

YOUR **VIRTUAL** **ADJUSTER**

Claim-Binder



SCAN **ME**

Dwelling Roof

Dwelling Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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There is storm damage to all elevations of the roof which warrants a full replacement to complete repairs and return the insured to pre loss condition. See attached photos.

NOTE: All remove line items in this estimate have been changed from DMO to RFG. Our General Liability and Worker's Compensation Insurance will not allow us to re-categorize a special demolition crew to a lower cost category, they must remain categorized as RFG if they are working on the roof even for demolition only. The DMO trade categorization is not priced out to account for Roofer GL and WC rates..

 Trade designation						
1. Remove 3 tab - 25 yr. - composition shingle roofing - incl. felt metal roofing and upper deck backed out of shingle and felt measurements.	27.12 SQ	138.84	0.00	0.00	941.33	4,706.67
2. Roofing felt - 30 lb. 30# felt is required due to the steep pitches of the roof as 15# felt would tear under the weight of the crew working on the steep elevations.	27.12 SQ	0.00	35.85	18.42	247.67	1,238.34
3. Laminated - comp. shingle rfg. - w/out felt 29.33 SQ of shingles will be required for installation and cutting waste not including asphalt starter or ridge cap. 3 tab shingles are only warrantied to 60 mph and do not meet the code required minimum windspeed requirements. See attached code documentation and manufacturer guidelines.	29.33 SQ	0.00	229.89	199.00	1,735.42	8,677.09

R905.2.4.1 Wind resistance of asphalt shingles. Asphalt shingles shall be tested in accordance with ASTM D 7158. Asphalt shingles shall meet the classification requirements of Table R905.2.4.1(1) for the appropriate maximum basic wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D 7158 and the required classification in Table R905.2.4.1(2).

4. Asphalt starter - universal starter course Starter is existing at the eaves and rakes prior to repair. 323.7 LF will be required as there is 136 LF of eaves and 187.7 LF of rakes.	323.70 LF	0.00	2.22	13.98	183.15	915.74
5. Ridge cap - composition shingles Line item accounts for a ridge cap manufactured from a 3 tab field shingle, which is the existing shingle type, and is NOT included in the above listed shingle calculation.	79.30 LF	0.00	4.21	5.95	84.96	424.76
6. R&R Drip edge/gutter apron The existing drip edge and gutter apron will require removal and disposal to complete repairs. This is additional labor that is NOT included in the shingle tear off line item. Gutter apron is required at the eaves as it is a 2"x4" material bent to 120 degrees in order to fit properly up a steep slope roof deck.	136.00 LF	0.88	2.53	8.08	117.96	589.80

 drip edge gutter apron						
7. R&R Drip edge	187.70 LF	0.88	2.44	10.14	158.33	791.64
8. Install Triple wall flue roof installation kit The existing furnace vent boot will have to be detached and reset in order to complete repairs and reflash with the new shingles.	2.00 EA	0.00	246.70	0.00	123.35	616.75

 triple wall						
9. R&R Valley metal The existing valley metal is installed over the underlayment and requires removal and replacement. See attached photos.	48.90 LF	1.57	5.47	5.96	87.56	437.77
10. Step flashing	43.10 LF	0.00	9.34	3.98	101.64	508.17

5/27/2021

Page: 2

CONTINUED - Dwelling Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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The existing step flashing is punctured and damaged and cannot be reinstalled per code. If reinstalled, the sidewalls would not be water tight, would lead to leak hazards, and would void any current or future warranties.

Reinstallation of Materials: Any existing flashings, edgings, outlets, vents or similar devices that are part of the assembly shall be replaced when rusted, damaged or deteriorated. **(Reference: International Residential Code R907.5)**



step flashing

11. Flashing - L flashing - galvanized	48.00 LF	0.00	3.94	4.23	48.33	241.68
12. Flashing - kick-out diverter	1.00 EA	0.00	26.26	0.72	6.75	33.73

Per code, kickout diverters must be installed at the end of each sidewall run to divert water away from the siding and towards the gutter.

Sidewall flashing: Base flashing against a vertical sidewall shall be continuous or step flashing and shall be a minimum of 4 inches in height and 4 inches in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided at the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and section R703.6.3 **(Reference: International Residential Code R907.5)**



kickout diverter

13. R&R Continuous ridge vent - shingle-over style	68.00 LF	2.28	9.35	17.14	201.99	1,009.97
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Ridge vent on roof exist prior to repairs. See photos.



ridge vent

14. Flashing - pipe jack	2.00 EA	0.00	44.72	1.66	22.78	113.88
15. R&R Gable cornice strip - laminated - 2 stories or greater	34.40 LF	6.71	12.43	7.93	166.58	832.92

Line item accounts for the additional time and labor required for the roofing crew to complete repairs at the existing gable cornice strips. The roofing crew will have to work from ladders and hand load materials to complete repairs. See attached photos.



gable cornice strips

16. Remove Standing seam metal roofing	57.00 SF	1.34	0.00	0.00	19.10	95.48
17. Standing seam metal roofing	62.70 SF	0.00	7.65	14.48	123.54	617.68

Metal standing seam roof on gable cornice returns. See photos.



metal roofing

18. R&R Eave trim for metal roofing - 26 gauge	24.50 LF	0.79	5.45	3.18	39.02	195.09
19. Ice & water barrier - High temp	57.00 SF	0.00	1.73	2.15	25.19	125.95

High temp ice and water shield required beneath metal roofing.

20. R&R Endwall flashing for metal roofing - 26 gauge	24.50 LF	0.90	6.40	4.03	45.72	228.60
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Accounts for the endwall flashing at the metal roofing sections.

21. Remove Additional charge for steep roof - 7/12 to 9/12 slope	23.20 SQ	37.51	0.00	0.00	217.55	1,087.78
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23.2 SQ's of the roof is 8/12 pitch and requires additional safety precautions which results in a loss of productivity and increased labor costs.

