



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
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:	Email:	Phone:
Construction Contact:	Email:	Phone:
Engineer:	Email:	Phone:
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
 Metal joist / metal trusses
 Premanufactured structures (stairs, etc.)

Exterior cladding
 Window wall / curtain wall construction
 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: _____

Energy Credit Information- Include complete information on plan for options selected and equipment specified WSEC Tables 406.2 and 406.3 Sheet: _____

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: _____

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 IBC 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 IBC 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@mercerisland.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.
- Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc.
- Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.
- 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

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.

<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Monitored Household
<input type="checkbox"/> NFPA 13D	Fire Alarm per NFPA 72
<input type="checkbox"/> Full Coverage	<input type="checkbox"/> Monitored Sprinkler
<input type="checkbox"/> NFPA 13R	Water Flow Alarm
<input type="checkbox"/> NFPA 13	Other:
<input type="checkbox"/> Approved Fire Code Alternatives (FCA):	
<input type="checkbox"/> FCA1	<input type="checkbox"/> FCA3
<input type="checkbox"/> FCA2	<input type="checkbox"/> FCA4

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.

<input type="checkbox"/> Dispersion / Infiltration system	<input type="checkbox"/> Run-off treatment (MR #8)
<input type="checkbox"/> On-site detention system (MR #5)	<input type="checkbox"/> Connect / Extend public drainage system
<input type="checkbox"/> Direct discharge to lake	<input type="checkbox"/> Full size storm drainage as-built
<input type="checkbox"/> Rain Garden / Bioretention / Permeable Pavement	<input type="checkbox"/> Drainage review not required
<input type="checkbox"/> Flow control system (MR #7)	<input type="checkbox"/> 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: _____

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)

Inspector	Date	Approved	Inspection Description	MBP.com Inspection Name	PARTIAL 1	PARTIAL 2	PARTIAL 3
_____	_____	<input type="checkbox"/>	Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MTG GENERAL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Tree protection	[TREE PROTECTION]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Erosion control	[EROSION CNTRL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Sewer disconnect and cap	[SIDE SEWER DISCONNECT]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPRO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Land clearing, grading and demolition	[FINAL DEMO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	[FOUNDATION WALLS/CON]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOOTINGS, SETBACKS, U]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Foundation walls / concrete columns	[FOUNDATION WALLS/CON]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Roof and footing drains	[CONVEYANCE FACILITY]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Foundation damproofing	[FOUND DAMP PROOFING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Storm drainage, including (but not limited to)	[CONVEYANCE FACILITY]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Connections to storm main in ROW		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Area drains		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Det systems / Conveyance / Flow control		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Storm drain in ROW		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Infiltration systems / L.I.D. systems		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Pump systems		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Catch basins		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Retaining wall drainage		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Water Service	[3. WATER SERVICE TAP]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Water Supply	[WATER SUPPLY LINE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Side sewer installation, including (but not limited to)	[SIDE SEWER INSTALLAT]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Connections to side sewer main		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Back-flow valves		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Connections to existing side sewer		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Grinder pump systems		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Driveway / Access road	[ROW OR UTILITY IMPRO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Underslab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Underslab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATION]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Underfloor framing	[UNDER-FLOOR FRAMING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Nailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough hydronic installation	[ROUGH HYDRONIC PIPIN]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough electric installation	[ROUGH ELECTRIC]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough plumbing installation (DWW, water)	[ROUGH PLUMBING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough mechanical	[ROUGH MECHANICAL/HVA]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Electrical service	[ELECTRICAL SERVICE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Gas Piping & Test	[GAS PIPING/TEST]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Framing and glazing. (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Insulation installation	[INSULATION]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Stucco (paper and lath)	[STUCCO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Shower pan (or tub)	[SHOWER PAN (OR TUB)]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Code Alternative CA1	[CODE ALT 1]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Code Alternative CA2	[CODE ALT 2]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINAL INSPECTIONS

Inspector	Date	Final Fire Inspection: Tree Restoration [FINAL_TREE]	Final Tree Inspection: Fire protection [FINAL_FIRE_ALL SYSTEMS/ACCESS]	Inspector	Date	[TCO_TREE]	[TCO_FIRE]
_____	_____	<input type="checkbox"/>	* Sprinkler	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Access Road	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Fire Code Alternatives (see below)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	FCA1	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	FCA2	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	FCA3	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	FCA4	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Final Civil Inspection: Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL]	_____	_____	<input type="checkbox"/>	[TCO_CIVIL]
_____	_____	<input type="checkbox"/>	Water supply protection/Backflow devices for:	_____	_____	<input type="checkbox"/>	[TCO_BLDG]
_____	_____	<input type="checkbox"/>	* Waterfront property	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	* Fire / lawn sprinkler	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Well water on property	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Boiler	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Final Building Inspection: [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors.	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Final MEP Inspections: <input type="checkbox"/> Mech <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Impact Fees Paid (if applicable)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

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 _____, whichever occurs first.

Date _____

PLAN REVIEW APPROVALS
Not all review disciplines may be required to review the documents.

Building	Planning	Engineering	Tree	Fire
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	



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: _____ License Number: _____ License Type: _____ License Expiration: _____

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
ALTERNATIVE MATERIALS AND SYSTEMS (IBC 1705.1)			
Construction materials and systems that are alternatives to materials and systems prescribed by the IBC.	Notes:		
Unusual design applications of materials described in the code.	Notes:		
Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in the IBC or in standards referenced by the IBC.	Notes:		

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
STEEL CONSTRUCTION (IBC 1705.2)			
Structural Steel: Special Inspections for structural steel shall be in accordance with the inspection requirements of AISC 360 Chapter N.	AISC 360 Chapter N	<input type="checkbox"/>	Per Standard
<i>Quality Control: Procedures specified by the fabricator and erector to ensure that work is performed in accordance with AISC specification and the construction documents</i>	AISC 360 Section NS (1)	<input type="checkbox"/>	Per Standard
<i>Quality Assurance: Review and inspection performed by an agency hired by the owner to ensure work is performed in accordance with the construction documents</i>	AISC 360 Section NS (2)	<input type="checkbox"/>	Per Standard
Cold Formed Steel Deck: Special Inspections and qualifications or welding special inspectors for cold form set floor and roof deck shall be in accordance with Steel Deck Institute QA/QC.	Steel Deck Institute QA/QC	<input type="checkbox"/>	Per Standard
Open-Web Steel Joists and Joist Girders: <i>End connections: welding or bolting.</i>	SJI Specification per IBC 2207.1	<input type="checkbox"/>	Periodic
<i>Bridging: horizontal or diagonal.</i>	SJI Specification per IBC 2207.1	<input type="checkbox"/>	Periodic
<i>Standard Bridging.</i>	SJI Specification per IBC 2207.1	<input type="checkbox"/>	Periodic
<i>Bridging that differs from SJI Specifications listed in Section 2207.1.</i>	SJI Specification per IBC 2207.1	<input type="checkbox"/>	Periodic
<i>Temporary and permanent restraint / bracing of cold-formed trusses over 60 feet.</i>	IBC 1705.2.4	<input type="checkbox"/>	Periodic

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
CONCRETE CONSTRUCTION (IBC 1705.3)^a			
Inspect reinforcement, including prestressing tendons, and verify placement	ACI 318 Ch 20, 25.2, 25.3, 26.5.1-26.5.3	<input type="checkbox"/>	Periodic
Reinforcing bar welding: <i>Verify weldability of reinforcing bars other than ASTM A706. Inspect single-pass fillet welds, maximum 5/16 inches.</i>	AWS D1.4 ACI 318 Ch 26.6.4	<input type="checkbox"/>	Periodic
<i>Inspect single-pass fillet welds, maximum 5/16 inches.</i>	AWS D1.4 ACI 318 Ch 26.6.4	<input type="checkbox"/>	Periodic
<i>Inspect all other welds.</i>	AWS D1.4 ACI 318 Ch 26.6.4	<input type="checkbox"/>	Continuous
Inspect anchors cast in concrete.	ACI 318 Ch 17.8.2	<input type="checkbox"/>	Periodic
Anchors post-installed in hardened concrete members: <i>Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.</i>	ACI 318 Ch 17.8.2.4	<input type="checkbox"/>	Continuous
<i>All other post-installed mechanical and adhesive anchors.</i>	ACI 318 Ch 17.8.2	<input type="checkbox"/>	Periodic
Verify use of required design mix.	ACI 318 Ch 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3	<input type="checkbox"/>	Periodic
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	ASTM C 172, ASTM C31 ACI 318 Ch 26.5, 26.12	<input type="checkbox"/>	Continuous
Inspect concrete and shotcrete placement for proper application techniques.	ACI 318 Ch 26.5	<input type="checkbox"/>	Continuous
Verify maintenance of specified curing temperature and techniques.	ACI 318 Ch 26.5-26.5.5	<input type="checkbox"/>	Periodic
Prestressed concrete: <i>Application of prestressing forces.</i>	ACI 318 Ch. 26.10	<input type="checkbox"/>	Continuous
<i>Grouting of bonded prestressing tendons.</i>	ACI 318 Ch. 26.10	<input type="checkbox"/>	Continuous
Inspect erection of precast concrete members.	ACI 318 Ch. 26.9	<input type="checkbox"/>	Periodic
Precast concrete diaphragm connections	ACI 318 Ch. 26.13.1.3	<input type="checkbox"/>	Periodic
Precast diaphragm installation tolerances	ACI 550.5	<input type="checkbox"/>	Continuous
Verify in-situ concrete strength prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	ACI 318 Ch. 26.11.2	<input type="checkbox"/>	Periodic
Inspect formwork for shape, location and dimensions of the concrete member being formed	ACI 318 Ch. 26.11.2(b)	<input type="checkbox"/>	Periodic

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
MASONRY CONSTRUCTION (IBC 1705.4)^b			
Empirically designed masonry, glass unit masonry, or masonry veneer as part of a Risk Category IV structure requiring Level B Quality Assurance per ACI 530	ACI 530 Chapter 3 IBC 1705.4	<input type="checkbox"/>	Per Standard
Vertical masonry foundation elements requiring Quality Assurance per ACI 530	ACI 530 Chapter 3 IBC 1705.4	<input type="checkbox"/>	Per Standard

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
WOOD CONSTRUCTION (IBC 1705.5)			
High-Load diaphragms: <i>Panel thickness, framing member sizes, and nail or staple diameters and patterns (includes any diaphragms utilizing more than one row of fasteners at edges designed per IBC Section 2306.2/SDPMWS 4.2.7.1, 2).</i>	IBC 1705.5.1	<input type="checkbox"/>	Periodic
Metal-plate-connected wood trusses spanning 60 feet or greater: <i>Verify temporary and permanent individual truss member restraint / bracing are installed in accordance with approved truss submittal package.</i>	IBC 1705.5.2	<input type="checkbox"/>	Periodic
Mass timber construction per IBC Table 1705.5.3	IBC 1705.5.3	<input type="checkbox"/>	Periodic
Mass timber (upwardly inclined adhesive anchors)	IBC 1705.5.3	<input type="checkbox"/>	Continuous

APPROVALS
 Special Inspector sign-off _____ City Inspector sign-off _____

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
SOILS (IBC 1705.6)			
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Geotechnical Report	<input type="checkbox"/>	Periodic
Verify excavations are extended to proper depth and have reached proper material.	Geotechnical Report	<input type="checkbox"/>	Periodic
Perform classification and testing of compacted fill materials.	Geotechnical Report	<input type="checkbox"/>	Periodic
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Geotechnical Report	<input type="checkbox"/>	Continuous
Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	Geotechnical Report	<input type="checkbox"/>	Periodic

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
DRIVEN DEEP FOUNDATIONS (IBC 1705.7)			
Verify element materials, sizes and lengths comply with the requirements noted in the drawings and geotechnical report.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous
Determine capacities of test elements and conduct additional load tests, as required.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous
Inspect driving operations and maintain complete and accurate records for each element.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous
Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous
For steel elements, perform additional Special Inspections in accordance with Section 1705.2.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous
For concrete elements and concrete-filled elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous
For specialty elements, perform additional Special Inspections as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
CAST-IN-PLACE DEEP DRIVEN FOUNDATIONS (IBC 1705.8)			
Inspect drilling operations and maintain complete and accurate records for each element	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous
Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable), and adequate end-bearing strata capacity. Record concrete or grout volumes.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous
For concrete elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
HELICAL PILE FOUNDATIONS (IBC 1705.9)			
Record installation equipment used, pile dimension, tip elevations, final depth, final installation torque and other pertinent installation information as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	<input type="checkbox"/>	Continuous

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
SPECIAL INSPECTION FOR WIND RESISTANCE (IBC 1705.11)^c			
Structural wood wind resistance elements: <i>Field gluing of wood elements of the windforce-resisting system.</i>	IBC 1705.11.1, Construction Documents	<input type="checkbox"/>	Continuous
<i>Nailing, bolting, anchoring and other fastening of wood elements of the main windforce-resisting system, including wood shear walls, wood diaphragms, drag struts, braces and hold-downs.</i>	IBC 1705.11.1, Construction Documents	<input type="checkbox"/>	Periodic
Cold-formed steel light-frame wind resistance elements: <i>Welding operations of cold-formed steel light-frame elements of the main windforce-resisting system.</i>	IBC 1705.11.2, Construction Documents	<input type="checkbox"/>	Periodic
<i>Screw attachment, bolting, anchoring, and other fastening of elements of cold-formed steel light-frame elements of the main windforce-resisting system, including shear walls, braces, diaphragms, drag struts and hold-downs.</i>	IBC 1705.11.2, Construction Documents	<input type="checkbox"/>	Periodic
Fastening of the following systems and components: <i>Roof covering, roof deck and roof framing connections.</i>	IBC 1705.11.3 (1), Construction Documents	<input type="checkbox"/>	Periodic
<i>Exterior wall covering and wall connections to roof and floor diaphragms and framing.</i>	IBC 1705.11.3 (2), Construction Documents	<input type="checkbox"/>	Periodic

