

City of Mercer Island  
Community Planning & Development  
Project Number: **2502-039**  
Grace Manahan



Hello Grace

Below you will find the response to your field request dated 7/23/2025 for the above noted project. If you have any questions regarding the responses or would like me to clarify something you will find all of my contact information below. Thanks.

1. 2021 IRC added to List of Codes – Cover Sheet 1 of 14
2. Main Floor General Notes revised to reflect 2021 IRC – Layout 2 of 14
3. Outdoor Kitchen Removed – the comment is no longer applicable
4. Fireplace specifications provided – gas fireplace is equipped with direct venting – vent location specified per IMX 303.3 & M1804.2.6 Floor Plan - Layout 2 of 14
5. Range Vent note revised to reflect 250CFM – combustion range. Layout 2 of 14
6. Prep kitchen Hood called out as 250 CFM - combustion range. Layout 2 of 14
7. Note removed from Layout 2 of 14 – note was related to remodels additions and not new construction.
8. SD – added to Home Office. Layout of 2 of 14
9. 24x30 attic access added to Main & Upper Floor. Layout 2 of 14 and 3 of 14.
10. CO – Added to Primary Bedroom – presence of fireplace. Layout 3 of 14
11. SD – Added to Primary WIC. Layout 3 of 14

12. Note Revised as instructed. Layout 3 of 14
  
13. Side yard – setback revised to match the MICC 19.02.020 © - Line (a) – Single-family dwellings shall provide a min. side yard depth of seven and one-half feet.
  
14. Existing Grade Labeled on front elevation. Layout 7 of 14
  
15. Building relocated towards the front of the property – to allow for a 2'-0" stem wall without needing to step it down. New dwelling placement will have no slope.
  
16. Attic access provided on cross sections – Layout 10 of 14
  
17. Dimension added to crawls space – Cross sections B – Layout 10 of 14. Min. of 18"
  
18. Sheet S3 – comment addressed by N.L. Olson & Associates Inc.
  
19. Sheet C1 – Comment addressed by Goodman Engineering PLLC
  
20. Sheet C2 – Comment addressed by Goodman Engineering PLLC
  
21. Site Plan – Sheet 1 of 1 – Comment addressed by ALDOR – Property side setback revised to reflect 7.5' min. per MICC 19.02.020 © line (a) dwelling shifted/relocated towards the front – to meet the MICC 19.02.020 € requirement of max, building height be 30'-0" from the existing grade or finished grade whichever is lower.

Architecture + Construction

ALDOR LLC.  
Dorin Cornitel  
26809 199<sup>th</sup> Ave SE.  
Covington WA. 98042  
(206)-747-8421  
[ALDOR.architecture.construction@outlook.com](mailto:ALDOR.architecture.construction@outlook.com)

**heatilator**<sup>®</sup>  
*The first name in fireplaces*



## **Novus Series**

Novus | Novus nXt | Novus Evolution

# Novus

direct vent & b-vent gas fireplaces



## Traditional Style, Proven Value

The Novus is the best-selling gas fireplace of all time. Why? Stylish design elements and robust fires—paired with the proven value and dependability of Heatilator. Glowing embers, realistic logs and endless finishing options add character to any space. Trust in the industry's most recognized brand. The Novus will deliver.

**Above:** Novus shown with plymouth mantel and absolute black granite

### Features

- 30", 33", 36" or 42" viewing areas
- Many installation possibilities including tight spaces and corners
- Make it your own with multiple fronts, finishes and traditional brick panels



### IntelliFire™ Ignition System

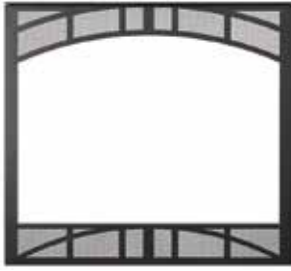
The IntelliFire™ Ignition System (IPI) is an advanced intermittent pilot ignition system. IPI constantly monitors ignition, ensures safe functioning and conserves up to \$10/month in energy costs. To learn more, visit [heatilator.com](http://heatilator.com).

