

Todd Sherman
Design Built Homes, LLC
11400 SE 8th Street, suite 415
Bellevue, WA 98004

August 3, 2022

Mercer Island Fire Marshall's Office
3030 78th Ave SE
Mercer Island, WA 98040
Attention: Jeromy Hicks

RE: Fire Alternative Request Letter - Permit Number 2207-122 – 8427 SE 47th Street

Dear Jeromy,

We have submitted plans to construct a single family residence on an existing platted flag lot. We are requesting fire code alternative mitigations to be approved. Below are the deficiencies on this lot:

1. Fire flow is less than required (500 vs. 1000gpm w/ sprinkler)
2. No turn around
3. Access width is less than 20 feet (Under 12 feet CODE ALTERNATIVE REQUIRED)
4. Distance from fire access to rear of residence exceeds 150 feet (283 feet)

Due to this current lot and adjacent lots being platted years ago the current configurations cannot be changed or widened. The width of the driveway accessing the site will be 8 feet wide reduced because of the flag handle access property lines being only 10 feet wide, see A1 site plan. The flag handle is 110 feet from the property line to the front yard setback making the distance needed for fire access to the rear of residence unfeasible, see A1 site plan. Due to limited space being a unique flag lot with increased impervious area, challenging topography and lack of property access width a turnaround is not feasible.

We would like to mitigate with the following alternative fire protections:

1. Upgrade to an NFPA 13R- Plus sprinkler system
2. Installation of Household Alarm System per NFPA 72 Chapter 29
3. Install 1-hr rated gypsum at main and upper floor ceilings (All ceiling locations)
4. Provide solid core or fire rated doors

We believe the proposed four alternative fire protections are equal to or better than the code requirement. These fire protections have been recommended and have been proven effective.

Sincerely,



Todd Sherman, Owner
Design Built Homes, LLC