



Town of Erwin
Zoning Application & Permit
 Planning & Inspections Department

Permit #
25-107

Rev Sep2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	Charlene Maahs	Property Owner	Freddie Stuart
Home Address	8005 Knightdale Blvd.	Home Address	913 S 13th St.
City, State, Zip	Knightdale, NC 27545	City, State, Zip	Erwin, NC 28339
Telephone	336-245-1176	Telephone	919-753-6198
Email	raleighaccounting@tarheelbasementsystems.com	Email	freddie@revelstractor.com

Address of Proposed Property	913 S 13th St. Erwin, NC 28339		
Parcel Identification Number(s) (PIN)		Estimated Project Cost	26500.00
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	In accordance with the engineer report, we will repair the foundation and crawlspace structure. We will encapsulate, replace insulation and seal all vents and perforations in the crawlspace.		
Description of any proposed improvements to the building or property	We will encapsulate the crawlspace and add 2 jacks, along with main beam replacement and ledger board repair to the repair the foundation of the home.		
What was the Previous Use of the subject property?	Residential		
Does the Property Access DOT road?	N/A		
Number of dwelling/structures on the property already	1	Property/Parcel size	1317 sqft
Floodplain SFHA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
MUST circle one that applies to property	Existing/Proposed Septic System <input type="checkbox"/> Or Existing/Proposed County/City Sewer <input checked="" type="checkbox"/>		

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Charlene Maahs		3/3/2025
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	B10	Existing Nonconforming Uses or Features	NA
Front Yard Setback	35 ft	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Other
Side Yard Setback	10 ft	Requires Town Zoning Inspection(s)	<input checked="" type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.
Rear Yard Setback	35 ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid: <u>NA</u>	Date Paid: <u>NA</u> Staff Initials: <u>OME</u>

Comments: Building permits from Harnett County

Signature of Town Representative:	Date: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied: 3/4/25
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- repair & replace foundation
 - no expansion of septic.

W. Harrison Welch , PE
Stonewall Structural Engineering, PLLC
9203 Baileywick Rd. #200
Raleigh, NC 27615
(919)407-8663



Josh Zinkan
Tar Heel Basement Systems
8005 Knightdale Blvd.
Knightdale, NC 27545

Re: Structural Observation — 913 South 13th Street, Erwin, NC 28339

Mr. Zinkan,

At your request, on February 14, 2025 we performed an on-site visual inspection and review of the structural plan proposed by *Tar Heel Basement Systems* for the first-floor framing repair work in the front-right living room at the Erwin residence noted above. The structure is a conventionally framed, detached, single family residence with raised first-floor framing over a pier/girder foundation system with perimeter masonry foundation walls (*see picture 1*).

Our observations are listed below. Indicators such as “left,” “right,” “front,” and “back” are referenced as viewing the front of the home.

DETERIORATED FRAMING AT THE FRONT-RIGHT LIVING ROOM

- Signs of moisture damage were noted throughout the first-floor framing system, particularly in the living room. Thorough probing indicated that the following framing members at the living room were deteriorated beyond salvageable limits:
 - The girder and ledger strip at 3rd span from the right along the front girder (*see picture 2*).
 - The leftmost (7) joists (*see picture 3 for example and attached repair schematic for reference*).
 - Most of these joists were noted to be improperly reinforced with non-continuous sister plies (*see picture 4 for example*).
 - Additional sections of the sill plate, rim band, and joists in the middle joist bay were deteriorated and/or cracked.

We recommend the following work be performed by a qualified general contractor (*see repair schematic at end of this report*):

- 1) Remove the above-noted significantly deteriorated portion of the girder and replace using a new (3)2x10 #2 Southern Yellow Pine (SYP) material with continuous span between existing masonry girder support piers.
 - a) Fasten joists to the sides of the new girder using Simpson face hangers.
- 2) Reinforce each of the deteriorated joists noted above with an additional full depth ply of 2x #2 SYP, fastened to the side of the deteriorated joists using (3)10d common nails at each end and at 12" on center staggered top and bottom along the lengths of the joists. Sistered material should span continuously between end supports.
- 3) To provide additional reinforcement to the living room floors, install a supplemental S4x7.7 dropped girder within the middle ½ of the joists. The new girder should span from the right side of the home and extend to the left wall of the living room over IntelliJack supports on well-compacted 18"x18"x18" gravel footings spaced no more than 6'-6" apart. Girder ends may cantilever up to 2'-0" to avoid conflict with existing footings.
 - a) If this beam is omitted from the final contract, the leftmost joist aligned beneath the left wall of the living room should still be reinforced with (2) additional plies and an IntelliJack support at mid-span installed per these specifications.
- 4) Additional repairs may be recommended to address the other damaged members as requested.