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
SPECIAL INSPECTION FOR SEISMIC RESISTANCE (IBC 1705.12)^d			
Structural steel seismic force-resisting systems: <i>Special Inspections of MFRS shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.</i>	IBC 1705.12.1.1, AISC 341 Seismic Provisions for Structural Steel Buildings	<input type="checkbox"/>	Per Standard
<i>Special inspection of structural steel elements shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.</i>	IBC 1705.12.1.2, AISC 341 Seismic Provisions for Structural Steel Buildings	<input type="checkbox"/>	Per Standard
Structural wood seismic force-resisting systems: <i>Special inspection during field gluing operations for elements of the seismic force-resisting system.</i>	IBC 1705.12.2 (1)	<input type="checkbox"/>	Continuous
<i>Special inspection required for nailing, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs.</i>	IBC 1705.12.2 (2)	<input type="checkbox"/>	Periodic
Cold-formed steel light-frame seismic force-resisting systems: <i>Special inspection during welding operations for elements of the seismic force-resisting system.</i>	IBC 1705.12.3 (1)	<input type="checkbox"/>	Periodic
<i>Special inspection required for screw attachment, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including shear walls, drag struts, braces, diaphragms and hold-downs.</i>	IBC 1705.12.3 (2)	<input type="checkbox"/>	Periodic

^e Required where any of the following conditions exist (refer ASCE 7 Section 12.3):
 a. Torsional or extreme torsional irregularity
 b. Stiffness (soft story) or extreme stiffness (extreme soft story) irregularity
 c. Discontinuity in lateral strength (weak story irregularity)
^f Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY
SPRAYED FIRE-RESISTANT MATERIALS (IBC 1705.14)			
Special inspection and testing shall be per IBC Sections 1705.14.1 through 1705.14.6 as applicable.	IBC 1705.14	<input type="checkbox"/>	Periodic
MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS (IBC 1705.15)			
Special inspection is required for fire-resistant coatings applied to structural elements and decks.	AWC 12-B, Construction Documents	<input type="checkbox"/>	Periodic
EXTERIOR INSULATION AND FINISH SYSTEMS (IBC 1705.16)			
Special inspection and testing shall be provided for all EIFS applications. ^{g, h}		<input type="checkbox"/>	Periodic
Special inspection is required for water-resistive barrier complying with ASTM E 2570 when installed over a sheathing substrate.	ASTM E 2570	<input type="checkbox"/>	Periodic

^g Special inspection not required for EIFS applications where installed over water-resistive barrier with a means of draining moisture to the exterior.
^h Special inspection is not required for EIFS applications installed over masonry or concrete walls.

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.

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY
EXTERIOR PLASTER (IRC 703.7)¹			
Installation: <i>Lath and lath attachment.</i>	ASTM C 926, ASTM C 1063 IRC R703.7.1	<input type="checkbox"/>	Periodic
<i>Portland Cement plaster mix, number of coats, thickness of coats.</i>	IRC Tables R702.1(1), 702.1(3)	<input type="checkbox"/>	
<i>Weep screed material, attachment and location.</i>	ASTM C 926, IRC R703.7.2.1	<input type="checkbox"/>	
<i>Water resistive barrier installation, flashing installation, and drainage.</i>	IRC R703.2, IRC R703.4, IRC R703.7.3	<input type="checkbox"/>	
<i>Application of each coat and minimum curing.</i>	ASTM C 926, IRC R703.7.4, IRC R703.7.5	<input type="checkbox"/>	

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY
EXTERIOR INSULATION AND FINISH SYSTEM (IRC 703.7)¹			
Installation: <i>Installed in accordance with EIFS manufacturer's instructions.</i>	ASTM E 2568 IRC R703.9	<input type="checkbox"/>	Periodic
<i>Drainage provided over all wall assemblies except substrates of masonry or concrete. Drainage shall have a 90 percent efficiency. EIFS and EIFS drainage shall terminate not less than 6 inches above finish grade.</i>	ASTM 2275, ASTM E 2570, IRC R703.2	<input type="checkbox"/>	
<i>Flashing shall be provided per IRC R703.8. Decorative trim shall not be face-nailed through the EIFS.</i>	IRC R703.8, IRC R703.4, IRC R703.7.3	<input type="checkbox"/>	
<i>Not required for EIFS applications installed over a water-resistive barrier draining moisture to the exterior or where installed over masonry of concrete.</i>			

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY
LATERAL RESISTING SYSTEM			
Installation: <i>Shearwall and diaphragm sheathing, panel edge and field nailing.</i>	Construction Documents	<input type="checkbox"/>	Periodic
<i>Lateral load path continuity, i.e. roof and floor diaphragm to shearwall top plate below, shearwall to foundation.</i>	Construction Documents	<input type="checkbox"/>	
<i>Collector / drag strut nailing and connections. Holddown installation and location.</i>	Construction Documents	<input type="checkbox"/>	

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY
RESIDENTIAL WASHINGTON STATE ENERGY CODE			
Air Leakage Control: <i>Tested and verified as having an air leakage rate not exceeding 5 air changes per hour.</i>	WSEC R402.4.1.2	<input type="checkbox"/>	Periodic
<i>Tested and verified as having an air leakage rate not exceeding 3 air changes per hour as required by Energy Credit 2a.</i>	WSEC R402.4.1.2, WSEC Table 406.3	<input type="checkbox"/>	
<i>Tested and verified as having an air leakage rate not exceeding 2 air changes per hour as required by Energy Credit 2b.</i>	WSEC R402.4.1.2, WSEC Table 406.3	<input type="checkbox"/>	
<i>Tested and verified as having an air leakage rate not exceeding 1.5 air changes per hour as required by Energy Credit 2c.</i>	WSEC R402.4.1.2, WSEC Table 406.3	<input type="checkbox"/>	
<i>Duct testing shall be provided in accordance with WSSU RS-33 using the maximum duct leakage rates specified in WSEC R403.3.4. Written results shall be signed by the tester and provided to the code official.</i>	WSEC R403.3.3, WSEC R403.3.4	<input type="checkbox"/>	

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.

CIVIL ENGINEERING INSPECTIONS	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY
Project Civil Engineer or Geotechnical Engineer shall inspect and certify that the lawn and landscape areas meet the specified post-construction soil quality and depth requirements.	Construction Documents BMP TS.13 (2017 DOE manual)	<input type="checkbox"/>	Periodic
Project Civil Engineer shall inspect and certify the construction of the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system and all LID systems for conformance to approved plans.	Construction Documents, Infiltration Report, Geotechnical Report	<input type="checkbox"/>	Periodic
Project Geotechnical Engineer shall observe and certify the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system, and all LID systems to verify suitability of existing soil conditions.	Construction Documents, Infiltration Report, Geotechnical Report	<input type="checkbox"/>	Periodic
CIVIL ENGINEERING DOCUMENTATION			
The Declaration of Covenant for the inspection and maintenance of private stormwater facilities must be signed, recorded and received by the City prior to final inspection.		<input type="checkbox"/>	Periodic
A Right-of-Way Encroachment Agreement must be recorded for all private improvements in the right-of-way prior to final inspection.		<input type="checkbox"/>	Periodic
Other as Specified:		<input type="checkbox"/>	Periodic

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.

Land Use Planning Contact: _____ email: _____

Building height survey Hardscape survey
 Building setback survey Gross floor area survey
 Lot coverage survey

MAXIMUM 40 PERCENT ALTERATION INSPECTION: MICC 19.01.050(D)(1)(b)(i)
 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.

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:

INSPECTOR NAME	INITIALS	COMPANY NAME	PHONE NUMBER	EMAIL ADDRESS

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 _____

GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. COPYRIGHT 2024 BY CHESMORE/BUCK ARCHITECTURE. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND BE IN ACCORDANCE WITH THE WASHINGTON STATE LAWS AND REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

SOILS:

REFER TO TABLE R401.4.1 FOR MAXIMUM LOAD-BEARING VALUES OF FOUNDATION MATERIALS UNLESS ENGINEERING INFORMATION IS PROVIDED. ALL FOOTINGS AND SLABS SHALL BEAR ON UNYIELDING SOIL.

UNLESS A SOILS REPORT BY A SOILS ENGINEER IS PROVIDED AND ATTACHED THIS OFFICE ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

CONTRACTORS RESPONSIBILITY:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE DRAWING ONLY WILL NOT SATISFY THIS REQUIREMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENT RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION PROVIDED BY THE OWNER, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. THE CONTRACTOR'S REVIEW IS MADE IN THE CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A LICENSED DESIGN PROFESSIONAL.

ENERGY:

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).

COMPLY WITH SECTION R503 ALTERATIONS

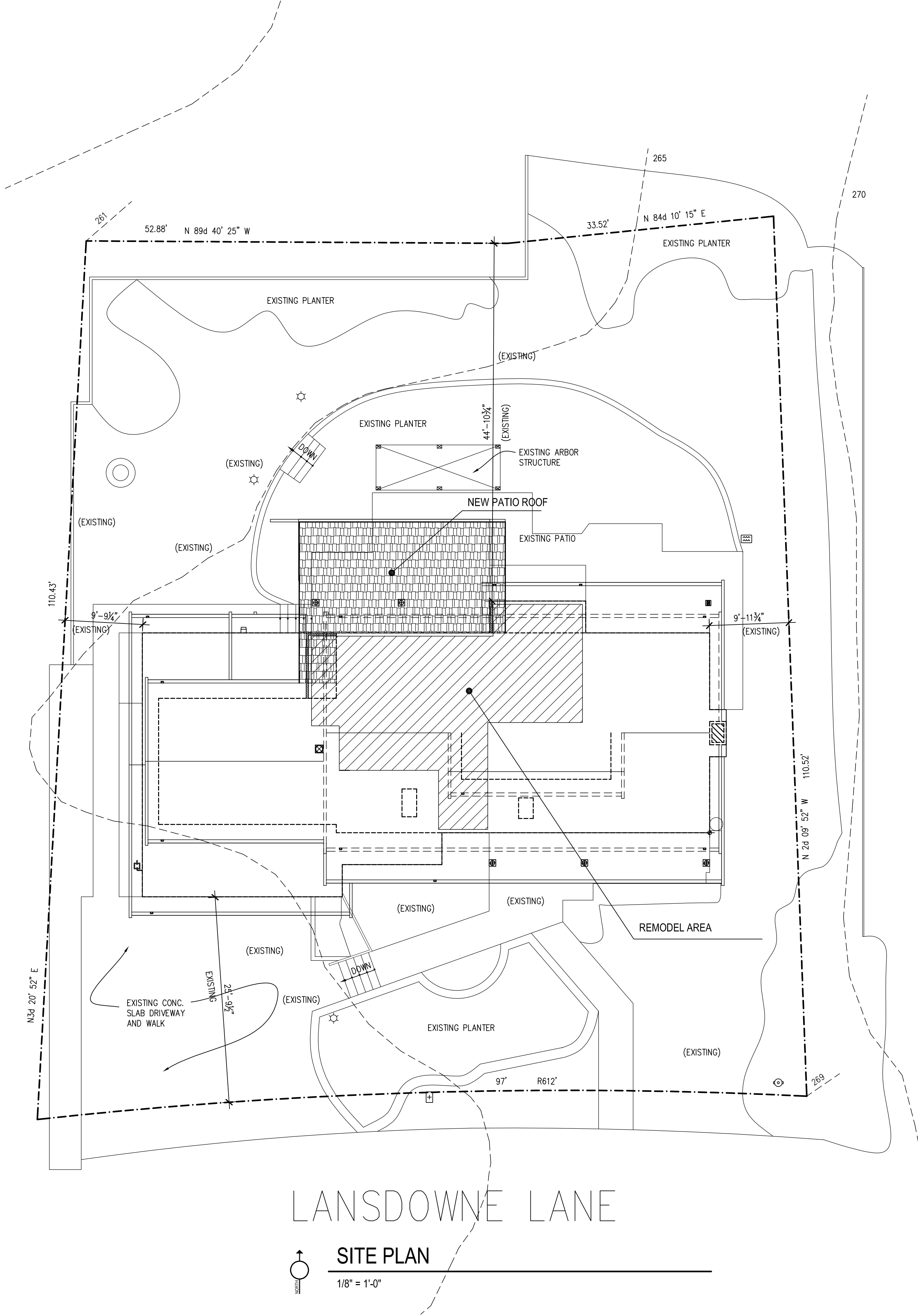
WALLS: INSULATED WITH R-21 BATT

ROOF AND CEILING: INSULATED WITH R-49 BATT IN ATTICS. PROVIDE INSULATION IN CEILING WHERE POSSIBLE AND IN 2X12 RAFTERS R-38 IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE.

