

ICC-ES Evaluation Report

ESR-4804

Reissued March 2024


This report also contains:

Subject to renewal March 2025

- CBC Supplement
- FBC Supplement
- LABC Supplement

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<p>DIVISION: 06 00 00— WOOD, PLASTICS AND COMPOSITES</p> <p>Section: 06 12 00— Structural Panels</p>	<p>REPORT HOLDER: LIM LIVING</p>	<p>EVALUATION SUBJECT: LIM LIVING PANELIZED HOME SYSTEM</p>	
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1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018 and 2015 [International Building Code® \(IBC\)](#)
- 2021, 2018 and 2015 [International Residential Code® \(IRC\)](#)

For evaluation for compliance with codes adopted by the Los Angeles Department of Building and Safety (LADBS), see [ESR-4804 LABC and LARC Supplement](#).

Properties evaluated:

- Structural

2.0 USES

The LIM Living Panelized Home System consists of wall, floor and roof panels that are used as load bearing wall, floor and roof panels in Type V construction in the IBC. The panels are alternatives to walls, floors and roofs designed and constructed in accordance with IBC Section 2306; and walls, floors and roofs installed in accordance with IBC Section 2308 or IRC Sections R502, R602 and R802. When installed under the IRC, an engineering design is required in accordance with IRC Section R301.1.3.

3.0 DESCRIPTION

3.1 General:

Each panel is factory-assembled and consists of bamboo plywood support members with wood-based sheathing panel facings. The facings are mechanically fastened to the support members in the manufacturer's location. The wall panel comes in nominal 24 inches wide by 96 inches long by 8.5 inches deep (609 mm by 2438 mm by 215 mm). The floor panel comes in nominal 24 inches wide by 112.5 inches long by 8 inches deep (609 mm by 2857 mm by 203 mm). The roof panel comes in nominal 16 inches wide by 112.5 inches long, tapered with nominal 8 inches deep on the low end and nominal 10.5 inches deep on the high end (406 mm by 2857 mm, tapered with 203 mm on low end and 266 mm on high end). See [Figures 1](#) through [3](#) for details.

3.2 Materials:

3.2.1 Support members: Each panel consists of support members cut from 3/4-inch-thick (19 mm) bamboo plywood sheets that come in 48 inches (1219 mm) widths and varies from 96 inches to 120 inches (2438 mm to 3048 mm) in length. The bamboo plywood is approved under LIM Living's quality documentation.

3.2.2 Facings:

3.2.2.1 Wall panels: For wall panels, the interior facing material is ½-inch-thick (12.7 mm) Medium Density Overlay (MDO) sheathing finished with either a polyurethane paint or high-pressure laminate and come in 48 inches (1219 mm) widths by 96 inches (2438 mm) lengths; and the exterior facing material is ½-inch-thick (12.7 mm) ZIP System® Wall Sheathing evaluated in [ESR-1474](#) that come in 48 inches (1219 mm) widths and varies from 108 inches to 120 inches (2743 mm to 3048 mm) in length. The facings and panel end caps are approved under LIM Living's quality documentation.

3.2.2.2 Floor panels: For floor panels, the top and bottom facing material is ½-inch-thick (12.7 mm) OSB sheathing in conformance with Exposure 1 requirements specified in United States Voluntary Product Standard US DOC PS-2 that come in 48 inches (1219 mm) widths and 120 inches (3048 mm) in length; and the panel end caps are ½-inch-thick (12.7 mm) ZIP System® Wall Sheathing evaluated in [ESR-1474](#) that come in 48 inches (1219 mm) widths and varies from 108 inches to 120 inches (2743 mm to 3048 mm) in length. The facings are approved under LIM Living's quality documentation.

3.2.2.3 Roof panels: For roof panels, the interior (ceiling) facing material is ½-inch-thick (12.7 mm) Medium Density Overlay (MDO) sheathing finished with a polyurethane paint or high-pressure laminate that come in 48 inches (1219 mm) widths by 96 inches (2438 mm) lengths; and the exterior facing material is ½-inch-thick (12.7 mm) OSB sheathing in conformance with Exposure 1 requirements specified in United States Voluntary Product Standard US DOC PS-2 that come in 48 inches (1219 mm) widths and 120 inches (3048 mm) in length, and panel end caps are ½-inch-thick (12.7 mm) ZIP System® Wall Sheathing evaluated in [ESR-1474](#) that come in 48 inches (1219 mm) widths and varies from 108 inches to 120 inches (2743 mm to 3048 mm) in length. The facings and panel end caps are approved under LIM Living's quality documentation.

3.2.2.4 Surface burning characteristics of interior facing materials: ½-inch-thick (12.7 mm) Medium Density Overlay (MDO) sheathing with a polyurethane paint has a flame spread index of 75 or less and a smoke-developed index of 450 or less. ½-inch-thick (12.7 mm) Medium Density Overlay (MDO) sheathing with a high-pressure laminate has a flame spread index of 200 or less and a smoke-developed index of 450 or less. Both are in accordance with 2021 and 2018 IBC Section 803.1.2 (2015 IBC Section 803.1.1) and IRC Section R302.9.

3.2.3 Factory-supplied lumber materials:

3.2.3.1 Rimboard: Rimboard are factory installed in floor panels and located at the wall-to-floor connections. They consist of nominal 2-by-10 Laminated Strand Lumber (LSL) engineered wood lumber evaluated in [ESR-1387](#); rimboard are factory installed in roof panels and located at the wall-to-roof panel connections. they consist of either nominal 2-by-8 or 2-by-10 solid sawn Douglas fir #1 kiln dried lumber. The rimboard are approved under LIM Living's quality documentation. See [Figures 4](#) and [5](#) for more details.

3.2.3.2 Header/Top Plate materials: Header/Top Plate materials used to connect wall and roof panels together consist of continuous factory assembled members built up from nominal 2-by-4 and 2-by-6 solid sawn Douglas fir #1 kiln dried lumber and are approved under LIM Living's quality documentation. See [Figures 4](#) and [5](#) for more details.

3.2.3.3 Sill Plate Materials: Sill plate materials used to connect wall and floor panels together consist of nominal 2-by-6 Laminated Strand Lumber (LSL) engineered wood lumber evaluated in [ESR-1387](#); and are approved under LIM Living's quality documentation. See [Figures 4](#) and [5](#) for more details.

3.2.4 Fasteners: The fasteners used to connect the facings and end caps to the support members, rimboard and lumber materials between panel-to-panel connections are approved under LIM Living's quality documentation. See [Figures 4](#) and [5](#) for more details.

4.0 DESIGN AND INSTALLATION

4.1 Design:

The LIM Living walls, floors and roof panels are limited to the allowable loads and loading conditions indicated in [Tables 1](#) through [5](#) of this report. The allowable loads shown in these tables are the allowable loads of the panels only and do not include consideration of the elements supporting the panels, which must be designed, detailed and constructed to comply with the requirements of the IBC and IRC, as applicable.