The above-listed determinations were made in accordance with common engineering principles and the intent of the 2018 edition of the *North Carolina Residential Building Code*. Sequencing, and means and methods of construction are considered to be beyond the scope of this report. Contractor is to provide adequate temporary shoring prior to cutting or removing any structural load-bearing elements. All work is to conform to applicable provisions of current building standards. Please feel free to contact us, should you have any questions or concerns regarding this matter.

Inspection performed by:
Colson Teal

Sincerely,
W. Harrison Welch, PE
Stonewall Structural Engineering, PLLC
Lic. #P-0951



02/24/2025

PICTURE ADDENDUM



Picture 1 – 913 South 13th Street, Erwin, NC 28339



Picture 2 – Deteriorated girder and ledger strip



Picture 3 – Deteriorated joist



Picture 4 – Improperly reinforced joist

NOTES

1. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO PERFORMING WORK.
2. ASSUMED SOIL BEARING CAPACITY 2,000 psf. CONTACT SOILS ENGINEER IF UNSUITABLE BEARING SOILS ENCOUNTERED.
3. ALL NEW WOOD FRAMING TO BE #2 SOUTHERN YELLOW PINE OR BETTER U.O.N.
4. FRAMING MEMBERS SHOWN FOR CLARITY. CONTRACTOR TO FIELD VERIFY QUANTITY & SPACING.
5. SEE REPORT FOR ADDITIONAL NOTES & DETAILS

