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# CITY OF MERCER ISLAND

## DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)

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## CONDITIONS OF PERMIT APPROVAL

Date: November 8, 2018

Permit Number: 1709-164

Name: New Horizon Real Estate  
Development Lot 1

Address: 8375 E Mercer Way, 98040

**City inspections are required for all phases of work. Schedule inspections online at [MyBuildingPermit.com](http://MyBuildingPermit.com) or call (206) 275-7730 and leave a voicemail message.**

### General

1. These conditions are part of your plan approval. Failure to comply could result in a stop work order and/or fine. This document must be read and signed by the owner/representative prior to construction.
2. Mechanical, plumbing, and electrical work are covered under your building permit only if you have paid the fee for a combination permit. If you do not have a combination building permit, separate permits will be required for mechanical, plumbing, and electrical work.
3. A separate permit is required for demolition, side sewer, water meter, right-of-way, rockery, retaining wall, grading, tree, fire protection, and irrigation work.
4. A pre-construction meeting between City Staff and the owner, contractor, or responsible representative will be required on all projects that have a stormwater permit, new water service, or more than 500 sf. of new impervious surface per Mercer Island City Code (MICC) 19.07.010 (A)(4). A pre-construction meeting may also be required as determined by City Staff. Call the In section Request Line at (206) 275-7730 to schedule a meeting 24-hours prior to the start of construction.
5. The approved plans and building permit are to be at the building site at all times. Place in a protected, but available location.
6. Build from the permitted set of plans *only*. Do not remove any attachments to the plans. Additional copies of the permit plan sets may be purchased through the City if needed for sub-contractors, etc.
7. This permit is issued based upon the assumption and certification that the owner controls all rights to develop this property as proposed, including the air-rights to accommodate the height of the structure(s).
8. The City requires a three-day advanced notification for all final inspections. All other permits including tree, fire, site restoration, double check valve assemblies, right-of-way use, etc. must be complete before final building inspection can be scheduled.
9. MICC 19.09.050 (4)(G) requires that house numbers be provided that are at least 6 inches in height, are on a contrasting background, and are located in a readily visible location from the roadway.

10. Noise from heat pumps, air handlers, generators, etc. shall not exceed the parameters in WAC Section 173-60-040. A sound measurement must be taken at the point of the receiving property nearest to the source. This is to be performed by the installer. A certification form (provided by the City) is to be signed by the installer guaranteeing compliance with state law. This certification must be provided prior to the final inspection.
11. A field survey during construction is required to verify the height of any structure that is within 2 feet of the allowable height specified by the Mercer Island City Code. Contact the Development Services Group at (206) 275-7605 for questions or more information about this requirement.
12. Concrete mixers and concrete pumbers are not to be washed out into any catch basin or onto public property.
13. New mailbox locations must be approved by the Postmaster. You must contact Paula Nowell at 206-275-1194 or [paula.a.nowell@usps.gov](mailto:paula.a.nowell@usps.gov) for approval.
14. Business Licenses are required. A business license from the City of Mercer Island is required for all subcontractors that will be conducting, maintaining, operating or engaging in business within the City limits during any tax year; this includes all subcontractor work at job sites on Mercer Island. This general license is issued annually and grants the business owner the right to conduct business within the City of Mercer Island. The fee for the Business License is \$30.00 per year and must be obtained prior to starting work. A business license application can be obtained by visiting the Finance Department at City Hall, by downloading the application from the City website at [www.mercergov.org/businesslicenses](http://www.mercergov.org/businesslicenses), or by calling the Business License Division of the Finance Department at 206-275-7783.
15. Subcontractor List required. As a condition of this permit approval, the permit holder (building owner or general contractor) is responsible for the completion of the List of Subcontractors that was provided at the time of permit issuance. The completed List shall be returned to the Finance Department at least thirty days prior to Final Inspection. If you have questions, please call 206-275-7783.

### **Construction Parameters**

1. Hours of work are 7:00 a.m. to 10:00 p.m. Monday through Friday (except holidays) and 9:00 a.m. to 10:00 p.m. Saturday, Sunday and holidays.
2. All public access roadways are to be restored to the existing condition prior to the project (pictures before start of work recommended). All access roads are to remain clean.
3. The City is to be provided with the name and license numbers (state contractor's and City business license) of the contractor and sub-contractors prior to any inspection (MICC 5.01.040).
4. Any changes to the siting or construction of this building require prior approval by City Staff.