### Direct Vent Technology

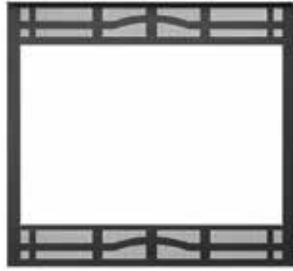
Direct Vent fireplaces remove 100% of combustion exhaust and odors outside of the home. These sealed fireplaces provide optimal heat, conserve energy and ensure clean, safe indoor air quality. To learn more, visit [heatilator.com](http://heatilator.com).

# Options

## Fronts



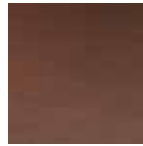
Tres Front Black



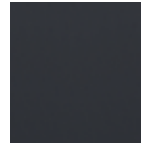
Demi Front Black

## Front Finishes

Finish options shown available for the optional Demi front.



Bronze



Black

## Refractory



Traditional Refractory

## Controls

**TotalRemote** This remote control effortlessly manages heat output and comfort level. For fireplaces and inserts.



**Models:** RCT-MLT-HTL

**Features:** Hardwired Receiver, Timer Mode, Thermostat Mode, Room Temperature Readout, Flame High/Low, Fan Speed, On/Off

**SmartRemote** An added level of function and convenience in a remote control. For fireplaces, stoves, inserts, and gas logs with or without line power.

**Models:** SMARTBATHTL-B, SMART-STAT-HTL

**Features:** Battery-Powered or Hardwired Receiver, Timer Mode, Thermostat Mode, Room Temperature Readout, On/Off



**IntelliSwitch200** This wall switch is designed exclusively for Heatilator fireplaces with the IntelliFire ignition system.



**Models:** WSK200-HTL

**Features:** On/Off, Auto Battery Backup, Battery Strength Indicator, Pilot Activation, Fan Speed

## Additional Options Not Pictured

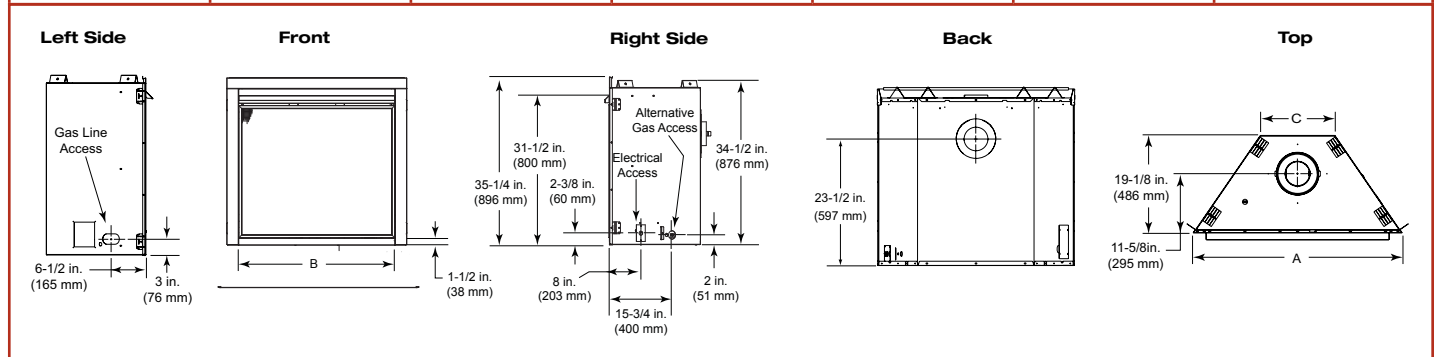
- Fan Kit
- Outside Air Kit (for B-vent models only)
- Gas Conversion Kits
- Mantels and Surrounds

## Venting

- Direct Vent: DVP pipe
- B-Vent: 5" B-vent pipe

## Technical Specifications

MODEL	FRONT WIDTH (A)	BACK WIDTH (C)	HEIGHT	DEPTH	OPENING SIZE	BTU/HR INPUT(NG)
NBV/NDV3630I	35" (889mm)	8-5/8" (219mm)	35-14" (896mm)	9-1/8" (486mm)	30" (762mm)	14,000 - 20,000
NBV/NDV3933I	38" (965mm)	11-5/8" (295mm)	35-14" (896mm)	19-1/8" (486mm)	33" (838mm)	15,000 - 22,000
NBV/NDV4236I	41" (1041mm)	14-5/8" (371mm)	35-14" (896mm)	19-1/8" (486mm)	36" (914mm)	17,000 - 25,000
NBV/NDV4842I	47" (1194mm)	20-5/8" (524mm)	35-14" (896mm)	19-1/8" (486mm)	42" (1067mm)	20,500 - 30,000