Where loading conditions result in the panels resisting combined stresses, the sum of the ratios of actual load over allowable load must be less than 1.0.

4.2 Installation:

4.2.1 General: The panels must be installed in accordance with the manufacturer's published installation instructions, this evaluation report and the plans and specifications approved by the code official. The manufacturer's published installation instructions and this report must be strictly adhered to, and a copy of the instructions must be available at all times on the jobsite during installation.

4.2.2 Walls: The wall panels have recesses at the top and bottom panel edges, where the top recess receives one factory assembled continuous header/top plate consisting of one (1) nominal 2-by-6 and two (2) nominal 2-by-4 Douglas fir lumber installed on edge and the bottom recess receives one normal 2-by-6 LSL engineered wood lumber, as evaluated under [ESR-1387](#), installed horizontally. The top Douglas fir lumber and the bottom LSL lumber must be field-fastened to the facings and rimboard with ¼ x 3 inch long (6 mm x 76 mm) wood screws spaced 4 inches (101 mm) on center as indicated on the details in [Figures 4](#) and [5](#). When the panels are connected together, there is a 1/8-inch-gap (3 mm) between facings using #9 screws spaced at 4 inches (101 mm) on center. The exterior ZIP System Wall Sheathing panel seams will need to be finished in accordance with the installation section of [ESR-1474](#). The walls must be covered with an approved wall covering in accordance with IBC Chapter 14 or IRC Chapter 7. See [Figures 4](#) and [5](#) for details.

4.2.3 Floors: The floor panels have nominal 2-by-10 LSL engineered wood lumber as evaluated under [ESR-1387](#) at the ends, where nominal 2-by-6 LSL engineered wood lumber sill plate is butted up against the 2-by-10 LSL engineered wood lumber and fastened with ¼ x 3 inch long (6 mm x 76 mm) wood screws spaced 4 inches (101 mm) on center as indicated on the details in [Figures 4](#) and [5](#). When the panels are connected together, there is a 1/8-inch-gap (3 mm) between the facings using #9 screws spaced at 4 inches (101 mm) on center. The exterior ZIP System Wall Sheathing panel end cap seams will need to be finished in accordance with the installation section of [ESR-1474](#). See [Figures 4](#) and [5](#) for details.

4.2.4 Roofs: The roof panels have recesses at the ends of the bottom side, where each recess receives one factory assembled continuous header/top plate consisting of one (1) nominal 2-by-6 and two (2) nominal 2-by-4 Douglas fir lumber installed on edge. The Douglas fir lumber must be field-fastened to the panel facings with ¼ x 3 inch long (6 mm by 76 mm) wood screws spaced 4 inches (101 mm) on center as indicated on the details in [Figures 4](#) and [5](#). When the panels are connected together, there is a 1/8-inch-gap (3 mm) between facings using #9 screws spaced at 4 inches (101 mm) on center. The exterior ZIP System Wall Sheathing panel end cap seams will need to be finished in accordance with the installation section of [ESR-1474](#). The roofs must be covered with an approved roof covering in accordance with IBC Chapter 15 or IRC Chapter 9. See [Figures 4](#) and [5](#) for details.

4.2.5 Panel Facer Penetrations:

Penetrations on facers may be installed in the panels during fabrication at predetermined locations only, which are shop-installed with no more than three penetrations at 16 square inches (10322 mm²) each per panel. Penetrations larger than 16 square inches (10322 mm²) must be designed and detailed by a registered design professional.

Where penetrations interrupt or reduce the cross section of a wall panel, a method of strengthening the panel at that point for both lateral and plate axial loads shall be designed and detailed by a registered design professional.

4.3 Alternate braced wall panels under the IRC:

When installed under the IRC, LIM Living 4 x 8 wall panels are limited to one-story residential dwellings up to 625 square feet (58 square meters), based on the prescribed braced wall panel Method GB (Gypsum Board) as defined in IRC Section R602.10 for Seismic Design Categories (SDC) D₀, D₁, and D₂ and for ultimate design wind speeds less than or equal to 120 mph Exposure B.

For SDC E, IRC Section R301.2.2.1.2(2) allows for buildings located in SDC E to be permitted and reclassified as being in SDC D₂.

See [Table 6](#) for installation requirements.

5.0 CONDITIONS OF USE:

The LIM Living Panelized Home System described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The panels must be fabricated, identified and installed in accordance with this report and the manufacturer's published installation instructions. In the event of a conflict between this report and the manufacturer's published installation instructions, the more restrictive governs.
- 5.2 Design loads to be resisted by the panels must be determined in accordance with the applicable code, and must be equal to, or less than, the values given in [Tables 1](#) through [5](#) of this report.
- 5.3 All construction documents specifying the panels must comply with the design limitations of this report. Design calculations and details for the specific applications must be furnished to the code official verifying compliance with this report and applicable codes. The documents must be prepared by registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
- 5.4 All roof-to-wall and wall-to-floor construction joint details must be designed such that gravity loads are applied to the wall panels as a uniformed concentric axial load over the entire wall panel thickness.
- 5.5 The transfer of vertical and lateral loads from the roof or floor diaphragm into the shear wall and from the shear wall to the foundation is outside the scope of this report.
- 5.6 Connection and attachments of the panels to framing and headers are outside the scope of this report and must be addressed in the design calculations and details.
- 5.7 Bottom of floor panels shall be installed at a minimum 18 inches (457 mm) above finish grade in accordance with IBC Section 2304.12.1.1 and IRC Section R317.1.
- 5.8 When wall panels are used for shear walls under the IBC and IRC, the wall panels are limited to use in Seismic Design Categories A, B, and C. When 4x8 wall panels are used as braced wall panels under the IRC, the wall panels must be installed in accordance with Section 4.3 of this report.
- 5.9 Use of panels in fire-resistance-rated assemblies are outside the scope of this report.
- 5.10 The panels and their attachments shall be subject to inspection by the code official prior to their being covered with an approved wall or roof covering.
- 5.11 The panels are produced under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

- 6.1 Transverse, axial compressive and in-shear structural load tests are in accordance with ASTM E72.
- 6.2 Concentrated load / punching shear tests of floor and roof panels in accordance with ASTM E661.
- 6.3 Surface-burning Characteristics tests in accordance with ASTM E84.
- 6.4 Data in accordance with [ICC-ES Acceptance Criteria for Establishing Equivalency of Prefabricated Wall Panels to Prescribed Braced Wall Panels Under the IRC for Use in One-Story Residential Dwellings \(AC553\)](#), dated October 2023.
- 6.5 Quality documentation.