### **Construction Vehicle Parking**

1. On-site parking shall be established within 7 days from the start of construction activity. The provided parking capacity shall be sufficient for all anticipated construction vehicles. If sufficient on-site parking cannot be provided, the contractor shall find alternative off-site parking locations not on City of Mercer Island Streets and shuttle workers onto the site.
2. The Owner or Contractor shall apprise all subcontractors of these parking requirements upon their arrival on the job site.
3. Construction vehicles shall be parked in a manner that minimizes their impact on the neighborhood. A limitation on construction vehicle parking within the City right of way may result if it is determined that construction parking adversely impacts normal neighborhood activity.

4. Vehicles shall not be parked along any City street or right-of-way for more than a 72 hour period (MICC 10.36.225).
5. Do not park any vehicle along a City street within eight feet of the centerline of a two-lane roadway (MICC 10.36.226).
6. Do not stop or park a vehicle in such a position as to block the driveway entrance to any abutting property. Do not use any neighborhood driveway for vehicle turnaround purposes without the prior written permission of the property owner(s). Do not park within an alley or private road in such a manner as to leave available less than eight feet of the width of the roadway for the free movement of vehicular traffic (MICC 10.36.227).
7. The City of Mercer Island Fire Department may perform site visits to verify emergency vehicle access is maintained.
8. Additional parking restrictions may be required if it is determined that construction parking adversely impacts normal neighborhood activities or on projects extending beyond a one-year duration.

### **Erosion Control**

1. Erosion control and Tree Protection are your first inspections. These inspections may be done along with the pre-construction inspection (if required).
2. All tree protection fencing needs to be in place at drip-lines or beyond before any work begins on the property.
3. Properly install sediment and erosion control measures as noted on the approved site plans (MICC 19.07.010). All sediment and erosion control features must be installed and inspected prior to the start of any land-disturbing activity. No construction activity shall be inspected (foundation, etc.) prior to an approved erosion control inspection. All erosion and sediment control features are required to be maintained for the duration of the project and are subject to inspection at any time. All "land disturbing activity" is subject to provisions of MICC 15.09.
  - a) Protect adjacent properties from any increased runoff or sedimentation due to the construction project through the use of appropriate "best management practices" (BMP). Examples include, but are not limited to, sediment traps, sediment ponds, filter fabric fences, vegetative buffer strips, or bioengineered swales.
  - b) Construction access to the site should be limited to one route. Stabilize entrance with quarry spalls to prevent sediment from leaving the site or entering the storm drains. A Right-of-Way permit may be required for this construction.
  - c) Prevent sediment, construction debris, paints, solvents, etc. or other types of pollution from entering public storm drains. Contain all pollution on your site.
  - d) All exposed soils shall remain denuded for no longer than two (2) days from October 1st to April 30th and not longer than seven (7) days from May 1st to September 30th. All soils shall be stabilized with mulch, hay, a plastic covering, or other appropriate ground cover. All exposed soils shall be covered immediately during any rain event.
4. You are responsible for controlling all silt runoff and are responsible for any costs incurred in any required cleanup. Immediate response by you is required in the event of any level of damage to adjacent properties, which are a result of your project.
5. Silt fence: clean and provide regular maintenance of the silt fence. The fence is to remain vertical and is to function properly throughout the term of the project.
6. See the approved site plan/erosion control plan for additional specific requirements.

## **7. Site Development**

1. Work in the public right-of-way requires a separate permit. Contact the City of Mercer Island Development Engineer at least 2 days before you need to use the public right-of-way to allow proper review time before the right-of-way use permit can be issued.
2. Verify locations and depths of utilities prior to any excavation. Do not build over the side sewer. Call "One Call" at 1-800-424-5555 at least 48 hours prior to construction.
3. Roof drains must be connected to the storm drain system and inspected by the Utility Site Inspector prior to any backfilling of pipe. Call (206) 275-7714 24 hours prior to inspection.
4. Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, rockeries, gates, and other improvements are not allowed in the public right-of-way without a prior approved and recorded Encroachment Agreement and Right-of-Way Use Permit from the Senior Development Engineer.
5. Fire hydrants shall not be used as a source of water for construction projects without prior approval from the Mercer Island Maintenance Department. See the Finance Department to pay a deposit for a double check valve assembly and meter.
6. The contractor shall not use water from new water services until a water meter has been installed. The water meter shall be installed as soon as possible after construction of the water service.

