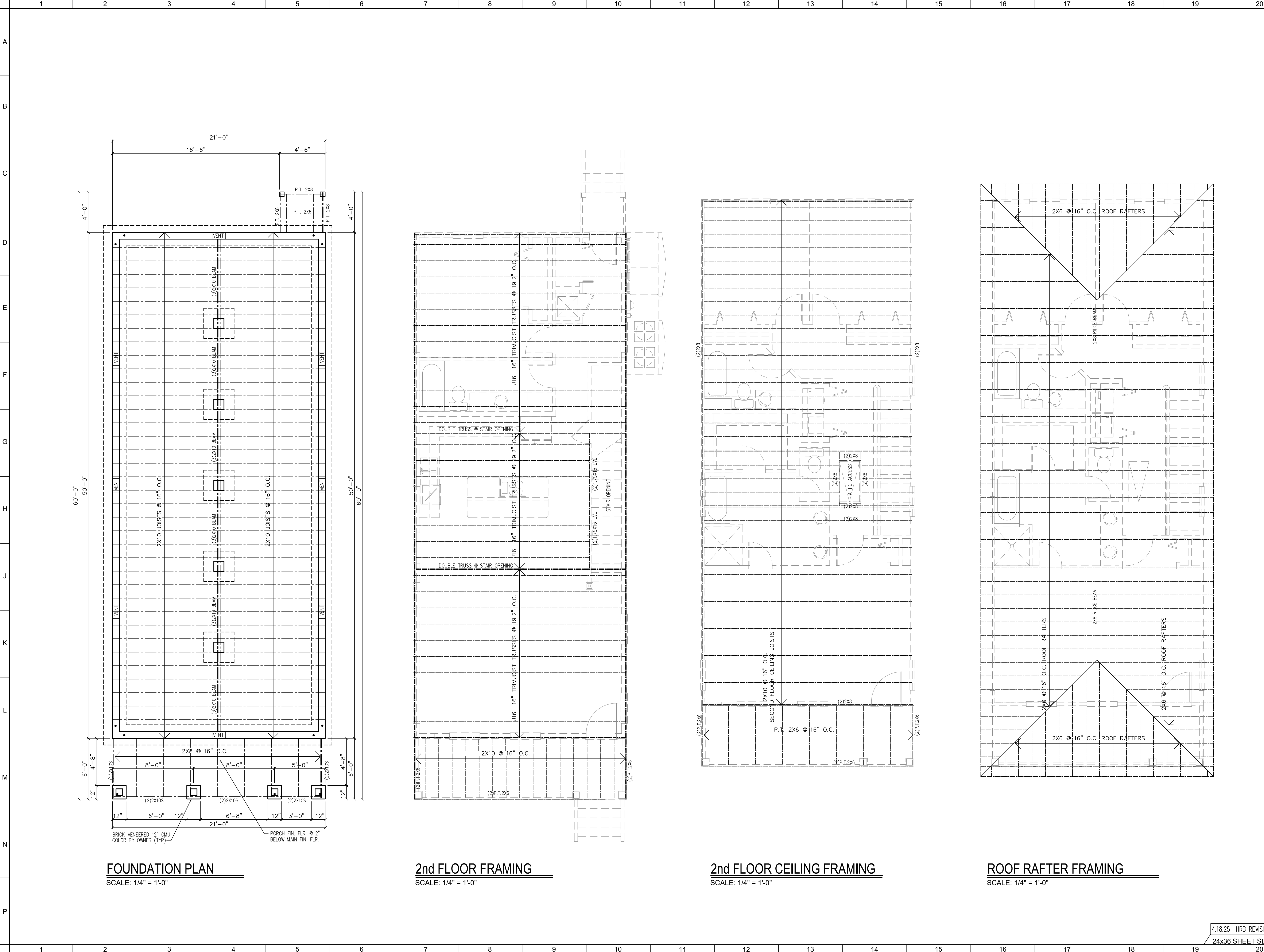
1. Wood joists or the bottom of a wood structural floor where closer than 18 inches (457 mm) or wood girders where closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

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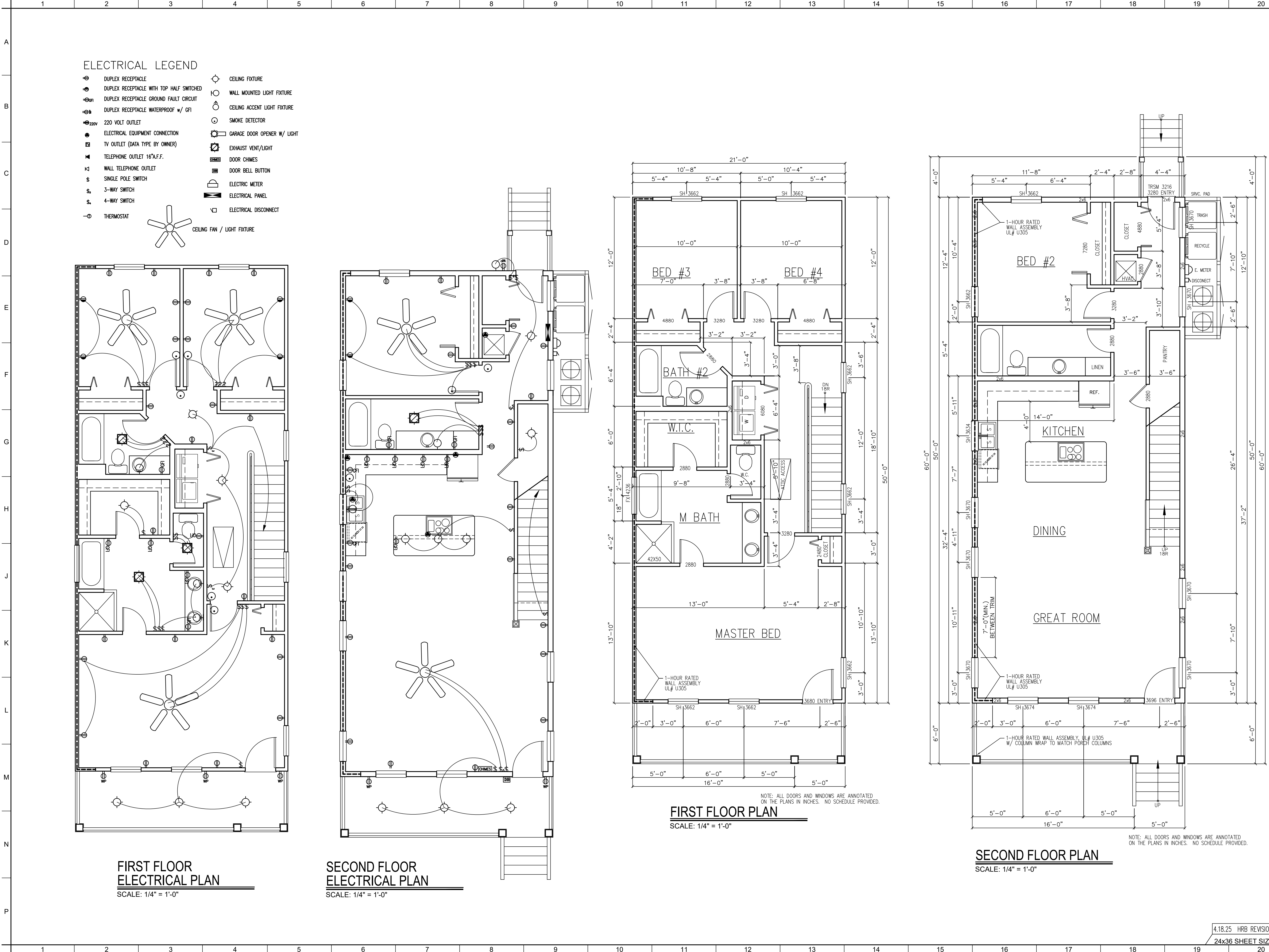
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