7.0 IDENTIFICATION

- 7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-4804) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.
- 7.2 In addition, each LIM Living panel must be identified by a stamp or label on the panel that includes the name and address of the report holder (LIM Living).
- 7.3 The report holder's contact information is the following:

LIM LIVING
8075 EAST CRYSTAL DRIVE
ANAHEIM, CALIFORNIA 92807
(949) 385-1626
www.limliving.com

TABLE 1: ALLOWABLE WALL PANEL AXIAL COMPRESSIVE LOADS (PLF)^{1,2}

NOMINAL PANEL SIZE (width and height, feet)	NOMINAL PANEL THICKNESS (inches)	ALLOWABLE AXIAL LOAD
2 X 8	8.50	1904

For SI: 1 inch = 25.4 mm; 1 foot = 305 mm; 1 plf = 14.6 N/m

¹Allowable axial load is assumed to be uniformly distributed at the top of the wall panels centered on the panel thickness ²Installation of panels must comply with Section 4.2 of this report.

TABLE 2: ALLOWABLE WALL PANEL IN-PLANE SHEAR LOADS (PLF)^{1,2,3}

NOMINAL PANEL SIZE (width and height, feet)	NOMINAL PANEL THICKNESS (inches)	ALLOWABLE SHEAR LOAD AT 1/8 INCH DEFLECTION	ALLOWABLE SHEAR LOAD AT 1/2 INCH DEFLECTION	ALLOWABLE SHEAR LOAD (ULTIMATE /3)
2 X 8	8.50	151	226	366
4 X 8	8.50	172	532	666

For SI: 1 inch = 25.4 mm; 1 foot = 305 mm; 1 plf = 14.6 N/m

¹Panels are limited to Seismic Design Categories A, B and C only.

²Tabulated values include panel and panel-to-panel connections, where the maximum height to width ratio for 2x8 panels is 4:1 and the maximum height to width ratio for 4x8 panels is 2:1.

³Installation of panels must comply with Section 4.2 of this report.

TABLE 3 – ALLOWABLE WALL PANEL POSITIVE AND NEGATIVE TRANSVERSE LOADS (PSF)^{1,2,3}

NOMINAL PANEL SIZE (width and height, feet)	NOMINAL PANEL THICKNESS (inches)	DEFLECTION LIMITS	POSITIVE LOAD	NEGATIVE LOAD
2 X 8	8.50	L/360	56	56
		L/240	79	81
		L/180	102	110
		Ultimate / 3	93	93

For SI: 1 inch = 25.4 mm; 1 foot = 305 mm; 1 psf = 47.9 Pa

¹Deflection limit must be selected by the building designer based on the serviceability (deflection) requirements of the structure (IBC Section 1604.3).

²Tabulated values are uniformly applied loads.

³Installation of panels must comply with Section 4.2 of this report.

TABLE 4 – ALLOWABLE ROOF PANEL POSITIVE AND NEGATIVE TRANSVERSE LOADS (PSF)^{1,2,3}

NOMINAL PANEL SIZE (width and height, feet) ⁴	NOMINAL TAPERED PANEL THICKNESS (inches)	DEFLECTION LIMITS	POSITIVE LOAD	NEGATIVE LOAD
4 x 9.375	LOW END = 8 HIGH END = 10.5	L/360	75	94
		L/240	108	136
		L/180	142	179
		Ultimate / 3	93	93

For SI: 1 inch = 25.4 mm; 1 foot = 305 mm; 1 psf = 47.9 Pa

¹Deflection limit must be selected by the building designer based on the serviceability (deflection) requirements of the structure (IBC Section 1604.3).

²Tabulated values are uniformly applied loads and panel-to-panel connections.

³Installation of panels must comply with Section 4.2 of this report.

⁴Panel size consists at minimum three – 1.333 feet (16 inches) wide x 9.375 feet long panels.

TABLE 5 – ALLOWABLE FLOOR PANEL POSITIVE AND NEGATIVE TRANSVERSE LOADS (PSF)^{1,2,3}

NOMINAL PANEL SIZE (width and height, feet) ⁴	NOMINAL PANEL THICKNESS (inches)	DEFLECTION LIMITS	POSITIVE LOAD	NEGATIVE LOAD
4 x 9.375	8	L/360	115	100
		L/240	169	145
		L/180	217	187
		Ultimate / 3	93	93

For **SI**: 1 inch = 25.4 mm; 1 foot = 305 mm; 1 psf = 47.9 Pa

¹Deflection limit must be selected by the building designer based on the serviceability (deflection) requirements of the structure (IBC Section 1604.3).

²Tabulated values are uniformly applied loads and panel-to-panel connections.

³Installation of panels must comply with Section 4.2 of this report.

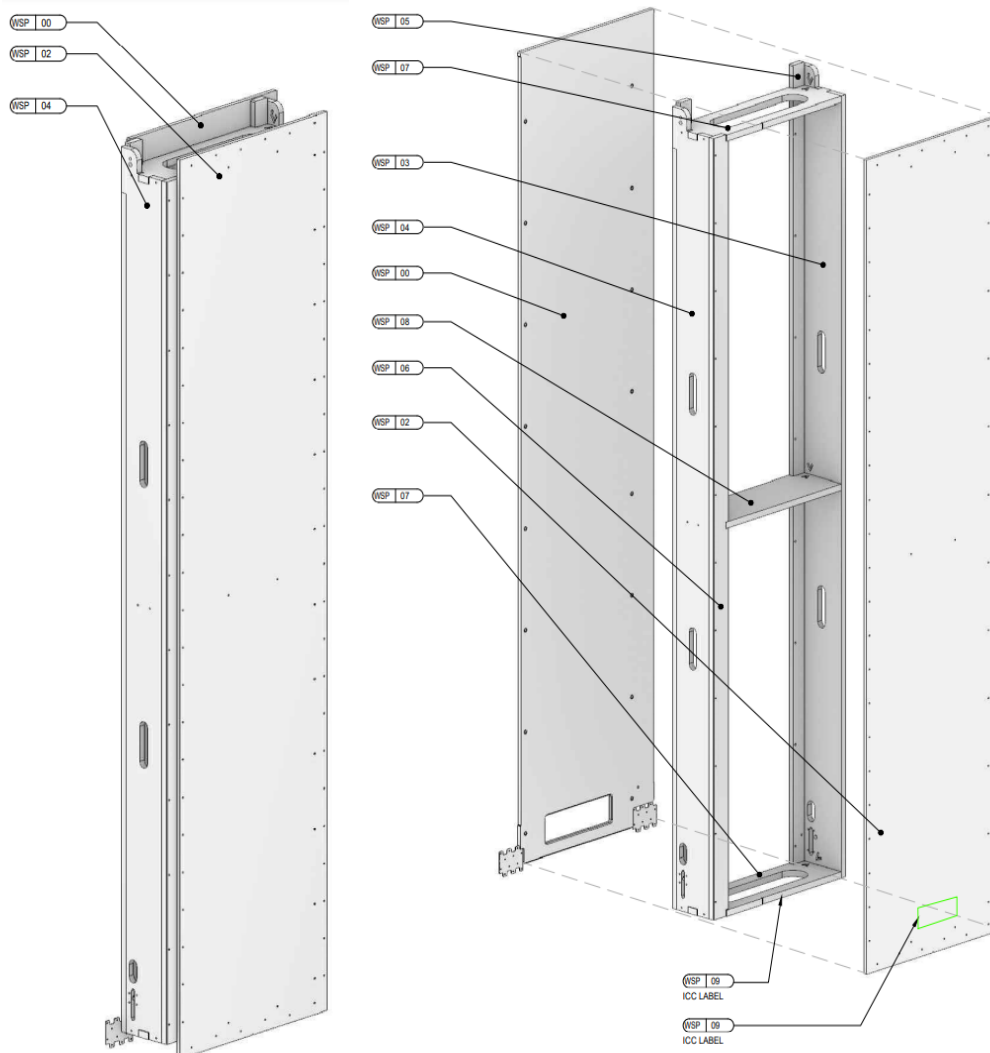
⁴Panel size consists at minimum of two – 2 feet wide x 9.375 feet long panels.