CONTINUED - Dwelling Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
22. Additional charge for steep roof - 7/12 to 9/12 slope	23.20 SQ	0.00	43.19	0.00	250.50	1,252.51
23. Remove Additional charge for steep roof - 10/12 - 12/12 slope	4.50 SQ	58.94	0.00	0.00	66.30	331.53
4.5 SQ's of the roof are 10/12 and 12/12 pitch and requires additional safety precautions which results in a loss of productivity and increased labor costs.						
24. Additional charge for steep roof - 10/12 - 12/12 slope	4.50 SQ	0.00	67.89	0.00	76.38	381.89
25. Remove Additional charge for high roof (2 stories or greater)	19.60 SQ	14.18	0.00	0.00	69.48	347.41
19.6 SQ of the roof is above two stories in height and requires additional safety precautions resulting in a loss of productivity and increased labor costs.						
26. Additional charge for high roof (2 stories or greater)	19.60 SQ	0.00	19.07	0.00	93.45	467.22
27. Hand Load Material	27.69 SQ	0.00	25.00	0.00	173.07	865.32
There is no supplier or dumpster access to the home on the property due to the fragile concrete driveway that could be damaged by a supply truck or dumpster truck . All new materials will have to be ground dropped by the supplier, walked around the property and hand loaded by the roofing crew. All debris will have to be hand carried around the property for disposal. Both result in a loss of productivity and increased labor cost. Please see attached photo.						
 no access						
28. Hand Carry Debris	27.69 SQ	0.00	25.00	0.00	173.07	865.32
Total: Dwelling Roof				321.03	5,600.17	28,000.69

Siding

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
29. R&R Siding - vinyl	16.00 SF	0.41	3.25	1.59	15.04	75.19
Storm related damage to siding. See photos						
 siding						
30. R&R House wrap (air/moisture barrier)	16.00 SF	0.05	0.29	0.16	1.40	7.00
31. Siding Installer - per hour	2.00 HR	0.00	59.93	0.00	29.97	149.83
additional time to manipulate existing siding for repairs.						
32. Haul debris - per pickup truck load - including dump fees	1.00 EA	143.67	0.00	0.00	35.92	179.59
Accounts for the disposal of siding which is not included in Xactimate's line item pricing.						
Totals: Siding				1.75	82.33	411.61
Total: Dwelling Roof				322.78	5,682.50	28,412.30

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
33. Siding labor minimum	1.00 EA	0.00	25.38	0.00	6.35	31.73
Totals: Labor Minimums Applied				0.00	6.35	31.73
Line Item Totals:				322.78	5,688.85	28,444.03

Summary for Dwelling

Line Item Total	22,432.40
Material Sales Tax	322.78
Subtotal	22,755.18
Overhead	3,413.28
Profit	2,275.57
Replacement Cost Value	\$28,444.03
Net Claim	\$28,444.03

Recap by Room

Estimate:

Area: Dwelling Roof	22,079.49	98.43%
Siding	327.53	1.46%
Area Subtotal: Dwelling Roof	22,407.02	99.89%
Labor Minimums Applied	25.38	0.11%
Subtotal of Areas	22,432.40	100.00%
Total	22,432.40	100.00%

Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	6,195.04	21.78%
FIREPLACES	493.40	1.73%
METAL STRUCTURES & COMPONENTS	479.66	1.69%
ROOFING	15,062.42	52.95%
SIDING	201.88	0.71%
O&P Items Subtotal	22,432.40	78.87%
Material Sales Tax	322.78	1.13%
Overhead	3,413.28	12.00%
Profit	2,275.57	8.00%
Total	28,444.03	100.00%

Quick Entry

Misc. Item Attachments Salvage/Restored OK Cancel

Cat: RFG Sel: 300 Act: - f + Variations

Desc: Laminated - comp. shingle rfg. - w/ felt

Calc: 0 0.00 SQ @ 115.72 = \$0.00

Cov: Dwelling

Depr: Percent 0.00% Age: 0.00

Condition: Average ☒ Recoverable

☐ O&P ☐ Taxable ☐ Contractor ☐ Line Item
☐ Non O&P ☐ Exempt ☐ Homeowner ☐ Credit Item