## U.S. Efficiencies

**Steady State** - Since most homeowners use their fireplaces for an extended time while they are in the room, Steady State measures how efficiently your fireplace converts fuel to heat once it is warmed up and running in a "steady state". **AFUE** - AFUE rating is more typically used with appliances, like your furnace, that continually cycle on and off to maintain a constant temperature.

## Canada Efficiencies

**EnerGuide (CSA P.4.1-02)** - EnerGuide is a rating used in Canada to measure annual fireplace efficiency.

Rating	NDV3630	NDV3933	NDV4236	NDV4842
Steady State	75%	78%	73%	77%
AFUE	52%	48%	52%	56%

Rating	NDV3630	NDV3933	NDV4236	NDV4842
EnerGuide (CSA P.4.1-02)	55%	51%	54%	58%

# Novus nXt

direct vent gas fireplaces



## Traditional Style, *Proven Value, 2.0*

The Novus nXt is the second generation of the best-selling gas fireplace of all time. Design enhancements create a more sleek finish and robust fireside experience. Technology upgrades include 5 flame intensity settings and enhanced efficiency. Experience the value of Heatilator. Enjoy the Novus nXt for years to come.

**Above:** Novus nXt shown standard with custom surround

### Features

- 33" or 36" viewing area
- Brick interior enhances flame and glowing embers
- Detailed 7-piece log set
- 69% AFUE efficiency rating
- Standard fan helps distribute warmth out into the room
- Make it your own with multiple fronts, finishes and optional fan

### IntelliFire™ Ignition System

The IntelliFire™ Ignition System (IPI) is an advanced intermittent pilot ignition system. IPI constantly monitors ignition, ensures safe functioning and conserves up to \$10/month in energy costs. To learn more, visit [heatilator.com](http://heatilator.com).

### Direct Vent Technology

Direct Vent fireplaces remove 100% of combustion exhaust and odors outside of the home. These sealed fireplaces provide optimal heat, conserve energy and ensure clean, safe indoor air quality. To learn more, visit [heatilator.com](http://heatilator.com).

# Standard Features

## Front



Simon Front

## Refractory



Traditional Refractory

## Fan Kit

A standard 100 CFM fan kit quietly extends the heating range of the nXt.

## IntelliFire Plus

### Wireless Control

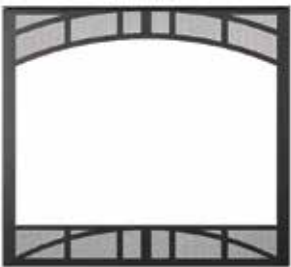
**IntelliFire Plus RC200** Designed to wirelessly control the Novus nXt, the RC200 can be docked on a wall to mimic a thermostat, or used as a remote.

**Features:** Auto Battery Backup, Battery Strength Indicator, Pilot Activation, On/Off, 5 Step Flame Height, Fan Speed, Child Lock



# Upgrade Options

## Fronts



Tres Front Black



Demi Front Black

Finish options shown here available for the Demi front.



Bronze

Black

## IntelliFire Plus

### Wireless Control

**IntelliFire Plus RC300** Designed to wirelessly control the Novus nXt. A large LCD screen and simple navigation provide easy operation. The RC300 can be docked on the wall to mimic a thermostat, or used as a remote.

**Features:** Auto Battery Backup, Pilot Activation, On/Off, 5 Step Flame Height, Fan Speed (auxiliary 1), two additional Auxiliary Functions, Room Temperature Readout, Thermostat Mode, Timer Mode, Child Lock