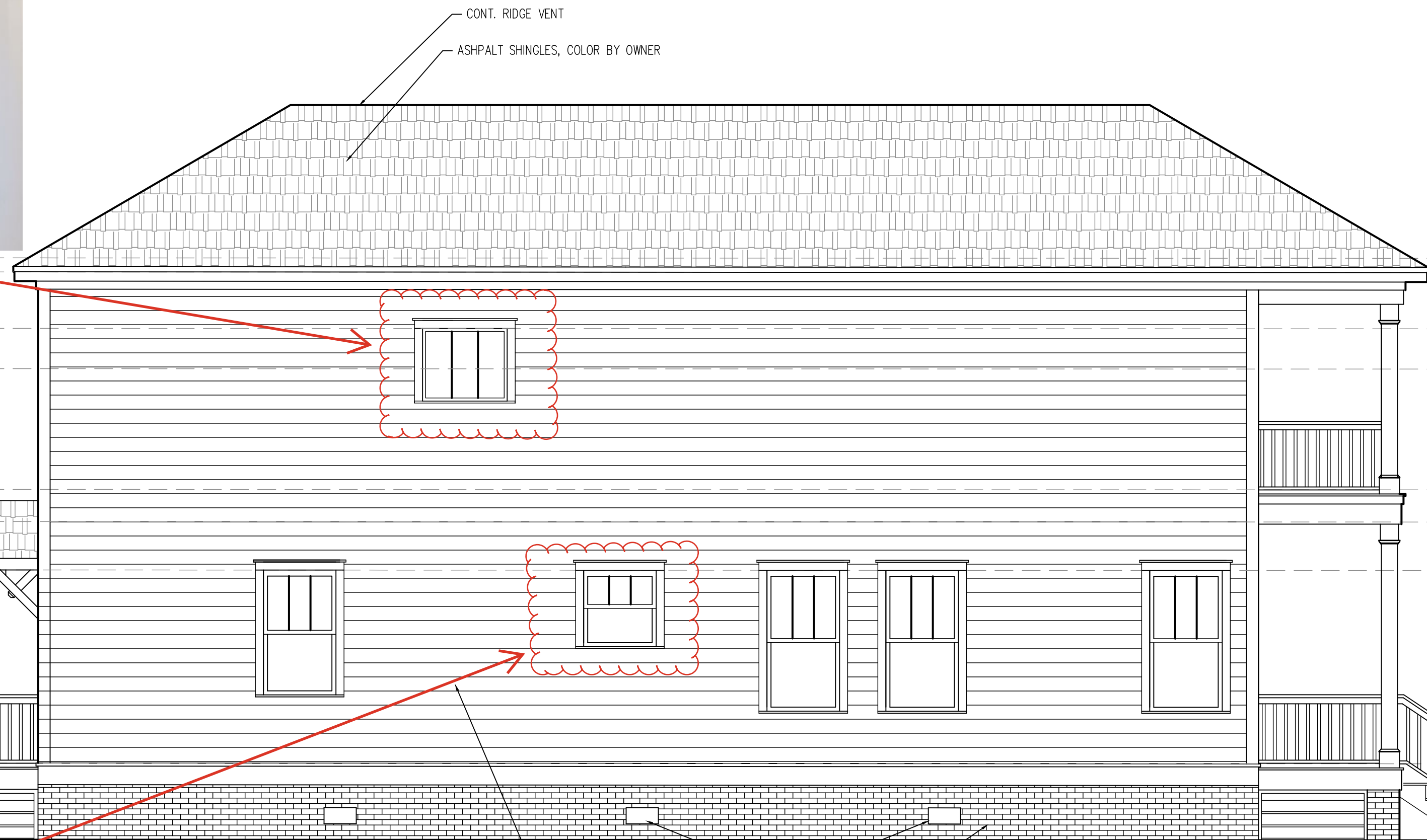
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1) 2'-0" x 3'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