Remove Price: \$115.72 Trade: RFG

Note: Minimum Group: RFGMN-A

Item Image
Tags
Unit Price
Amounts
Depreciation

1 Trade designation



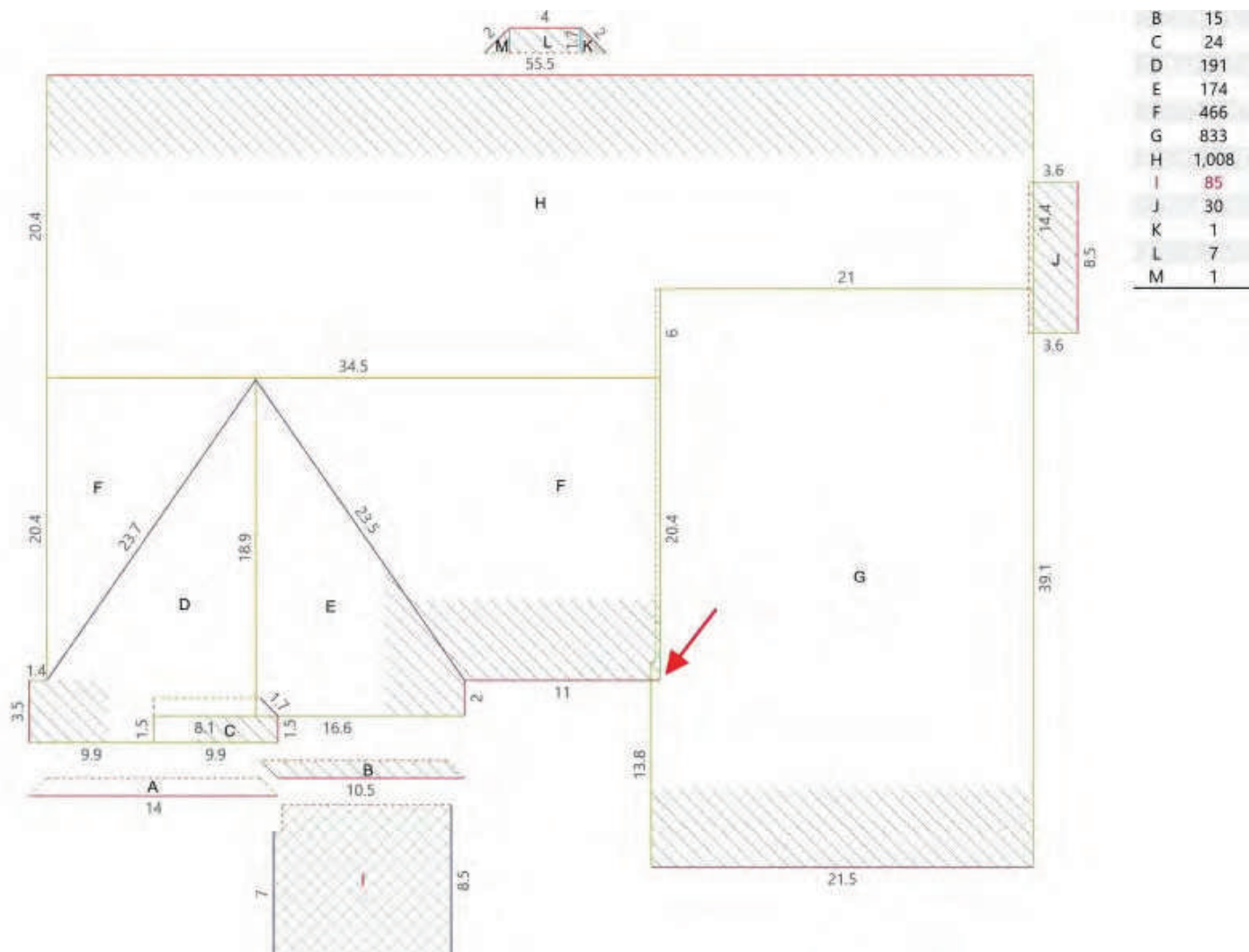
2 drip edge gutter apron



3 triple wall



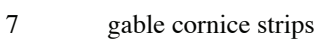
4 step flashing



5 kickout diverter



6 ridge vent





8 metal roofing



9 no access

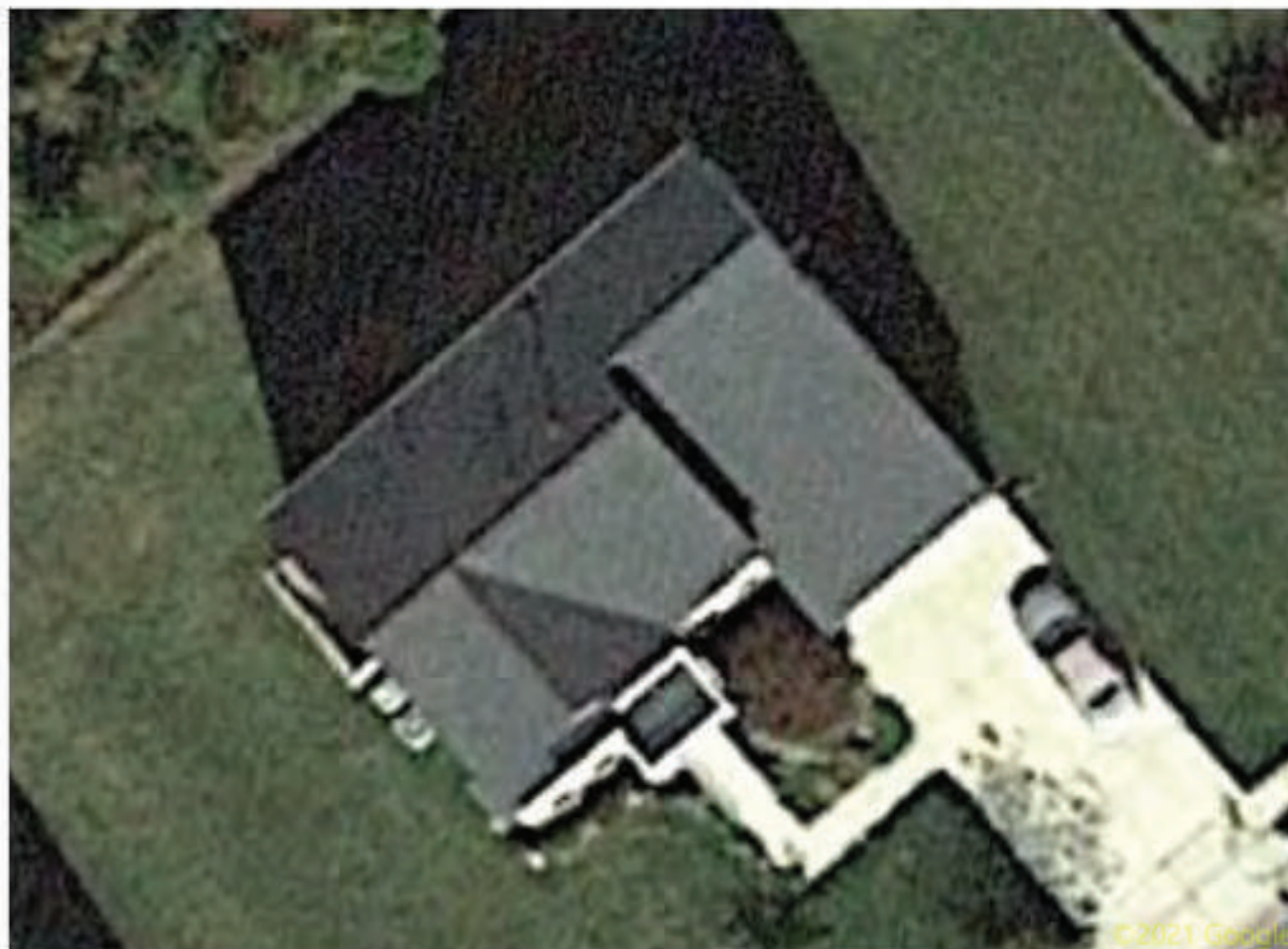


10 siding



Project Totals

Total Roof Area	-	28.54 SQ
Flat Slope (0:12-1:12)	-	0.85 SQ
Steep Slope (7:12 or greater)	-	27.69 SQ
High Roof (over 1 story)	-	19.62 SQ
IWB (Ice & Water Barrier)	-	732.0 SF
Roof Planes	-	13
Structures	-	1
Eave	-	136.0 LF
Rake	-	187.7 LF
Flat Drip Edge	-	25.6 LF
Total Perimeter	-	349.3 LF
Ridge	-	75.9 LF
Hip	-	3.4 LF
Valley	-	48.9 LF
Step Flashing	-	43.1 LF
Headwall Flashing	-	48.0 LF