## Additional Options Not Pictured

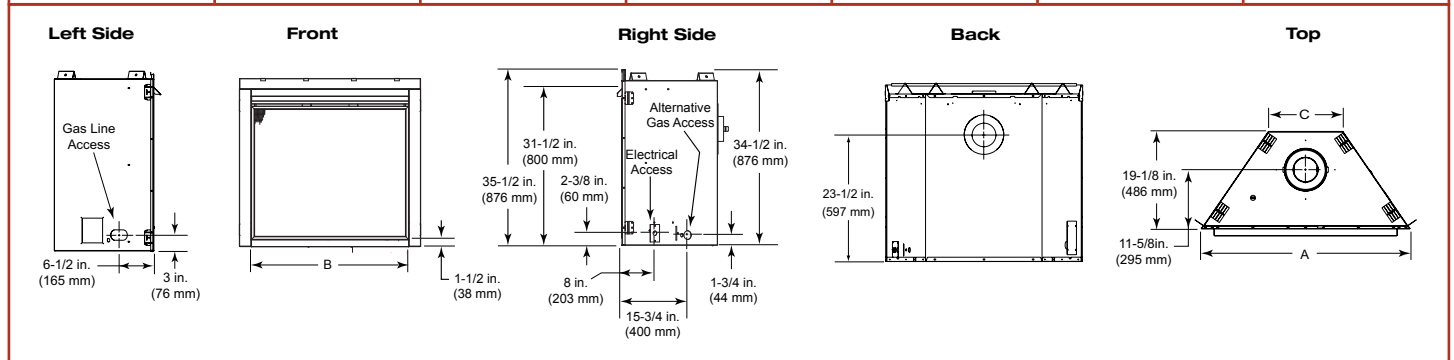
- Gas Conversion Kits
- Mantels and Surrounds

## Venting

- Direct Vent: DVP pipe

# Technical Specifications

MODEL	FRONT WIDTH (A)	BACK WIDTH (C)	HEIGHT	DEPTH	OPENING SIZE	BTU/HR INPUT(NG)
NNXT3933I	38" (965mm)	11-5/8" (295mm)	35-1/4" (896mm)	19-1/8" (486mm)	33" (838mm)	16,000 - 29,000
NNXT4236I	41" (1041mm)	14-5/8" (371mm)	35-1/4" (896mm)	19-1/8" (486mm)	36" (914mm)	18,500 - 31,000



## U.S. Efficiencies

**Steady State** - Since most homeowners use their fireplaces for an extended time while they are in the room, Steady State measures how efficiently your fireplace converts fuel to heat once it is warmed up and running in a "steady state". **AFUE** - AFUE rating is more typically used with appliances, like your furnace, that continually cycle on and off to maintain a constant temperature.

## Canada Efficiencies

**EnerGuide (CSA P.4.1-02)** - EnerGuide is a rating used in Canada to measure annual fireplace efficiency.

Rating	NNXT3933I	NNXT4236I
Steady State	82%	81%
AFUE	70%	69%

Rating	NNXT3933I	NNXT4236I
EnerGuide (CSA P.4.1-02)	72%	72%

# Novus Evolution

direct vent gas fireplaces



## The Next Generation of Value

The Novus Evolution is the latest generation of the best-selling gas fireplace of all time. This modern unit blends fashionable style with advanced technology. A sleek design lets the Evolution's clean lines and contemporary elements shine. A porcelain interior and unique glass media highlight artistic flames. Experience the latest Evolution of proven Heatilator value.

**Above:** Novus Evolution-36 shown with clear glass media, cinema front in black and custom granite.

### Features

- 30" or 36" viewing area
- Multiple media, front and finishing options
- Reflective porcelain interior
- Adjustable flame and heat intensity levels

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### IntelliFire™ Ignition System

The IntelliFire™ Ignition System (IPI) is an advanced intermittent pilot ignition system. IPI constantly monitors ignition, ensures safe functioning and conserves up to \$10/month in energy costs. To learn more, visit [heatilator.com](http://heatilator.com).

### Direct Vent Technology

Direct Vent fireplaces remove 100% of combustion exhaust and odors outside of the home. These sealed fireplaces provide optimal heat, conserve energy and ensure clean, safe indoor air quality. To learn more, visit [heatilator.com](http://heatilator.com).

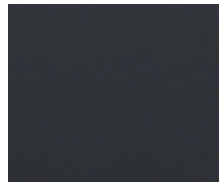
# Options

## Front

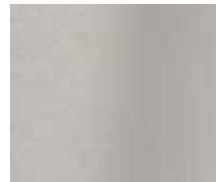


**Cinema Front**  
(shown with optional finishing trim)

## Front Finishes



Black



Stainless Steel

## Glass Media

Accent your flames with one of four glass colors.