FLOORS: PROVIDE R-30 BATT INSULATION OVER UNHEATED SPACE (UNLESS NOTED OTHERWISE).

SLAB ON GRADE: PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION R-10. INSULATION TO PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM THE TOP OF THE SLAB TO THE BOTTOM OF THE FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-0" TO ALLOW FOR DOWELING TO TIE SLAB AND FOOTING TOGETHER.

VAPOR BARRIERS: AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS AND AT ALL ROOF DECKS, BELOW ENCLOSED JOIST SPACES WHERE CEILING FINISHES ARE DIRECTLY INSTALLED TO JOISTS, AND ANY OTHER WALL OR CEILING SURFACES WHICH RECEIVE INSULATION. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).



LANSDOWNE LANE

SITE PLAN
1/8" = 1'-0"

PROJECT NOTES

PROPOSED REMODEL AND PATIO ROOF ADDITION TO EXISTING RESIDENCE

OWNERS

PATRICK DUFF AND KAREN MCALEESE
5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

ZONING

R-9.6

PROPERTY TAX ACCT#

PROPERTY TAX ACCOUNT NUMBER: 418840-0270

LEGAL DESCRIPTION

LANSDOWNE LANE T&W UND INT IN PRIV RDS ADN WALKWAY

LOT COVERAGE

TOTAL LOT AREA:	9882 S.F.
LOT COVERAGE:	
HOUSE	2,849 S.F.
PATIO ROOF ADDITION	203 S.F.
STRUCTURAL TOTAL	3,032 S.F.
DRIVEWAY	695 S.F.
TOTAL	3,757 S.F. = 38%

40% ALLOWABLE LOT COVERAGE 3,953 S.F.

HARDSCAPE MAX. ALLOWED 9% OF 9882 S.F. = 889 S.F.	
WALKS AND PATIOS	816 S.F.

HARDSCAPE CALCULATION

ALLOWED HARDSCAPE	9% OF 9882 SF = 889 SF
UNCOVERED PATIOS	263 SF
WALKWAYS	542 SF
TOTAL HARDSCAPE	805 SF = 8.1% NO CHANGE PROPOSED

LOT SLOPE

HIGH POINT OF LOT	269'
LOW POINT OF LOT	261'
ELEVATION DIFFERENCE	8'
HORIZONTAL DISTANCE	140'
LOT SLOPE	8'/140'(100) = 5.7%

GROSS FLOOR AREA NO NEW FLOOR AREA IS PROPOSED

BASEMENT	0 S.F.
MAIN FLOOR	2,085 S.F.
UPPER FLOOR	1,528 S.F.
TOTAL	3,613 S.F.
ALLOWABLE GROSS FLOOR AREA	40% OF 9882 S.F. = 3,953 S.F.

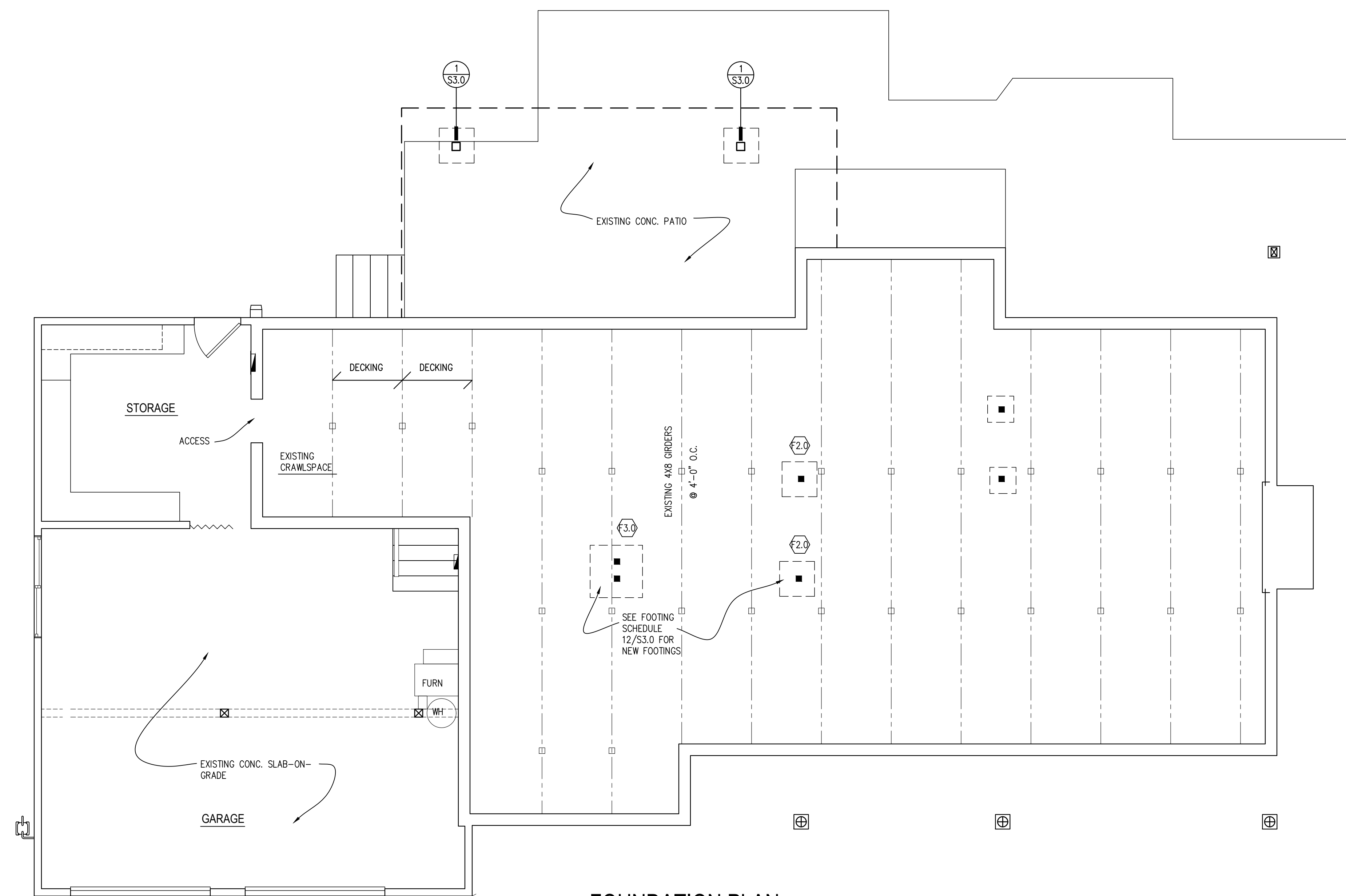
SHEET INDEX

- SF MERCER ISLAND COVER SHEET
- 1.0 SITE PLAN
- 2.0 FOUNDATION PLAN
- 3.0 DEMOLITION PLANS AND SCHEDULES
- 3.1 MAIN FLOOR PLAN AND SCHEDULES
- 3.2 UPPER FLOOR FRAMING PLAN
- 3.3 UPPER FLOOR PLAN AND ROOF FRAMING
- 3.4 ROOF PLAN
- 3.5 ELECTRICAL PLAN
- 4.0 EXTERIOR ELEVATIONS
- 4.1 SECTIONS
- 5.0 INTERIOR ELEVATIONS
- S1.0 STRUCTURAL NOTES
- S1.1 STRUCTURAL NOTES
- S3.0 STRUCTURAL DETAILS

CHESMORE|BUCK
architecture
27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
PHONE: 425-679-0807
FAX: 425-679-0804

DUFFY/MCALEESE REMODEL
5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

SITE PLAN



FOUNDATION PLAN

1/4" = 1'-0"

GLAZING

TO BE IN COMPLIANCE WITH IRC SEC. R308, AND WASHINGTON STATE SAFETY GLASS LAW, EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.4.

GLAZING IN HAZARDOUS LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY OR TEMPERED GLASS.

HAZARDOUS LOCATIONS ARE:

GLAZING IN SWINGING DOORS EXCEPT JALOUSIES

GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.

GLAZING IN STORM DOORS

GLAZING IN ALL UNFRAMED SWINGING DOORS

GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1. EXPOSED AREA ON AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING

GLAZING IN RAILINGS REGARDLESS OF HEIGHT.

GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS SET FORTH IN UBC STANDARD NO. 24-2, PART II.

GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE
THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE

GLAZING ADJACENT TO STARWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

GLAZING ADJACENT TO STAIRWAYS, WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC SEC. R310.1

No.	Date	Revision

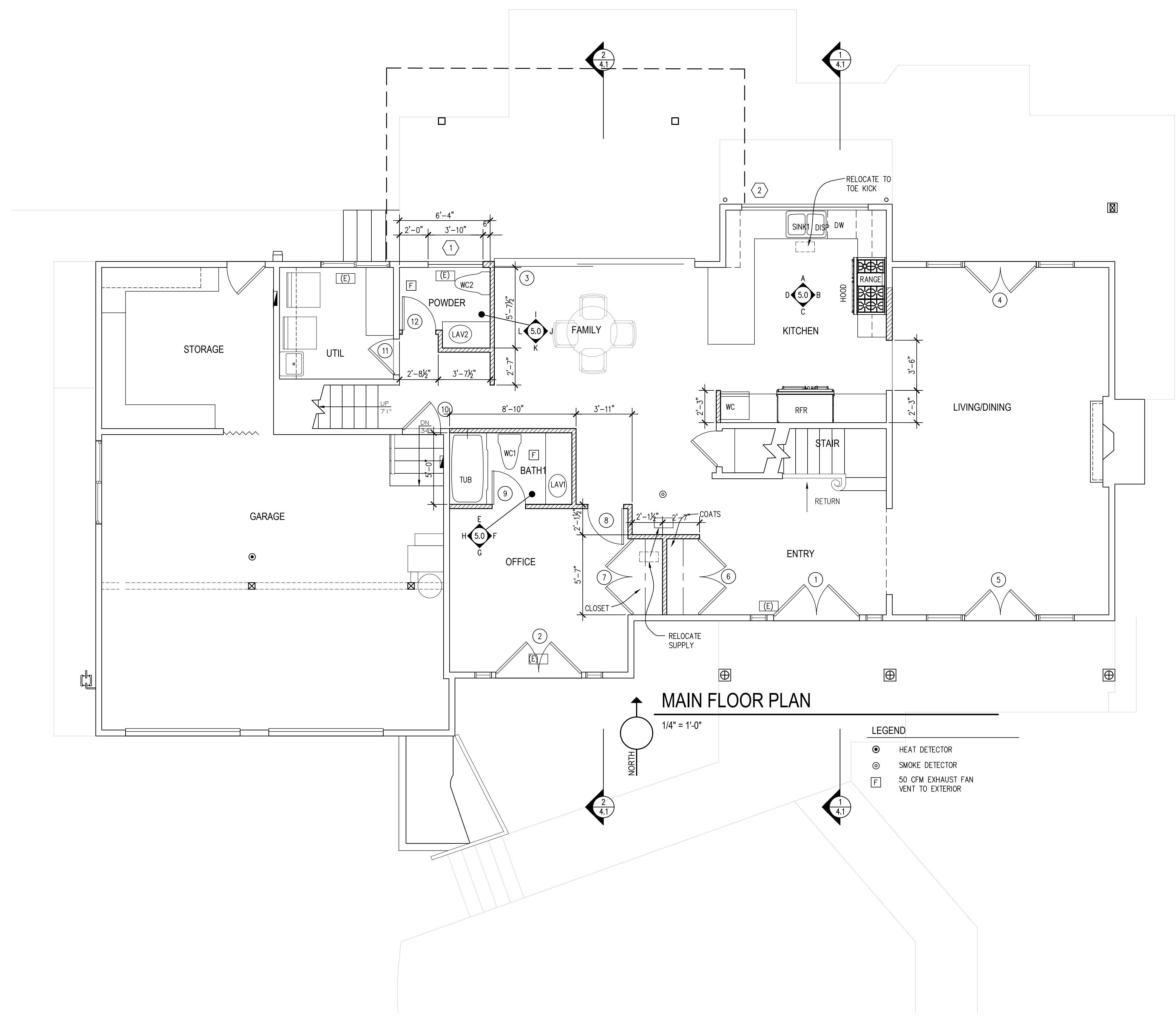
FOUNDATION

ROOM NAME	MATERIAL												FINISH												REMARKS
	BASE		CASING		WALLS			CEILING			FLOOR		CASING		WALLS			CEILING							
	FLOOR	MTL	DET./SHT.#	DR.	WN.	N	E	S	W	MTL	HEIGHT	FLOOR	BASE	DR.	WN.	N	E	S	W	CEILING					
ENTRY	-	-	-	-	-	W1	W1	W1	W2	-	-	-	-	-	-	-	-	-	-	-	-				
COATS	-	-	-	-	-	W2	W2	W2	W2	-	-	-	-	-	-	-	-	-	-	-	-				
OFFICE	-	-	-	-	-	W2	W2	W2	W1*	-	-	-	-	-	-	-	-	-	-	-	*PATCH AND REPAIR				
BATH	-	-	-	-	-	W2	W2	W2	W2	-	-	-	-	-	-	-	-	-	-	-	-				
UTIL	F2	-	-	-	-	W1	W1	W1	W1	-	-	-	-	-	-	-	-	-	-	-	-				
POWDER	F2	-	-	-	-	W2	W2	W2	W2	-	-	-	-	-	-	-	-	-	-	-	-				
FAMILY	F2	-	-	-	-	W2	-	W2	W2	-	-	-	-	-	-	-	-	-	-	-	-				
KITCHEN	-	-	-	-	-	W2	W2	W2	W2	-	-	-	-	-	-	-	-	-	-	-	-				
LIVING/DINING	F1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
STAR	F1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
LANDING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
M. BEDROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
CLOSET1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
LAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BATH3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BED1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BED2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BED3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				