## **Building Requirements**

1. Structural observation by the Engineer of Record per IBC 1702.1 is required for all components of the lateral force resisting system, including nailing, bolting, anchoring, drag struts, braces, hold-downs, and other lateral force resisting elements. Alternatively, provide periodic special inspection per IBC 1707.3 by a WABO Certified Lateral Wood Special Inspector. A report by the engineer or special inspector (per IBC 1709.1 or 1704.1.2 respectively) shall be provided to the City Building Inspector prior to the required framing inspection. **NOTE: A framing inspection by the City Building Inspector is required in addition to the structural observation or special inspection noted above. Do not cover or conceal framing or any lateral force resisting elements prior to the City framing inspection.**
2. Land clearing, grading, filling, and foundation work are not permitted between October 1st and April 1st on lots due to the critical slopes or geologic hazard (MICC 19.07.060).
3. Reference the attached City of Mercer Island coversheet for required special inspections and geotechnical inspections.

## **Civil Engineering/Utility Requirements**

1. All staging and storage shall occur on site.
2. Do not backfill with native material on public right of way. All material must be imported.
3. Refer to water service permit for actual location of new water meter and service line determined by Mercer Island water Department.
4. The existing water service must be abandoned at the city water main when a new service is installed. The home owner is responsible for all cost associated with the abandonment of the existing water service.
5. No ADS flexible pipe shall be allowed.
6. Sand Collars are required for grouting PVC pipe to concrete structures. This also applies to ADS N-12 pipes and HDPE pipes.

7. Owner shall control discharge of surface drainage runoff from existing and new impervious areas in a responsible manner. Construction of new gutters and downspouts, dry wells, level spreaders or downstream conveyance pipe may be necessary to minimize drainage impact to your neighbors. Construction of minimum drainage improvements shown or called out on the plan does not imply relief from civil liability for your downstream drainage.
8. The contractor must pot hole all utilities prior to making connections to verify material, diameter, alignments, etc. Prior to making connections, contractor shall have all necessary parts, materials and equipment on site. Contact Site & Utilities inspector to verify.
9. Catch basin filter/sock should be provided for all storm drain catch basins/inlets downslope and within 500 feet of the construction area. Catch basin filters should be designed by the manufacturer for use at construction sites and approved by the city inspector. Catch basin filters should be inspected frequently, especially after storm events. If the filter becomes clogged, it should be cleaned or replaced.
10. Pot holing the public utilities is required prior to any grading activities less than 6" over the public mains (water, sewer and storm systems). If there is a conflict, the applicant is required to submit a revision for approval prior to any grading activities over the public mains.
11. The limits and of pavement restriction in the public right of way shall be determined by the City engineer prior to final inspection the project.
12. Class B hot mix or polymer-modified cold asphalt (EZ street or equal) shall be used for temporary asphalt patches. MC250 cold mix is not allowed.
13. The lawn and landscape areas are required to provide Post-Construction Soil Quality and Depth in accordance with BMP T5.13. The project civil engineer must provide a letter of certification to ensure that the lawn and landscape areas are meeting the Post-Construction Soil Quality and Depth Requirements specified on the approved plan and BMP T5.13 (2014 DOE manual) set prior to final inspection of the project.
- 14. The onsite detention system for this lot will be constructed as a part of the Site Development Permit 1709-007.**
15. As-built drawings are required for water service, water supply lines, storm drainage, and side sewers prior to backfill. Storm detention systems and complex improvements in the City Right-of-Way require a full size as-built drawing.

### **Fire Requirements**

#### **Inspection Scheduling:**

Most residential sprinkler, fire alarm and final fire inspections require a **three day notice**. Please schedule online at <https://inspection.mybuildingpermit.com/> or by calling the Inspection Request Line at (206) 275-7979. You will be contacted by someone in the Fire Marshal's office to confirm inspection availability.

#### **Conditions:**

*The checked items below are conditions of permit approval for this project. These conditions contain information that must to be provided to the various contractors, for example: information regarding the fire and water service for the plumbing contractor, fire alarm requirements for the electrical contractor, sprinkler coverage and design requirements for the fire sprinkler contractor, etc.*

- Fire Alarm requirements shall consist of:

- Low voltage Household Fire Alarm System per NFPA 72 Chapter 29 and monitored by UL Central Station.
- Local water flow alarm only.
- Local water flow alarm monitored by Central Station (via listed auto-dialer).

Note: At a minimum, all local water flow alarms shall consist of an interior water flow alarm and an outside water flow bell. The interior water flow alarm may utilize a UL Listed relay to connect compatible line voltage smoke alarms (for example, FIREX relay module # 0498 with the FIREX smoke alarms, Kidde relay/power supply module SM120X with the KIDDE smoke alarms, etc.). The outside water flow bell shall be at least an 8-inch bell and approved for exterior locations (e.g.–Potter water flow bell, etc.). Where fire alarm systems do not require monitoring by a Central station, an approved permanent sign shall be installed adjacent to each fire alarm box that reads: WHEN ALARM SOUNDS—CALL FIRE DEPARTMENT. Accounts for Central station monitoring must be in place before the final flow test is performed.