Clear (Included)



Black



Cobalt Blue



Amber

## Control Options



**IntelliFire Plus RC300** Designed to wirelessly control the Evolution. A large LCD screen and simple navigation provide easy operation. The RC300 can also be docked on the wall to mimic a thermostat, or used as a remote.

**Features:** Auto Battery Backup, Pilot Activation, On/Off, 5 Step Flame Height, Fan Speed (auxiliary 1), two additional Auxiliary Functions, Room Temperature Readout, Thermostat Mode, Timer Mode, Child Lock and Wall Docking Station



**IntelliFire Plus RC200** Designed to wirelessly control the Evolution. The RC200 can also be docked on the wall to mimic a thermostat, or used as a remote.

**Features:** Auto Battery Backup, Battery Strength Indicator, On/Off, Pilot Activation, 5 Step Flame Height, Fan Speed, Child Lock and Wall Docking Station



**IntelliFire Plus RC100** Designed exclusively for Heatilator fireplaces with the IntelliFire ignition system.

**Features:** On/Off



**Easy Switch** Controls the most basic functions of the fireplace—on/off—in the easiest way possible.

**Models:** WSK-21-HTI, WSK-21-W-HTI

**Features:** On/Off

## Venting

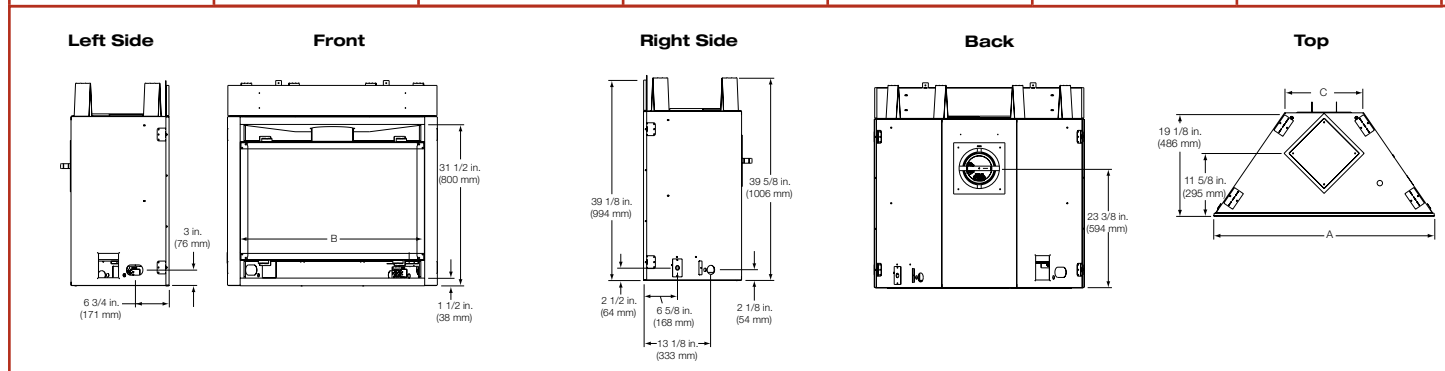
- Direct Vent: DVP pipe or SLP pipe

## Additional Options Not Pictured

- Gas Conversion Kits
- Mantels and Surrounds

# Technical Specifications

MODEL	FRONT WIDTH (A)	BACK WIDTH (C)	HEIGHT	DEPTH	OPENING SIZE	BTU/HR INPUT(NG)
NEVO3630I	35" (889mm)	8-5/8" (219mm)	39-1/8" (994mm)	19-1/8" (486mm)	30" (762mm)	10,000 - 20,000
NEVO4236I	41" (1041mm)	14-5/8" (371mm)	39-1/8" (994mm)	19-1/8" (486mm)	36" (914mm)	12,500 - 25,000



## U.S. Efficiencies

**Steady State** - Since most homeowners use their fireplaces for an extended time while they are in the room, Steady State measures how efficiently your fireplace converts fuel to heat once it is warmed up and running in a "steady state". **AFUE** - AFUE rating is more typically used with appliances, like your furnace, that continually cycle on and off to maintain a constant temperature.

