



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)

Form with fields for Permitting Contact, Construction Contact, Engineer, and Geotech, including Email and Phone fields.

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.

Form with checkboxes for No Deferred Submittals, Connector plate wood roof trusses, Metal joist / metal trusses, Premanufactured structures, Exterior cladding, Window wall / curtain wall construction, and 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.

Form with sections for Building Envelope, Energy Credit Information, New Construction Tests, and Whole House Ventilation.

REQUIRED SPECIAL INSPECTIONS The Applicant shall complete the following section. One of the options below must be selected prior to permit intake.

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.

Form with checkboxes for Registered Design Professional and Building Official.

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.

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.

The City requires an applicant paid peer review when the Building Official determines any of the following are present: Advanced excavation or foundation systems, Projects that require slope stability analysis, Foundation systems not supported on competent soils, Where liquefaction presents significant risk.

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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.

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.

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.

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.

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.

Form with checkboxes for Fire Sprinkler, NFPA 13D, NFPA 13R, NFPA 13, Approved Fire Code Alternatives (FCA), Monitored Household Fire Alarm, Monitored Sprinkler, Water Flow Alarm, and Other.

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.

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.

Form with checkboxes for Dispersion / Infiltration system, On-site detention system, Direct discharge to lake, Rain Garden / Bioretention / Permeable Pavement, Flow control system, Run-off treatment, Connect / Extend public drainage system, Full size storm drainage as-built, Drainage review not required, and 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.

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.

Form with fields for CA1 and CA2.

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE -RESERVED FOR FUTURE USE-

Form with checkboxes for Inspector, Date, Approved, and Inspection Description, including Pre-construction Meeting, Tree protection, Erosion control, Sewer disconnect and cap, Right-of-way use, etc.

Form with checkboxes for Inspector, Date, Approved, and Inspection Description, including Storm drainage, Water Service, Water Supply, Side sewer installation, etc.

Table with columns for Inspector, Date, Approved, Inspection Description, MBP.com Inspection Name, and checkboxes 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. Final MEP Inspections: Mech Electrical Plumbing Impact Fees Paid (if applicable)

TCO APPROVALS Inspector Date [TCO_TREE] [TCO_FIRE] [TCO_CIVIL] [TCO_BLDG]

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) Applicant option. Additional fees required. All TCO Approvals above must be complete.

Form with fields for Approved, Start Date, and 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. PLAN REVIEW APPROVALS Not all review disciplines may be required to review the documents. Building Planning Engineering Tree Fire

SF1 BUILDING PERMIT NUMBER

PROJECT NAME: PROJECT ADDRESS:

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

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE



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

SPECIAL INSPECTION DESCRIPTION	REFERENCES	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

SPECIAL INSPECTION DESCRIPTION	REFERENCES	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

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 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

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

WOOD CONSTRUCTION (IBC 1705.5)

SPECIAL INSPECTION DESCRIPTION	REFERENCES	REQUIRED	FREQUENCY
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

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

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

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

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
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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

c. Special inspection required in wind Exposure Category C or D per IBC Section 1705.11 (2).
 d. 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 FOR SEISMIC RESISTANCE (IBC 1705.12)^e

Structural steel seismic force-resisting systems: <i>Special Inspections of MRFs 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):
 1. Torsional or extreme torsional irregularity
 2. Nonparallel systems irregularity
 3. Stiffness (soft story) or extreme stiffness (extreme soft story) irregularity
 4. 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.

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"/>	
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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"/>	
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EXTERIOR INSULATION AND FINISH SYSTEMS (IBC 1705.16)

Special inspection and testing shall be provided for all EIFS applications. ^{g, h.}		<input type="checkbox"/>	
Special inspection is required for water-resistive barrier complying with ASTM E 2570 when installed over a sheathing substrate.	ASTM E 570	<input type="checkbox"/>	

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.

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 FIELD USE ONLY

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	APPROVALS
		Agency Inspector sign-off	City Inspector sign-off	
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)			
<i>Weep screed material, attachment and location.</i>	ASTM C 926, IRC R703.7.2.1			
<i>Water resistive barrier installation, flashing installation, and drainage.</i>	IRC R703.2, IRC R703.4, IRC R703.7.3			
<i>Application of each coat and minimum curing.</i>	ASTM C 926, IRC R703.7.4, IRC R703.7.5			
<small>1. Includes Stucco installation.</small>				
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			
<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			
<small>1. Not required for EIFS applications installed over a water-resistive barrier draining moisture to the exterior or where installed over masonry of concrete.</small>				
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			
<i>Collector / drag strut nailing and connections. Holddown installation and location.</i>	Construction Documents			
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"/>		
<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 WSU 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	REQUIRED	FREQUENCY	APPROVALS
		Agency Inspector sign-off	City Inspector sign-off	
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"/>		
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"/>		
Other as Specified:		<input type="checkbox"/>		

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 _____