- Fire Sprinkler system is required to protect the following areas:
  - Entire Dwelling
  - Additions only (note – this partial sprinkler system requires that the sprinklered area be compartmentalized from surrounding areas).
- Fire Sprinkler system shall be installed in accordance with the following standard:
  - IRC Appendix Q or
  - NFPA 13-D (areas exempt from sprinkler coverage are allowed)
  - NFPA 13-D Plus (sprinkler entire house except attics & crawlspaces)
  - NFPA 13-R Plus (sprinkler entire house except attics & crawlspaces)
  - NFPA 13
- Required Fire Sprinkler system design and installation shall be installed per designs standards posted at <http://www.mercergov.org/page.asp?NavID=2614>.
- ✓ TESTING: Three fire sprinkler system tests are required.
  - Hydrostatic pressure testing.
  - A functional flow test (bucket test). The city inspector will witness the testing conducted by a certified installer/tester. It is strongly recommended this test be performed prior to the cover inspection.
  - Final. The city inspector will witness the testing conducted by a certified installer/tester. All alarms must be installed and operational with monitoring (when required). Provide copies of the backflow preventer test results, head box and wrenches, and all controls properly labeled. A statement of compliance must be provided to the inspector at the final inspection; a written statement by the installing contractor attesting the fire protection system has been installed per approved plans and tested per manufacturer's specifications and appropriate standards. Any deviations from the design standards shall be noted and copies of the approvals for such deviations shall be attached to the statement.
- Fire-retardant coating shall be applied to protect all combustible concealed spaces such as attics, crawlspaces, plenums and similar spaces that are not protected by fire sprinklers. The application shall be in accordance with an approved ICC-ES Report, approved manufacturer's installation instructions, and NFPA 703 (Chapter 5 - Fire-Retardant Coatings for Building Materials) and include the following items:

- ✓ The approved fire retardant coating shall have an ICC report available. The application shall be certified by the applicator as being in conformance with the manufacturer's directions. A copy of the application certificate shall be provided to the city inspector.
- ✓ Fire-retardant coatings shall remain stable and adhere to the material under all atmospheric conditions to which the material is exposed. Fire-retardant coatings shall possess the desired degree of permanency and shall be maintained to retain the effectiveness of the treatment under the service conditions encountered in actual use. A fire-retardant coating shall not be used for outdoor installations that are not weather protected unless labeled for such installations.
- ✓ The classification of fire-retardant coatings shall apply only when the coating is applied at the rates of coverage and to the applicable substrate, building material, or species of wood indicated on the test report when the coating is applied in accordance with the manufacturer's directions supplied with the container.
- ✓ A fire-retardant coating shall not be coated over with any material unless both the fire-retardant coating and the overcoat have been tested as a system and are found to meet the requirements of a fire-retardant coating.
- A minimum thickness of 5/8" Type X Gypsum Wall Board shall be installed throughout all interior walls and ceilings.
- Solid core doors will be provided at all bedrooms, utility and laundry rooms.
- Address identification shall be plainly visible from the street fronting the property. These numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch on a contrasting background. Where access is by means of a private road and the building address cannot be viewed from the street, directional signage with an indicating address shall be provided as necessary to identify the building location. For example, all forks or turn-offs of an access road leading to the final driveway shall be marked. The driveway shall be marked with the house address numerals as shall the home or building facing the entrance drive (IFC 505).
- Fire and Rescue pathways around buildings shall be provided as follows:
  - ✓ A clear path around the house shall be maintained for fire and rescue access.
  - ✓ A minimum four foot wide space around the exterior shall be maintained.
  - ✓ Grass, pavement or gravel is acceptable.
  - ✓ Fenced areas shall have gates provided at each end of the house if applicable.
- FIRE SAFETY DURING CONSTRUCTION
  - ✓ Approved fire extinguishers shall be placed throughout each floor level and clearly marked so that no travel distance shall exceed 50 feet. Fire extinguishers shall have a minimum rating of 2A10B:C and shall be tagged by a certified extinguisher company as currently serviced
  - ✓ Flammable liquids are not allowed to be used for cleaning. Flammable liquids shall be kept in approved cabinets. Motorized equipment shall not be refueled inside the building.
  - ✓ Spraying (using lacquers and flammables) is specifically prohibited inside the structure. The spraying of flammable finishes shall be accomplished in an IFC approved spray booth and the finished wood transported to the site for assembly. The contractor may use flammable lacquer finish that is applied by brush.
  - ✓ Other flammables (contact cement, glues, paints, solvents, etc.) shall be used in a well-ventilated area with no smoking signs erected and sources of potential ignition eliminated.
  - ✓ No Smoking signs shall be posted and maintained throughout the structure (especially where flammable finishes will be applied).

