



Cascadia Design-Build NW, LLC PO Box 104 Bellevue, WA 98009 425-449-2191

Date: 12-18-2025

Review Cycle #01 Response Letter

Project: Koo & Cha Addition

1. COVER SHEET / ENERGY / NFPA

1.1. Mercer Island Coversheet

Please fill out and reupload the Mercer Island coversheet in your next resubmission. See page 2 for specifications required for special inspections to be filled out by the registered design professional.

Response: See Sheet C100 – Cover Sheet, updated with Special Inspections.

1.2. Energy Compliance / WSEC R406.3

Provide complete energy code compliance per the requirements of WSEC R406.3. Per section cited, the drawings included with the building permit application shall identify which options have been selected and the point value of each option. Include table R402.1.1 on the permit plan set if the energy compliance form is not provided in the plan set, or all insulation values are called out on assembly sections.

Response: See Sheet C100 – Cover Sheet, energy credits and insulation values noted.

1.3. NFPA 13D Fire Sprinkler System

Please include on your plans:

NFPA 13D Fire Sprinkler System

Please indicate that a NFPA 13D Fire Sprinkler System will be installed by placing this statement on the plans. "A 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." Note that this system requires a minimum of 1" water meter and 1" water supply line.



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Notes to Applicant- Do not included on plans:

This project exceeds 50% of the valuation. Per MICC a NFPA 13d Fire Sprinkler system is required.

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 Q 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.

[https://www.mercerisland.gov/sites/default/files/fileattachm
ents/
community_planning_amp_development/page/24351/
residential_sprinkler_standard_13_d.-_2022pdf.pdf](https://www.mercerisland.gov/sites/default/files/fileattachm
ents/community_planning_amp_development/page/24351/
residential_sprinkler_standard_13_d.-_2022pdf.pdf)

Response: See Sheet C100 – Cover Sheet, NFPA 13D sprinkler note added.

See Sheet A113 – Fire plan, Fire Sprinklers shown.

2. SITE / SURVEY

2.1. Signed Legal Survey

Remove any prior approval and provide signed legal survey.

Response: See Sheet G0.03 – Boundary and Topographic Survey.

2.2. Removal of Prior Approvals

Not sure what purpose this sheet provides but is not accurate. Please revise or remove.

Response: See Sheet G0.03 – Civil Sheet, prior approvals removed.

3. DEMOLITION / GFA

3.1. GFA Hatch and Totals

This area is also new added GFA. Please hatch accordingly and verify total is included in required calculations..

Response: See Sheet A100.1 – Demolition Plan, new GFA hatched and totals verified.



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4. FIRST FLOOR PLAN

4.1. 213 ft Resurfaced Patio

Please clarify- is this the 213 SF of hardscape that is being replaced?

Response: See Sheet A100 – First Floor Plan, EXT'G Patio to remain.

4.2. Local Exhaust / Makeup Air

State proposed CFM of local exhaust and provide makeup air as required by M1503.6.

Response: See Sheet A100 – First Floor Plan, 50 CFM..

4.3. Under-Stair Protection

Provide under stair protection as required by IRC Section R302.7 Locate wall on plan and indicate extent of accessible space with rear wall. Per: 302.7: Under stair surface and any soffits protected on the enclosed side with ½ gypsum.

Response: See Sheet A100 – First Floor Plan, ½" gypsum under-stair surfaces shown and noted.

4.4. Garage Fire Separation / Fire Door

Provide garage fire separation notes on this sheet and state GWB is to go to underside of roof sheathing or clarify design as allowed by code.

Response: See Sheet A100 – First Floor Plan, garage separation and fire door notes added.

4.5. EXT'G Garage to Laundry room EXT'G step

Response: See Sheet A100 – First Floor Plan, step shown.

4.6. Crawlspace Location

Is this for new crawlspace access shown? Locate/ show all existing and proposed attic/ crawlspace access on plans.

Response: See Sheet A100 – First Floor Plan, existing and proposed access shown.

4.7. Smoke / CO Alarms

Locate Smoke detectors and carbon alarms on the plans at all required locations. Referencing the IRC is insufficient.

