

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercer.gov.org

Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730



INTAKE SCREENING MEETING PACKET

Cover Sheet
(Official Use Only)

DATE	2-14-18	TIME	10AM	Permit #	1902-03	1 st Screening	<input checked="" type="checkbox"/>	2 nd Screening	<input type="checkbox"/>
PROJECT ADDRESS	4350 EMERALD WAY								
OWNER	JOHAN VALENTIN								
APPLICANT NAME									
SCOPE OF WORK	NEW HOUSE ON VACANT LOT								
<input type="checkbox"/>	Commercial Project								
<input checked="" type="checkbox"/>	New Single Family Residence								
<input type="checkbox"/>	Long Plat/Short Plat								
<input type="checkbox"/>	Remodel/addition project with 500 net square feet (or more) increase in impervious surface								
<input type="checkbox"/>	Remodel/addition project with less than 500 net square feet increase in impervious surface								
<input type="checkbox"/>	Redevelopment project (where greater than 40% of the exterior building walls will be structurally altered, the entire project will be designed as if it were a new SFR being constructed on a vacant parcel).								
<input type="checkbox"/>	Off-site storm drainage conveyance system, sewer or water main extension, pavement widening/roadway construction is required.								
<input type="checkbox"/>	Project disturbs a land area of 1 acre or greater, including projects less than 1 acre that are part of a larger common plan of development approved after December 19, 2009.								

CITY STAFF IN ATTENDANCE								
CUSTOMER SERVICE TEAM (CST)			LAND USE PLANNING (LUP)			BLDG PLANS EXAMINER (BLD)		
<input type="checkbox"/>	David Henderson		<input type="checkbox"/>	Evan Maxim		<input type="checkbox"/>	Don Cole	
<input type="checkbox"/>	Linda Pineau		<input checked="" type="checkbox"/>	Nicole Gaudette		<input checked="" type="checkbox"/>	Paul Skidmore	
<input type="checkbox"/>	Norine Allerdice		<input type="checkbox"/>	Robin Proebsting		<input type="checkbox"/>	Gareth Reece	
<input checked="" type="checkbox"/>	Holly Mercier		<input type="checkbox"/>	Lauren Anderson		<input type="checkbox"/>	Charlie Misner	
<input type="checkbox"/>			<input type="checkbox"/>	Andrew Leon		<input type="checkbox"/>		
FIRE REVIEWER (FIRE)			CIVIL, SITE, UTILITIES (CIVIL)			TREES (TREE)		
<input checked="" type="checkbox"/>	Herschel Rostov		<input checked="" type="checkbox"/>	Ruji Ding		<input checked="" type="checkbox"/>	John Kenney	
<input type="checkbox"/>	Stephen Mair		<input type="checkbox"/>	Patrick Yamashita		<input type="checkbox"/>	Ruji Ding	
<input type="checkbox"/>			<input type="checkbox"/>			<input type="checkbox"/>		

INTAKE STATUS	
<input type="checkbox"/>	Information provided is complete.
<input checked="" type="checkbox"/>	Information provided is incomplete—additional information is required prior to permit intake. Review the following INTAKE COMMENTS and incorporate the requested information into your submittal.

	CST	LUP	BLD	FIRE	CIVIL	TREE
ACCEPTED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REVIEWER APPROVAL REQUIRED PRIOR TO INTAKE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL INTAKE SCREENING REQUIRED *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*ADDITIONAL SCREENINGS ARE CONDUCTED BY APPOINTMENT ONLY. PLEASE SCHEDULE WITH CST STAFF.

Project Information Sheet—No Applicant Response Required to This Page

Contact the Customer Service Team with Any Questions

Sign Posting and Notice of Application

<input checked="" type="checkbox"/> Required	Pursuant to MICC 19.15.020.D a Notice of Application shall be mailed to parties of record, all property owners within 300 feet of the property and posted on the site. Please notify the property owner and any tenants that Development Services Group staff will be visiting the site to post and photograph a Public Notice Sign . Signs are posted on Mondays. Signage must remain posted and visible from the public right-of-way for a period of 30 days.
<input type="checkbox"/> Not Required	
<input type="checkbox"/> TBD	

