



CITY OF MERCER ISLAND COMMUNITY PLANNING & DEVELOPMENT RESIDENTIAL CODE COVERSHEET

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD PERMIT.TECH@MERCERISLAND.GOV DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS

Request inspections online via QR code or voicemail FIRE INSPECTION (206) 275-7979 ALL OTHER INSPECTION (206) 275-7730



PROJECT DESCRIPTION Selby primary suite & garage addition. This scope should match the Building Permit Application Form

PROJECT CONTACT INFORMATION The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: Dyna Builders Email: staylor@dyna.builders Phone: 206-297-6369 Construction Contact: Dyna Builders Email: staylor@dyna.builders Phone: 206-297-6369 Engineer: CT Engineering Email: NTrygstad@ctengineering.com Phone: 208-262-6884 Geotech: Email: Phone:

DEFERRED SUBMITTALS The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

No Deferred Submittals - all design included in these construction documents Connector plate wood roof trusses Exterior cladding Metal joist / metal trusses Window wall / curtain wall construction Premanufactured structures (stairs, etc.) Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope- Define all components of the thermal envelope. Include U-factors, insulation and moisture control WSEC Table 402.1.2 Sheet: T 1.0 Energy Credit Information- Include complete information on plan for options selected and equipment specified WSEC Tables 406.2 and 406.3 Sheet: T 1.0 No Credits Required Small Dwelling Unit Medium Dwelling Unit Large Dwelling Unit < 500 sf addition New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch 4 for new construction Certificate of Energy Efficiency WSEC 402.3 Duct Leakage Testing WSEC 402.3.5 Air Leakage Testing WSEC 402.4.3.2 Air Leakage test report not to exceed 5 changes per hour WSEC 1505.4.1.2 Air Leakage per selected energy credits Whole House Ventilation- Specify system type below and include all system requirements on sheet noted WSEC Section M1505.4 Sheet: T 3.0 Exhaust fans WSEC 1505.4.1.2 Supply fans WSEC 1505.4.1.3 Balanced system WSEC 1505.4.1.4 Other permitted system

REQUIRED SPECIAL INSPECTIONS The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org and provided to the City Building Inspector at time of the City inspection. Inspections by the City Building Inspector are required in addition to the Special Inspection. Do not cover or conceal any work prior to the City inspection.

PRESCRIPTIVE DESIGN This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineered components that have been designed to the IRC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IRC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be reevaluated for project revisions and deferred submittals.

ENGINEERED DESIGN This project is engineered to the provisions of the IRC and its referenced standards. Per IBC Chapter 17, a Statement of Special Inspection shall be completed by the Registered Design Professional (RDP) in responsible charge. The Statement of Special Inspections on coversheet SF2 has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IBC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visit(s) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercercity.gov

Structural Observation for this project is required by the: Registered Design Professional Building Official (City use only)

GEOTECHNICAL INFORMATION Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional be included with the project submittal. Refer to MICC 19.07.160(B)(3) for statement of risk, and City GIS at https://www.mercerisland.gov/igs for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED No geotechnical report is required due to either: 1. The absence of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times. Geotechnical Engineer: Phone: Project or report #:

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1 An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity. No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present: Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc. Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures. Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc. Where liquefaction presents significant risk (at waterfront or other high water table with seismic mapping)

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

GENERAL REQUIREMENTS FOR NEW SINGLE FAMILY BUILD DEMOLITION/REBUILD ADDITION REMODEL REPAIR DOCK SITE IMPROVEMENTS SEISMIC RETRO 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 Hours of Work Construction Vehicle Parking Restrictions Access Road Requirements ROW restrictions Drainage Requirements Sewer Requirements Water Service Requirements Additional Fire Code Requirements Planning Requirements Noise Abatement Certification Tree Requirements PRECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements. Temporary site address with minimum 6" high numbers visible from the street must be installed. Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work. A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information. Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD Certain thresholds in the Land Use Code (MICC 19) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements. This project includes modification of legally nonconforming structures - MICC 19.01.050 This project retains existing construction to limit calculation of New Plus Replaced Hard Surface - MICC 15.09

TREE REQUIREMENTS TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10 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. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160. Replacement conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection. For this project, trees are authorized to be removed and replaced with trees. This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle.

FIRE PROTECTION REQUIREMENTS Separate Permits are required for ALL fire protection systems. Fire Inspections can be requested by calling (206) 275-7979 and require three (3) days advanced notice. Do not request fire inspections via MBP or on the general inspection line.