APPLIANCE SCHEDULE						
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
RFR	REFRIGERATOR	WOLF	PRO4850A	GLASS DOOR	-	-
RANGE	RANGE	WOLF	GR486G	-	-	-
DW	DISHWASHER	WOLF	DW2450	-	-	-
WC	WINE COOLER	WOLF	DE2450W/R	PANEL READY	-	-
HOOD	HOOD	WOLF	VC485T	-	-	-
DISP	DISPOSAL	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

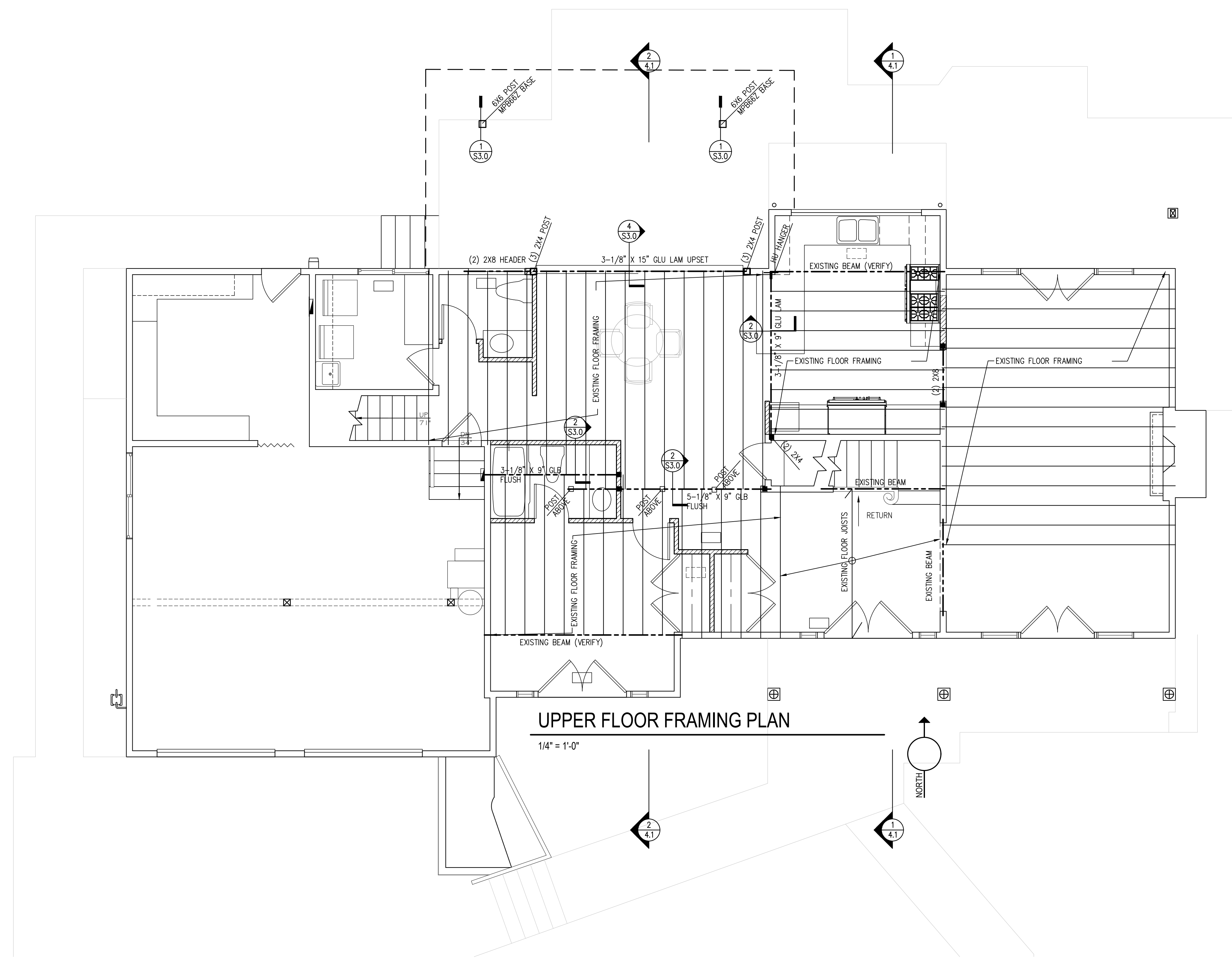
PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE	MANUFACTURER	MODEL NO.	FINISH/COLOR	FITTING	LOCATION	REMARKS
LAV1	-	-	-	-	-	-	-
LAV2	-	-	-	-	-	-	-
LAV3	-	-	-	-	-	-	-
LAV4	-	-	-	-	-	-	-
SINK1	-	-	-	-	-	-	-
TUB	-	-	-	-	-	-	-
WC1	-	-	-	-	-	-	-
WC2	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

SPECIALTIES SCHEDULE						
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-



MAIN FLOOR PLAN

- LEGEND
- ⊙ HEAT DETECTOR
 - ⊙ SMOKE DETECTOR
 - F 50 CFM EXHAUST FAN VENT TO EXTERIOR



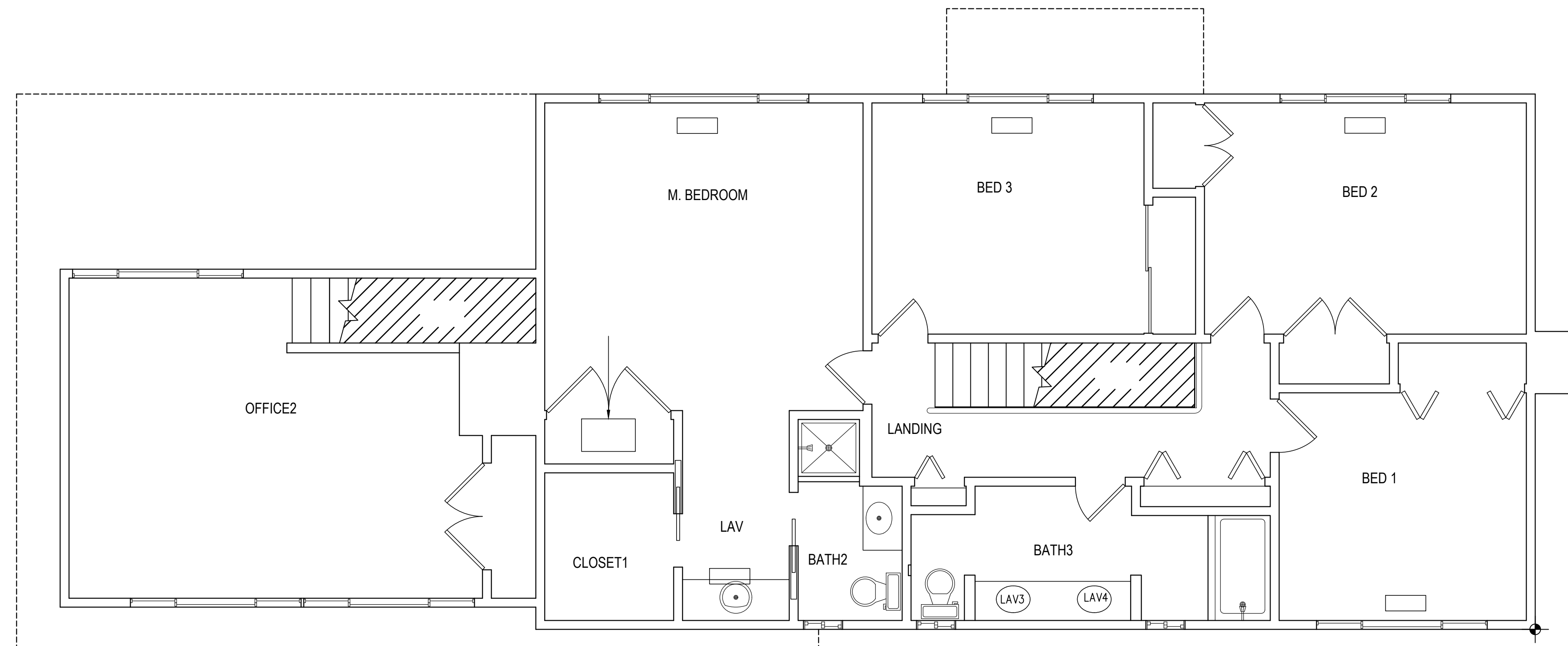
UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"