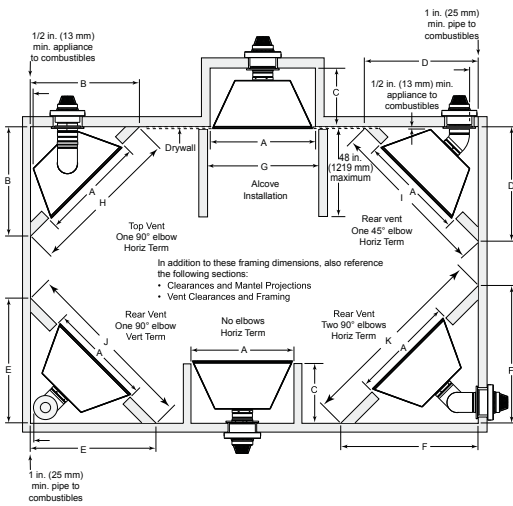
## Canada Efficiencies

**EnerGuide (CSA P.4.1-02)** - EnerGuide is a rating used in Canada to measure annual fireplace efficiency.

Rating	NEVO3630I	NEVO4236I
Steady State	69%	71%
AFUE	53%	54%

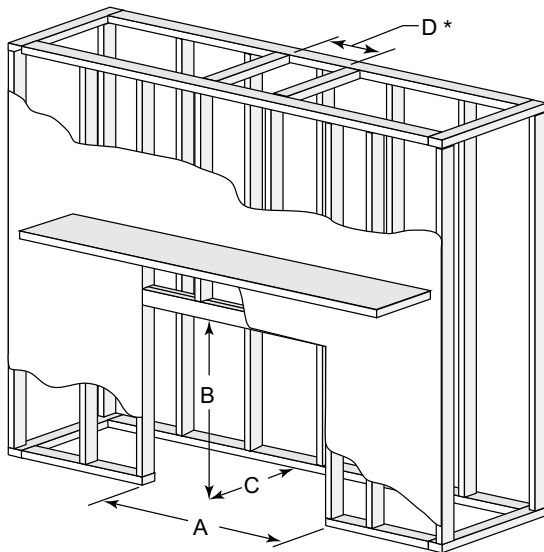
Rating	NEVO3630I	NEVO4236I
EnerGuide (CSA P.4.1-02)	54%	58%

# Clearances



NOVUS	A	B	C	D	E	F	G	H	I	J	K
NBV/NDV3630I	36" (914mm)	33-1/2" (851mm)	19-5/8" (498mm)	43-3/8" (1102mm)	47" (1194mm)	53-1/4" (1353mm)	37" (940mm)	47-3/8" (1203mm)	61-3/8" (1559mm)	66-1/2" (1689mm)	75-3/8" (1915mm)
NBV/NDV3933I	39" (991mm)	35-1/2" (902mm)	19-5/8" (498mm)	43-3/8" (1102mm)	47" (1194mm)	53-1/4" (1353mm)	40" (1016mm)	50-1/4" (1276mm)	61-3/8" (1559mm)	66-1/2" (1689mm)	75-3/8" (1915mm)
NBV/NDV4236I	42" (1067mm)	37-5/8" (956mm)	19-5/8" (498mm)	43-3/8" (1102mm)	47" (1194mm)	53-1/4" (1353mm)	43" (1092mm)	53-1/4" (1353mm)	61-3/8" (1559mm)	66-1/2" (1689mm)	75-3/8" (1915mm)
NBV/NDV4842I	48" (1219mm)	41-7/8" (1064mm)	19-5/8" (498mm)	43-3/8" (1102mm)	47" (1194mm)	53-1/4" (1353mm)	49" (1245mm)	59-1/4" (1505mm)	61-3/8" (1559mm)	66-1/2" (1689mm)	75-3/8" (1915mm)
NOVUS NXT	A	B	C	D	E	F	G	H	I	J	K
NNXT3933I	39" (991mm)	35-1/2" (902mm)	19-5/8" (498mm)	43-3/8" (1102mm)	47" (1194mm)	53-1/4" (1353mm)	40" (1016mm)	50-1/4" (1276mm)	61-3/8" (1559mm)	66-1/2" (1689mm)	75-3/8" (1915mm)
NNXT4236I	42" (1067mm)	37-5/8" (956mm)	19-5/8" (498mm)	43-3/8" (1102mm)	47" (1194mm)	53-1/4" (1353mm)	43" (1092mm)	53-1/4" (1353mm)	61-3/8" (1559mm)	66-1/2" (1689mm)	75-3/8" (1915mm)
NOVUS EVOLUTION	A	B	C	D	E	F	G	H	I	J	K
NEVO3630I	36" (914mm)	33-1/2" (851mm)	19-5/8" (498mm)	43-3/8" (1102mm)	47" (1194mm)	53-1/4" (1353mm)	37" (940mm)	47-3/8" (1203mm)	61-3/8" (1559mm)	66-1/2" (1689mm)	75-3/8" (1915mm)
NEVO4236I	42" (1067mm)	37-5/8" (956mm)	19-5/8" (498mm)	43-3/8" (1102mm)	47" (1194mm)	53-1/4" (1353mm)	43" (1092mm)	53-1/4" (1353mm)	61-3/8" (1559mm)	66-1/2" (1689mm)	75-3/8" (1915mm)