LEGEND



INDICATES (E) FDN WALL



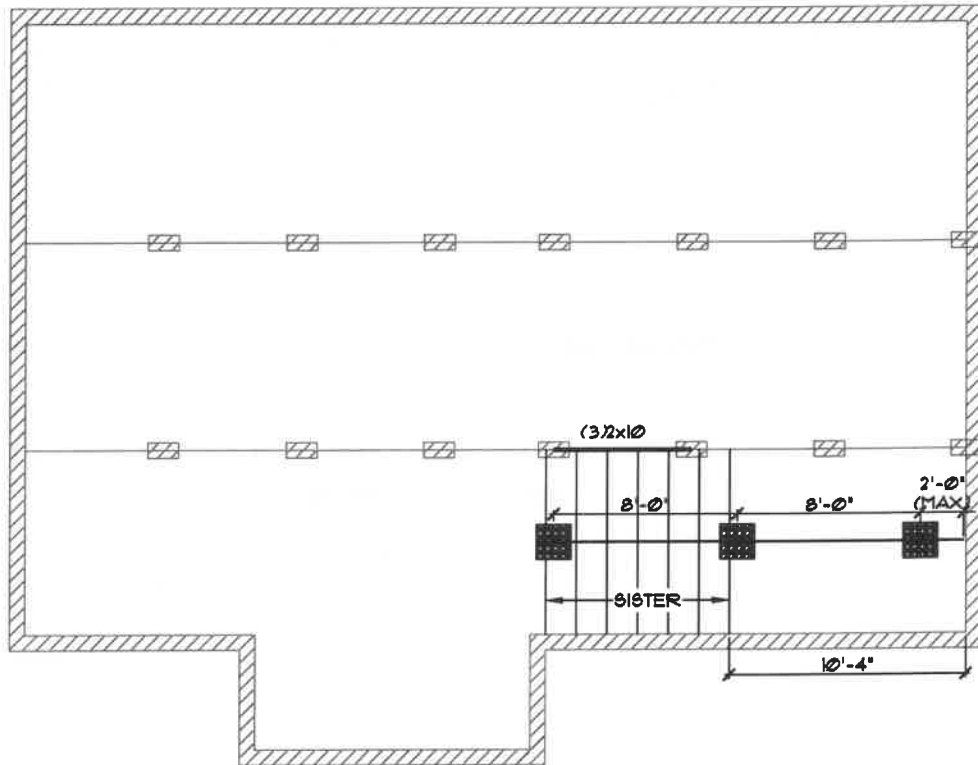
INDICATES (E) MASONRY PIER



INDICATES INTELLIJACK SUPPORT ON WELL-COMPACTED 18"x18"x18" GRAVEL FTG PER REPORT & ATTACHED DETAILS



02/24/2025



FRONT



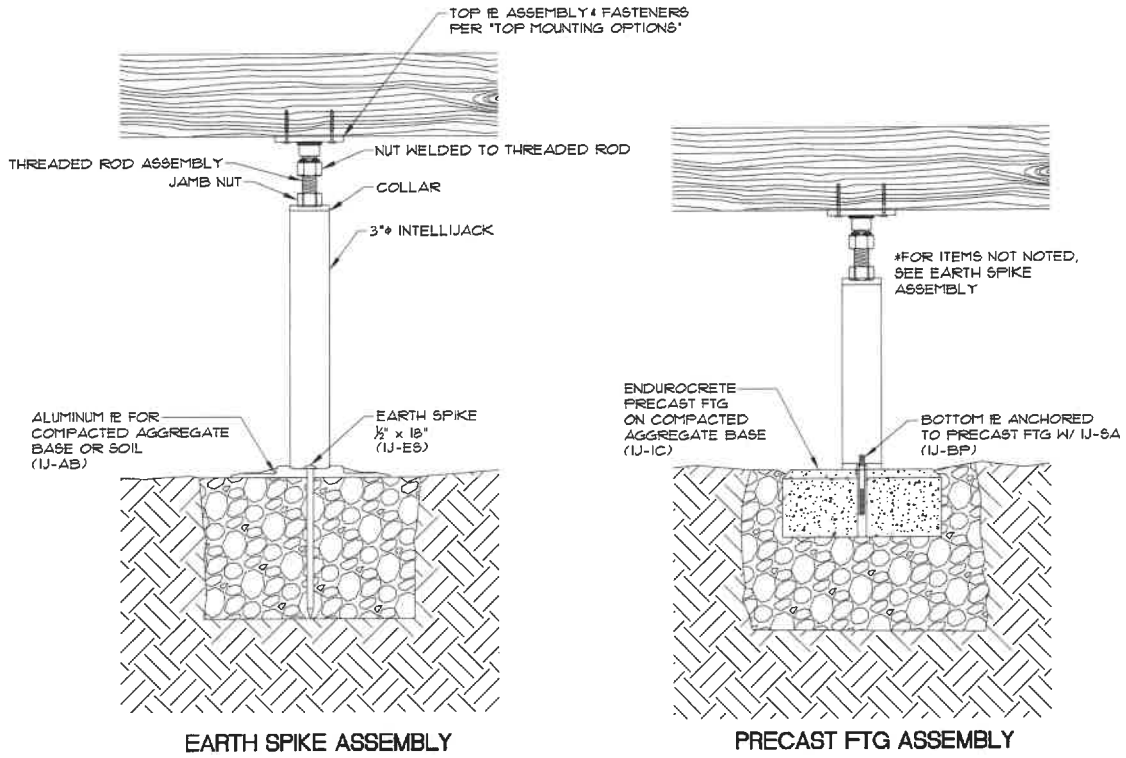
9203 Baileywick Rd, Suite #200
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 (919)407-8663
 stonewalleng.com Lic. # P-0951

Living Room Framing Repair Plan

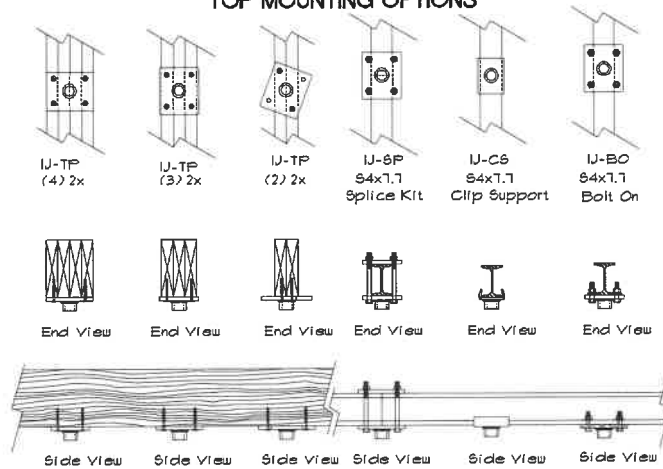
Tar Heel Basement Systems
 913 S 13th St.
 Erwin, NC 28339

SCALE:	NTS	JOB #:	
DRAWN BY:	C.T.		25-1253
DATE:	2025.2.20	SHEET #:	SKI

DETAIL ADDENDUM



TOP MOUNTING OPTIONS



Detail 1 – IntelliJack Installation Specifications