Seasonal Development Limitation Waiver

<input checked="" type="checkbox"/> Required	The Seasonal Development Limitation applies to site work proposed in geologically hazardous areas between October 1 and April 1 per Mercer Island City Code 109.07.060. A Waiver to the Seasonal Development Limitation is required for this project if site work is proposed between October 1 and April 1 per Mercer Island City Code 19.07.060. Contact our front counter staff for additional information and application material or visit our City website .
<input type="checkbox"/> Not Required	
<input type="checkbox"/> TBD	

Hold Harmless Agreement Document

<input checked="" type="checkbox"/> Required	Some projects require a Hold Harmless Agreement per Mercer Island City Code 19.01.060 due to the following site risks. This document <u>will be emailed to the project contact once the permit application is in review</u> . The property owner must sign this document in front of a notary prior to permit issuance. Notary service is available free of charge at Mercer Island City Hall.
<input type="checkbox"/> Not Required	
<input type="checkbox"/> TBD	

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Geological Hazard Area |
| <input type="checkbox"/> | New commercial project |
| <input type="checkbox"/> | Potential risk to adjacent properties and/or unusual or increased risk of construction methods (e.g. excavations near property lines, freeze technology, tower cranes) |

Water Supply System Requirements

<input checked="" type="checkbox"/>	This project requires the installation of a <u>new</u> or upsized water meter and/or water supply line			
	Minimum meter size:	1.5"	Minimum supply line size (meter to house):	2"
<input checked="" type="checkbox"/>	Sizing requirements described above are the MINIMUM requirements as outlined by the Uniform Plumbing Code. Please consult with fire sprinkler contractor before installing water system, as a larger meter or supply line may be necessary to achieve fire flow for a fire sprinkler system.			
<input type="checkbox"/>	Existing meter to be abandoned prior to final inspection			
<input type="checkbox"/>				
<input type="checkbox"/>				

Contact the Customer Service Team if you have questions about water connection fees.

Impact Fees and Transportation Concurrency

<input checked="" type="checkbox"/> Impact Fees Apply	Impact Fees apply to new development as described here . Please refer to the current Fee Schedule for a list and cost of Impact fees. You may apply for an Impact Fee Deferral. Click here for details or request a handout at the permit counter. Click here for the Deferred Payment Request Form
<input type="checkbox"/> Impact Fees Do Not Apply	

Addressing

<input type="checkbox"/>	Addressing for this property will be changed as follows: <div style="text-align: center; font-size: 1.2em; margin-top: 5px;">4350 E MERCER WAY</div>
<input type="checkbox"/>	Addressing does not need to be changed at this time. If address issues are identified during plan review, Development Services Staff will contact you to discuss.

Surveys Required Prior to Final Inspection

A building height survey, impervious surface lot coverage survey, and/or property line/setback survey may be required at final inspection. Required surveys will be noted on your project coversheet at permit issuance.

**INTAKE COMMENTS—ADDRESS CHECKED ITEMS PRIOR TO SUBMITTAL
CUSTOMER SERVICE TEAM (CST)**

Formatting Electronic Plan Set

Please address any items checked below prior to submittal.

- Combine all plan sheets into one Single PDF file.
Include as applicable:
Survey, Site Plan, Architectural Sheets, Structural Sheets, Civil Sheets, etc.
- Bookmark* each sheet in the plan set.
The bookmarks must indicate the Sheet Number and the Sheet Description (i.e. A0.0—Site Plan)
- Rotate plan sheets to set to Landscape Orientation.
- Remove or flatten all comments in the PDF file. The Comment Pane on the plan set will be used to record plan review comments and must be clear prior to submittal.

Supplemental Documents

Please address any items checked below prior to submittal.

- Upload supplemental documents and forms as individual PDFs or as a PDF Portfolio. Choose the Portfolio option if combining files using Adobe Pro, DO NOT combine all of the supplemental documents into a Single PDF file. For ease in uploading you may combine documents in a ZIP file.