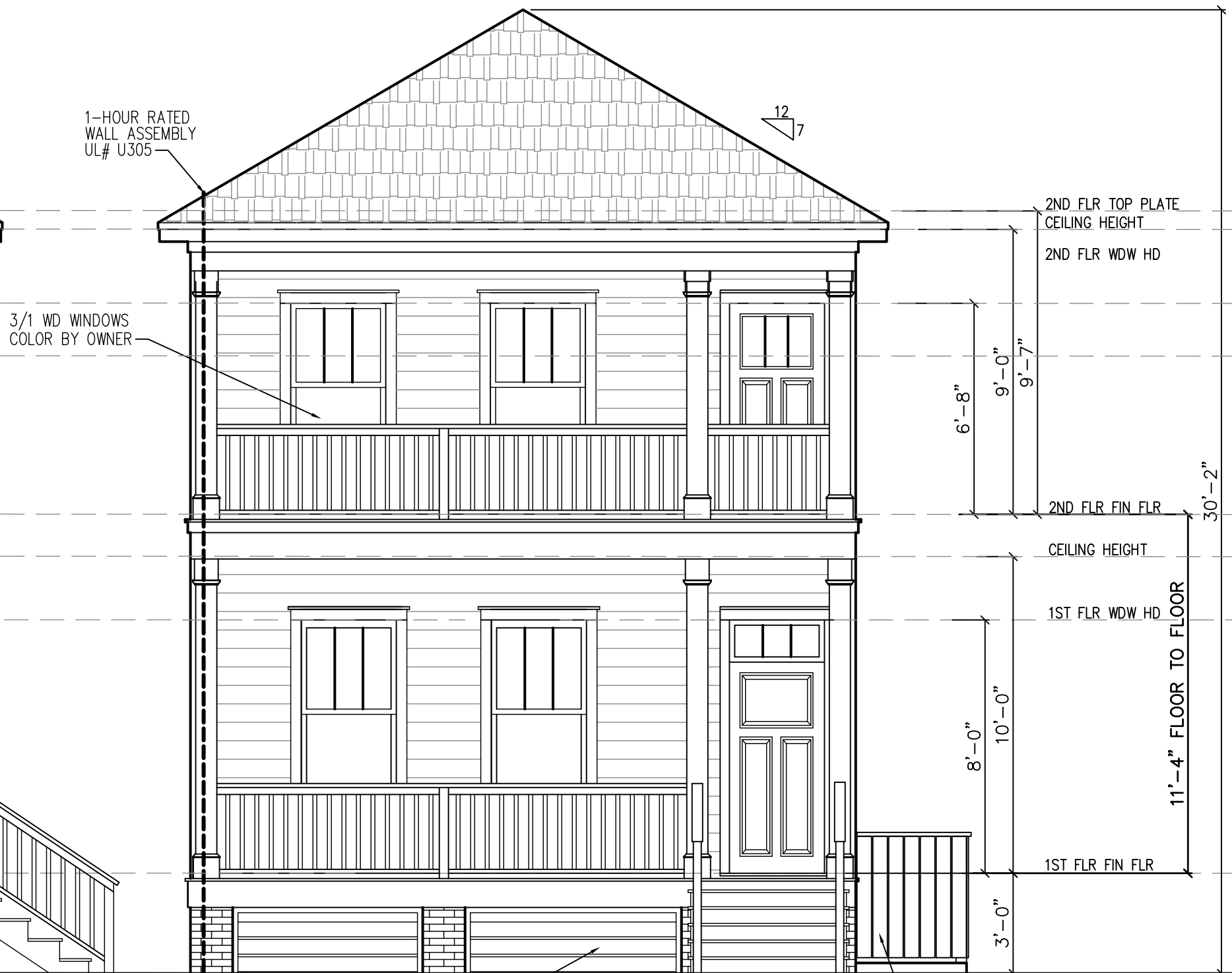
2) 2'-4" x 4'-0"



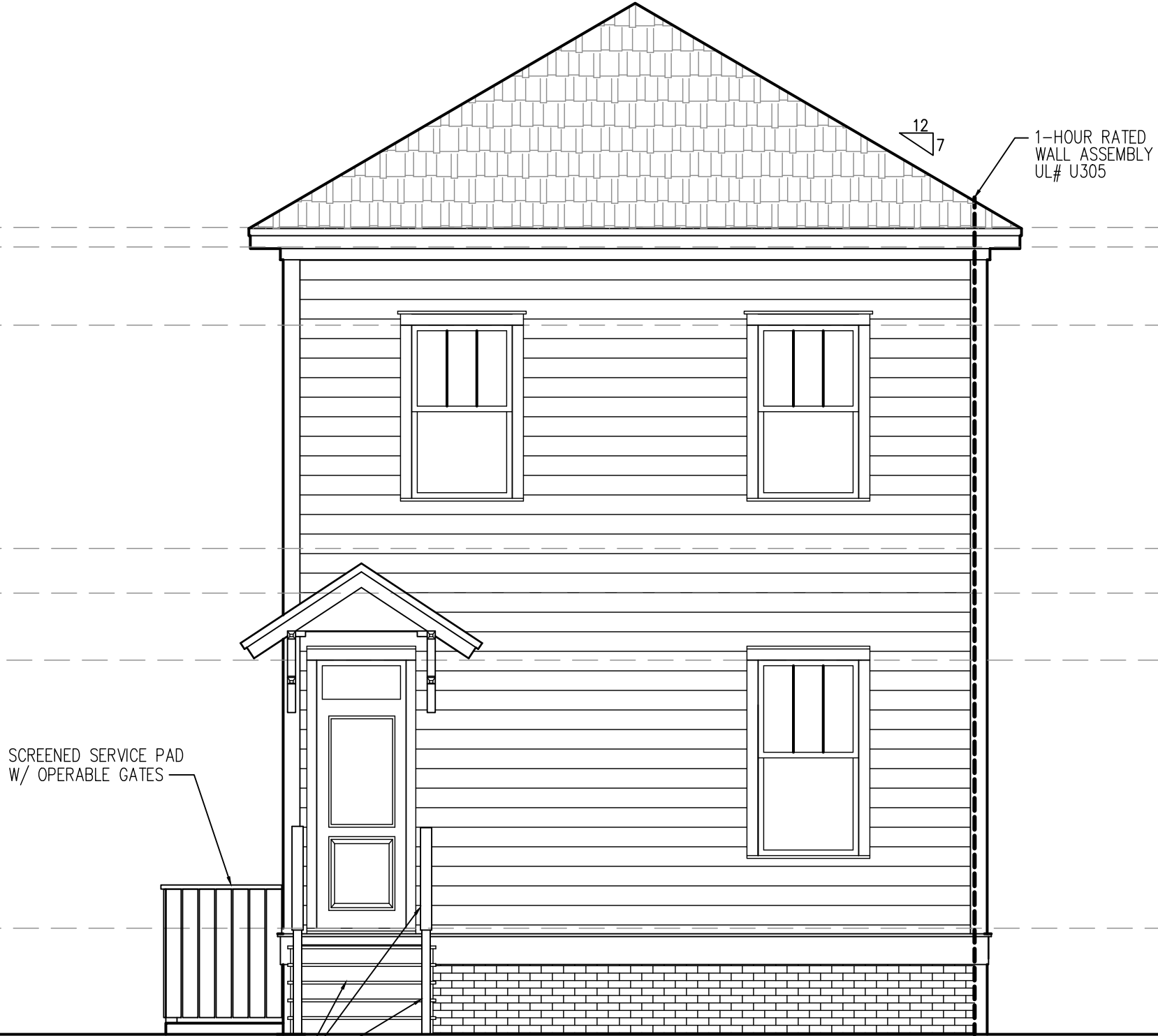
CONT. RIDGE VENT
ASPHALT SHINGLES, COLOR BY OWNER



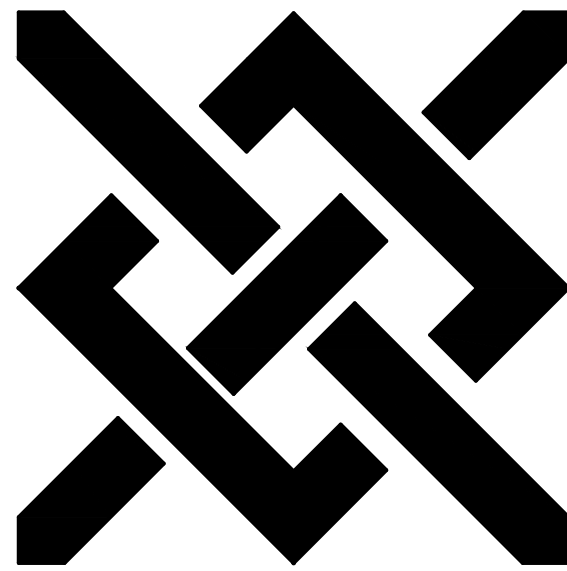
EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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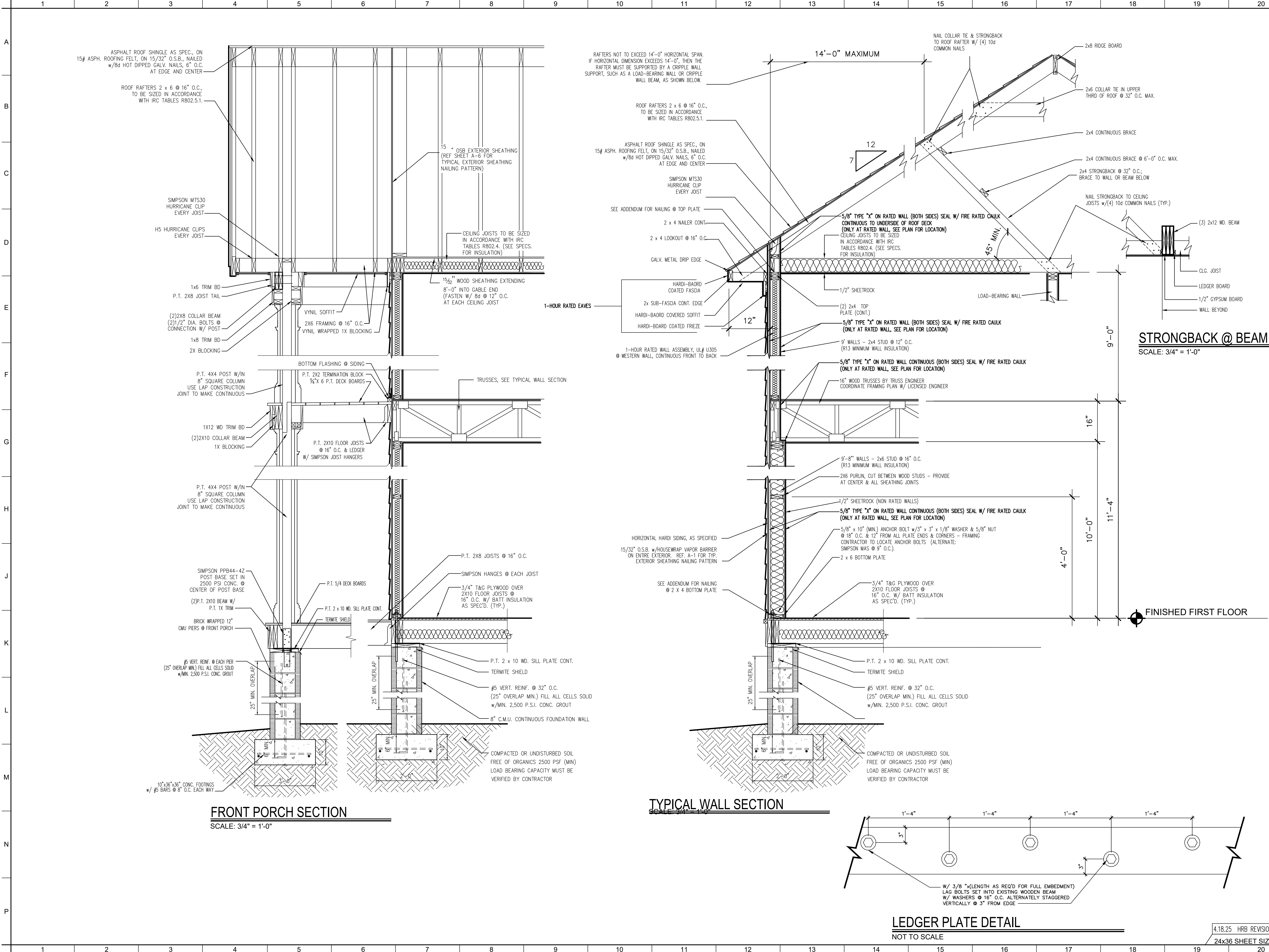