TABLE 6- LIM LIVING 4X8 WALL PANELS REQUIREMENTS UNDER SECTION 4.3 (METHOD GB)³

Properties for residential dwellings under the IRC	Allowances
Maximum number of stories (Maximum square footage)	One story (625 maximum square footage)
Maximum wall height per IRC Table R602.10.3(3)	10 feet
Maximum Braced Wall Line Spacing per IRC Table R602.10.3(3)	25 feet
Maximum Seismic Design Category (SDC) allowed per IRC Table R602.10.3(3) ²	D ₂
Minimum total length of prefabricated wall panels required along each braced wall line	See IRC Table R602.10.3(3)
Maximum aspect ratio ¹	2:1
Wall dead load per IRC Table R602.10.3(4)	> 8 psf and ≤ 15 psf
Maximum roof/ceiling dead load per IRC Table R602.10.3(3)	15 psf
Maximum floor dead load per IRC Table R602.10.3(3)	10 psf

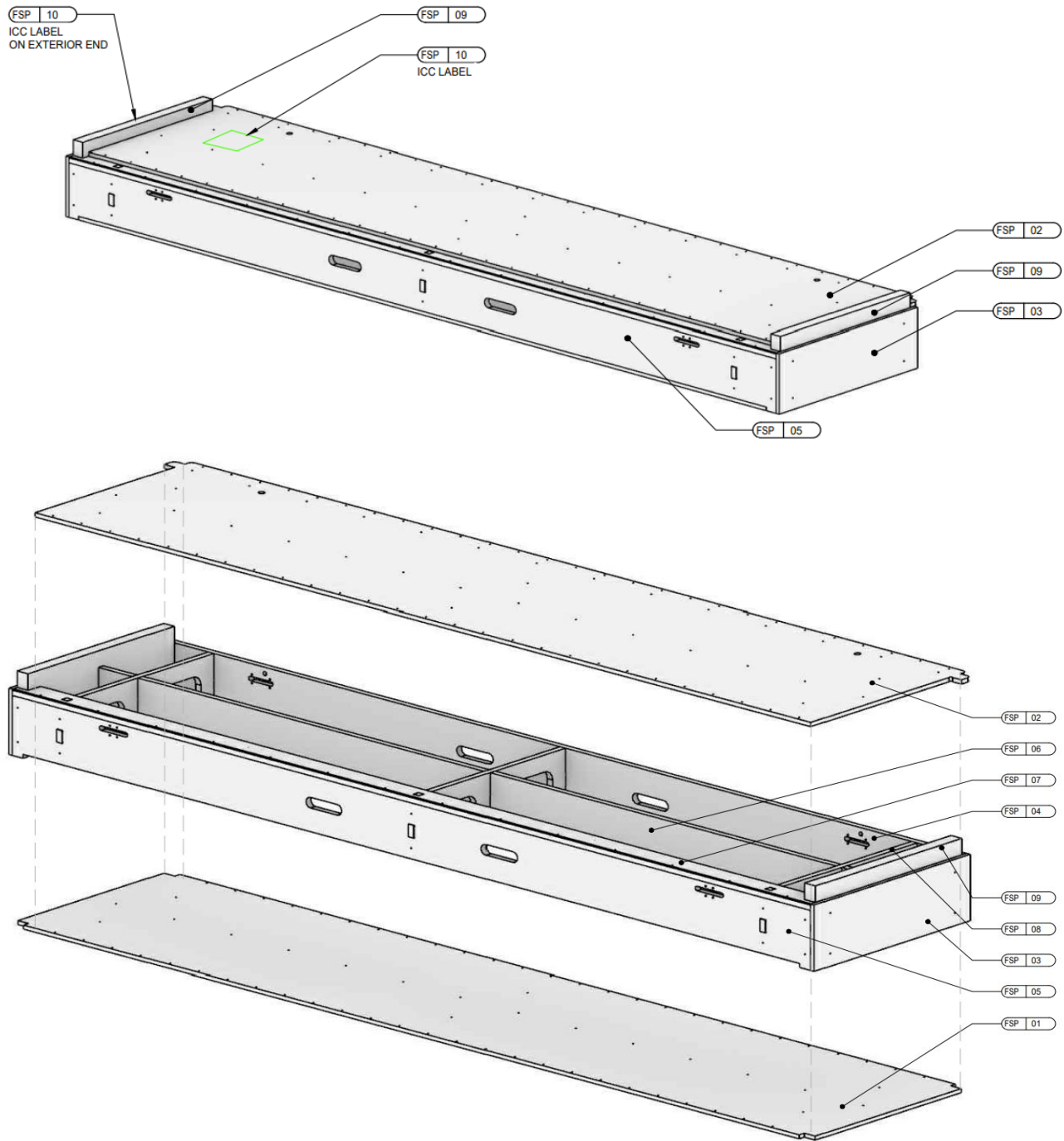
For **SI**: 1 foot = 304.8 mm, 1 psf = 47.9 Pa

- Aspect ratio for IRC Method GB (Gypsum Board) based on maximum allowed by AWC SDPWS Table 4.3.3.
- IRC Section R301.2.2.1.2(2) allows for buildings installed in SDC E using SDC D₂ prescribed requirements.
- The length-to-width ratio for the floor / roof diaphragm shall not exceed 3:1.