Required City Forms

Please provide the following forms:

- | | |
|--|--|
| <input type="checkbox"/> <u>Building Permit Application Form</u> | <input type="checkbox"/> <u>Site Development Worksheet</u> |
| <input type="checkbox"/> <u>Water Meter Sizing Worksheet</u> | <input type="checkbox"/> <u>Fire Area Square Footage Calculation</u> |
| <input type="checkbox"/> <u>Concurrent Review Document</u> | <input type="checkbox"/> <u>Single Family Plan Cover Sheet</u> |
| <input type="checkbox"/> Other: | |

Additional Items to be addressed prior to Intake

- PROVIDE A RECENT COPY OF THE TITLE REPORT (REQUIRED BY LAND USE PLANNING)
- FILL IN THE TRANSPORTATION CONCURRENCY APPLICATION + PROVIDE AT BUILDING PERMIT SUBMITTAL
-

Notes to DSG Staff For Internal Use Only—No Applicant Response Required

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4350 EMW 2/14/19 OK for intake

INTAKE COMMENTS
(TREE)

Site Specific Submittal Requirements - Please address checked items prior to submittal.

- Provide an arborist report: *OK*
Arborist report will need to be updated with exceptional tree information and limits of disturbance
- Indicate the following on the Utility/Civil plan sheets:
 - Location, species, and diameter of all Regulated Trees (6 inches dbh for deciduous and 6 feet tall or taller for evergreen).
 - Location, species, and diameter of all Regulated Trees in the right of way adjacent to the site. These trees are owned by the City and protecting them is a priority. Garages, driveways, utilities, and other improvements shall be designed to avoid these trees and their roots.
 - The approximate size and location of all Regulated Trees within 15' of property boundary.
 - Number trees on plans for easy identification of individual trees to be saved and/or removed. *on Civil*
 - Show drip lines of Regulated Trees to scale.
 - Show tree protection fencing around all Regulated Trees at drip lines.
 - Show tree protection plan for work proposed within drip lines of protected trees
- Identify vegetation that will be retained/removed in all Critical Areas
- Use reasonable best efforts to design the home, driveway, underground utilities and other proposed improvements in a manner that provides for reasonable development while minimizing impacts to Regulated Trees on site and in the right of way. Conduct all work in accordance with best construction practices to retain as many trees as possible.

Additional Items to be Addressed Prior to Intake

- See Trees and construction worksheet for report and plan requirements.*
- Trees have been called hazardous provide further ~~information~~ information for any exceptional sized trees called hazardous and proposed for removal.*

Notes to DSG Staff For Internal Use Only—No Applicant Response Required

- 66' encroaching redwood not shown?*
-

720
7580
CT 20

Structural Calculations & Methodology

Please address any checked items below and incorporate information into the construction documents prior to submittal.

Lateral Design:	
<input type="checkbox"/>	Provide Lateral Resisting System design for the following scope:
<input type="checkbox"/>	Verify earthquake design parameters per USBS (either zip code or Latitude/Longitude) and revise structural analysis and design as necessary
<input type="checkbox"/>	The Wind Exposure for this site is category 'C' as it is within 1500 feet of the shoreline—review and revise the lateral calculations and design as necessary to accommodate additional loads.
<input type="checkbox"/>	Provide calculations for the determination of the K_{zt} Factor if the value used is less than that indicated on the City of mercer Island Wind map: <input type="checkbox"/> 1.3 <input type="checkbox"/> 1.6 <input type="checkbox"/> 1.9
<input type="checkbox"/>	Provide Retaining wall:
<input type="checkbox"/>	Calculations
<input type="checkbox"/>	Construction Details
<input type="checkbox"/>	Provide key plans (min. 8 1/2 x 11) for:
<input checked="" type="checkbox"/>	Shear walls
<input type="checkbox"/>	Gravity Framing
<input type="checkbox"/>	Provide steel/moment frame:
<input type="checkbox"/>	Calculations
<input type="checkbox"/>	Construction Details

confirm seismic load calcs provided (looks like been addressed)
Please make sure PDF is legible

Non Structural Building Review

Please address any checked items below and incorporate information into the construction documents prior to submittal.

<input checked="" type="checkbox"/>	Include WSEC energy option information and any equipment requirements on construction documents
<input checked="" type="checkbox"/>	Include a complete description of Whole House Ventilation system on construction documents
<input type="checkbox"/>	Clarify Whole House Exhaust or Integrated system—be specific under doors, etc.