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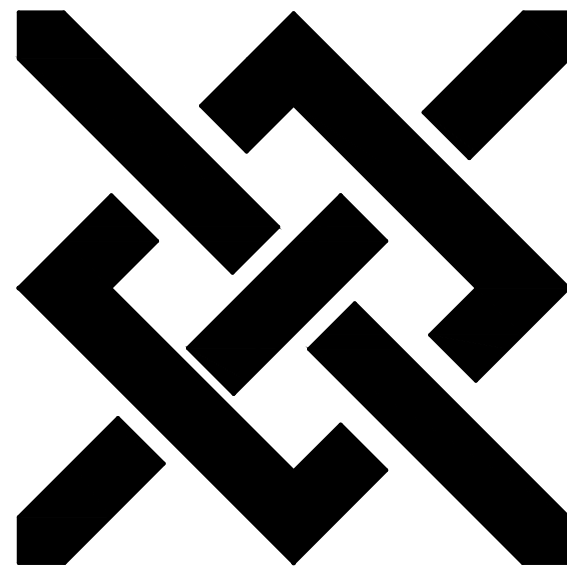
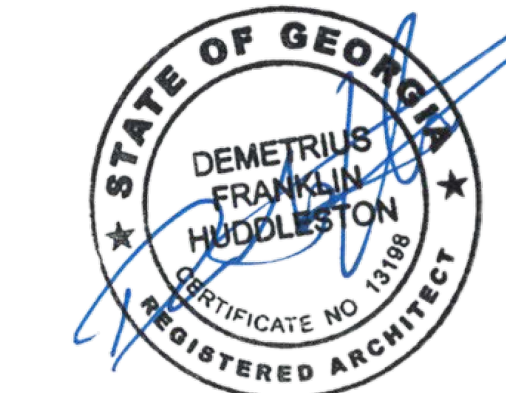
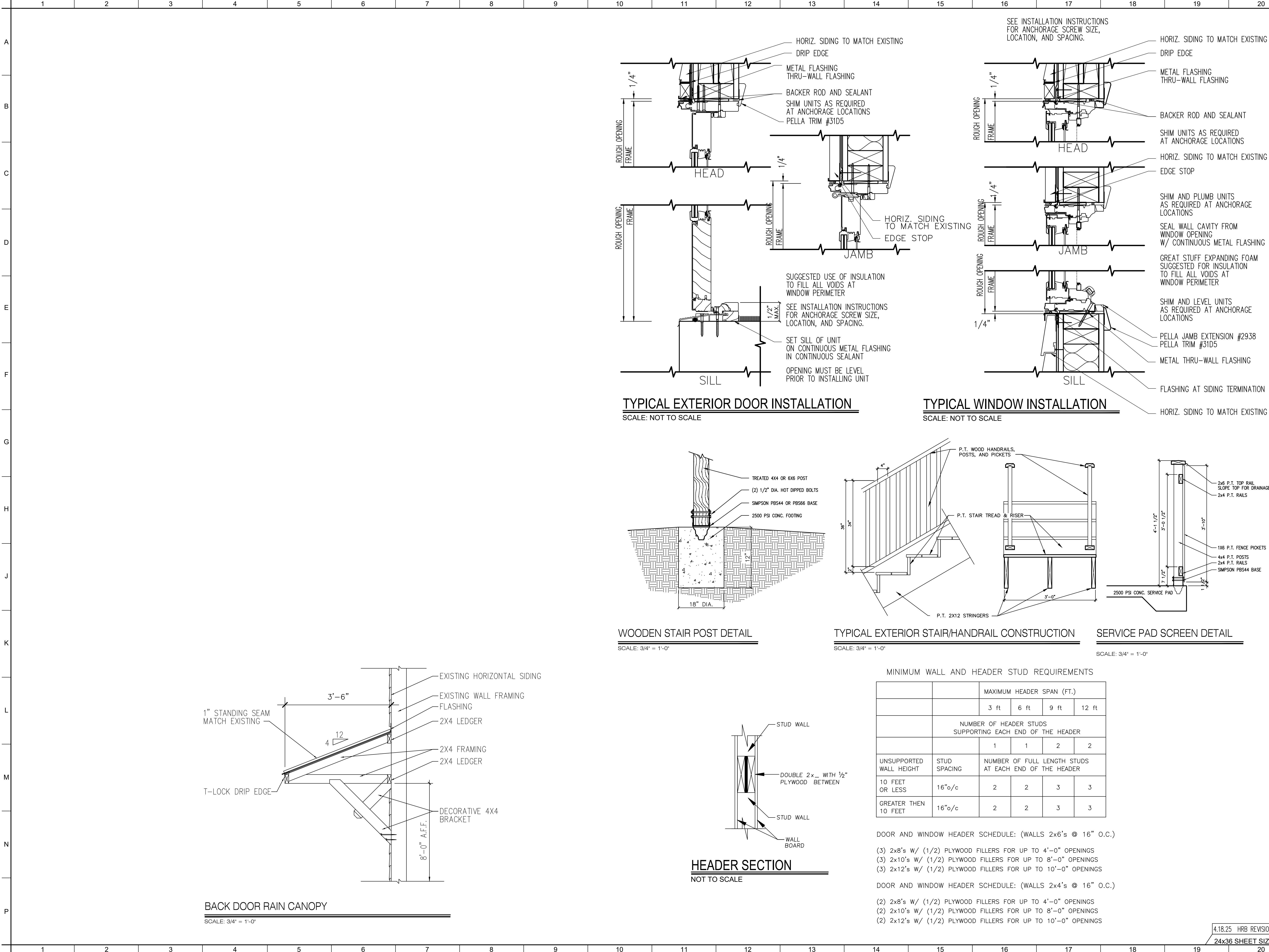
