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### Questions for Pre-Application for a new Building Permit

This is an application for a new building permit to replace permit 1306-055, which expired in October 2019 without notification. This permit will be to finish the remainder of the project, which at this time is +98% framed. Also, the fire sprinkler system is 80% installed, along with the majority of the electrical, plumbing and mechanical systems. This property, and the adjacent properties are located in the R-12 Zone.

The City has informed me that since the permit has expired, the owner is not allowed to apply for a building permit extension, and must apply for a new building permit. Since the residence is already framed under the original permit, I have been informed that this new application for permit ( PRE20-002) will be specific to the planning portions of the City Code, especially with regards to the remaining land use items of the project that have yet to be completed. These unfinished items include the final site grading, driveway installation and paving, walkways, patio and landscaping. Subject to inspection under the new permit, there will also be window and door installation, siding and trims, along with all the interior cabinets, sprinkler heads, appliances, fixtures and finishes.

The previous building permit 1306-055 was under the previous City Code and included a 5% impervious surfaces deviation, for a total of 40% impervious surfaces. Under the new Code, there is 35% Lot Coverage, and the proposed is 34.94%; there is 40% Gross Floor Area, and the proposed is 37.44%; there is 9% allowable hardscape, and the proposed is 6.13%. There is no change in the building height restriction, and also no change in the calculation for the basement reduction of 525 s.f. I have added in the 200% GFA modifier for the 2 story entrance (an additional 63 s.f.), and also the 2x Staircase modifier (an additional 99 s.f.) The site plan on sheet # 1 of the drawings has been revised to show compliance with all of this new code information.

Therefore, my only questions will be how fast can the City review the planning portions for compliance under the new Code, so that the owner can complete this mostly already built project.

If the City had provided the owner with a notification the existing building permit was getting close to expiring, this situation could have easily been resolved before the expiration date of the building permit. Many other Municipalities provide permit expiration notifications, and hopefully the City of Mercer Island will also include this in the future.

Thank you



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Architect