

Mercer Island, September 9th, 2025

Subject: Response to Review Comments – Permit Application #2505-036

To: Norine Allerdice - Permit Coordinator

City of Mercer Island - Community Planning & Development

Cc: Holly Mercier, Tony Newton, Jimmy Phan, Mike Phi, Bruce McVeigh

Dear Ms. Allerdice,

I hope this message finds you well. Thank you for coordinating the review of our permit application for the project located at 9756 SE 40th Street (Permit #2505-036). We have carefully reviewed the comments provided by the Planning & Development team and have submitted detailed responses addressing each item.

Below is a summary of our responses to the 11 comments noted in the review:

Page 1

1. Please modify plan note as follows: "NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED."

R: We concur. Replace Note 6 on page A-1 with the note "NFPA 13D Fire Sprinkler System in compliance with NFPA 13D and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required."

Page 4

1. Please state this window is tempered in 2nd floor master bath.

R: Notes for tempered or special windows are classified on Window Schedule on page A-11. However, we will note to indicate tempered glass in 2nd floor master bath as directed by the reviewer.

2. Please show smoke alarms and CO detectors at all required locations.

R: Smoke alarms and CO detectors were already identified and called out on page A-10 (Electrical Plan).

3. Please provide note on plans that kitchen exhaust of 401CFM or greater shall provide mechanical makeup air per 2021 IRC M1503.6

R: We concur. Add Ventilation Note on page A-4 with texts as provided by the reviewer.

4. Please add note guard rails shall be capable of resisting lateral loads as required by R301.5.

R: We concur. Add Railing Note (RN8) on page A-4 with texts as provided by the reviewer.

5. Appears to be a closet. Per the AHJ, this room is considered a sleeping room due to the closet and adjacency to a bathroom. Please provide all life and safety provisions for this space e.g. min. light, egress, smoke alarm, CO detector in hall way adjacent, etc.

R: The drawing plan was updated to remove the closet as it was intended to be an office only.

6. Please provide weather stripped self closing 20-min fire rated door here.

R: Revise page A-4 to add weather stripped self-closing 20-minutes fire rated door for Door D-10. Revise D10 in door schedule on page A-11 to specify these requirements.

Page 6

1. Walking roof deck covering must meet ICC ES AC39. Please indicate drainage on sheet A-5.

R: Framing contractor will comply with ICC ES AC39 in regard to the walking roof deck covering. Sheet A-5 was updated to incorporate the deck gutter and downspouts sloped away from the house.

Page 17

1. Please provide code summary e.g. 2021 IBC, etc.

R: The Plan's Code Summary was listed on page A-1. For the structural plan, the Code References are listed on sheet S-1.

Page 18

1. Please provide footing size /reinforcement schedule information and details.

R: Existing and new addition stemwall/footing size and their enforcement are provided in the updated calculations and updated Structural Plans. It was determined based on field inspection made by structure engineer, it was determined the existing perimeter wall is adequate without alteration. Existing footing widening at garage door posts shall be required. A detailed plan is provided in the 2nd Submittal.

2. Please provide number of jacks and kings at all new openings, shear wall schedule, roof section details showing shear transfer, and full area of bearing vertical grain squash blocks at all point loads withing floor ceiling assemblies.

R: Detailed specifications for all headers and related King Studs and Jack Studs are added to the Structural Plan set provided by the structural engineer. Squash Blocks and Supportive Blocking shall be installed at load bearing walls as required by 2021 IBC. Roof load and shear walls transfer please see revised first floor Post & Beams framing details provided by our structural engineer (sheet S-2A)

We believe these revisions fully address the concerns raised during the review. We respectfully request that the Planning & Development team proceed with final review and approval of the permit.

Please let us know if any additional clarification or documentation is needed. We appreciate your time and attention to this project and look forward to your confirmation.

Best regards,

A handwritten signature in black ink, appearing to read 'Danny Tuan Tran', written in a cursive style.

Danny Tuan Tran

Owner/Applicant – 9756 SE 40th St Project

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