

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Subsurface drainage placement, Shoring installation and monitoring, Verify fill material and compaction, Observe and monitor excavation, Rockery installation, Verification of soil bearing, Pile placement (auger cast/driven pile), Other

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Retaining wall construction, Reinforcing steel and concrete placement, Prestressed / Precast construction, Shotcrete placement, Other

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Moment Frame construction, Structural steel erection, field welds and bolting, Other

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Glass unit masonry installation, Masonry unit strength, Wall panel and veneer installation, Other

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, Other

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Stucco installation, Expansion anchor installations, Infiltration System, Other post installed anchors, Exterior Insulation Finish System (EIFS) installation, Alternative construction methods, Other, Alternative construction materials, Other

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Post tension layout, Metal joist / metal trusses, Exterior cladding, Premanufactured structures (stairs, etc.), Window wall / curtain wall construction, Precast concrete elements, Other

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Sheet: Building envelope, Air Leakage Testing, Whole house ventilation, Duct Leakage Testing, Energy Credit Information, Postconstruction Test, RECPC Form Information, Rough-in Test

PROJECT ALERTS:

Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including: Site Considerations, ROW restrictions, Additional Fire Code Requirements, Hours of Work, Drainage Requirements, Planning Requirements, Construction Vehicle Parking Restrictions, Sewer Requirements, Noise Abatement Certification, Access Road Requirements, Water Service Requirements, Tree Requirements

TREE PROTECTION REQUIREMENTS:

Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. No trees shall be cut without a City of Mercer Island tree permit. Replacement trees must be a minimum of six feet tall at installation.

FIRE PROTECTION REQUIREMENTS:

Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614

Fire Sprinkler, NFPA 13D, Plus, NFPA 13R, NFPA 13, Monitored Household Fire Alarm per NFPA 72, Monitored Sprinkler, Water Flow Alarm, Other, Approved Fire Code Alternatives: FCA1, FCA2, FCA3, FCA4

WATER SUPPLY REQUIREMENTS:

Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, City Installation, Applicant Installation, Required Service Line Size, Required Supply Line Size, Required Meter Size, Abandonment of existing service and meter required at main, Pressure reducing valve required if pressure exceeds 80 psi, Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply, Additional water supply requirements

DRAINAGE REQUIREMENTS:

On site detention system required, Direct discharge into the lake, On site infiltration system required, No Storm Water permit required, As-built Utility drawings required, Connection to public storm drainage conveyance system req'd, Full Size drawings required, Other

SIDE SEWER REQUIREMENTS:

Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties. Video tape of existing sewer required (see standard details), New connection, Connect to existing, Disconnect permit required, Reconnect permit required, Other: When side sewer is to be connected to the lake line you will need to schedule three (3) days in advance with the City of Mercer Island Maintenance Department at (206) 275-7800.

APPROVED CODE ALTERNATIVES:

Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2

SURVEY REQUIREMENTS (The following survey information must be submitted when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.

Surveyor, Building height survey, Building setback survey, Impervious surface survey, Other, MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730. Civil / Drainage, LUP / Setback requirements

GEOTECHNICAL INFORMATION:

Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION:

Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

Permit number, Approved by, Date

REQUIRED CONSTRUCTION INSPECTIONS:

It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "*" require a separate permit. It is the applicants responsibility to apply for and obtain all City of Mercer Island permits.

INSPECTIONS: (Listed in order of typical sequencing) Pre-construction Meeting to Review Conditions of Permit Approval, Tree protection, Erosion control, Sewer disconnect and cap, Right-of-way use or work / easement, material delivery, etc., Land clearing, grading and demolition, Temporary power, Pilings / Shoring / Shotcrete, Footings, setbacks, UFER ground, Foundation walls / concrete columns, Roof and footing drains, Foundation damproofing, Storm drainage, Connections to storm main in ROW, Conveyance piping / cleanouts, Storm drain in ROW, Detention systems, Control structures / manholes, Catch basins including oil-water separator tees, Retaining wall drainage, Water Service, Water Supply, Water as-built drawings, Side sewer installation, Connections to side sewer main, Grinder pump systems, Sewer manholes, Driveway / Access road, Underslab electrical / mechanical / plumbing, Underslab insulation / vapor barrier / reinforcing, Underfloor framing, Nailing-Roof sheathing, Nailing-Exterior wall and Shearwall, Rough hydronic installation, Rough electric installation, Rough fire alarm (wiring inspection), Rough plumbing installation (DWV, water), Rough mechanical, Gas Piping, Rough fire sprinkler / hydrostatic and flow (bucket) test, Framing and glazing, Masonry construction (fireplace / walls / veneer / etc.), Insulation installation, Stucco (paper and lath), Shower pan (or tub), Miscellaneous, Code Alternative CA1, Code Alternative CA2, Impact Fees Paid

Final Inspection: Tree Restoration, Final Inspection: Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Code Alternatives (see below), FCA1, FCA2, FCA3, FCA4, Final Inspection: Water supply protection, including (but not limited to): backflow devices for: Waterfront property, Well water on property, Fire / lawn sprinkler, Boiler, Final Inspection: Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal. Final Inspection: Building, including electrical / mechanical / plumbing. If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved, Start Date, End Date

ADDITIONAL REQUIRED CITY INSPECTIONS:

Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: If applicable. PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents.

Impact fees apply and are due prior to Final Inspection or on Date, Building, Planning, Engineering, Tree, Fire

TO BE COMPLETED BY APPLICANT

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CERTIFICATE OF OCCUPANCY Issued after all required inspections have been performed and approved.

PROJECT NAME: PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

PERMIT NUMBER

Approved, Date

Approved, Date