Additional Comments	
<input checked="" type="checkbox"/>	la requires R-10 insulation under complete slabs AND @ perimeter. No thermal breaks from allowed
<input type="checkbox"/>	How will this be accomplished @ grade beams?
<input checked="" type="checkbox"/>	Provide breakdown on shear wall design, distribution, etc.
<input type="checkbox"/>	clearly indicate w/ key plan where shearwalls are located — key to calculations

Notes to DSG Staff For Internal Use Only—No Applicant Response Required

<input type="checkbox"/>	
<input type="checkbox"/>	

4350 E. Mercen Way

INTAKE COMMENTS

Civil/Site/Utilities

Stormwater Design Requirements

for intake → Small project stormwater site plan/Report needs to be signed and stamped.

The water service line, water meter and water supply line shown on the plan is not approved and will have further review.

for intake → An RPBA is required for this site.

for intake → provide a complete side sewer design. (sewer line shown is not clear)

A private utility easement between parcel 0046100151 and parcel 0046100150 must be recorded prior to issue the permit.

Update survey drawing to show the existing access easement to the site.

Show all new and existing easements on parcels 0046100151 and 0046100150.

**INTAKE COMMENTS
FIRE**

Fire Requirements

1902-013

Fire Sprinkler System

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Required | <input type="checkbox"/> Not Required | <input type="checkbox"/> Not yet Determined |
| <input type="checkbox"/> NFPA 13D | <input type="checkbox"/> NFPA 13 | |
| <input type="checkbox"/> NFPA 13D Plus | <input checked="" type="checkbox"/> NFPA 13R | |

Monitored Household Fire Alarm per NFPA 72

- | | | |
|-----------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Required | <input type="checkbox"/> Not Required | <input checked="" type="checkbox"/> Not Yet Determined |
|-----------------------------------|---------------------------------------|--|

Monitored Sprinkler Water Flow Alarm

- | | | |
|-----------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Required | <input type="checkbox"/> Not Required | <input checked="" type="checkbox"/> Not Yet Determined |
|-----------------------------------|---------------------------------------|--|

- A Fire Code Alternative is required. Please review the [Fire Code Alternative Request](#) handout for more information. The Fire Marshal's Office will email you a Fire Review Document that outlines the specific fire service deficiencies related to your project. You will need to include this information in your request. Fire Code Alternative Request submittals will be accepted at any time during the plan review process.
- A final determination has not yet been made as to the fire requirements for this project. The fire requirements will be determined **during** permit review.

Additional notes:

- Need easement info -*

Notes to DSG Staff For Internal Use Only--No Applicant Response Required

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Mercer Island Fire Marshal Office
 3030 78th Avenue SE
 Mercer Island, WA 98040
 (206) 275-7966

Permit No: 1907 - 013

Melina

FIRE PLAN REVIEW

Name: _____

Address: 4350 E MW

1. PROJECT TYPE

NSF

Alteration or Addition

Valuation Ratio

Proposed Work _____ / Assessed Value _____ =
 _____ % (from Fire Area Work Sheet)

- Exempt structure – detached garage or similar structure less than 750 sf.
- Less than 10% (fire review not required)
- 10 – 49% (monitored Household Fire Alarm System per NFPA 72 Chapter 29, if fire deficiency)
- 50% or greater (substantial alteration)

2. FIRE AREA

Fire Area = 7229 square feet (sf) (from Fire Area Worksheet)

≥ 10000 SF Requires a NFPA 13R or 13 sprinkler system (use 13R sprinkler system as base)

3. FIRE FLOW

Hydrant ID# D5-43 PSI 86

Flow Required _____ GPM @ 20 psi (from IFC table B105.1)

With Sprinkler Reduction _____ GPM @ 20 psi (50% reduction)

Available 878 GPM @ 20 psi (Max of 500gpm for a 2-port hydrant)

Does not meet fire flow even with sprinkler reduction (use 13R sprinkler system as base)

4. HYDRANTS

Number Required: _____ Spacing _____ Max. Frontage _____

Number Available: _____ Spacing _____ Frontage _____

Distance from all building points to a hydrant 360 (300' Max, 600' w/ Sprinklers)

OK w/Sprinklers