

CITY OF MERCER ISLAND

Fire Marshal's Office
 3030 78th Ave SE | MERCER ISLAND, WA 98040
 PHONE: 206.275.7966 | www.mercerisland.gov



2025 FIRE AREA AND VALUATION FORM

Project Type: <input type="checkbox"/> New Single Family <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> ADU/DADU			
Project Address: 8205 SE 71st St, Mercer Island, WA 98040			
Contact Name: Joe Pascua		Phone No.: 253-259-1151	
Owner Name: ORION INVESTMENT LLC			

Gross floor area shall be that area in square feet under the roof line of the structure including all usable area whether heated or not, above and below grade. This includes the garage and any unheated storage rooms or attachments including covered decks. If it is *usable space*, then it is included in the **Gross** square footage calculation. *This is not the same calculation for floor area ratio.*

For all construction types, add all the interior wall measurements of each floor and the basement and total that figure.

CONSTRUCTION VALUATION TYPE (verified with permit application)

Good \$213.27 sq/ft	*Very Good (most common) \$272.51 sq/ft	Very Good Custom \$331.75 sq/ft	Luxury Custom \$450.23 sq/ft
Select One: Good (\$213.27) sq/ft			<i>* Hit enter when done</i>

NEW CONSTRUCTION (ONLY FOR NEW CONSTRUCTION- otherwise "N/A")

<input checked="" type="checkbox"/> N/A	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Measurements</th> <th style="width: 50%;">Square Footage</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">Main Floor interior</td><td></td></tr> <tr><td style="text-align: center;">Lower Floor Interior</td><td></td></tr> <tr><td style="text-align: center;">Other Floors interior</td><td></td></tr> <tr><td style="text-align: center;">Basement interior</td><td></td></tr> <tr><td style="text-align: center;">Attached Garage interior</td><td></td></tr> <tr><td style="text-align: center;">Covered Decks interior</td><td></td></tr> <tr><td style="text-align: center;">Other interior</td><td></td></tr> <tr style="border-top: 2px solid black;"> <td style="text-align: center;">TOTALS</td> <td style="text-align: center;">0.00</td> </tr> </tbody> </table>	Measurements	Square Footage	Main Floor interior		Lower Floor Interior		Other Floors interior		Basement interior		Attached Garage interior		Covered Decks interior		Other interior		TOTALS	0.00
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ADDITION or ALTERATION

Does this house have an existing Fire Sprinkler System? Yes No / NFPA 72 Alarm System Yes No

Current Square Footage	Existing Square Footage	Standardized Value	Addition/Final Square Footage
Main Floor interior	1692	x \$ 213.27 sq/ft \$ 360,852.84	255
Lower Floor Interior	1696	x \$ 213.27 sq/ft \$ 361,705.92	
Other Floors interior		x \$ 213.27 sq/ft \$ 0.00	
Basement interior		x \$ 213.27 sq/ft \$ 0.00	
Attached Garage interior	461	x 43.99 sq/ft \$ 20,279.39	
Covered Decks interior	82	x 43.99 sq/ft \$ 3,607.18	
Other interior	300	x \$ 213.27 sq/ft \$ 63,981.00	385
TOTALS	4,231.00	\$810,426.33	640.00

Construction Cost \$ _____

Official Use

Verified Cost \$ _____

Higher of Verified or Cost \$ _____ / Value \$ 810,426.33 = % 0.00%

Valuation Ratio

Exempt structure - detached garage or similar structure less than 750 sf.

Less than 10% (fire review not required)

10 - 49% (monitored Household Fire Alarm System per NFPA 72 Chapter 29, if fire deficiency)

50% or greater (substantial alteration)

2021 INT'L FIRE CODE

901.4.4 Additional Fire Protection Systems. In occupancies of a hazardous nature, where special hazards exist in addition to the normal hazards of the occupancy, or where the fire code official determines that access for fire apparatus is unduly difficult, the fire code official shall have the authority to require additional safeguards. Such safeguards include, but shall not be limited to, the following:

- Automatic fire detection systems,
- Fire alarm systems,
- Automatic fire-extinguishing systems,
- Standpipe systems, or
- Portable or fixed extinguishers.

Fire protection equipment required under this section shall be installed in

accordance with this code and the applicable referenced standards.

2021 INT'L RESIDENTIAL CODE

AV107.1 Fire Sprinklers. An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix U.

AV107.2 Fire Sprinklers in Existing Buildings. An approved automatic fire sprinkler system shall be installed throughout the residence in existing one-family and two-family dwellings (and townhouses) in accordance with Appendix U when undergoing a remodel or addition when the construction value of all additions, alterations or repairs performed within

a sixty-month period exceeds 50% of the value of the residence. Value shall be determined by a method approved by the fire code official.

AV107.3 Household Fire Alarm System. An approved household fire alarm system shall be installed throughout the residence in existing one-family and two-family dwellings (and townhouses) that have deficiencies in fire flow, hydrants or access. This system shall be installed in accordance with NFPA 72 Chapter 29 when undergoing a remodel or addition when the construction value of all additions, alterations or repairs performed within a sixty-month period is within 10% to 50% of the value of the residence. Value shall be determined by a method approved by the fire code official.