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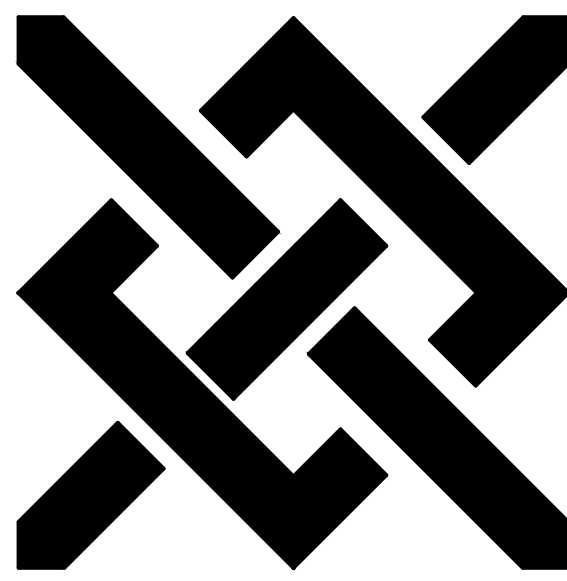
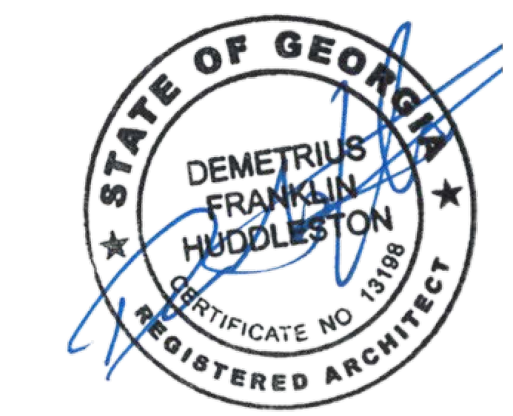
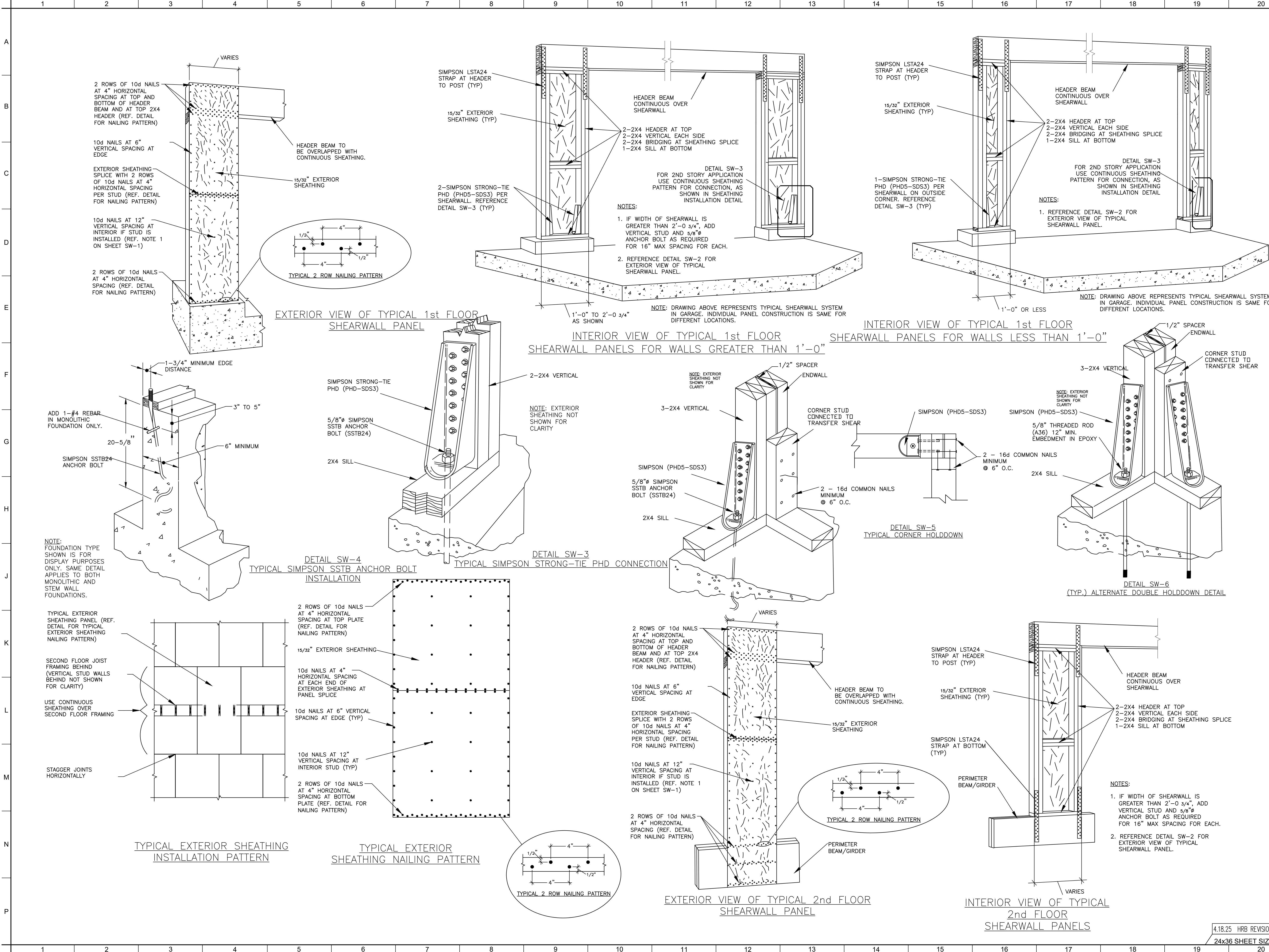
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Certificate of Appropriateness

Streetcar Historic District

File No. 25-002207-COA

Approval Date: 05/28/2025

Stamped By: Kelli Mitchell, 06/13/2025