

# SIYAO

STUDIO

June 13, 2024

RE: 2402-186-SUB1-PLANS\_review

To Whom It May Concern:

Following are responses to your comments from review #1

## **Building Plan Review Comments**

- Page 1 (A0.01) - This property is mapped on a lot with a hazard area. Per. 19.07.160(F.) (2) when excavation/foundation or other similar work will occur between October 1 and April 1 a wet season development waiver is to be applied and reviewed for work during the wet season. See this website for requirements, submission, and process: <https://www.mercerisland.gov/cpd/page/wet-season-work-waiver-seasonal-development-limitation>  
The geotech report explicitly specifies a recommendation for no wet season work. I have reviewed the letter, please provide a note that on the plans and reference the geotech report and specifies no wet season work.*

### **Response:**

A note has been provided on sheet **A0.01** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**.

- Page 1 (A0.01) - Please provide a reference to the 2018 International residence code.*

### **Response:**

A note has been provided on sheet **A0.01** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**.

- Page 1 (A1.01) - Fuel normalization credit of 1.0 in WSEC Table 406.2 requires specific heat pump equipment (refers out to a commercial energy code tables). Efficiency required depends on the type of unit specified. Please provide the heat pump energy specification here and label the unit in location with the efficiency requirement and note that the efficiency is a selected energy credit.*

### **Response:**

Heat pump location has been provided on sheet **A2.01** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**. Please refer to **HEAT PUMP MXZ-3C24NA4 SPECIFICATIONS** for unit specifications and efficiency.

Heat pump installation will require a new concrete pad, for which the location has been provided on **A1.02** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**. Hardscape calculations on **A1.04**, impervious calculations on **A1.05**, Drainage Site Plan on sheet **C 01** and TESC Plan on sheet **C02** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**. have been updated to include the new concrete pad. Hardscape calculations in **SITE DEVELOPMENT WORKSHEET** were also updated accordingly. Civil engineer has also updated **SMALL PROJECT STORMWATER SITE PLAN REPORT** for the newly added concrete pad.

4. *Page 1 (A1.01) - Please locate on plan where the water heating is. Specify a minimum of .8*

Response:

Water heater location has been provided on sheet **A2.01** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**. Please refer to **NAVIEN NPE-2 TANKLESS WATER HEATER SPECIFICATIONS** for unit specifications.

5. *Page 4 (A1.02) - Please provide a dimension from the eave to the property line.*

Response:

Please refer to sheet **A1.02** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1** for the dimension.

6. *Page 4 (A1.02) - Building would appear to be obscured from the street please provide on plans or provide narrative on address identification compliance.  
Per. R319.1 Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. ... Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.*

*Note: Mailboxes are not an approved address identification alternative.*

Response:

A note to reuse the existing address sign has been added to sheet **A1.02** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1** for the dimension.

7. *Page 8 (A2.01) - Provide under stair protection as required by IRC Section R302.7. Per. 302.7: Under stair surface and any soffits protected on the enclosed side with ½ gypsum*

Response:

The stairs will be Viewrail floating stairs. Please refer to **ICC ESR-4797 (2023) FLOATING STAIRS, ICC ESR-4798 (2023) METAL RAILINGS CABLE ROD**, and **FLOATING STAIRS INSTALLATION INSTRUCTIONS** for the code compliance evaluation reports and installation instructions.

8. *Page 8 (A2.01) - Provide heat detector. R314.2.3 A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.*

Response:

A heat detector has been added to the garage. Please refer to sheet A2.01 in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**.

9. *Page 9 (A2.02) - Locate on plans and provide attic access per. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m2). The vertical height shall be measured from the top of the ceiling framing...*

Response:

A 22"x30" attic access has been added to Laundry #207 on the upper floor. Please refer to sheet A2.02 in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**.

### **Planning Review Comments**

1. *Page 4 (A1.02) - Per MICC 19.02.020(C)(3)(a)(ii):  
No penetration shall be allowed into the minimum side yard setback abutting an interior lot line except where an existing flat-roofed house has been built to within 18 inches of the interior side yard setback line and the roof is changed to a pitched roof*

*with a pitch of 2:12 or steeper, eaves may penetrate up to 18 inches into the side yard setback.*

Response:

Eave location has been updated to be 7'-6 ½" setback from the north property line, which is ½" within the side yard setback. Please refer to sheet **A1.02** and **A2.03** in **2024-06-13 WANG & YANG ADU PERMIT SUBMITTAL REV 1**

2. *Page 6 (A1.04) - Site development worksheet states 1,537, please make consistent*

Response:

Hardscape calculations on sheet **A1.04** and **SITE DEVELOPMENT WORKSHEET** have been updated.

**Civil Review Comments**

1. *Page 26 (C 02) - Based on the Geotechnical Report, LID BMPs including dispersion trench is not feasible for this site.*

Response:

Please refer to **WANG & YANG ADU CIVIL RESPONSE LETTER**.

Sincerely,

Siyao Wang