



October 27, 2023

Project No. 21071

Ryan Harriman
City of Mercer Island
Community Planning and Development
9611 SE 36th Street
Mercer Island 98040

Re: SUB23-004 - Request for Information One – Design Built Homes two lot short subdivision.4719 86th Avenue SE, Mercer Island WA 98040, Parcel number: 7598100420

Dear Mr. Harriman,

This letter is provided as response to comments dated September 13, 2023. Each item has been carefully reviewed and considered and the following is a summary of how each item was addressed.

GENERAL:

1. When resubmitting, please submit a response letter to address each review comment. Please also state where the proposed changes can be found (i.e. sheet number, document name, etc.).

Response letter is included here.

FIRE COMMENTS: JEROMY HICKS

1. Fire Access- Meets Standards* (86th Ave is existing non-conforming):

MICC Amended (17.07.020 SS) IFC Appendix D: Where required. Appendix D, Section 101.1. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code. The requirements in this appendix may be modified by the fire code official if the building is provided with an approved automatic fire sprinkler and/or other approved fire protection features. 86th Ave does not currently meet the requirements of the access roadway width. Additional fire prevention/mitigation requirements will be placed on any building permits issued to include, but not limited to increased fire sprinkler system(s) coverage, Monitored Fire Alarms per Chapter 29 of NFPA 72 or other code alternative requests. These will be determined at building permit submittal.

Fire access meets standards.

2. Access width- Meets Standards IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Roads less than 500qfeet shall be 26qwide (D103.1)

Access width meets standards.

620 7th Ave.
Kirkland, WA 98033-5565
Phone: (425) 827-3063
Fax: (425) 827-2423
Toll Free: (800) 962-1402

3. Dead end- Meets Standards

IFC 503.2.5 Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.

IFC Section D103.1 Design Standards for fire apparatus turn arounds.

Dead end meets standards.

4. Fire Flow- This is determined at time of building permit submittal

IFC Section B105.2= Chart

Fire flow is determined at time of building permit submittal.

5. Hydrant spacing- Meets Standards

IFC C102 Number of Hydrants and spacing required. Hydrants shall be located within 250 feet from the hydrant to the fire department access. Additionally, fire hydrants shall be located within 300 feet from the furthest point of the residence (w/o fire sprinkler system) and 600 feet (with sprinkler system).

Hydrant spacing meets standards.

6. Water flow- Meets Standards at 1110+/- gpm

This may be corrected with the installation of the proposed fire hydrant. The hydrant shall be calculated/modeled to provide at least 1500gpm w/o fire sprinkler systems. Residences which include a fire sprinkler system may decrease the fire flow requirement by 50% (no less than 750gpm). Since this will be new construction a fire sprinkler system will be required. Verify flow requirements per IFC Appendix B. Additional flow may be required depending on the house size and construction as listed in IFC B102.

Water flow meets standards.

7. Fire Turn Around- Meets Standards

IFC 503.2.4. The proposed fire access road is less than 150qin length. No tun around is required unless the distance is more than 150q

Fire turn-around meets standards.

8. Grade - Under 10% maintained meets standards

IFC D103.2 Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official (Code Alternative)

Grading meets standards at fire apparatus access roads.

9. Plat Map Note- Please include this note on your plat map.

%All building permits are subject to meeting current fire code requirements at the time of a complete submittal, including fire apparatus access as outlined in adopted code sections of the International Fire Code Appendix D. Fire plan reviews will be conducted at time of building

permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval.+

Note has been added to the Plat Map.

LAND USE PLANNING: RYAN HARRIMAN

1. Public Comments.

One public comment was received for the proposed development. Please review and provide a response to the comment. Provide documentation to the City regarding how the comment was addressed.

A response to the public comment along with documentation to the City has been provided.

2. Geologically Hazardous Areas

City mapping shows that a portion of the subject property is within a landslide hazard area and erosion hazard area. Much of the subject property is located within a seismic hazard area. Alteration within geologically hazardous areas or associated buffers is required to meet the standards in this MICC 19.07.160, unless the scope of work is exempt pursuant to MICC 19.07.120, exemptions, or a critical area review 1 approval has been obtained pursuant to MICC 19.07.090(A).

The proposed development is not exempt pursuant to MICC 19.07.120 and a critical area review (CAR) 1 was not applied for to verify the presence or absence of a critical area. When development and/or activity is proposed on a site containing only geologically hazardous areas, an applicant has the option of either:

1. Applying for a CAR 2 in advance of construction permits, using the procedures required for a Type 3 land use review; or
2. Requesting consolidation of the review of geologically hazardous areas together with construction permit review.

Noted.

How to proceed forward:

1. Apply for a CAR1 to verify the presence or absence of a critical area. If the verification results in a determination of an absence of a critical area, then the regulations would not apply. If the determination comes back and there is a presence of a critical area, this could be addressed in a CAR2 review.

CAR 2 has been submitted and is under review.

2. Apply for a CAR 2 for development within a geologically hazardous area. This would be for development within the seismic hazard and erosion hazard areas, and possibly the landslide hazard area.

CAR 2 for development within a geologically hazardous area has been filed and is under review.

CIVIL ENGINEERING: RUJI DING

1. This short plat application involves work on and the creation of easements on an adjacent lot parcel number 759810-0421 which is not a part of this short application. please remove the proposed easements and proposed improvements from this short plat application.

Proposed easements have been removed from the Short Plat Application. The structures that the Short Plat utilities are tying into are now built and shown as existing.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,
D. R. STRONG Consulting Engineers

Jeffrey S. Eisenhour, E.I.T
Sr. Design Engineer

JSE/dle

Enclosure