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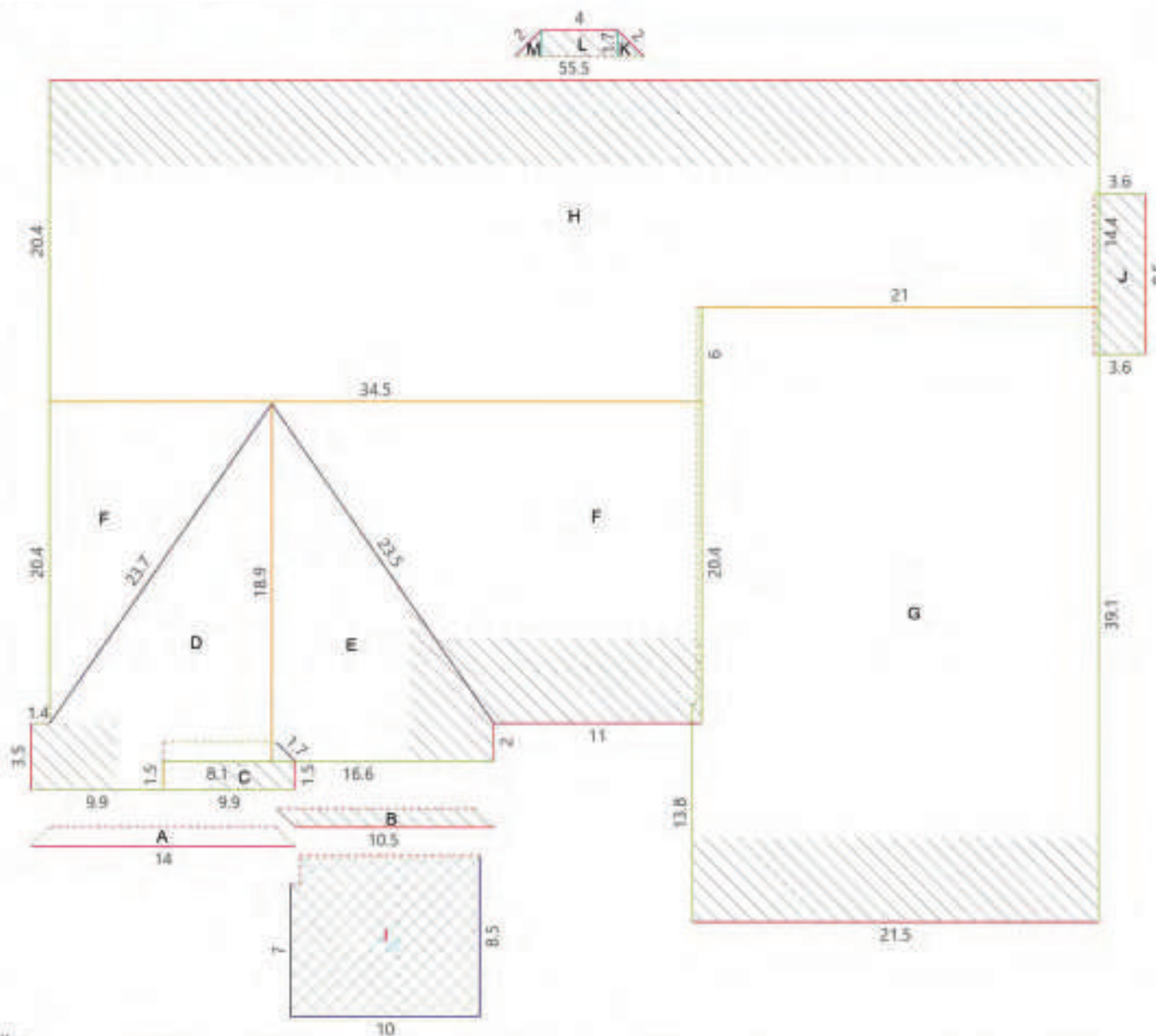
Waste Factor (Total Roof Area)

4%	-	29.68 SQ	7%	-	30.54 SQ	10%	-	31.39 SQ	13%	-	32.25 SQ
5%	-	29.97 SQ	8%	-	30.82 SQ	11%	-	31.68 SQ	14%	-	32.53 SQ
6%	-	30.25 SQ	9%	-	31.11 SQ	12%	-	31.96 SQ	15%	-	32.82 SQ

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Roof Area Analysis - Structure 1



Plane	Area(sf)	Pitch	Slope	High	IWB(sf)
A	18	12:12	S		
B	15	12:12	S	H	63
C	24	12:12	S	H	9
D	191	12:12	S	H	21
E	174	12:12	S	H	12
F	466	8:12	S	H	66
G	833	8:12	S		129
H	1,008	8:12	S	H	333
I	85	1:12	F	H	
J	30	10:12	S		51
K	1	8:12	S		12
L	7	8:12	S		24
M	1	8:12	S		12

Slope: (S) Steep - (L) Low - (F) Flat

Totals (SQ)		
1:12	-	0.8
8:12	-	23.2
10:12	-	0.3
12:12	-	4.2
Flat	-	0.8
Steep	-	27.7
High	-	19.6

Drawing Key

- Eave
- Hip
- Ridge
- Parapet
- Clerestory
- Headwall Flashing
- Ice & Water Areas
- Rake Edge
- Valley
- Flat Drip Edge
- Coping
- Slope Change
- Step Flashing
- Flat Slope Area



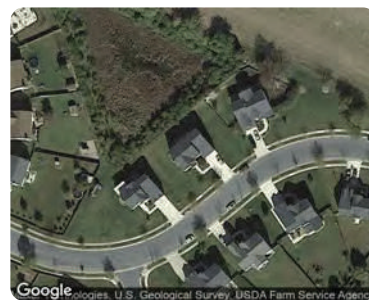
REPORT #:
DATE CREATED: 05/21/2021

CLAIM #: N/A

JOB #: N/A

DATA VERIFIED AS OF: 03/10/2021

PROPERTY ADDRESS

ELEVATION 68 FT

BUILDING PERMIT ISSUED BY
TOWN OF EASTON
**CODE
ENFORCED**
YES
**INSTALL PER ROOFING
MANUFACTURER
SPECIFICATIONS**
YES
SALES TAX
6.00 %
410.822-2525

**HTTPS://WWW.EASTON-
MD.GOV/**

**CHIEF BUILDING OFFICIAL
THOMAS M. DIEM**


2018 IRC

ICE & WATER SHIELD ON EAVES	NO
DRIP EDGE	YES
VALLEY LINER	YES
UNDERLAYMENT	YES
CHIMNEY CRICKET UNLESS GREATER THAN 30 INCHES	NO