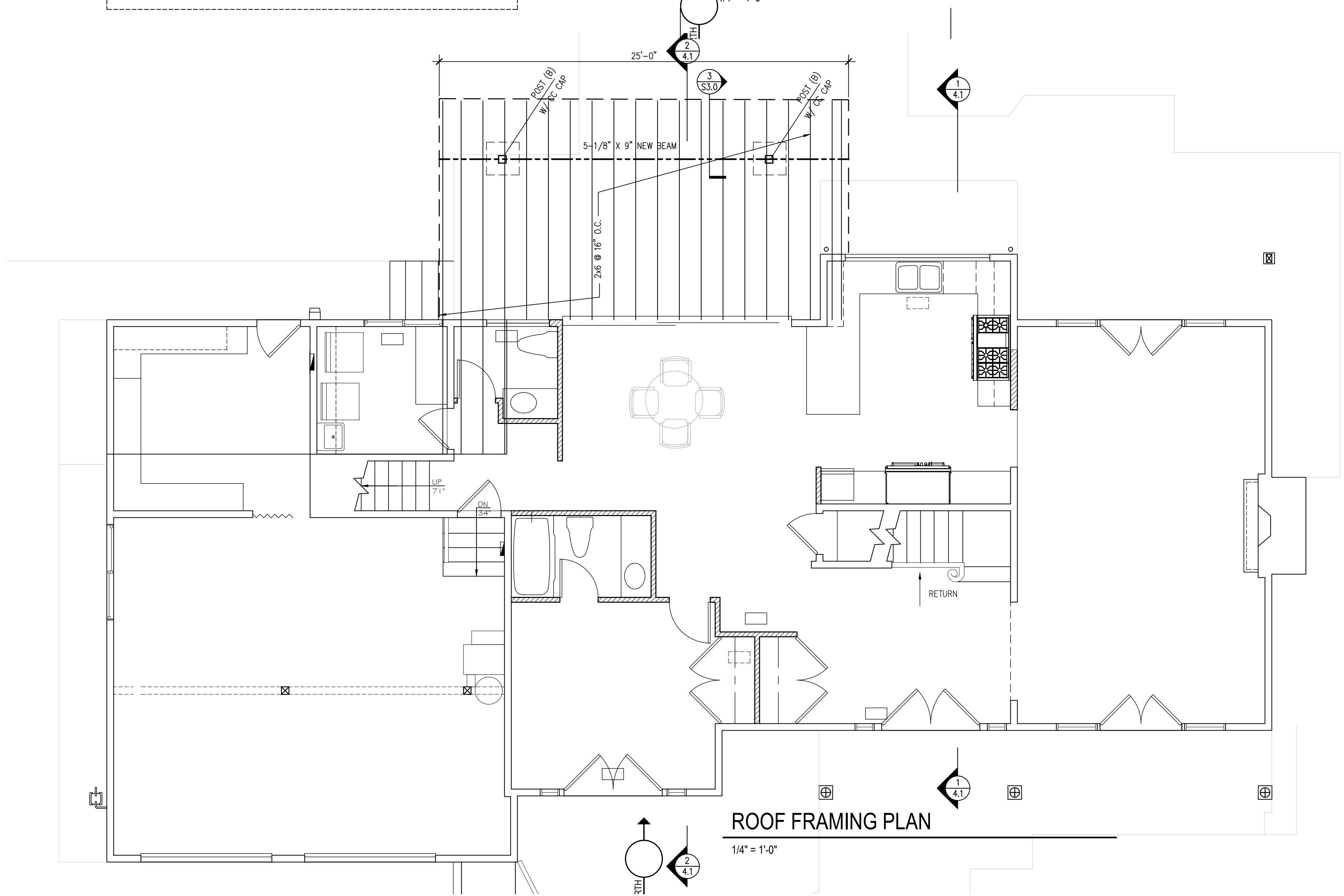
No.	Date	Revision

UPPER FLOOR FRAMING

Sheet No.	3.2
Project No.	2309
Date:	1/22/24

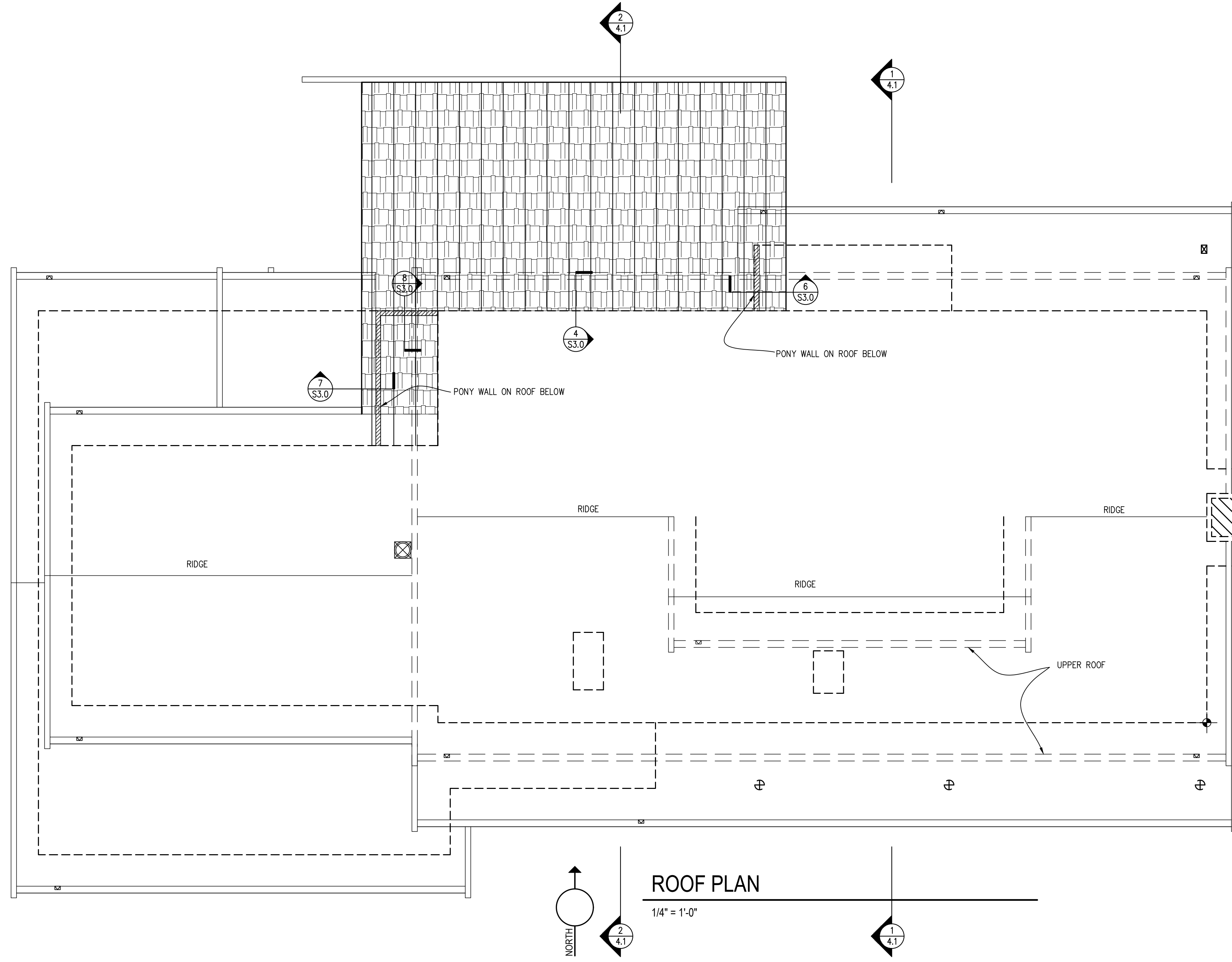


UPPER FLOOR PLAN



ROOF FRAMING PLAN

No.	Date	Revision



ROOF PLAN

1/4" = 1'-0"

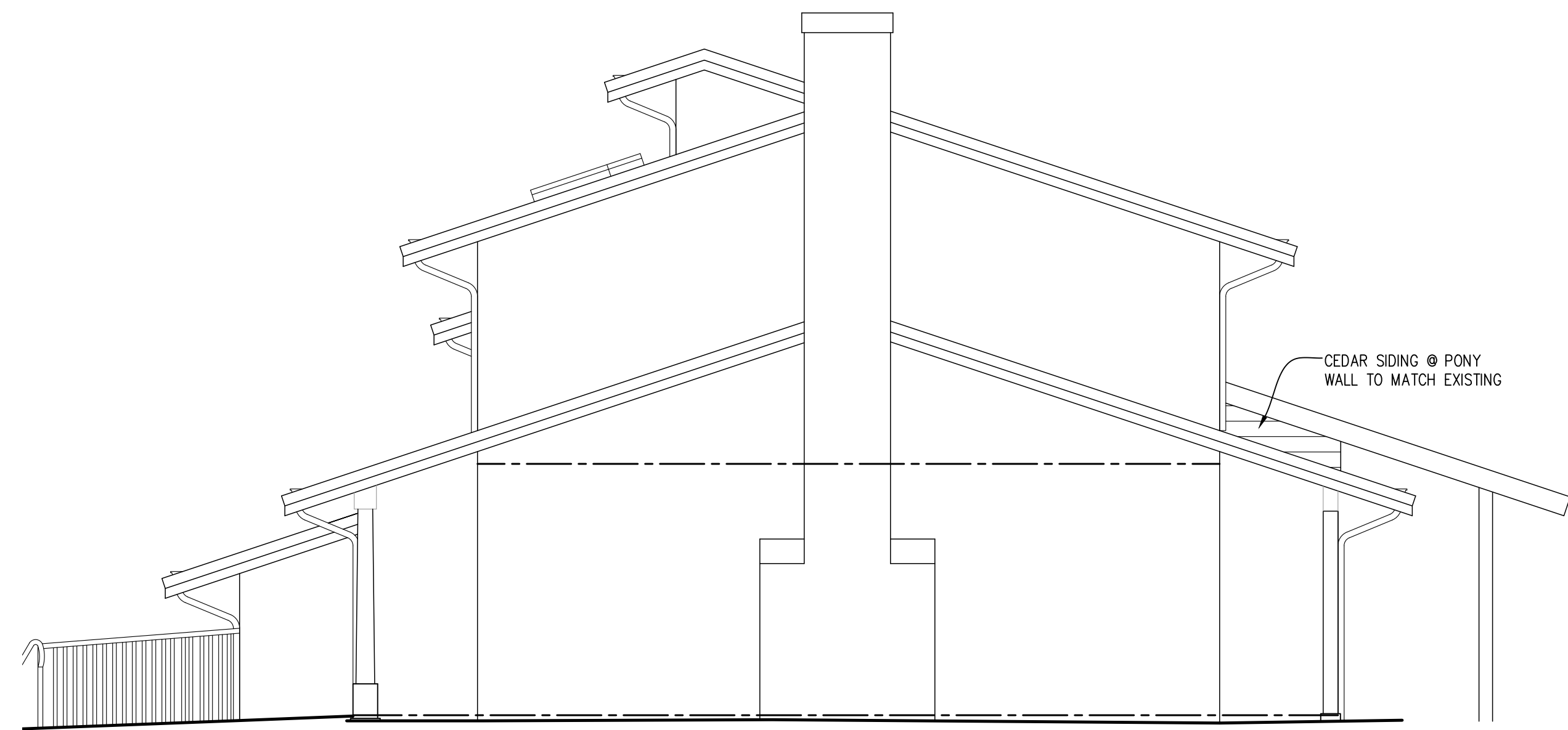
DUFFY/MCALEESE REMODEL

5330 LANSLOWNE LANE
MERCER ISLAND, WA 98040

No.	Date	Revision

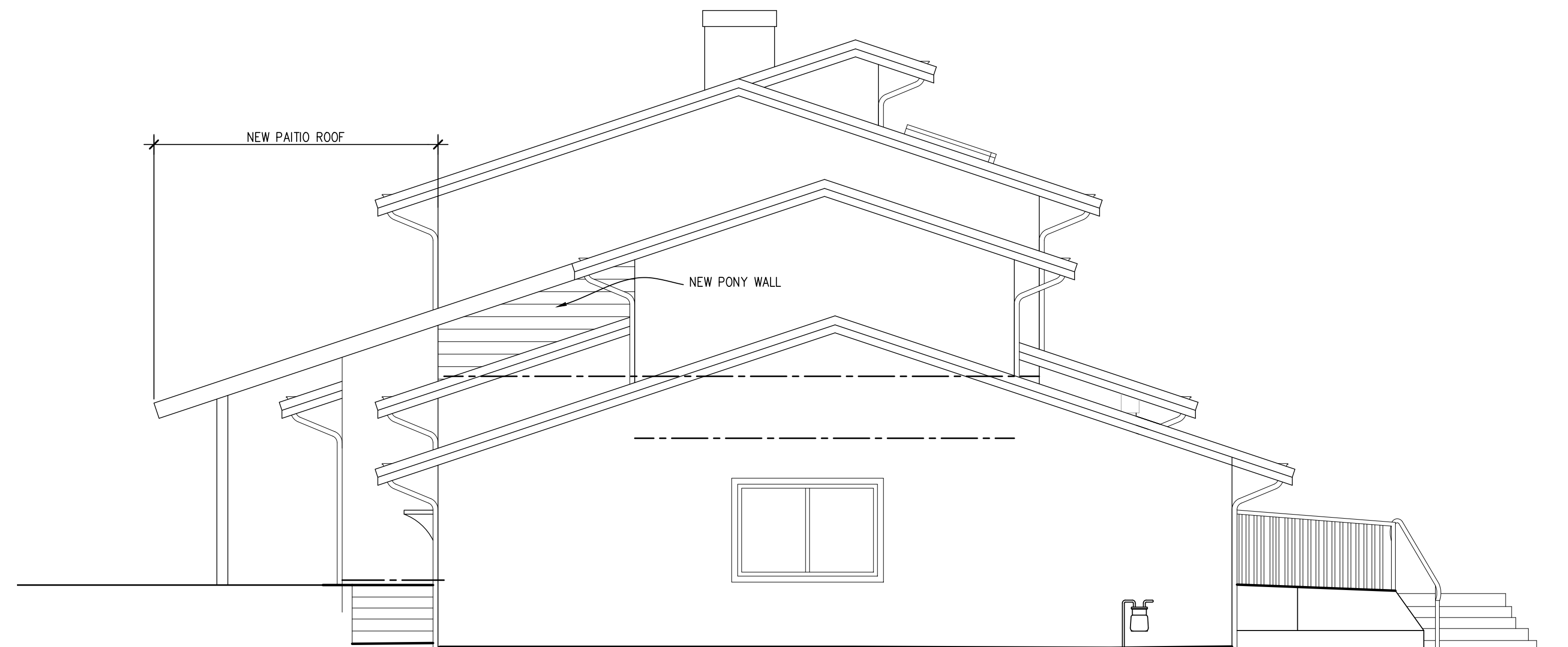
ROOF
PLAN

Sheet No. **3.4**
Project No. 2309
Date: 1/22/24



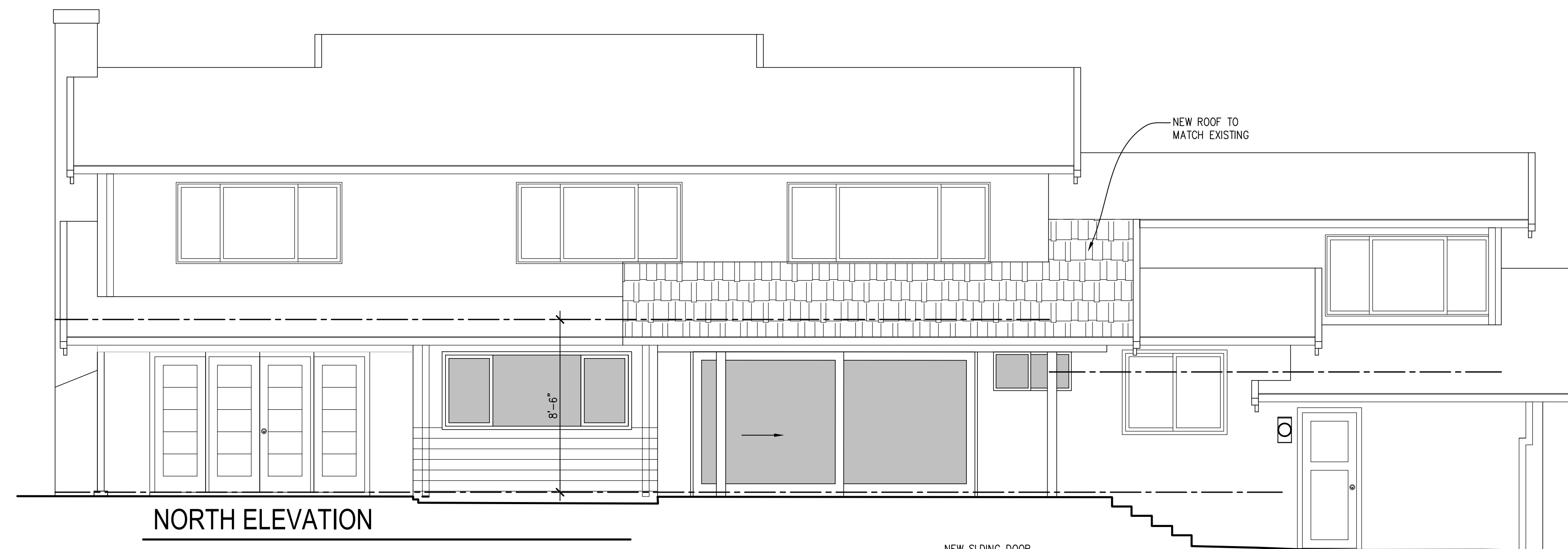
EAST ELEVATION

1/4" = 1'-0"



