Dave @ Chesmorebuck

Hi Dave,
Following up with your question regarding the third party reviewer comment. After our conversation I believe we are discussing the area located here in the project.
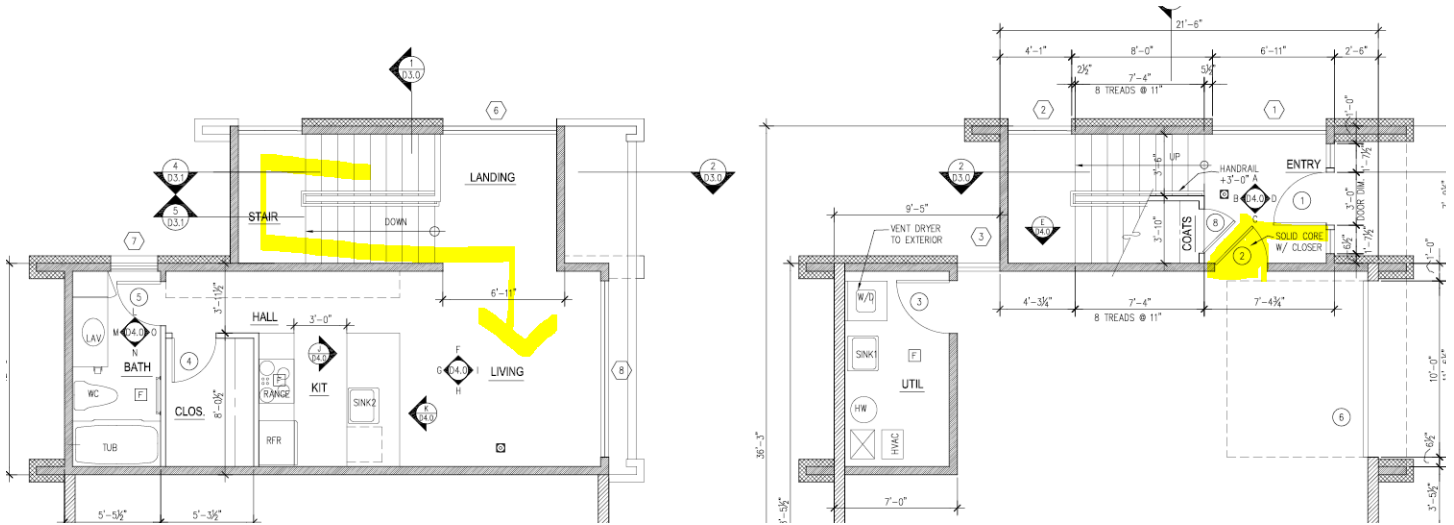
Nonstructural
1. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted per IRC R302.5.1. Please provide an additional door to the sleeping area at the DADU. A condition without this additional door would need to be approved by the building official.

The code section governing this comment reads as follows:
R302.5.1 Opening Protection
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

I understand your interpretation as the professional is that the door does not lead directly into the sleeping room. I also see that the layout of this ADU is unique and its relation to the garage would be a cause for concern.

I agree with your interpretation that this door does not lead directly into the living area. With the key word being directly. I understood that you are revising the upper floor to provide an additional means of egress out of the "living" room in response to another comment via an emergency escape and rescue opening requirement. If this is the case it also eases any concern I have for this condition.

Please reference this email in your comment response.
Thanks,

Jacob Halverson

Plans Examiner

City of Mercer Island – Community Planning & Development

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