2018 IECC

INSULATION ABOVE	R-30CI
ATTIC/OTHER	R-38
ELEVATION	68 FT
CLIMATE ZONE	ZONE 4 / MOIST

CEILING
0 FT
RESTRICTED AREA
NO
FAA AUTHORIZATION
YES

DRONE
FAA REGULATION

HAIL STORM DATA



STORM DATE	AT LOCATION	WITHIN 1 MILE	WITHIN 2 MILES	WITHIN 3 MILES
08/20/19	-	-	0.5"	0.75"
08/07/19	-	-	0.5"	1"
07/04/19	-	-	0.5"	0.75"
05/23/19	-	-	-	0.5"


**HAIL EXPOSURE
MINIMAL**

**ABOUT
ONECLICK
CODE**

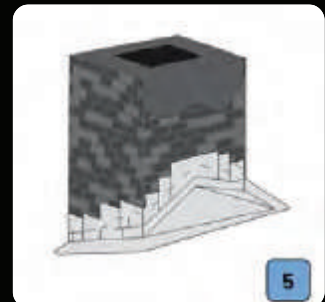
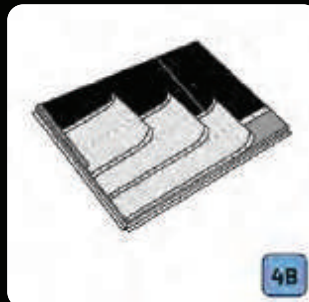
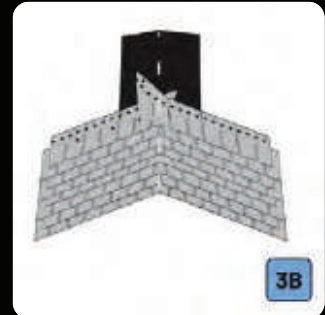
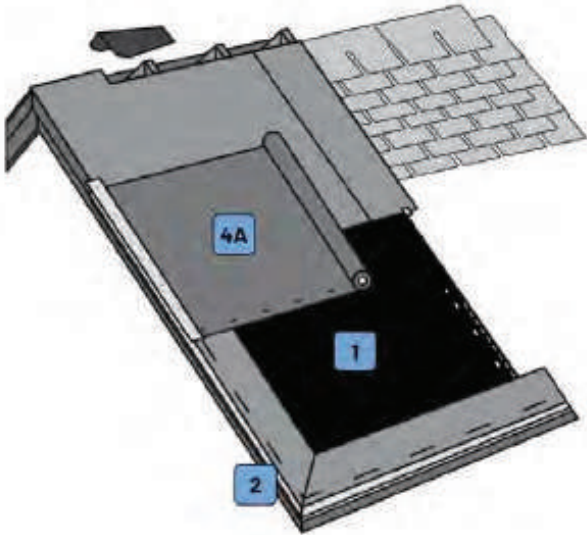
WHO WE ARE: OneClick Code is a patent-pending, third-party verifier of jurisdiction having authority for address-specific building codes based on geospatial data and municipality enforcement.

OUR MISSION: OneClick Codes' mission is to enable faster, precise roofing estimates that you can count on and audit.

OUR VISION: We aim to eliminate all friction with tracking down building codes, permits, and other material costs when creating an estimate for property restoration. To become the dominant authority in National Building code and permit data.



ROOFING REPORT DETAIL



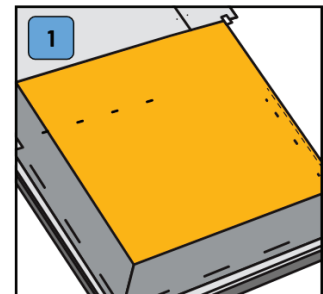
NO

ONECLICK CODE HAS CONFIRMED WITH THE TOWN OF EASTON THAT AN ICE BARRIER (ICE AND WATER SHIELD) IS NOT REQUIRED ON THE EAVES.

In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

Exception: Detached accessory structures not containing conditioned floor area.

R905.1.2 ICE BARRIERS.

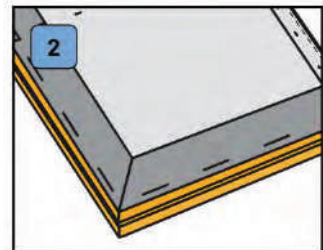


YES

ONECLICK CODE HAS CONFIRMED WITH THE TOWN OF EASTON THAT A DRIP EDGE IS REQUIRED.

A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along the eaves and under the drip edge along rake edges.

R905.2.8.5 DRIP EDGE.



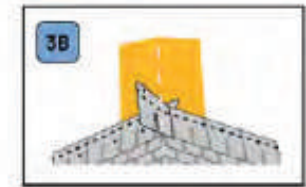
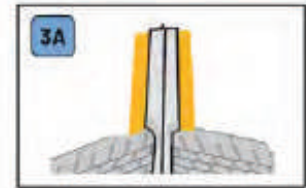
**YES**

ONECLICK CODE HAS CONFIRMED WITH THE TOWN OF EASTON THAT VALLEY LINERS ARE REQUIRED.

Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D6380 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 shall be permitted in lieu of the lining material.

R905.2.8.2 VALLEYS.

**YES**

ONECLICK CODE HAS CONFIRMED WITH THE TOWN OF EASTON THAT AN UNDERLAYMENT IS REQUIRED.

Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).

For roof slopes from two units vertical in 12 units horizontal (2:12), up to four units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal.

For roof slopes of four units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

R905.1.1 UNDERLAYMENT.

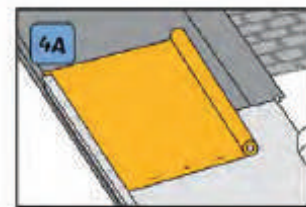
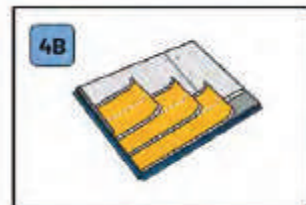


TABLE R905.1.1(2) UNDERLAYMENT APPLICATION - ASPHALT SHINGLES

**NO**

ONECLICK CODE HAS CONFIRMED WITH THE TOWN OF EASTON THAT A CRICKET IS NOT REQUIRED UNLESS THE RIDGE SIDE OF CHIMNEY IS GREATER THAN 30 INCHES.

Chimneys shall be provided with crickets where the dimension parallel to the ridgeline is greater than 30 inches (762 mm) and does not intersect the ridgeline. The intersection of the cricket and the chimney shall be flashed and counterflashed in the same manner as normal roof-chimney intersections. Crickets shall be constructed in compliance with Figure R1003.20 and Table R1003.20.