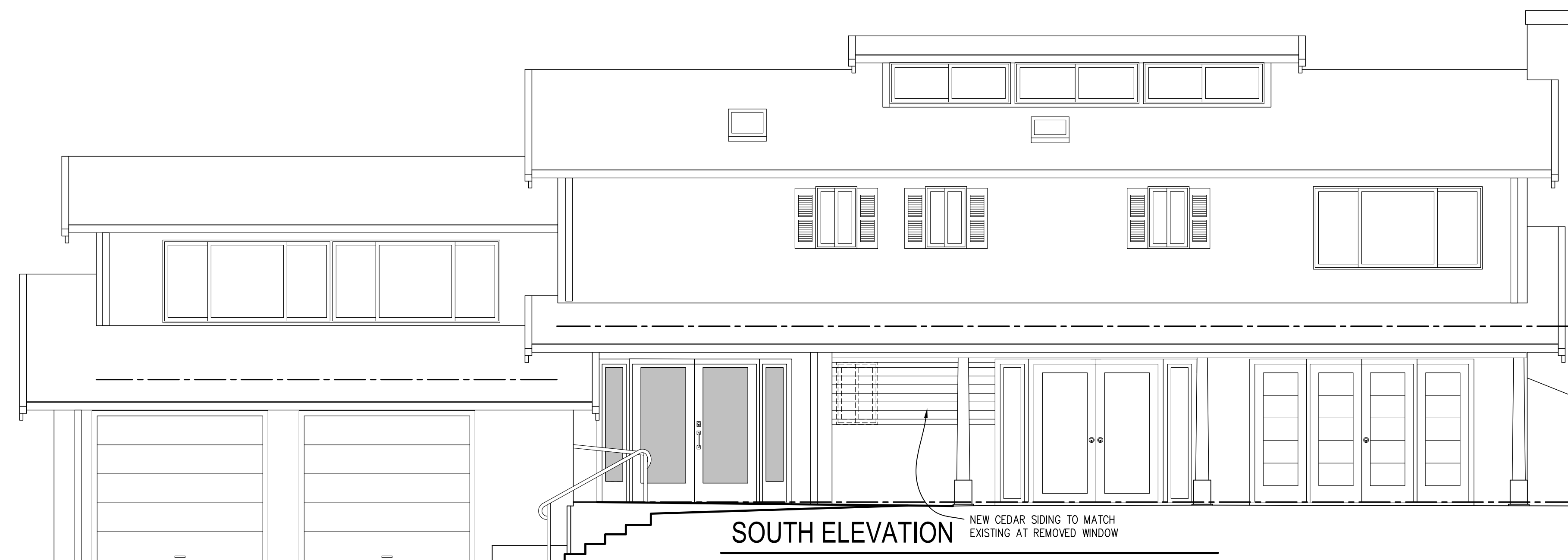
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

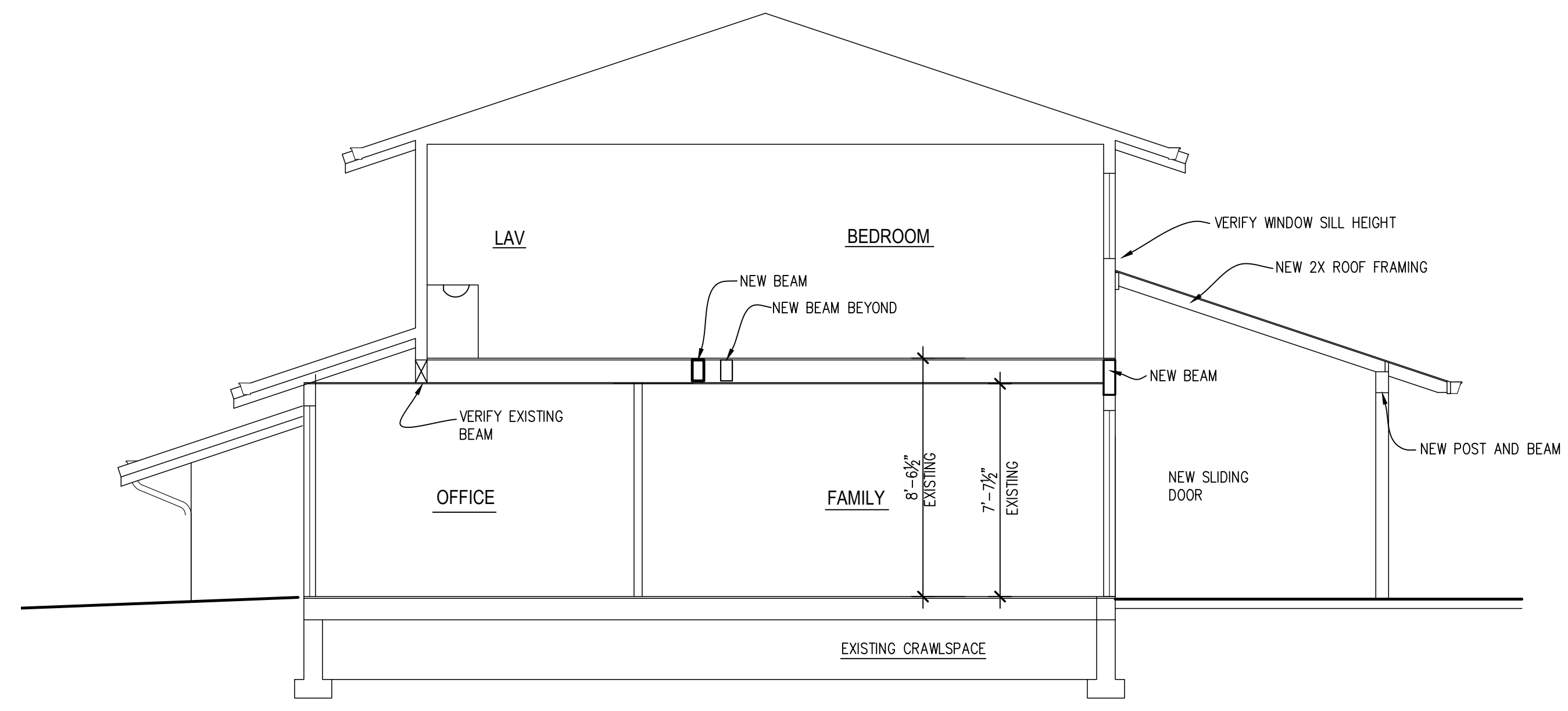


SOUTH ELEVATION

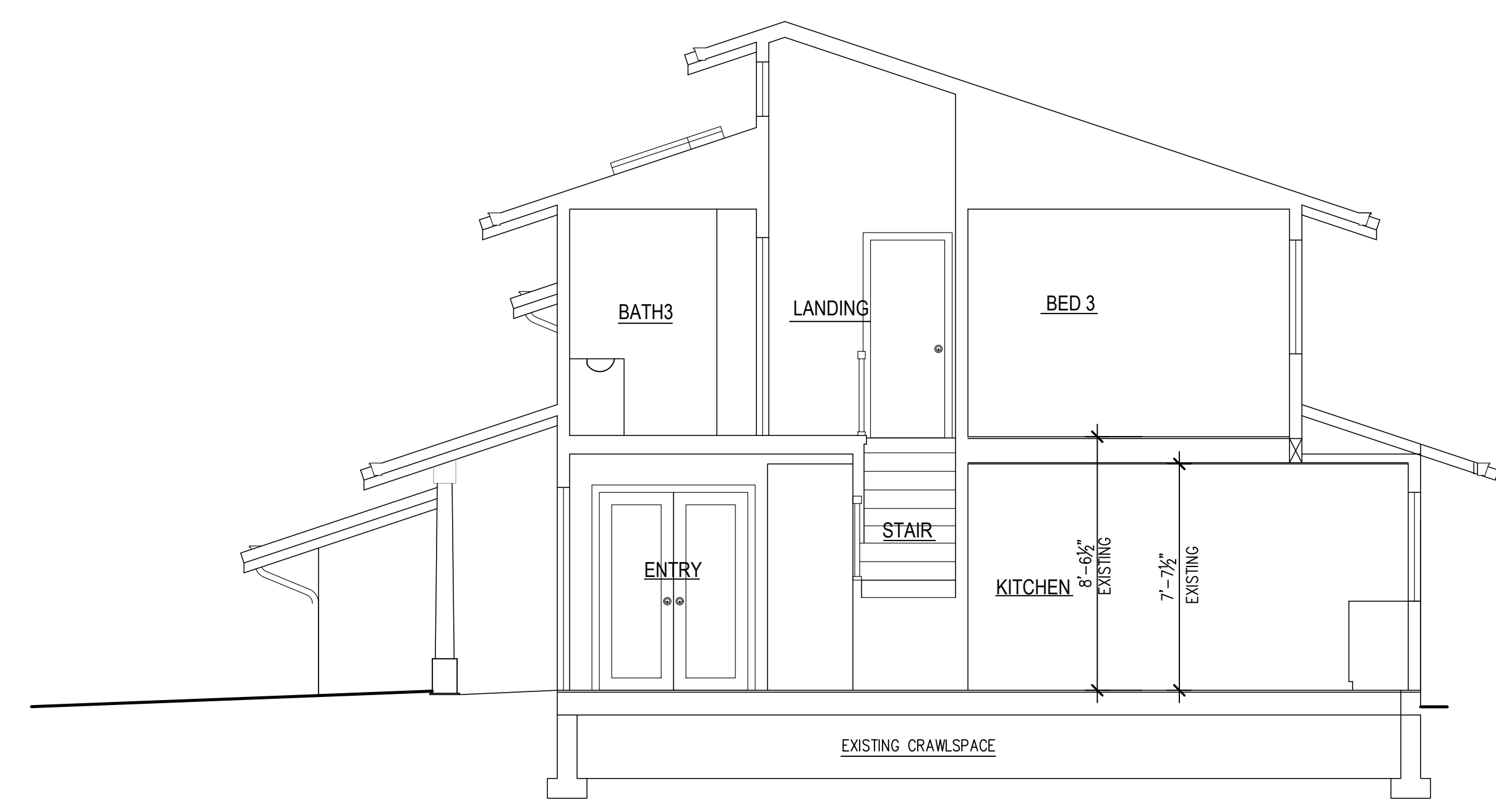
1/4" = 1'-0"

No.	Date	Revision

ELEVATIONS



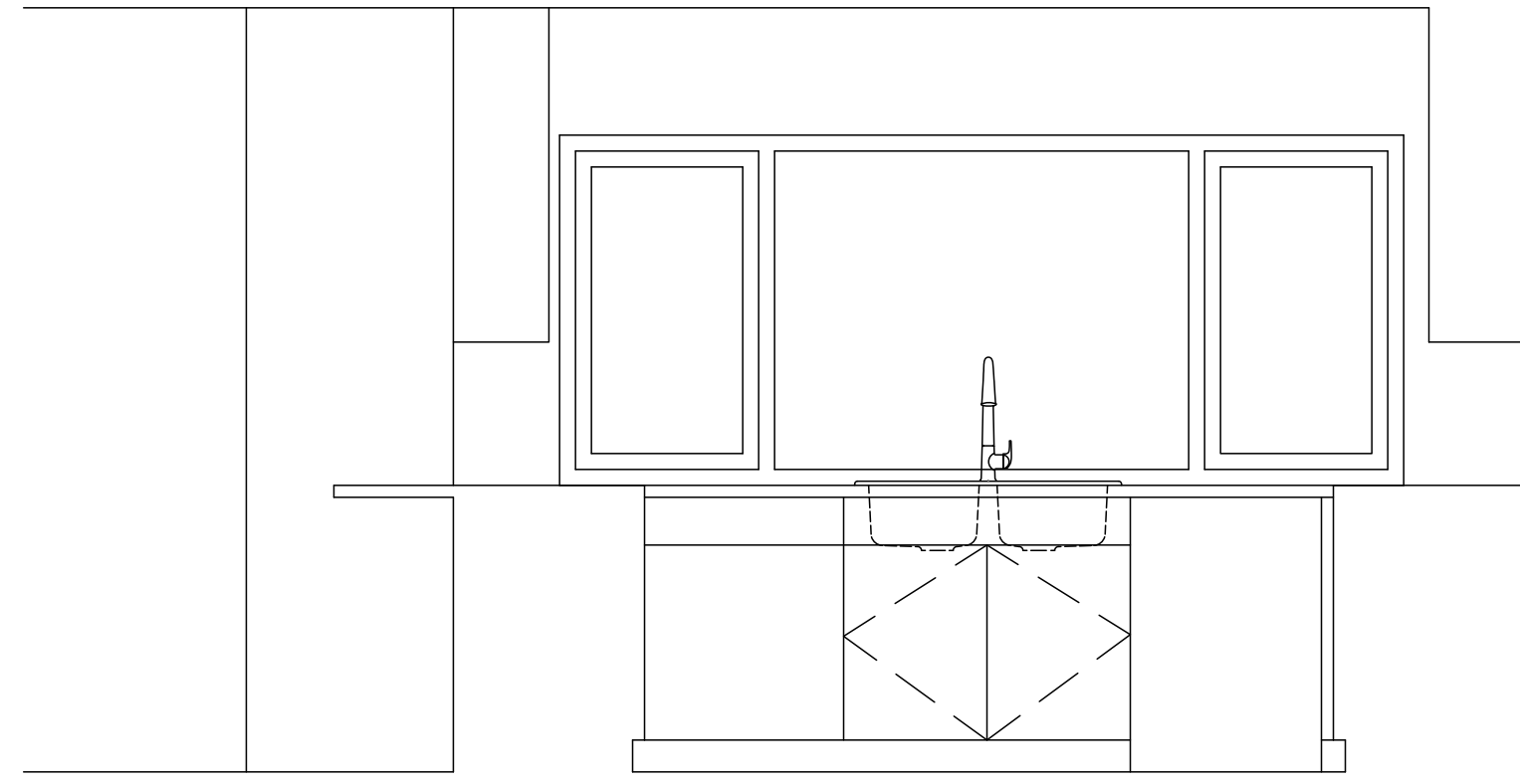
2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