Fire Sprinkler NFPA 13D Full Coverage NFPA 13R NFPA 13 Approved Fire Code Alternatives (FCA): FCA1 FCA2 FCA3 FCA4 Monitored Household Fire Alarm per NFPA 72 Monitored Sprinkler Water Flow Alarm Other:

WATER SERVICE REQUIREMENTS New or upsized water supply system required. Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City. Schedule these inspections under the water service permit Applicant Installation Minimum Service Line Size (main to meter): Minimum Supply Line Size (meter to house): Minimum Required Meter Size: Abandonment of existing service and meter required at main. City Inspector must verify water supply line (water meter to the house) sizing prior to final inspection. Upsizing may be required. Additional water supply requirements: Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line. Pressure reducing valve required if water pressure exceeds 80 psi. Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See mercerisland.gov/backflow For additional information about Water Service Inspection process: https://www.mercerisland.gov/cpd/page/water-service

STORMWATER MANAGEMENT The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project. Dispersion / Infiltration system On-site detention system (MR #5) Direct discharge to lake Rain Garden / Bioretention / Permeable Pavement Flow control system (MR #7) Run-off treatment (MR #8) Connect / Extend public drainage system Full size storm drainage as-built Drainage review not required Other:

SIDE SEWER REQUIREMENTS Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or 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:

APPROVED CODE ALTERNATIVES Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist. CA1: CA2:

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE -RESERVED FOR FUTURE USE-

REQUIRED CONSTRUCTION INSPECTIONS It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers. INSPECTIONS: (Listed in order of typical sequencing)

Table with columns: Inspector, Date, Approved, Inspection Description, MBP.com Inspection Name, PARTIAL 1, PARTIAL 2, PARTIAL 3. Rows include: 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, Piling / Shoring / Shotcrete, Footings, setbacks, UFER ground, Foundation walls / concrete columns, Roof and footing drains, Foundation damproofing, Storm drainage, Water Service, Water Supply, Side sewer installation, Driveway / Access road, Underslab electrical / mechanical / plumbing, Underfloor framing, Nailing-Roof sheathing, Shear wall construction, Rough hydronic installation, Rough electric installation, Rough fire alarm, Rough plumbing installation, Rough mechanical, Electrical service, GAS Piping & Test, Rough fire sprinkler / hydrostatic and flow (bucket) test, Framing and glazing, Masonry construction, Insulation installation, Stucco, Shower pan, Weather exposed balcony and walking surface waterproofing, Code Alternative CA1, Code Alternative CA2.

FINAL INSPECTIONS Inspector Date Final Fire Inspection: Tree Restoration [FINAL_TREE] Final Fire Inspection: Fire protection [FINAL_FIRE_ALL SYSTEMS/ACCESS] Final Civil Inspection: Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL] Final Building Inspection: [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors. Final MEP Inspections: Mech Electrical Plumbing Impact Fees Paid (if applicable) TCO APPROVALS Inspector Date [TCO_TREE] [TCO_FIRE] [TCO_CIVIL] [TCO_BLDG]

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) Applicant option. Additional fees required. All TCO Approvals above must be complete. Approved Start Date End Date

ADDITIONAL REQUIRED CITY INSPECTIONS Use the contact information below to arrange these additional inspections. Required Inspection(s): Contact: Contact email:

IMPACT FEES If required for the project but deferred beyond permit issuance. Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first. PLAN REVIEW APPROVALS Not all review disciplines may be required to review the documents. Building Planning Engineering Tree Fire Approved Date Date Date Date Date

SF1 BUILDING PERMIT NUMBER

PROJECT NAME: PROJECT ADDRESS:

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

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



CITY OF MERCER ISLAND COMMUNITY PLANNING & DEVELOPMENT THIRD PARTY INSPECTIONS

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD EPERMIT.TECH@MERCERISLAND.GOV DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS

Request inspections online via QR code or voicemail FIRE INSPECTION (206) 275-7979 ALL OTHER INSPECTION (206) 275-7730



REQUIRED SPECIAL INSPECTIONS

Indicate on the form below the required Special Inspections for this project. Special Inspections are regulated by IBC Section 1705. If the method of construction is included in project scope, the inspections are required.

REGISTERED DESIGN PROFESSIONAL

IBC Section 1704.2.3 requires the Registered Design Professional (RDP) in Responsible Charge to complete a Statement of Special Inspections. For City of Mercer Island permitting purposes, submitting this document is confirmation that the RDP has completed and reviewed the Special Inspections requirements and acknowledges this information complies with IBC Section 1705.

Name: Neils E. Trygstad License Number: 46552 License Type: P.E. License Expiration: 11/30/24

SPECIAL INSPECTION DESCRIPTION

Table with 2 columns: Description, Notes. Includes Alternative Materials and Systems (IBC 1705.1).

SPECIAL INSPECTION DESCRIPTION REFERENCES REQUIRED FREQUENCY

Table with 4 columns: Description, References, Required, Frequency. Includes Steel Construction (IBC 1705.2).

CONCRETE CONSTRUCTION (IBC 1705.3) a

Table with 4 columns: Description, References, Required, Frequency. Includes Inspect reinforcement, Rebar welding, Anchors post-installed, etc.

MASONRY CONSTRUCTION (IBC 1705.4) b

Table with 4 columns: Description, References, Required, Frequency. Includes Empirically designed masonry, Vertical masonry foundation.

WOOD CONSTRUCTION (IBC 1705.5)

Table with 4 columns: Description, References, Required, Frequency. Includes High-load diaphragms, Metal-plate-connected wood trusses, Mass timber construction.