- ✓ Welding, cutting, brazing and other hot work shall be done with extreme care and a fire watch shall be maintained for at least 30 minutes after the hot work is completed. Fire extinguishing equipment shall be readily available while all hot work is underway.
- ✓ All temporary stairs and ramps into the structure shall be capable of supporting required loads and provided with a graspable handrail at the open side.

### **Planning/Zoning Requirements**

1. Landscaping of all disturbed areas outside of building footprints and installation of hardscape is required prior to final inspection

### **Trees**

1. Post permit with conditions in a visible spot on site during work.
2. Designated tree/trees may be cut if:
  - Roots are undisturbed and retained for slope stability
  - Other designated vegetation is not disturbed within protected drip lines or slopes
  - An eagle management plan is required by the US Fish & Wildlife Service
  - Trees on adjacent property are protected
  - Designated tree trunks are wrapped
  - Geotechnical hold harmless agreement is signed and recorded by owner
  - Waiver to seasonal development limitation is granted
  - Tree protection fencing is installed and inspected prior to any work including demolition
  - Right of way trees are protected throughout project
  - Replacement trees are planted at least 10 feet from buildings, each other, and existing trees
  - For border trees, written permission from neighbor is obtained prior to removal
3. All tree protection fencing shall be installed before any work begins, including demolition and grading. Fencing must be maintained for the duration of the project and is subject to inspection at any time. Temporary removal of fencing requires prior approval by the city arborist.
  - Tree protection fencing must be installed at the drip line of trees to be saved or as otherwise noted on the plans
  - Do not remove tree protection fencing without authorization by city arborist
  - No driving or parking of equipment within drip line
  - No storage of construction supplies, materials, or debris within drip line
  - Steel plates or 12" of mulch required to cover roots within drip line if work is approved within drip line
  - No grading within drip line.
  - Exposed roots must be clean cut, covered with mulch and consistently irrigated
  - Removal of existing vegetation within drip line shall only occur in conjunction with final landscape installation.
  - Violation may require assessment by qualified arborist with TRAQ certification and installation of mitigation measures recommended by the arborist.
4. Change to the original scope of work requires prior approval by the city arborist.
5. Slopes exceeding 30% are subject to the October 1 – April 1 Seasonal Development Limitations described in MICC 19.10.030. No tree cutting may occur during this period unless a hazard exists.



6. Hazard Tree Assessments are the responsibility of the owner when applicable.
7. If tree protection is not maintained during construction or there is evidence of detrimental impact observed on any tree on site, trees may be required to be assessed by a qualified arborist with TRAQ certification hired by the applicant and appropriate mitigation measures recommended. The arborist shall determine if the trees are healthy, and whether or not they have been adversely impacted by construction activities, reducing the likelihood of survival after construction. The arborist shall provide the city arborist with a written inspection report documenting the tree assessment, findings of whether adequate tree protection was provided and identification of appropriate mitigation measures if trees were damaged. Mitigation may include pruning, watering, applying wood chips, or removal of tree if stability of tree is compromised due to construction. If the arborist determines that the tree(s) must be removed, then the tree(s) shall be replaced at a ratio up to 4:1 as determined by the city arborist. The species of the replacement trees must be approved by the city arborist.
8. Comply with Mercer Island Tree Protection Fencing and Tree Replanting details.
9. All dry utilities must be placed outside saved tree driplines. This includes underground power lines.

10. Other site specific permit conditions:

- When authorized by the city arborist, the contractor may excavate within the dripline of a tree. However, a qualified arborist (Certified Tree Risk Assessor TRAQ) must be on site during all construction activities and shall provide a written inspection report documenting their observations during construction. All large exposed roots must be evaluated in writing by the qualified arborist. Large roots are considered any roots at least two inches in diameter encountered within five times the trunk diameter (DSH) of the tree. This is to ensure that the tree(s) will not be destabilized by severing the root(s) in question.
- Project qualifies for replacement tree ratio reduction with submission and approval by the City Arborist of a Landscape Plan prior to Final Inspection. Shrubs may be substituted for a portion of replacement trees if the planting area is too small for the number of trees required. Contact City Arborist for more information.
- Additional comments:

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By signing this, I acknowledge that I have read all of the above conditions and will follow them to the best of my abilities. If I have any questions on these conditions or any other part of the permit documents I will call and get clarifications prior to performing any work:

Owner/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_