No.	Date	Revision

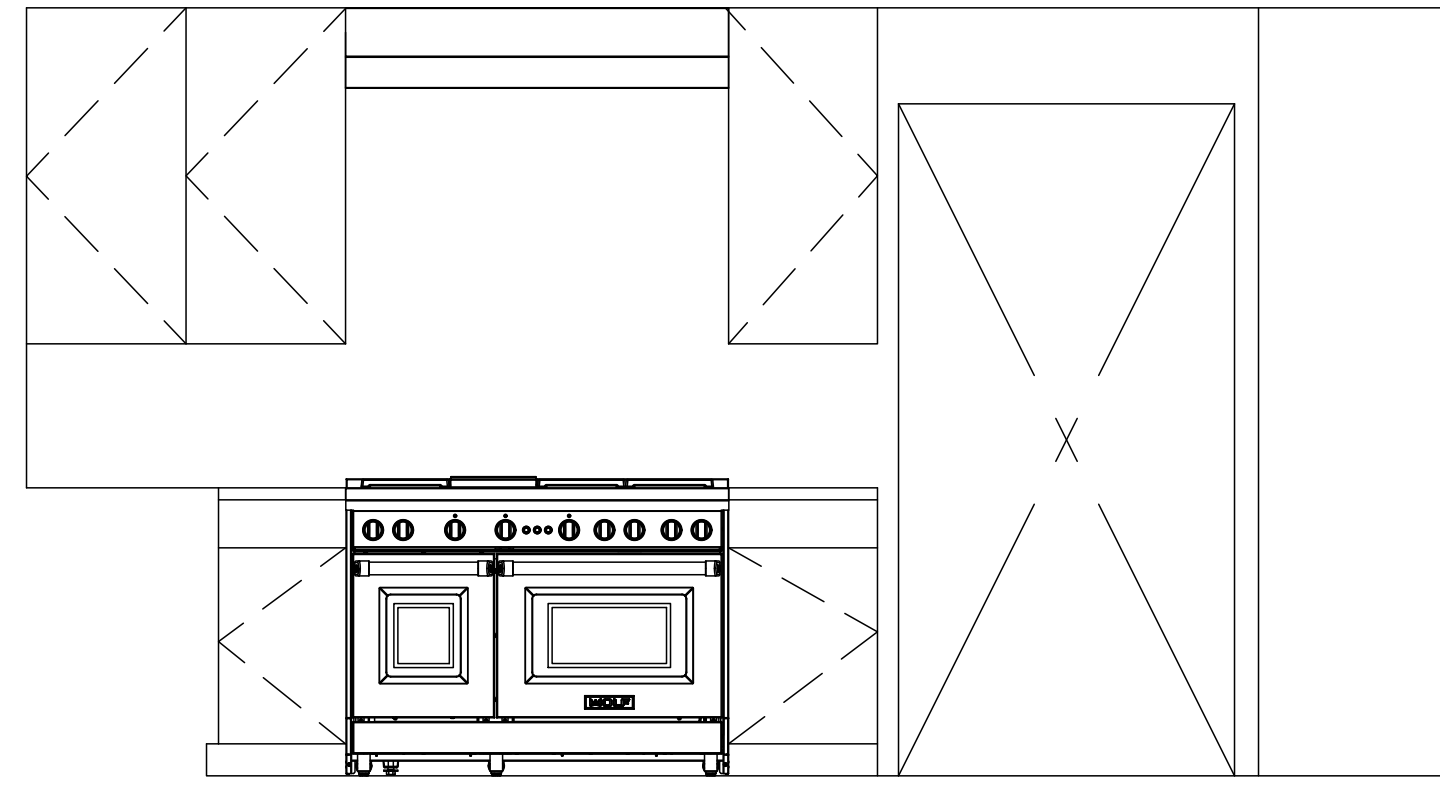
SECTIONS



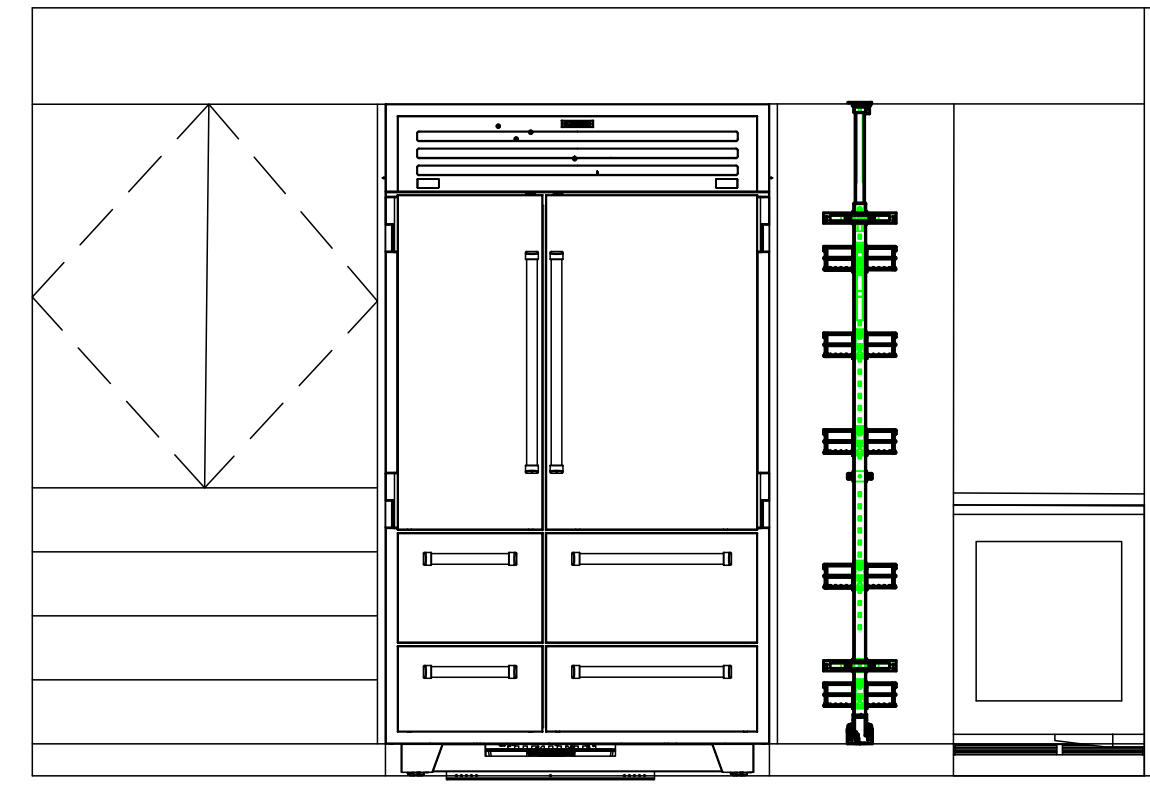
A

KITCHEN

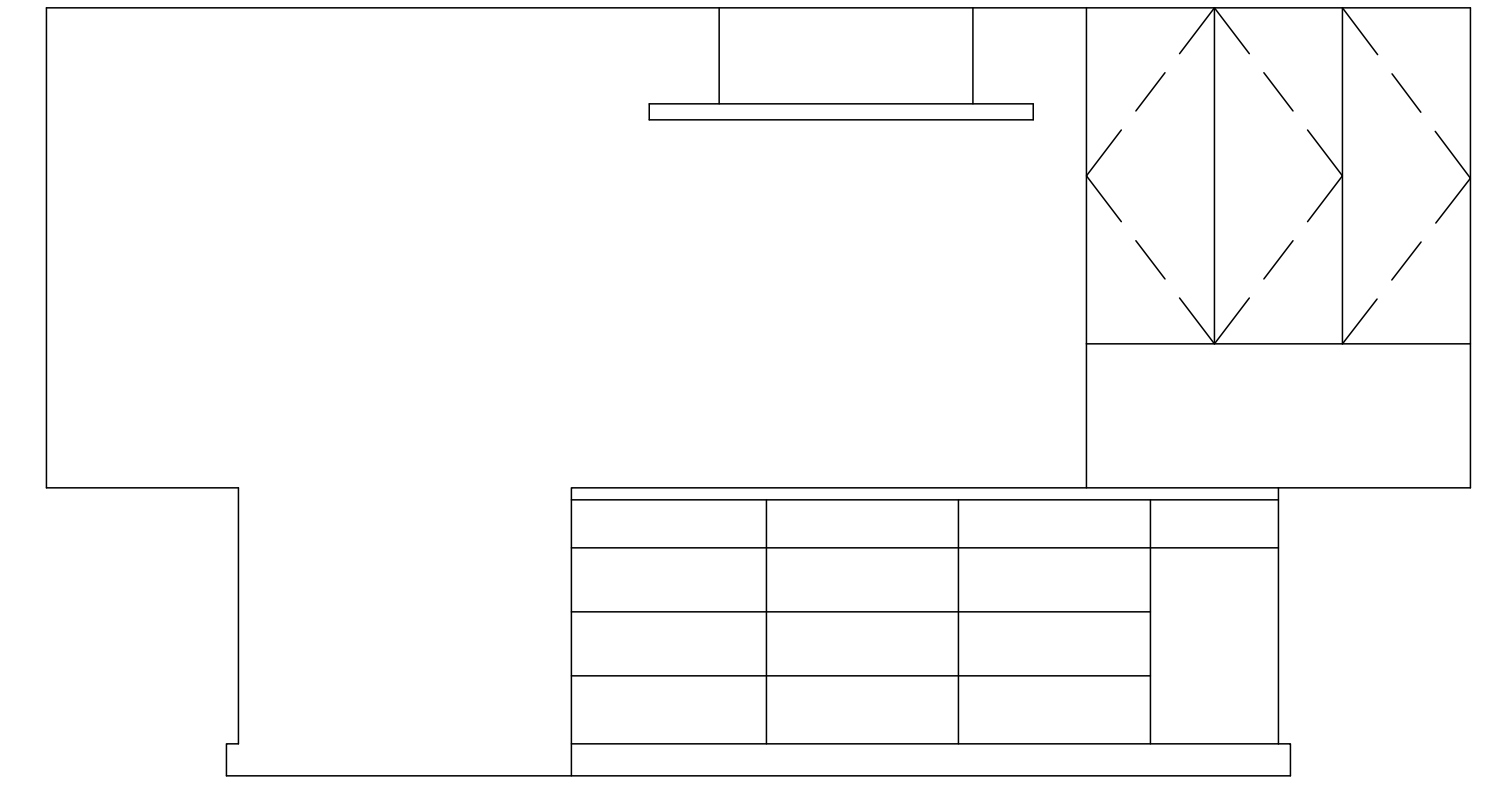
1/2" = 1'-0"