R1003.20 CHIMNEY CRICKETS.



**YES**

ONECLICK CODE HAS CONFIRMED WITH THE TOWN OF EASTON THAT ALL ROOFING ASSEMBLIES ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

R903.1 GENERAL.

Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's instructions such that the roof assembly shall serve to protect the building or structure.

R904.1 SCOPE.

The requirements set forth in this section shall apply to the application of roof covering materials specified herein. Roof assemblies shall be applied in accordance with this chapter and the manufacturer's installation instructions. Installation of roof assemblies shall comply with the applicable provisions of Section R905.

**YES**

ONECLICK CODE HAS CONFIRMED THAT BUILDING PERMITS FOR THE ABOVE PROPERTY ADDRESS ARE ISSUED AND BUILDING CODES ARE ENFORCED BY THE TOWN OF EASTON

R104.1 GENERAL.

The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

R202 DEFINITIONS - ROOF ASSEMBLY.

A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly includes the roof deck, underlayment and roof covering, and can also include a thermal barrier, ignition barrier, insulation or vapor retarder. For the definition applicable in Chapter 11, see Section N1101.6.

Roof systems shall be designed and installed in accordance with Town of Easton and the approved manufacturer's installation instructions such that the roof system shall serve to protect the building or structure. The professional performing the repairs shall act in accordance with the standard of care to ensure today's methods, standards and practices are adhered to. Deviation from such or instructing one to deviate can result in a defect and is subject to an enforceable violation of Town of Easton building codes. The information provided by the OneClick Code application is, in part, generated from publicly available information. OneClick Code does not warrant the accuracy, completeness, or usefulness of this information. Any reliance you place on such information is strictly at your own risk. The report above is copyright of OneClick Code ©2021. Reproduction and distribution is strictly prohibited without the written permission of OneClick Code.

§ 6-11.2.12 Chapter 28 Mechanical Systems. Chapter 28 Mechanical Systems is hereby deleted and replaced with the Town of Easton, Mechanical Code. (Ordinance 599 effective July 1st 2012)

§ 6-11.2.13 Chapter 29 Plumbing Systems. Chapter 29 Plumbing Systems is hereby deleted and replaced with the Town of Easton, Plumbing Code. (Ordinance 567 effective March 22, 2010, historical reference 448, 562)

§ 6-11.2.14 Chapter 31. Special Construction. Chapter 31 Special Construction Section 3103.1 General, 3103.1.1 Conformance, 3103.1.2 Permit Required and Section 3103.4 Means of Egress are hereby deleted, and replaced with the following: (Ordinance 578 and 652 effective November 8th 2010 and July 1st 2015)

3103.1 General. The provisions of this section shall apply to all temporary structures and uses.

3103.1.1 Conformance. Temporary structures and uses shall conform to the chapters for; structural design, fire and smoke protection features, interior finishes, fire protection systems, means of egress, accessibility and interior environment requirements to ensure public health, safety and general welfare.

Exception: Marketplace buildings may forgo the interior environment requirements for artificial light, sanitary and temperature controls by limiting the durational use of the building.

3103.1.2 Marketplace Buildings. Marketplace Buildings are habitable only during daylight hours for the periods from May 16th thru September 30th.

Exception: Marketplace Building may be occupied for;

1. Additional periods of the year if heating facilities and energy efficiency details are provided complying with the Energy Conservation, Mechanical and Property Maintenance Codes.
2. Additional hours of the day if electrical systems are provided complying with the Electrical Code.

3103.1.3 Marketplace Buildings. Marketplace building shall be occupied only by employees for the protection from the elements and for point of sales transactions only.

Exception: Marketplace Building may be occupied for the; preparation and or sale of food and beverages as a Food Service Facility if; the Talbot County Environmental Health Office has issued a valid license for compliance with COMAR 10.15.03 and the plumbing systems complies with applicable State and Town plumbing codes.

Article III: Building Code for Residential One and Two Family Dwellings

§ 6-12 Incorporation by Reference.

§ 6-12.1 International Residential Code 2018. The International Residential Code 2018, with the modifications found in §6-12.2 of this article, is incorporated by reference. The International Residential Code 2018 shall be known and may be cited as the Town of Easton Building Code for One and Two Family Dwellings. (Ordinance 736 effective September 25, 2019, historical reference 16, 17, 25, 27, 33, 34, 41, 42, 44, 45, 71, 73, 76, 82, 86, 90, 93, 110, 115, 180, 238, 325, 405, 417, 448, 562, 566, 600, and 653)

§ 6-12.2 International Residential Code Amendments. Amendments for the International Residential Code are as follows: (Ordinance 600 effective July 1st 2012, historical reference 562 and 566)

§ 6-12.2.1 Part I Administrative, Chapter 1. Part I Administrative, Chapter 1 of the International Residential Code is deleted and replaced with the following: (Ordinance 566 effective March 22, 2010 and Ordinance 653 effective July 1st 2015, historical reference 448, 562)

§ 6-12.2.3 Chapter 3. Building Planning. Insert the following values into Table R301.2(1) (Ordinance 653 effective July 1st 2015, historical reference 448, 562, 566 and 600)

Ground Snow Load	Wind Speed				Seismic Design Category ^f	Subject to Damage From			Winter Design Temp. ^e	Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp. ^j
	Speed ^d (mph)	Topographic Effects ^k	Special Wind Region ^l	Wind-Borne Debris Zone ^m		Weathering ^a	Frostline Depth ^b	Termite ^c					
30 psf	115	No	No	No	A	Severe	24 inches	Moderate to Heavy	10° F	No	(a) 17 Sept 1984 (b) 27 March 1984 and 5 August 2013 (c) Footnote a.	1500 Less or	55° F

Footnote a. Firm Panel Numbers; 24041CIND0A, 24041C0180C, 24041C0185C, 24041C0186C, 24041C0187C, 24041C0188C, 24041C0189C, 24041C0191C, 24041C0193C, 24041C0302C and 24041C0306C effective on 5th August 2013

§ 6-12.2.4 Chapter 3. Building Planning. Delete Section R311.7.6 Landings for stairways and its exception and replace with the following: (Ordinance 736 effective September 25, 2019, historical reference 448, 562, 566, and 600)

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. Stairways with a vertical rise larger than 12 feet (3658 mm) between floor levels shall be provided with a with landings so that no vertical rise exceeds 12 feet. Stairways with a vertical rise smaller than 5 feet (1524 mm) between floor levels shall be continuous. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

Exception: A floor or landing is not required at the top of an interior stairway, including those in an enclosed garage, provided a door does not swing over the stairway.

