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**Sent:** Tuesday, May 17, 2022 2:35 PM  
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**Cc:** Johan Luchsinger <[luchsingerj@baylisarchitects.com](mailto:luchsingerj@baylisarchitects.com)>  
**Subject:** RE: Average Grade - Proposed Code Amendment

Hi Stephanie,

This is great information, thanks so much for passing it on.

We're talking to our client about how they'd like to proceed, and this information about the code and possible timeline will be very helpful.

With regards to my experience with original grade on this site, we were able to get our grades back from the surveyor relatively quickly and they mostly matched what we were seeing in previous site surveys. The unknowns and seeming arbitrary value of original grade gives me pause since it seems much easier to determine existing grade, given that's what we're actually measuring.

A lot of the difficulty for us comes from the length and narrowness of our site, which also has a higher point in the middle, creating a more limited area where can locate the home, given current code using the low points. We're also in R-16, right on the cusp of R-20, so we don't get to take advantage of any bonuses.

It is true that an average grade plane calculation would allow a higher overall building plane for us, but we also lose the 36' horizontal height plane, which could have we could have benefited from on this site, given the slope. Overall, using an average grade plane allowed us a bit more freedom and flexibility with construction and design without an overall increase in maximum building height area.

I'm curious to keep this on my radar and would love to listen or attend the hearing if possible. Any chance the hearings are streamed online or are they only in person?

Thanks again for the information, this has been extremely helpful.

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