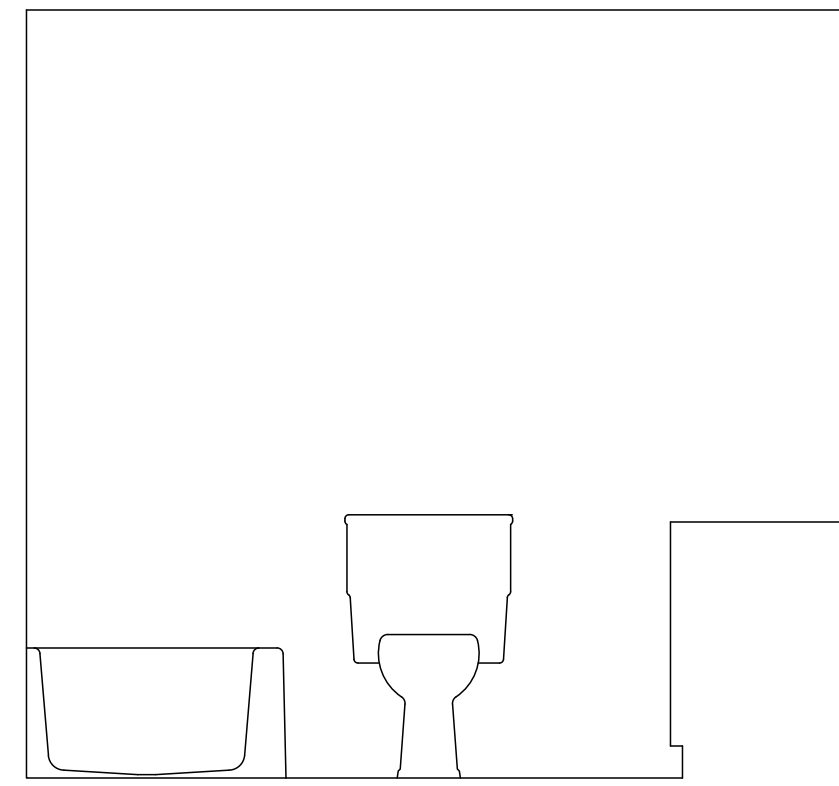
B



C



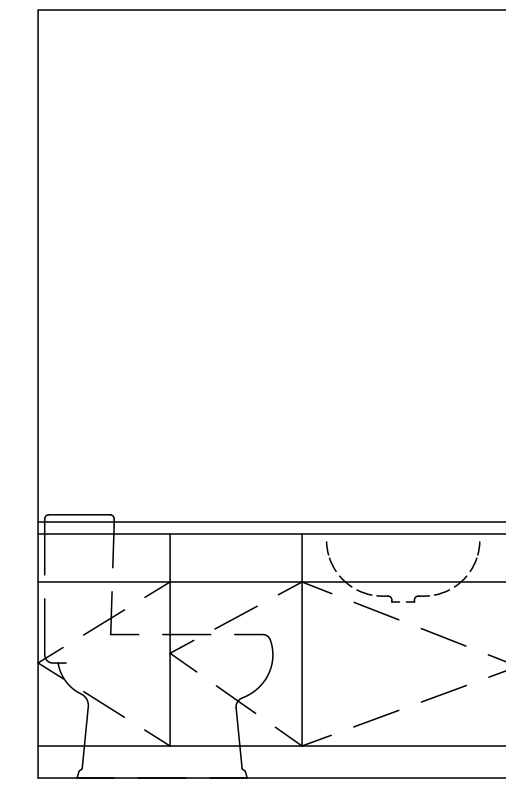
D



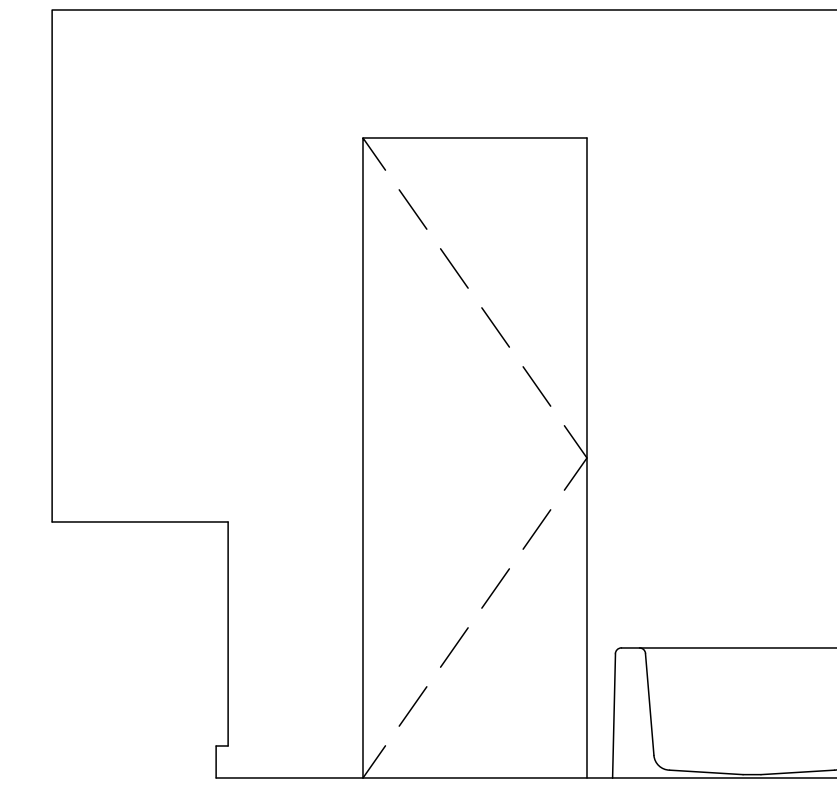
E

BATH

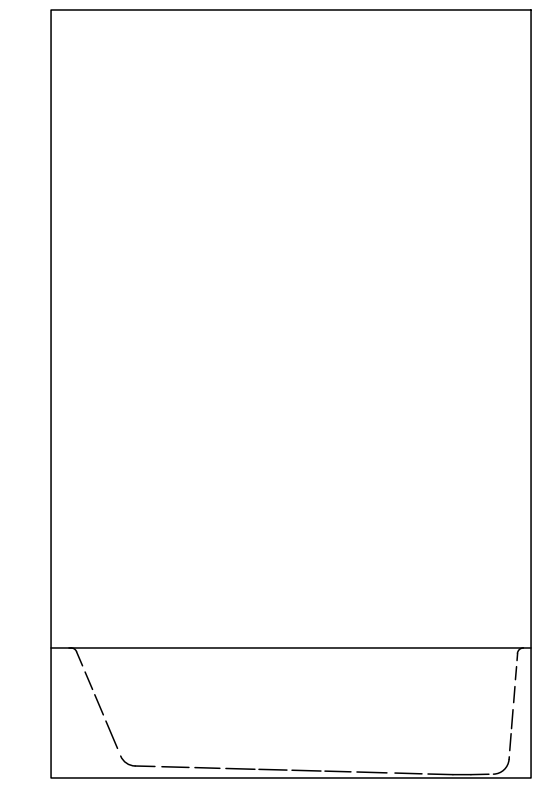
1/2" = 1'-0"



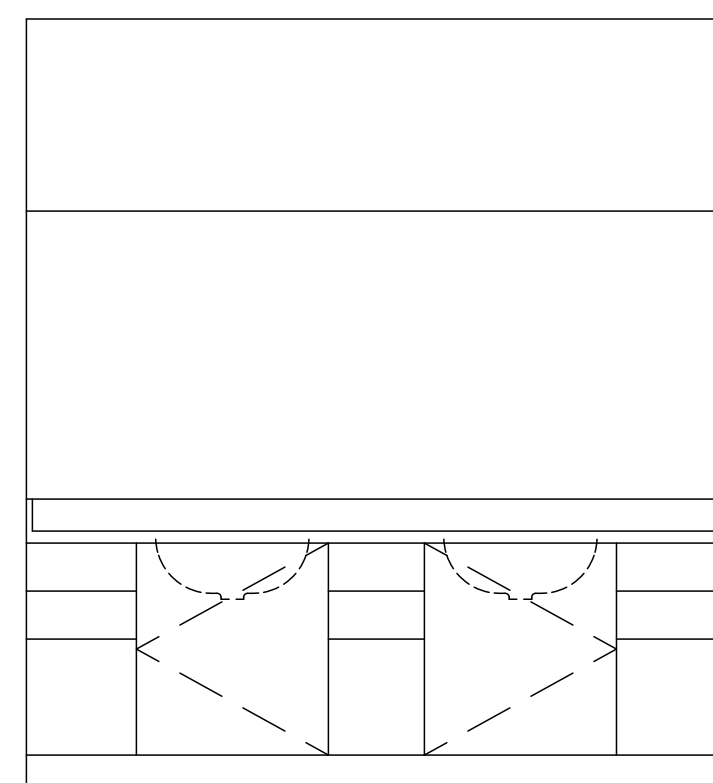
F



G

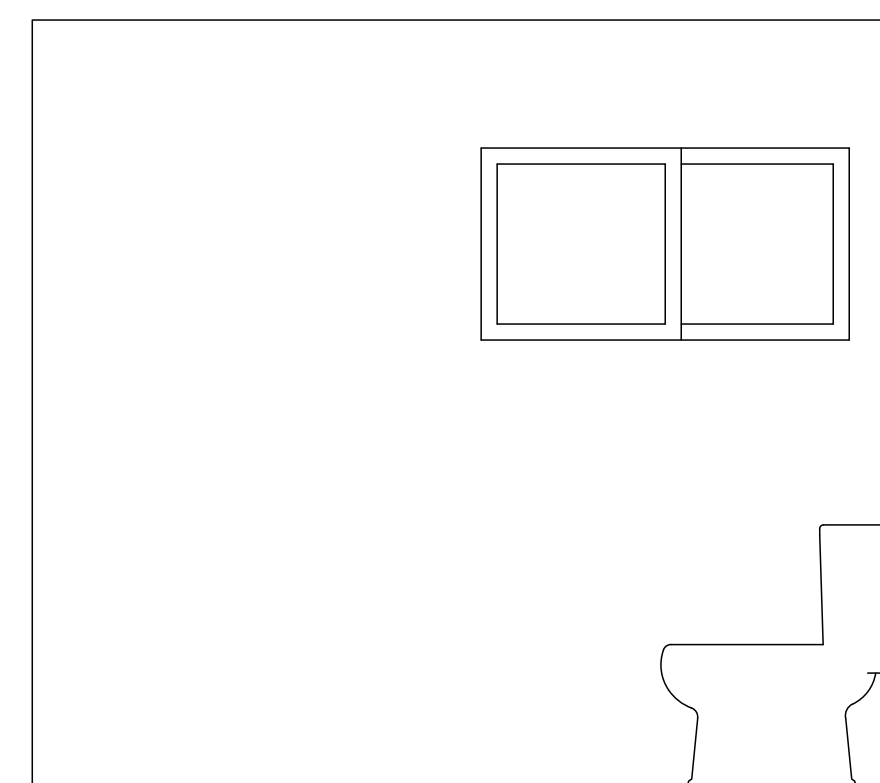


H



BATH3

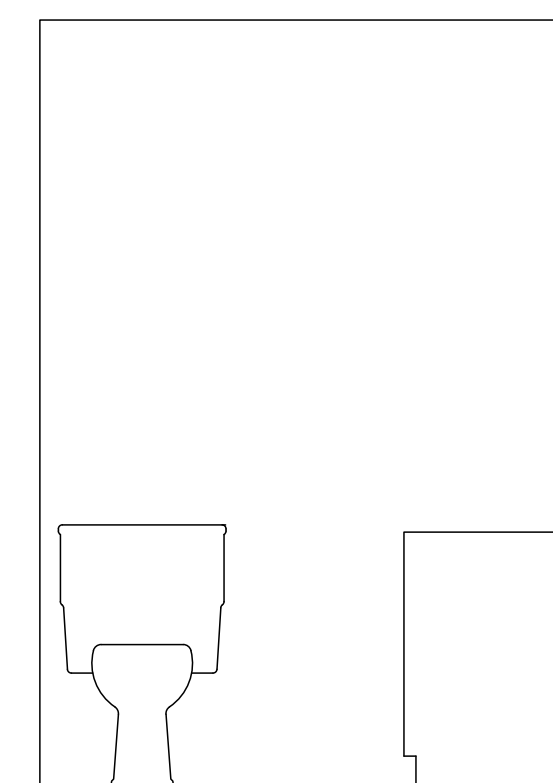
1/2" = 1'-0"



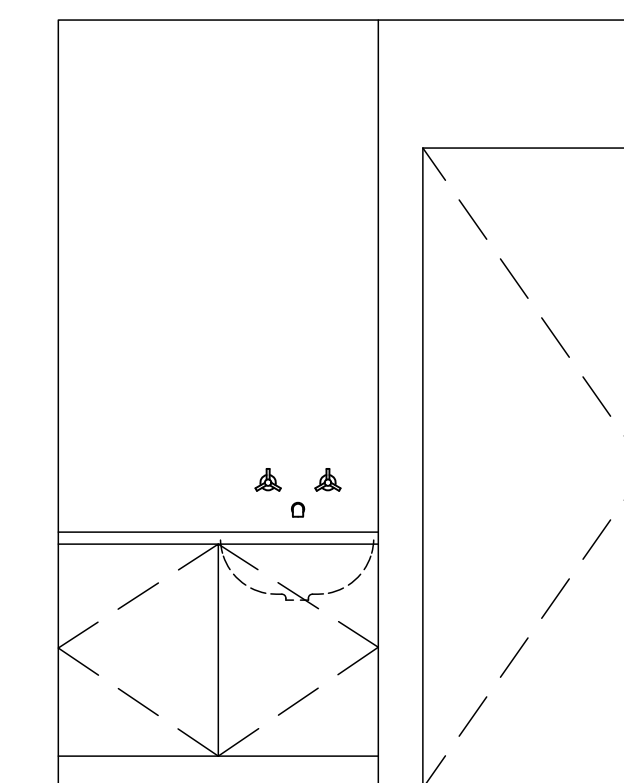
J

POWDER

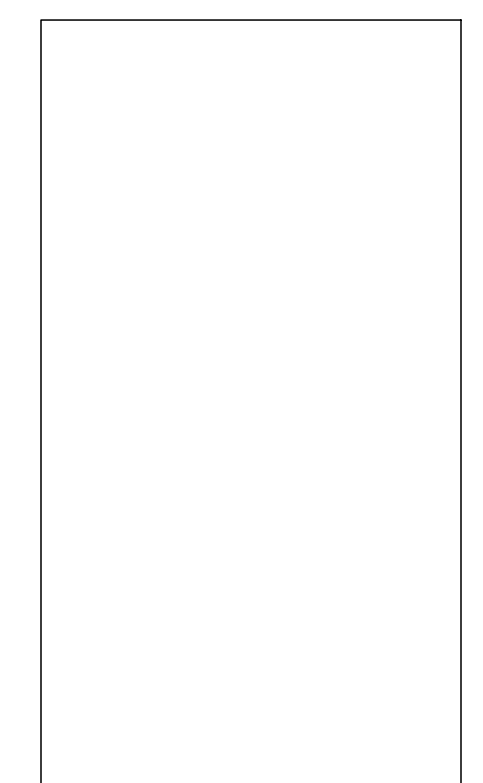
1/2" = 1'-0"



K



L



M

No.	Date	Revision