APPROVALS

Special Inspector sign-off City Inspector sign-off

SPECIAL INSPECTION DESCRIPTION REFERENCES SPECIAL INSP REQUIRED FREQUENCY

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Soils (IBC 1705.6).

DRIVEN DEEP FOUNDATIONS (IBC 1705.7)

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Verify element materials, Determine capacities, etc.

CAST-IN-PLACE DEEP DRIVEN FOUNDATIONS (IBC 1705.8)

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Inspect drilling operations, Verify placement locations, etc.

HELICAL PILE FOUNDATIONS (IBC 1705.9)

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Record installation equipment used, Record installation torque, etc.

SPECIAL INSPECTION FOR WIND RESISTANCE (IBC 1705.11) c

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Structural wood wind resistance elements, Cold-formed steel light-frame wind resistance elements, etc.

SPECIAL INSPECTION FOR SEISMIC RESISTANCE (IBC 1705.12) d

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Structural steel seismic force-resisting systems, Cold-formed steel light-frame seismic force-resisting systems, etc.

SPRAYED FIRE-RESISTANT MATERIALS (IBC 1705.14)

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Special inspection and testing shall be per IBC Sections 1705.14.1 through 1705.14.6 as applicable.

MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS (IBC 1705.15)

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Special inspection is required for fire-resistant coatings applied to structural elements and decks.

EXTERIOR INSULATION AND FINISH SYSTEMS (IBC 1705.16)

Table with 4 columns: Description, References, Special Insp Required, Frequency. Includes Special inspection and testing shall be provided for all EIFS applications, Special inspection is required for water-resistive barrier complying with ASTM E 2570 when installed over a sheathing substrate.

APPROVALS

Special Inspector sign-off City Inspector sign-off

APPROVALS

Special Inspector sign-off City Inspector sign-off

MERCER ISLAND REQUIRED AGENCY INSPECTIONS:

Reports documenting the quality of these types of construction are required by the Building Official as authorized by IRC Section R104.4x. The reports must be prepared by a WABO certified inspector for the specific type of construction, as indicated in the description, or as otherwise authorized by the Building Official.

Table with 4 columns: Agency Inspection Description, References, Agency Inspection Required, Frequency. Includes Exterior Plaster (IRC 703.7)1, Exterior Insulation and Finish System (IRC 703.7)1-3, Lateral Resisting System, Residential Washington State Energy Code.

MERCER ISLAND ADDITIONAL CIVIL ENGINEERING REQUIREMENTS:

The following civil engineering inspections and documentation shall be performed by the indicated Design Professional. Associated inspection reports and documentation shall be provided to the code official prior to final inspection.

Table with 4 columns: Description, References, Agency Inspection Required, Frequency. Includes Civil Engineering Inspections, Civil Engineering Documentation.

SURVEY REQUIREMENTS (The following survey information must be submitted to planner 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 a lot coverage and hardscape area survey at any time prior to issuance of Certificate of Occupancy.

Form for Land Use Planning Contact and survey requirements. Includes checkboxes for Building height survey, Hardscape survey, Building setback survey, Gross floor area survey, Lot coverage survey, and Maximum 40 Percent Alteration Inspection.

SPECIAL INSPECTOR AND AGENCY INSPECTOR CONTACTS:

Each inspector designated in the field to perform any of the above Special Inspections or City initiated Agency Inspections shall provide the following information:

Table with 5 columns: Inspector Name, Initials, Company Name, Phone Number, Email Address.

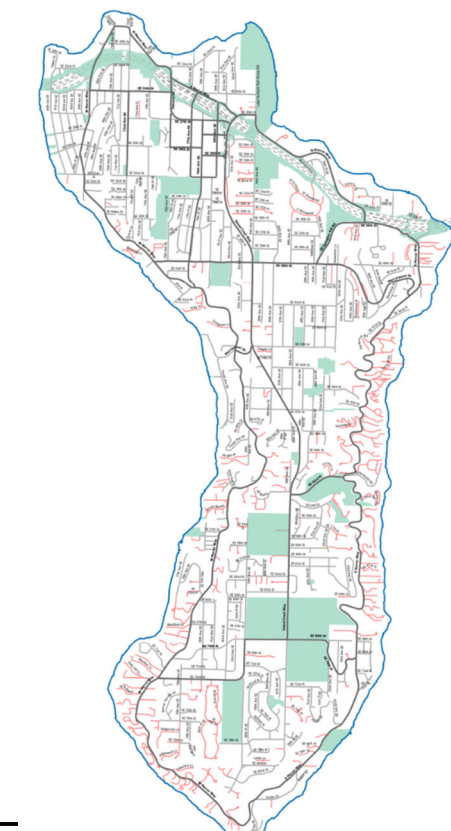
TO BE COMPLETED BY RDP TO BE COMPLETED BY CITY

TO BE COMPLETED BY RDP TO BE COMPLETED BY CITY

TO BE COMPLETED BY RDP FIELD USE ONLY

SF2 BUILDING PERMIT NUMBER

PROJECT NAME: PROJECT ADDRESS:



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