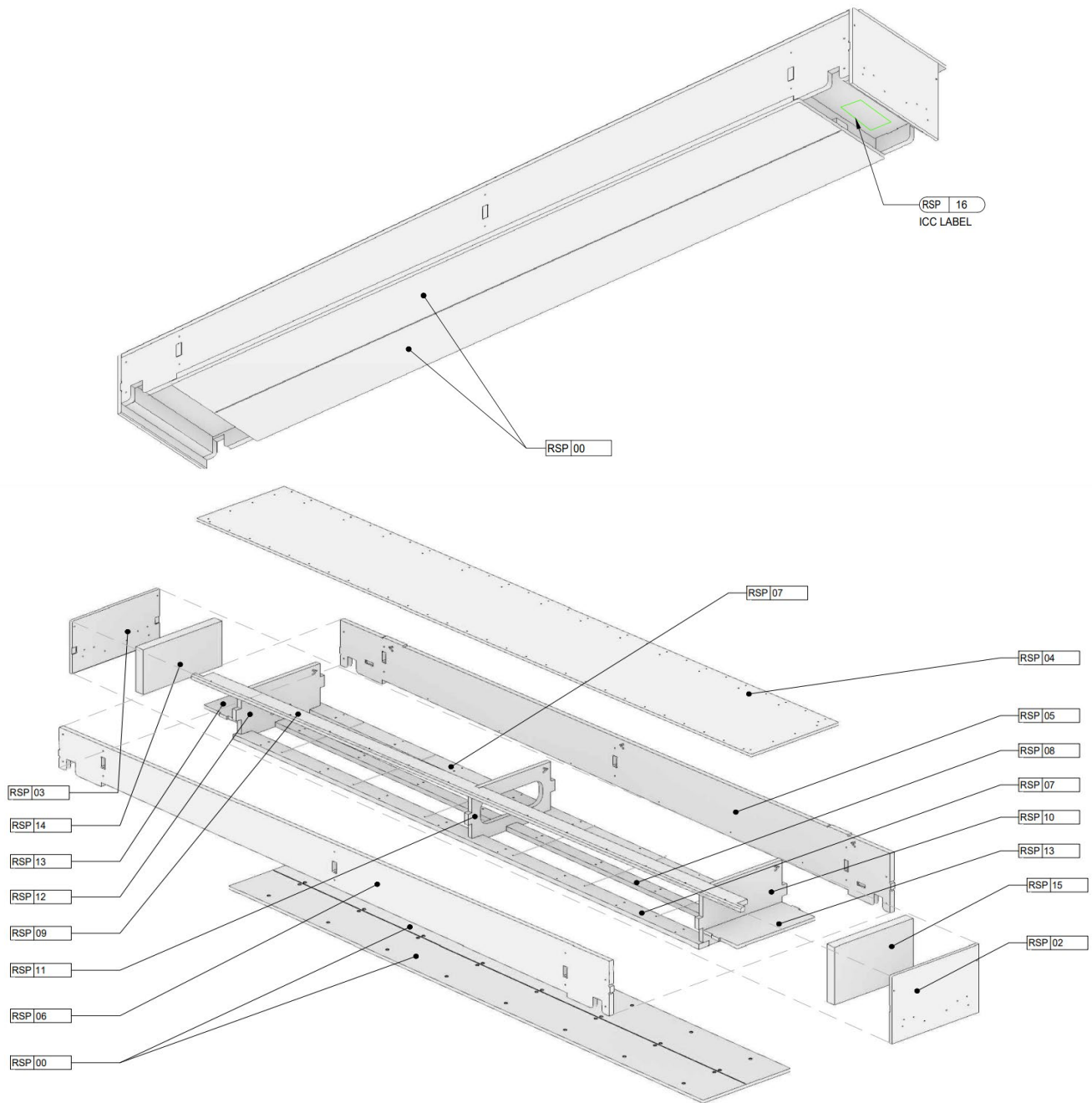
Item	Part Number	Description	QTY.	Material ID	Material Description
1	WSP-00	Interior Face	1	CM00	Interior MDO Plywood Sheet 1/2" x 4' x 8'
2	WSP-02	Exterior Sheathing	1	CM07	1/2" ZIP OSB
3	WSP-03	Vertical Frame Right	1	CM01	3/4" Bamboo Plywood 4'x8'
4	WSP-04	Vertical Frame Left	1	CM01	3/4" Bamboo Plywood 4'x8'
5	WSP-05	Vertical Substrate Interior	2	CM01	3/4" Bamboo Plywood 4'x8'
6	WSP-06	Vertical Substrate Sheathing	1	CM01	3/4" Bamboo Plywood 4'x8'
7	WSP-07	Horizontal Bracing End	2	CM01	3/4" Bamboo Plywood 4'x8'
8	WSP-08	Horizontal Bracing Middle	1	CM01	3/4" Bamboo Plywood 4'x8'
9	WSP-09	ICC Label	2	N/A	N/A

FIGURE 1 – WALL PANEL DETAILS



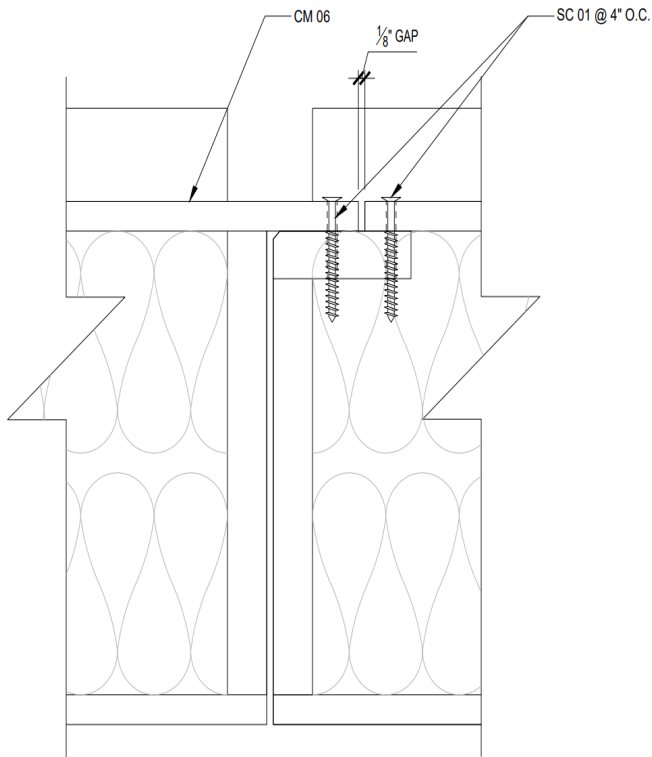
Item	Part Number	Description	QTY.	Material ID	Material Description
1	FSP-01	Insulation Cover	1	CM06	1/2" Reg OSB
2	FSP-02	Subfloor	1	CM06	1/2" Reg OSB
3	FSP-03	Exterior End Sheathing	2	CM07	1/2" ZIP OSB
4	FSP-04	Frame Right Side	1	CM03	3/4" Bamboo Plywood, 4'x10'
5	FSP-05	Frame Left Side	1	CM03	3/4" Bamboo Plywood, 4'x10'
6	FSP-06	Frame Middle	1	CM03	3/4" Bamboo Plywood, 4'x10'
7	FSP-07	Flat Substrate	1	CM03	3/4" Bamboo Plywood, 4'x10'
8	FSP-08	Cross Bracing	3	CM01	3/4" Bamboo Plywood, 4'x8'
9	FSP-09	Ringboard	2	CM10	2x10 LSL Engineered Lumber
10	FSP-10	ICC Label	2	N/A	N/A