# Framing



NOVUS	A ROUGH OPENING (WIDTH)	B ROUGH OPENING (HEIGHT)	C ROUGH OPENING (DEPTH)	D ROUGH OPENING (DVP PIPE)	D ROUGH OPENING (SLP PIPE)
NBV/NDV3630I	36" (914mm)	34-7/8" (886mm)	19-5/8" (498mm)	10" (254mm)	9" (229mm)
NBV/NDV3933I	39" (991mm)	34-7/8" (886mm)	19-5/8" (498mm)	10" (254mm)	9" (229mm)
NBV/NDV4236I	42" (1067mm)	34-7/8" (886mm)	19-5/8" (498mm)	10" (254mm)	9" (229mm)
NBV/NDV4842I	48" (1219mm)	34-7/8" (886mm)	19-5/8" (498mm)	10" (254mm)	9" (229mm)
NOVUS NXT	A ROUGH OPENING (WIDTH)	B ROUGH OPENING (HEIGHT)	C ROUGH OPENING (DEPTH)	D ROUGH OPENING (DVP PIPE)	D ROUGH OPENING (SLP PIPE)
NNXT3933I	39" (991mm)	34-7/8" (886mm)	19-5/8" (498mm)	10" (254mm)	9" (229mm)
NNXT4236I	42" (1067mm)	34-7/8" (886mm)	19-5/8" (498mm)	10" (254mm)	9" (229mm)
NOVUS EVOLUTION	A ROUGH OPENING (WIDTH)	B ROUGH OPENING (HEIGHT)	C ROUGH OPENING (DEPTH)	D ROUGH OPENING (DVP PIPE)	D ROUGH OPENING (SLP PIPE)
NEVO3630I	36" (914mm)	39-7/8" (1013mm)	19-5/8" (498mm)	10" (254mm)	9" (229mm)
NEVO4236I	42" (1067mm)	39-7/8" (1013mm)	19-5/8" (498mm)	10" (254mm)	9" (229mm)

\* For B-Vent pipe clearance dimensions, please refer to pipe manufacturers installation specifications.

Available From

**heatilator**  
The first name in fireplaces

800-927-6841 | heatilator.com

facebook.com/Heatilator

twitter.com/Heatilator

youtube.com/HeatilatorFireplaces

Canada

**ENERGUIDE**

Look for the EnerGuide Gas Fireplace Energy Efficiency Rating in this brochure

Based on CSA P4-1-02

**UL LISTED**

**Limited Lifetime Warranty\***

The strongest in the industry, Heatilator provides a limited lifetime warranty on gas-burning products of the most important aspects: firebox and heat exchanger.

\*For full warranty details go to heatilator.com.

The information provided in this literature is for planning purposes only and subject to change. Please consult the installation manual for actual installation. Actual product appearance may differ from product images.

Fireplace glass and other surfaces get extremely HOT and can cause severe burns if touched. Do not remove the protective safety screen from the front of the glass. Keep a safe distance away. To learn more visit: [www.heatilator.com/fireplacesafety](http://www.heatilator.com/fireplacesafety).

HTL-1091U-0814