



3/15/23

Kelly Hallstrom
2900 Development LLC
3010 77th Ave SE, Ste 108
Mercer Island 98040

Dear Kelly Hallstrom:

The department's Building team has generated the following review comments on the plan set submitted with your DSR22-014. These comments are advisory and have been developed to encourage discussion with the Design Commission on elements of the project which are not finalized and may contribute to or be of interest to the Design Review process.

The review was performed with an emphasis on construction code requirements which may affect the exterior presentation of the development. This is not a comprehensive building permit review and should not be used as such.

1. Applicable construction codes can be found in MICC 17.14.010 Section 101. The vesting of construction codes is address in MICC 17.14.101 Section 105.3.4. As of the date of this letter, a complete application for a building permit has not been received for the scope described in this DSR. Washington State is anticipated to adopt 2021-cycle construction codes on July 1, 2023. This review was performed referring to 2018-cycle codes in effect at the time of the DSR application, but a future building permit for this work will be reviewed under the codes in effect at the time of a complete building permit application.
2. The numbering of stories used on sheets A0.1b and all A4.x sheets is not consistent with definition for Story Above Grade Plane. WSBC definition for Story Above Grade Plane is any story in which the next story above is more than 6' above grade plane. Re-numbering the stories to conform to this definition, the garage floor plan is the 1st story

- above grade plane, and the 3rd floor is the 4th story above grade plane. Table 1006.3.3(1) does not permit a 4th story above grade plane with access to only one exit.
3. If a second exit is provided, this site and building configuration will present challenges in addressing exit separation required by WSBC 1007. For instance, if the maximum diagonal dimension of the building is 120 feet, exits would need to be separated by a minimum of 60 feet, which is the width of the lot at the ROW. There are exceptions for reduced separation, but these should be clearly demonstrated.
 4. An accessible route of travel will be required from the sidewalk to accessible building entrances, and 60% of entrances shall be accessible.
 5. Considering the number of Stories Above Grade Plane, WSBC 1011.12 requires a stairway to the roof. The exception to this section will not apply if elevator equipment is located in the elevator penthouse, and a stair penthouse will contribute to the height of the structure.
 6. Previous discussion of this proposal as part of PRE21-032 and PRE22-027 referred to occupiable roof deck. The documents submitted along with DSR22-014 do not appear to include this use, but the roofing systems and thus exterior elevations are not clear. The roof elevation on A4.x sheets is noted as top of roof sheathing and does not include consideration for slope for drainage. A ¼" per foot slope will create at least a 1' difference in height between north and south elevations, and the roof planting plan L1.0 appears to show a hip framed roof.
 7. The elevator penthouse is shown extending to the max allowed height. If occupiable roof deck is added to the scope of the proposal, this elevator penthouse height will increase to serve the area.
 8. The applicant should clarify if they are providing a private garage (or garages) which are limited to 1,000 sf and Group U occupancy, or a public parking garage (either enclosed parking garage or open parking garage). The classification of the lower garage level in WSBC 406 could be significant in the design of the exterior openings, fire protectives, egress and number of exits, allowable areas, etc.
 9. Construction type as categorized in WSBC 602 is not noted on the drawings. This will have substantial impact on required separation distances, fire resistance ratings of exterior walls, and allowable exterior openings. Exterior wall fire resistance ratings and openings must meet requirements of WSBC 705 and Table 705.8.

10. Parapets are not clearly shown or dimensioned on the current drawings. WSBC 705.11 requires parapets in certain conditions. If exceptions apply this should be clearly demonstrated. This could affect overall structure height.
11. Construction type as categorized in WSBC 602 is not noted on the drawings. This could have impact on the allowable building area and allowable building height above grade plane.
12. Mechanical areas are identified on the north side of the garage, and appliances with requirements for exterior ventilation are shown on floor plans along the north side wall. This wall is a zero lot line. WSMC 401.4 regulates locations of air intake openings and WSMC 501.3 regulates locations of exhaust discharge. Both sections have requirements that refer to property lines.
13. A rooftop mechanical zone is identified on A3.0. The rooftop mechanical units and any associated screening or required fall protection for the maintenance of the units is not included and has not been reflected on exterior elevations. These components are likely to be visible on the elevations.
14. The stair exit enclosure currently passes through unoccupied mechanical space. Special detailing will be required to document the separation assemblies if this configuration is retained. Additional square footage for separate mechanical space and continuous stair shaft would be required if it is not retained.
15. The door to the mechanical room is shown into an interior exit stairway. Openings to interior exit stairways are limited in WSBC 1023.4 to exit access and egress from the enclosure. Unoccupied areas can not open to the exit enclosure.
16. WSBC 1030 requires emergency escape and rescue openings. Exceptions to this section may not apply and minimal distance to property line will make this a challenge.



Gareth Reece

Sr. Plans Examiner

City of Mercer Island – Community Planning and Development