FIGURE 2 – FLOOR PANEL DETAILS

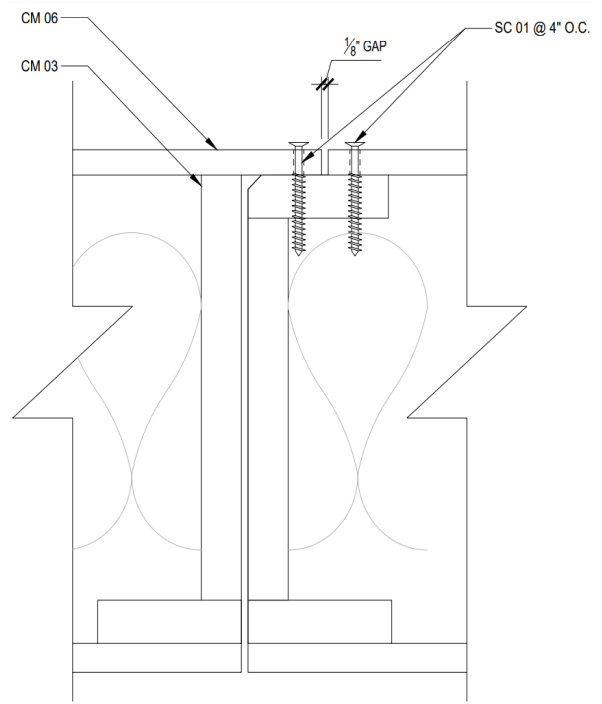


Item	Part Number	Description	QTY.	Material ID	Material Description
1	RSP-00	Interior Face Half	2	CM00	Interior MDO Plywood Sheet 1/2" x 4' x 8'
2	RSP-02	Exterior Sheathing High	1	CM07	1/2" ZIP OSB
3	RSP-03	Exterior Sheathing Low	1	CM08	1/2" ZIP OSB
4	RSP-04	Exterior Top	1	CM06	1/2" Reg OSB
5	RSP-05	Frame Right Side	1	CM03	3/4" Bamboo Plywood 4'x10'
6	RSP-06	Frame Left Side	1	CM03	3/4" Bamboo Plywood 4'x10'
7	RSP-07	Substrate Interior Side	2	CM03	3/4" Bamboo Plywood 4'x10'
8	RSP-08	Substrate Interior Middle	1	CM03	3/4" Bamboo Plywood 4'x10'
9	RSP-09	Substrate Exterior	1	CM03	3/4" Bamboo Plywood 4'x10'
10	RSP-10	Cross Bracing High	1	CM03	3/4" Bamboo Plywood 4'x10'
11	RSP-11	Cross Bracing Middle	1	CM03	3/4" Bamboo Plywood 4'x10'
12	RSP-12	Cross Bracing Low	1	CM03	3/4" Bamboo Plywood 4'x10'
13	RSP-13	Insulation Support	2	CM06	1/2" Reg OSB
14	RSP-14	2x8 Low End Block	1	CM16	2x8 Klin Dried #1 & Better Douglas Fir
15	RSP-15	2x10 High End Block	1	CM17	2x10 Klin Dried #1 & Better Douglas Fir
16	RSP-16	ICC Label	2	N/A	N/A

