



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



PROJECT DESCRIPTION: Demolition of an existing circa. 1949, 2280 SF with basement and construction of a new single-family home with a gross floor area of approx. 5366 SF and installation of an on-site storm retention system and associated utility connections.

PROJECT CONTACT INFORMATION: The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: Justin Lagers, Email: Justin@americanclassichomes.com, Phone: 253-405-5587

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.

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.

Building Envelope: Define all components of the thermal envelope. Include U-factors, insulation and moisture control.

Energy Credit Information: Include complete information on plan for options selected and equipment specified.

New Construction Tests: The following are mandatory testing and reporting requirements of WSEC Ch 4 for new construction.

Whole House Ventilation: Specify system type below and include all system requirements on sheet noted.

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.

Structural Observation for this project is required by the: Registered Design Professional Building Official (City use only)

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.

Geotechnical Engineer: Phil Haberman PE, Phone: 206-331-1097, Project or report #: 4024 85th Ave SE

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, i.e. soil nail walls, tieback shoring systems, etc.

GENERAL REQUIREMENTS FOR NEW SINGLE FAMILY BUILD: Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.

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 at eastsidefire-rescue.org using the QR above, and require 48 hour advanced notice.

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.

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.

PROJECT ALERTS AND NOTES TO INSPECTORS: Section for project alerts and notes to inspectors.

WILDLAND/URBAN INTERFACE - RESERVED FOR FUTURE USE -

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.

Table with columns for Inspector, Date, Approved, Inspection Description, MBP.com Inspection Name, and Partial 1, 2, 3 checkboxes.

FINAL INSPECTIONS and TCO APPROVALS: Inspector Date Final Fire Inspection: Tree Restoration [FINAL\_TREE] Final Fire Inspection: Fire protection [FINAL\_FIRE\_ALL SYSTEMS/ACCESS]

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

ADDITIONAL REQUIRED CITY INSPECTIONS: Use the contact information below to arrange these additional inspections.

IMPACT FEES and PLAN REVIEW APPROVALS: If required for the project but deferred beyond permit issuance. Not all review disciplines may be required to review the documents.

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

CERTIFICATE OF OCCUPANCY Issued after all required inspections have been performed and approved. PROJECT NAME: 4024-85th Ave SE Single Family Residence PROJECT ADDRESS: 4024-85th Ave SE, Mercer Island, WA 98040