§ 6-12.2.5 (Reserved) (Ordinance 736 effective September 25, 2019, historical reference 448, 562, 566, and 600)

R311.7.8 Handrails. Handrails shall be provided on at least one side of stairways consisting of three or more risers.

§ 6-12.2.6 Chapter 3. Building Planning. Delete Section R311.7.8.4 Continuity and replace with the following: (Ordinance 736 effective September 25, 2019, historical reference 448, 562, 566, and 600)

R311.7.8.2 Continuity. All required handrails shall be continuous the full length of the stairway from a point directly above the top riser to a point directly above the lowest riser of the stairway. Handrail ends shall be returned to the wall or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.

§ 6-12.2.7 Chapter 4. Foundations. Delete Section R403.1.4.1 Frost Protection and replace with the following: (Ordinance 566 effective March 22, 2010)

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

R702.7.3 Minimum clear airspaces and vented openings for vented cladding. For the purposes of this section, vented cladding shall include the following minimum clear airspaces. Other openings with the equivalent vent area shall be permitted.

1. Vinyl polypropylene or horizontal aluminum siding applied over a weather-resistive barrier as specified in Table R703.3(1).
2. Brick veneer with a clear airspace as specified in Table R703.8.4.
3. Other approved vented claddings.

SECTION R703 EXTERIOR COVERING

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

Exception: Log walls designed and constructed in accordance with the provisions of ICC 400.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

Exceptions:

1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed in accordance with Section R703.4 or R703.8.
2. Compliance with the requirements for a means of drainage, and the requirements of Sections R703.2 and R703.4, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E331 under the following conditions:
 - 2.1. Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
 - 2.2. Exterior wall envelope test assemblies shall be at least 4 feet by 8 feet (1219 mm by 2438 mm) in size.
 - 2.3. Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot (299 Pa).
 - 2.4. Exterior wall envelope assemblies shall be subjected to the minimum test exposure for a minimum of 2 hours.

The exterior wall envelope design shall be considered to resist wind-driven rain where the results of testing indicate that water did not penetrate control joints in the exterior wall envelope, joints at the perimeter of openings penetration or intersections of terminations with dissimilar materials.

R703.1.2 Wind resistance. Wall coverings, backing materials and their attachments shall be capable of resisting wind loads in accordance with Tables R301.2(2) and R301.2(3). Wind-pressure resistance of the siding, soffit and backing materials shall be determined by ASTM E330 or other applicable standard test methods. Where wind-pressure resistance is determined by design analysis, data from approved design standards and analysis conforming to generally accepted engineering practice shall be used to evaluate the siding, soffit and backing material and its fastening. All applicable failure modes including bending rupture of siding, fastener withdrawal and fastener head pull-through shall be considered in the testing or design analysis. Where the wall covering, soffit and backing material resist wind load as an assembly, use of the design capacity of the assembly shall be permitted.

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). Other *approved* materials shall be installed in accordance with the *water-resistive barrier* manufacturer's installation instructions. The No. 15 asphalt felt or other approved *water-resistive barrier* material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

R703.3 Wall covering nominal thickness and attachments. The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3(1), the wall covering material requirements of this section, and the wall covering manufacturer's installation instructions. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15 through R703.17. Nominal material thicknesses in Table R703.3(1) are based on a maximum stud spacing of 16 inches (406 mm) on center. Where specified by the siding manufacturer's instructions and supported by a test report or other documentation, attachment to studs with greater spacing is permitted. Fasteners for exterior wall coverings attached to wood framing shall be in accordance with Section R703.3.3 and Table R703.3(1). Exterior wall coverings shall be attached to cold-formed steel light frame construction in accordance with the cladding manufacturer's installation instructions, the requirements of Table R703.3(1) using screw fasteners substituted for the nails specified in accordance with Table R703.3(2), or an approved design.

- 3.3. *Underlayment* shall be attached using metal or plastic cap nails with a nominal cap diameter of not less than 1 inch (25 mm). Metal caps shall have a thickness of not less than 32-gage sheet metal. Power-driven metal caps shall have a thickness of not less than 0.010 inch (0.25 mm). Minimum thickness of the outside edge of plastic caps shall be 0.035 inch (0.89 mm).
- 3.4. The cap nail shank shall be not less than 0.083 inch (2.11 mm) for ring shank cap nails and 0.091 inch (2.31 mm) for smooth shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than $\frac{3}{4}$ inch (19 mm) into the roof sheathing.

R905.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of *underlayment* cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal *underlayment* and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

Exception: Detached accessory structures not containing conditioned floor area.

R905.2 Asphalt shingles. The installation of asphalt shingles shall comply with the provisions of this section.

R905.2.1 Sheathing requirements. Asphalt shingles shall be fastened to solidly sheathed decks.

R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (17-percent slope) or greater. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) up to four units vertical in 12 units horizontal (33-percent slope), double *underlayment* application is required in accordance with Section R905.1.1.

R905.2.3 Underlayment. *Underlayment* shall comply with Section R905.1.1.

R905.2.4 Asphalt shingles. Asphalt shingles shall comply with ASTM D3462.

R905.2.4.1 Wind resistance of asphalt shingles. Asphalt shingles shall be tested in accordance with ASTM D7158. Asphalt shingles shall meet the classification requirements of Table R905.2.4.1 for the appropriate ultimate design wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D7158 and the required classification in Table R905.2.4.1.

Exception: Asphalt shingles not included in the scope of ASTM D7158 shall be tested and labeled in accordance with ASTM D3161. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D3161 and the required classification in Table R905.2.4.1.

R905.2.5 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage [0.105 inch (3 mm)] shank with a minimum $\frac{3}{8}$ -inch-diameter (9.5 mm) head, complying with ASTM F1667, of a length to penetrate through the roofing materials and not less than $\frac{3}{4}$ inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than $\frac{3}{4}$ inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing.