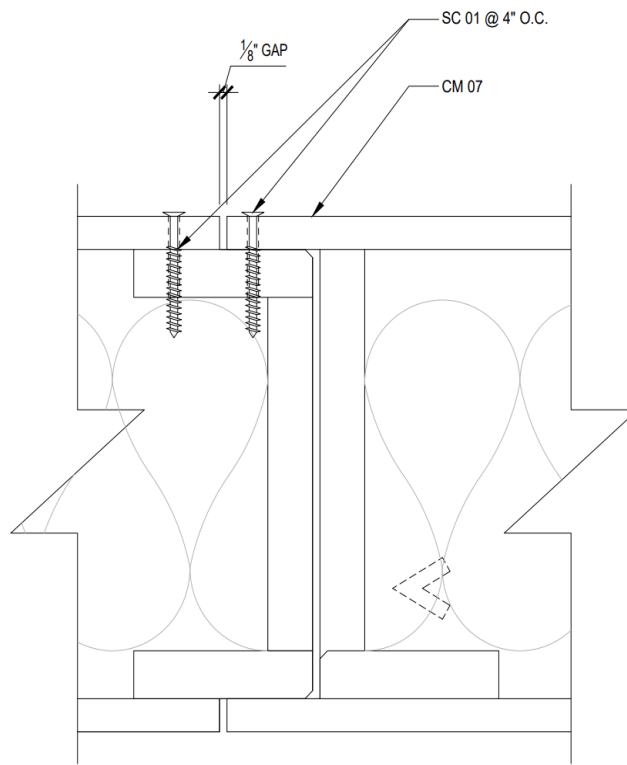
FIGURE 3 – ROOF PANEL DETAILS



PANEL CONNECTION DETAILS - FLOOR

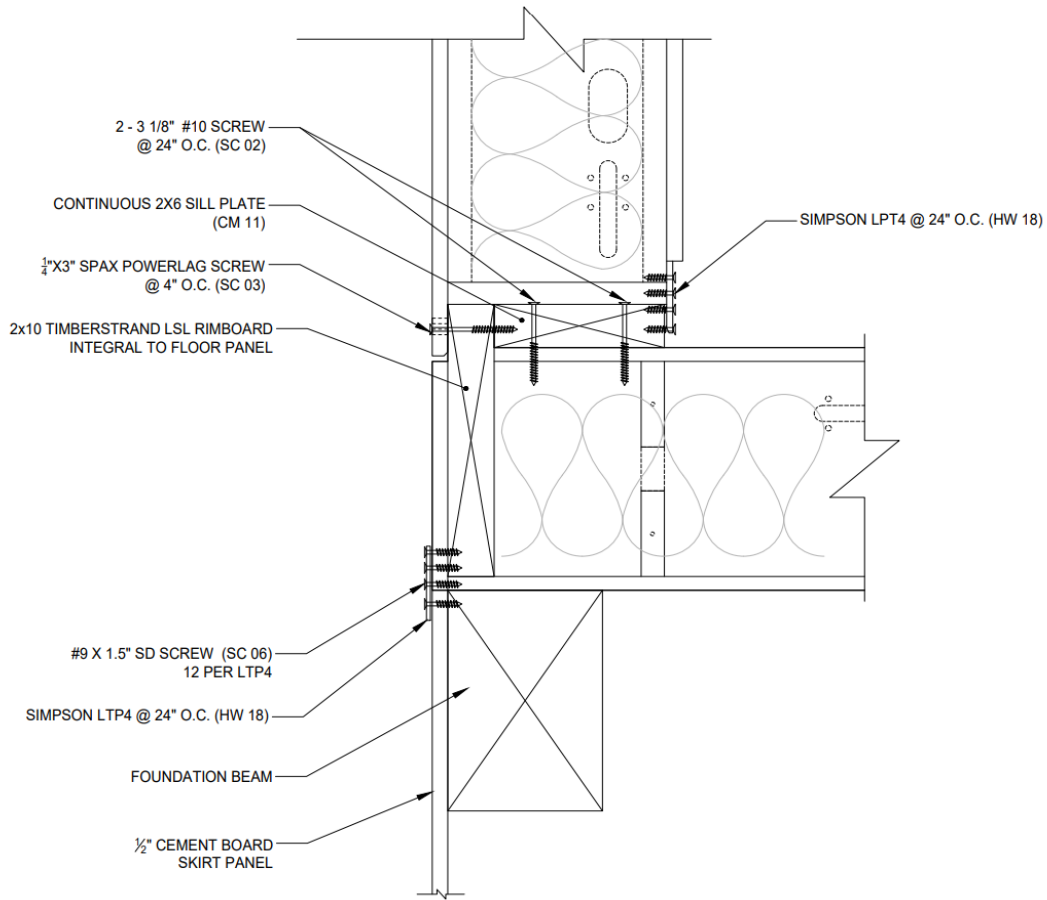


PANEL CONNECTION DETAILS - ROOF

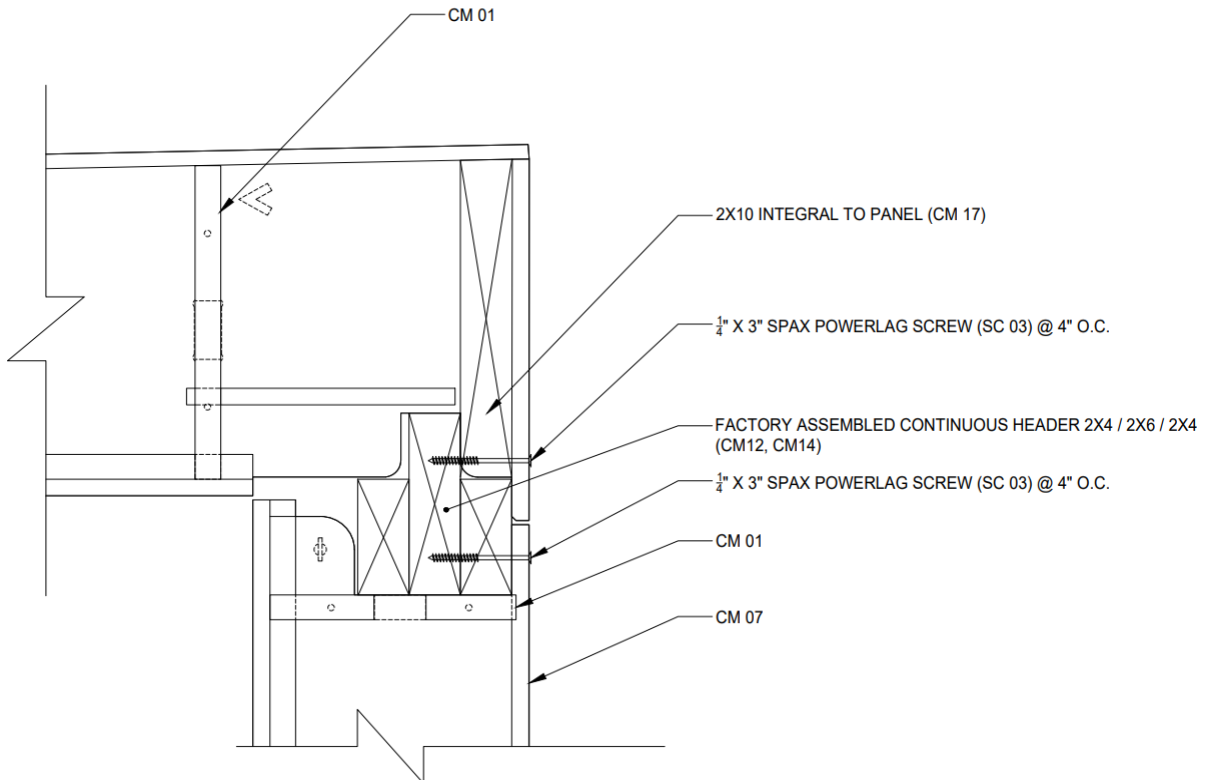


PANEL CONNECTION DETAILS - WALL

FIGURE 4 – PANEL CONNECTION DETAILS

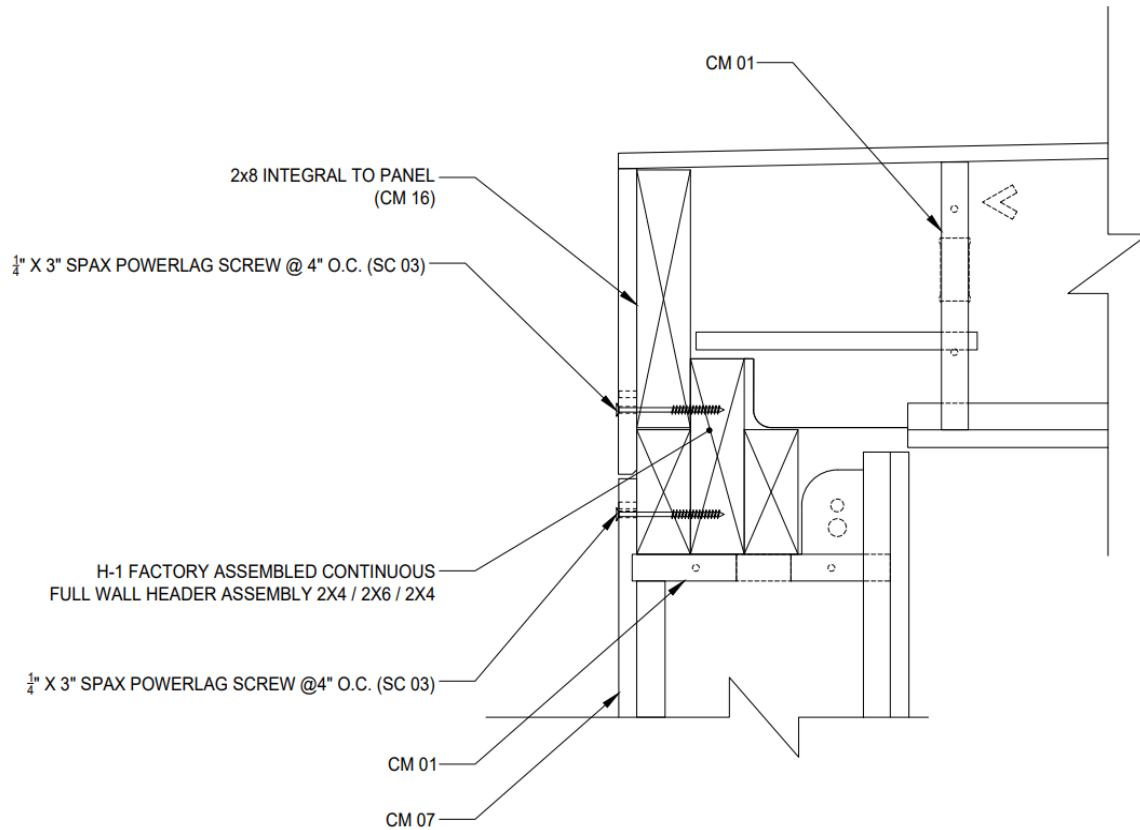


PANEL CONNECTION DETAILS – WALL TO FLOOR



PANEL CONNECTION DETAILS – WALL TO ROOF (HIGH END)

