



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
Energy Credit Information- Include complete information on plan for options selected and equipment specified
New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch 4 for new construction
Whole House Ventilation- Specify system type below and include all system requirements on sheet noted

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.

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.

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.

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.

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.

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 to be included with the project submittal.

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.

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)

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
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
Monitored Household Fire Alarm per NFPA 72
Monitored Sprinkler
Water Flow Alarm
Other:
FCA3
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.
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
Other:
Connect to existing
Disconnect permit required
Reconnect permit required

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.

Table with columns: Inspector, Date, Approved, Inspection Description, MBP.com Inspection Name, and columns for PARTIAL 1, PARTIAL 2, PARTIAL 3.

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.
Impact Fees Paid (if applicable)

TCO APPROVALS
Inspector Date
[TCO_TREE]
[TCO_FIRE]
Fuel Tank Installation
Fire Extinguishing System
Fire Alarm System
FCA3:
FCA4:
Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL]
Water supply protection/Backflow devices for:
Well water on property
Boiler
Final Building Inspection: [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors.
Final MEP Inspections: Mech Electrical Plumbing

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
Date Date Date Date Date

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE

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

PROJECT NAME: PROJECT ADDRESS:

SF1 BUILDING PERMIT NUMBER