R905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer's *approved* installation instructions, but not less than

TABLE R905.2.4.1
CLASSIFICATION OF ASPHALT ROOF SHINGLES

MAXIMUM ULTIMATE DESIGN WIND SPEED, V_{ult} FROM FIGURE R301.2(5)A (mph)	MAXIMUM BASIC WIND SPEED, V_{ASD} FROM TABLE R301.2.1.3 (mph)	ASTM D7158 ^a SHINGLE CLASSIFICATION	ASTM D3161 SHINGLE CLASSIFICATION
110	85	D, G or H	A, D or F
116	90	D, G or H	A, D or F
129	100	G or H	A, D or F
142	110	G or H	F
155	120	G or H	F
168	130	H	F
181	140	H	F
194	150	H	F

For SI: 1 foot = 304.8 mm; 1 mile per hour = 0.447 m/s.

a. The standard calculations contained in ASTM D7158 assume Exposure Category B or C and a building height of 60 feet or less. Additional calculations are required for conditions outside of these assumptions.

SECTION R908 REROOFING

R908.1 General. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9.

Exceptions:

1. Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section R905 for roofs that provide positive roof drainage.
2. For roofs that provide positive drainage, re-covering or replacing an existing roof covering shall not require the secondary (emergency overflow) drains or scuppers of Section R903.4.1 to be added to an existing roof.

R908.2 Structural and construction loads. The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

R908.3 Roof replacement. Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck.

Exception: Where the existing *roof assembly* includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.

R908.3.1 Roof recover. The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new roof covering is installed in accordance with the roof covering manufacturer's approved instructions
2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with Section R908.4.
4. The application of a new protective *roof coating* over an existing protective *roof coating*, metal roof panel, metal roof shingle, mineral surfaced roll roofing, built-up roof, modified bitumen roofing, thermoset and thermoplastic single-ply roofing and spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

R908.3.1.1 Roof recover not allowed. A *roof recover* shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

R908.4 Roof recovering. Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other *approved* materials securely fastened in place.

R908.5 Reinstallation of materials. Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Any existing flashings, edgings, outlets, vents or similar devices that are a part of the assembly shall be replaced where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

R908.6 Flashings. Flashings shall be reconstructed in accordance with *approved* manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.





Overhead and Profit

WHITEPAPER

02.05.2020

WHAT IS AND ISN'T INCLUDED IN XACTWARE PRICING

For individual trades, Overhead is any additional expense not charged (attributed) directly to the work being performed. Overhead is typically classified as an indirect cost. Profit is formally defined as “the excess of the selling price of goods over cost.” * Profit is typically added to the cost of a construction-related job to allow the entity performing the work to grow their company through reinvestment. Xactware Solutions, Inc., an industry leader in providing estimating software, services, and building cost data since 1986, has recognized three categories of overhead. While ultimately, the amount of overhead and profit, as well as how and where it is accounted for within the estimate is left to the discretion of the estimator based upon the conditions of the job and the service provider performing the work, the information listed below should provide general guidelines into how Xactware’s published pricing is created and intended to be used.

When Xactware performs market research on unit prices, those surveyed are specifically asked to not include expenses that would be included in the General Overhead and Profit markup percentages (item #1 below).

Profit is typically added to the cost of a construction-related job to allow the entity performing the work to grow their company through reinvestment.

- **General Overhead** are expenses incurred by a General Contractor, that cannot be attributed to individual projects, and include any and all expenses necessary for the General Contractor to operate their business. *Examples (including but not limited to):* General and Administrative (G&A) expenses, office rent, utilities, office supplies, salaries for office personnel, depreciation on office equipment, licenses, and advertising. *Including General Overhead expenses in an Xactimate estimate*—General Overhead expenses are not included in Xactware’s unit pricing, but are typically added to the estimate as a percentage of the total bid along with the appropriate profit margin. These two costs together constitute what is normally referred to in the insurance restoration industry as General Contractor’s O&P, or just O&P. General Overhead and Profit percentages can be added in the Estimate Parameters window within an Xactimate estimate.

General Overhead and Profit percentages can be added in the Estimate Parameters window within an Xactimate estimate.

- **Job-Related Overhead** are expenses that can be attributed to a project, but cannot be attributed to a specific task and include any and all necessary expenses to complete the project other than direct materials and labor. *Examples (including but not limited to):* Project managers, onsite portable offices and restroom facilities, temporary power and fencing, security if needed, etc.

Including Job-Related Overhead expenses in an Xactimate estimate—Job Related Overhead expenses should be added as separate line items to the Xactimate estimate. This is done within the Line Item Entry window of an Xactimate estimate by selecting the proper price list items, or creating your own miscellaneous items.

- **Job-Personnel Overhead** represents the non-wage related expenses incurred by a General Contractor that are associated to having their own employees perform the work, or the total G&A expenses incurred by a professional Sub-Contractor when using their services. *Examples:* Vehicle costs, uniforms, mobile phones, depreciation on hand-tools owned by the company, etc. Job-Personnel Overhead also includes the portion of General and Administrative expenses and profit that correlate to employees performing billable tasks, and that are not included in the General Contractor O&P mark-up. These expenses will be incurred either by the general contractor using employees or by a sub-contractor, depending on who is actually performing the work. If the work is being sub-contracted, then these expenses are commonly called Sub-Contractor Overhead and Profit. *Including Job Personnel Overhead/Sub-Contractor O&P in an Xactimate estimate*—Job Personnel Overhead (or Sub-Contractor O&P) expenses are included in the Labor Overhead portion of each unit price in the Xactware price list. The Labor Overhead, along with expenses for Labor Burden and Worker Wage (wage paid to the individual) make up the Retail Labor Rate. For more information on Retail Labor Rates, see the white-paper in Xactware's [eService Center](#).

Updating the Labor Overhead portion of the Retail Labor Rate is done from the Component List of an Xactimate estimate. Once within the Component List, select the option to view Retail Labor Rate components. This list allows you to view and modify all Retail Labor Rates used within the estimate. Price changes to a Retail Labor Rate here will affect prices in all items in the estimate that use this Retail Labor Rate.

Xactware, Inc. publishes and makes unit price data available to all customers each month, based off market surveys.

Xactware, Inc. publishes and makes unit price data available to all customers each month, based off market surveys. Every effort has been made to ensure that Xactware's users can access, view, and modify all detail within the published unit prices.

The building cost data published by Xactware is not designed to be inclusive of sales tax, General O&P, or Job-Related O&P within the unit prices. These can be specified and added at print time after all line items have been listed. However, Xactware has designed flexibility into the system so this is not mandatory. Xactware's users have the option to add these costs to their line items as they choose. The Xactimate system is designed to provide full detail on all costs that are incurred.

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