

From: Norine Allerdice norine.allerdice@mercergov.org
Subject: RE: Project #2210-008 (4524 90th Ave. SE)
Date: November 14, 2022 at 8:07 AM
To: Herschel Parnes parnes.arch@gmail.com

NA

Good morning,

Please see answers below.

Thank you!
Norine

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

Norine Allerdice

Permit Coordinator

City of Mercer Island – Community Planning & Development

206.275.7711 / mercergov.org/cpd

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From: Herschel Parnes <parnes.arch@gmail.com>
Sent: Thursday, November 10, 2022 4:21 PM
To: Norine Allerdice <norine.allerdice@mercergov.org>
Subject: Re: Project #2210-008 (4524 90th Ave. SE)

Norine - thanks for all your help. I have two additional questions regarding the water line for this project (see your email below).

1. If the owner decides to go ahead with the powder room removal, would the appropriate procedure be to submit that revision as part of the next round of reviews (1st round is still pending).
Yes, please submit a revision form and updated water meter sizing worksheet along with your corrected documents for the next round of reviews (Sub2).
2. If it turns out that the line to the house is not 1", could the owners replace the line to the house with a new 1" line and satisfy the requirement?
Yes, if you remove the powder room, and replace the supply line, then that would satisfy the requirement.

Herschel

Herschel L. D. Parnes, Architect
1604 Madrona Drive
Seattle, WA 98122
C: 206-856-5215
parnes.arch@gmail.com

On Oct 25, 2022, at 1:11 PM, Norine Allerdice
<norine.allerdice@mercergov.org> wrote:

Herschel,

Thank you for your patients, I had to check with our Building Official to get a clear answer for you.

If you remove the powder room, you can keep the 5/8" meter as long as you have a 1" supply line (meter to house), this would be verified by our inspector.

If you want to keep the powder room, then you could hire a licensed plumber or engineer to do a hydraulic analysis for our Building Official to review. He would review the analysis and either accept or deny it. It's possible that you could demonstrate that it works on the existing meter, but there is no guarantee.

I hope this helps,

Sincerely,
Norine

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

Norine Allerdice

Permit Coordinator

City of Mercer Island – Community Planning & Development

206.275.7711 / mercergov.org/cpd

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From: HP Gmail <parnes.arch@gmail.com>

Sent: Tuesday, October 25, 2022 10:13 AM

To: Norine Allerdice <norine.allerdice@mercergov.org>

Subject: Re: Project #2210-008 (4524 90th Ave. SE)

Norine - thank you for taking another look. I was hopeful that the revised numbers might work since the cost of the water service (with associated excavation) will add nearly 10% to the cost of the project - for an occasional use bathroom and no change to the number of occupants. Given the low pressure situation, is it correct that any increase in fixture units (even one or two units) would require the new service? I ask because the owners had considered removing a half bath in favor a bigger closet - if they came back to that, it would result in a net increase of only 2 fixture units.

With Appreciation,
Herschel

Herschel Parnes

Architect

1604 Madrona Dr.

Seattle, WA 98122

206-856-5215

parnes.arch@gmail.com

On Oct 25, 2022, at 9:29 AM, Norine Allerdice
<norine.allerdice@mercergov.org> wrote:

Good morning,

I took another look at the numbers and unfortunately because the water pressure is so low on that street, the few fixtures you are adding will still generate an upsize in the meter. At this time, I show that you'll be required to install a 1" meter with a 1.25 supply line however, they may change the supply line to 1.5" requirement.

Best Regards,
Norine

(Please include the City of Mercer Island project number in
the subject line for all permit related correspondence)

Norine Allerdice

NORINE ALLERDICE

Permit Coordinator

City of Mercer Island – Community Planning &
Development

206.275.7711 / mercergov.org/cpd

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the Public Records Act (chapter 42.56 RCW)

From: Herschel Parnes <parnes.arch@gmail.com>

Sent: Monday, October 24, 2022 6:58 PM

To: Norine Allerdice <norine.allerdice@mercergov.org>

Subject: Re: Project #2210-008 (4524 90th Ave. SE)

Hi Norine - thanks for your quick response. In addition to the revisions I mentioned in my email, I double checked and the current hose bibs should work with no additional hose bibs needed. I've attached the revised sizing form, incorporating the corrections and dropped one hose bibb. That reduces the fixture units from 45 in the uncorrected submittal to 35.5 in the revised form. This is an increase of 5.5 fixture units over the existing residence. Hopefully this will allow the owners to keep their current meter, but I understand that the numbers will determine. Revised form is attached.

Regards,
Herschel

Herschel L. D. Parnes, Architect

1604 Madrona Drive

Seattle, WA 98122

C: 206-856-5215

parnes.arch@gmail.com

On Oct 24, 2022, at 4:09 PM, Norine
Allerdice <norine.allerdice@mercergov.org>
wrote:

write.

Hi Herschel,

Please email me the current form and I'll take a look at it to see if it changes anything. If the water flow is good, we can keep the meter, just depends on how the numbers work out.

Send me the form and I'll let you know if the new numbers help.

Thank you
Norine

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

Norine Allerdice

*Permit Coordinator
City of Mercer Island – Community Planning
& Development*

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From: Herschel Parnes
<parnes.arch@gmail.com>
Sent: Monday, October 24, 2022 2:22 PM
To: Norine Allerdice
<norine.allerdice@mercergov.org>
Subject: Project #2210-008 (4524 90th Ave. SE)

Hi Norine - when I returned from vacation, I took a more thorough look at the screening comments. Your email included a note about increasing the water service size which made me review the Water Meter Sizing form that I submitted and I noticed several errors on my part - the most notable was that I counted 3 existing hose bibbs in the "first"

nose bibb category, when they should have been “additional”. I also saw that I had double counted shower heads which were part of combination tub/showers. The net result is a revised fixture unit count. from 45 to 36.5. I don’t know whether this will have an effect on the requirement to increase the meter size. We will be having a plumber look at it as well to see if bathroom grouping might be acceptable. But three questions:

- does the city allow grandfathering of existing water meters if the load remains the same or if there is only a marginal increase (in this case, the increase is only 6.5 units)?
- is there a way to submit the revised Water Meter Sizing form?
- are you the right person for these questions or is there someone else I should contact?

Thank you,
Herschel

Herschel L. D. Parnes, Architect
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