FIGURE 4 – PANEL CONNECTION DETAILS (CONTINUED)



PANEL CONNECTION DETAILS – WALL TO ROOF (LOW END)
FIGURE 4 – PANEL CONNECTION DETAILS (CONTINUED)

ICC-ES Panel Material Schedule

Construction Material

ID#	Description	Material	Application Note
CM01	Bamboo 3/4" x 4' x 8' Sheet	Bamboo 3 Ply, Vertical	Panel Structural Frame
CM03	Bamboo 3/4" x 4' x 10' Sheet	Bamboo 3 Ply, Vertical	Panel Structural Frame
CM00	Interior Plywood Sheet 1/2" x 4' x 8' sheet	MDO Plywood	Interior Wall Face
CM06	Regular OSB 4' x 10' Sheet	OSB	Floor and Roof Exterior Faces, Subfloor Face
CM07	ZIP OSB 1/2" x 4' x 9' Sheet	ZIP OSB	Wall Panel Exterior Face
CM08	ZIP OSB 1/2" x 4' x 10' Sheet	ZIP OSB	Floor & Roof Panel End Caps
CM10	LSL Engineered Lumber 2 x 10 x 10'	Engineered OSB	Floor Panel Ringboard
CM11	LSL Engineered Lumber 2 x 6 x 12'	Engineered OSB	Footer Beam
CM12	Lumber 2 x 6, 12' long	Douglas Fir Kiln Dried	Header Beam
CM13	Lumber 2 x 4, 8' long	Douglas Fir Kiln Dried	Roof Panel Structure
CM14	Lumber 2 x 4, 12' long (header)	Douglas Fir Kiln Dried	Header Beam
CM16	Lumber 2 x 8, 8' long	Douglas Fir Kiln Dried	Roof Panel End Block
CM17	Lumber 2 x 10, 8' long	Douglas Fir Kiln Dried	Roof Panel End Block

Fastener

ID#	Description	Material	Application Note
SC01	Screw #9 x 2" Exterior	Climatek Coated	Frame Structure, Overlap Substrate
SC02	Screw #10 x 3-1/8" Exterior	Climatek Coated	Header/Footer Beams, Deck Frame
SC03	Screw 1/4 in. x 3 in. T-Star Washer Head X	Carbon Steel Coated	Fasten Panels to Header & Footer
SC04	Threaded Insert Nut, Flanged, 1/4"-20	Zinc Alloy	Hold Interior Wall onto panel frame
SC05	Insert screw 1-1/8" PH3 MS, 1/4"-20 thread	Stainless Steel	Hold Interior Wall onto panel frame
SC06	Connector Screws #9 x 1.5", Structural	Class 55 Galvanized	For use with LTP4 in wall mounting & floor strapping

Hardware

ID#	Description	Material	Application Note
HW18	Tie Plate - Simpson LTP4 20 Gauge	G90 Galvanized Steel	Mount wall to sill plate; strap floor to foundation beam

FIGURE 5 – PANEL COMPONENTS

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES
Section: 06 12 00—Structural Panels

REPORT HOLDER:

LIM LIVING

EVALUATION SUBJECT:

LIM LIVING PANELIZED HOME SYSTEM

1.0 REPORT PURPOSE AND SCOPE**Purpose:**

The purpose of this evaluation report supplement is to indicate that the LIM Living Panelized Home System, described in ICC-ES evaluation report [ESR-4804](#), has also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2023 *City of Los Angeles Building Code* (LABC)
- 2023 *City of Los Angeles Residential Code* (LARC)

2.0 CONCLUSIONS

The LIM Living Panelized Home System, described in Sections 2.0 through 7.0 of the evaluation report [ESR-4804](#), complies with the LABC Chapter 8 and 23, and the LARC, and is subject to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The LIM Living Panelized Home System described in this evaluation report supplement must comply with all of the following conditions:

- All applicable sections in the evaluation report [ESR-4804](#).
- The design, installation, conditions of use and identification are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report [ESR-4804](#).
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16 and 17, as applicable.
- Under the LARC, an engineered design in accordance with LARC Section R301.1.3 must be submitted.

This supplement expires concurrently with the evaluation report, reissued March 2024.

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES
Section: 06 12 00—Structural Panels

REPORT HOLDER:

LIM LIVING

EVALUATION SUBJECT:

LIM LIVING PANELIZED HOME SYSTEM

1.0 REPORT PURPOSE AND SCOPE**Purpose:**

The purpose of this evaluation report supplement is to indicate that LIM Living Panelized Home System, described in ICC-ES evaluation report ESR-4804, has also been evaluated for compliance with the code(s) noted below.

Applicable code edition(s):

- 2022 California Building Code® (CBC)

For evaluation of applicable Chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2022 California Residential Code® (CRC)

2.0 CONCLUSIONS**2.1 CBC:**

The LIM Living Panelized Home System, described in Sections 2.0 through 7.0 of the evaluation report ESR-4804, complies with CBC Chapters 8 and 23, provided the design and installation are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 16 and 17, as applicable.

2.1.1 OSHPD: The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA: The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The LIM Living Panelized Home System, described in Sections 2.0 through 7.0 of the evaluation report ESR-4804, complies with CRC, provided the design and installation are in accordance with the 2021 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued March 2024.

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES
Section: 06 12 00—Structural Panels

REPORT HOLDER:

LIM LIVING

EVALUATION SUBJECT:

LIM LIVING PANELIZED HOME SYSTEM

1.0 REPORT PURPOSE AND SCOPE**Purpose:**

The purpose of this evaluation report supplement is to indicate that the LIM Living Panelized Home System, described in ICC-ES evaluation report ESR-4804, has also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2020 Florida Building Code—Building
- 2020 Florida Building Code—Residential

2.0 CONCLUSIONS

The LIM Living Panelized Home System, described in Sections 2.0 through 7.0 of ICC-ES evaluation report ESR-4804, complies with the *Florida Building Code – Building* and the *Florida Building Code – Residential*. The design requirements must be determined in accordance with the *Florida Building Code-Building* or the *Florida Building Code-Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-4804 for the 2018 *International Building Code*® meet the requirements of the *Florida Building Code-Building* or the *Florida Building Code-Residential*, as applicable.

Use of the LIM Living Panelized Home System for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code-Building* or the *Florida Building Code-Residential* has not been evaluated and is outside the scope of this supplemental report.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued March 2024.