R314: Smoke alarms are to be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story of the



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dwelling, including basements and habitable attics. Alarms shall receive their primary power from the building wiring with battery back-up. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected and comply with household fire warning equipment provisions of NFPA 72.

Low volt NFPA 29 in chapter 29 may be substituted pending approval by fire Marshal. R315: Carbon monoxide alarms are required on each floor and outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Response: See Sheet E101 – Electrical Plan, smoke and CO alarms shown.

4.8. Existing Wall Insulation

Min. R value for existing 2x4 wall is R15

Response: See Sheet A100 – First Floor Plan, minimum R-15 insulation noted.

4.9. Floor Plan Numbering

Clarify numbering system. Multiple numbering systems that don't easily correlate with items listed under floor plan notes.

Response: See Sheet A100 – First Floor Plan, numbering updated.

4.10. Laundry Existing Wall

This wall is new. Please clarify scope of work and clearly show on plans.

Response: See Sheet A100 – First Floor Plan, EXT'G wall for Landry-note added.

4.11. EXT'G Door clarification

Demo plan states this door is to be removed and replaced. Please identify a 20 min rated or solid core door with self-latching, self sealing fire door equipped with a self-closing automatic-closing device.

Response: See Sheet A100.1 – Demolition Plan, door will remain. The 20-min door will be reused from garage to laundry/mud only.

4.12. Fire place fuel source

State fuel source for fireplace.

Response: See Sheet A100 – First Floor Plan, It is an existing wood fire place



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4.13. Infill Door

Show infill door and clarify scope of work. Will the existing slab be removed or sleepers installed.

Response: Existing Slab will remain. Sleepers will be installed in the existing garage pantry to lift floor level to the first floor finished floor height.

5. SECOND FLOOR PLAN

5.1. Egress Windows

State/ call out all egress windows on plans, new and existing.

Response: See Sheet A101 – Second Floor Plan, egress windows labeled.

5.2. Continuous Insulation

Per: R502.3.1 Building Envelope. The addition of envelope more than 150SF is required to have continuous insulation.

New building envelope assemblies that are part of the addition shall comply with Sections R402.1, R402.2, R402.3.1 through R402.3.5, and R402.4.

Response: See Sheet A101 – Second Floor Plan, continuous insulation note provided.

6. SECTIONS

6.1. Thermal Envelope

Show thermal envelope.

Response: See Sheet A104 – Sections, thermal envelope line added.

6.2. Handrails

Show/ provide all required handrails and profile.

Response: See Sheet A104 – Sections, handrails added with profile.

6.3. Crawlspace Access

Provide/ show min. required crawlspace access into this space

Response: See Sheet A104 – Sections, crawlspace access shown.

7. ELECTRICAL / LIGHTING

7.1. General notes

Note within general notes:



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Please provide notes demonstrating compliance with WSEC 404.2. lighting equipment. All permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.

Please provide notes demonstrating compliance with WSEC 404.2. Interior lighting fixtures shall be controlled with either a dimmer, an occupant sensor control or other control that is installed or built into the fixture.

Response: See Sheet C100 – Cover Sheet, updated with WSEC 404.2 notes.

7.2. Electrical Sheets

Electrical plan not reviewed. Remove from SUB2 resubmittal

Response: See Sheet E101--Electrical plan shows smoke detector / carbon monoxide locations.

8. STRUCTURAL

8.1. Holddown Anchors

Why are all holddown anchors post installed with epoxy and not cast in place? Please provide basis and reasoning.

Response: (Per Structural Engineer) Sheet S1.0--The hold downs that are marked with "epoxy" are hold downs that have the option for epoxying the hold down bolt if they are not cast in place.

There are only two areas that will require epoxy hold downs. These are the hold downs marked as "new D epoxy" to the existing concrete that will need to be epoxyed.

There are hold down anchors that are marked as CIP (cast in place) that are required to be cast in place.

The reasoning behind giving the contractor the option for epoxying the lighter loaded anchors is so that the contractor can epoxy these hold downs in if/when they misplace the cast in place anchor.

The basis is that the lighter hold downs can be epoxyed into the concrete taking into account the over strength factor of the allowable hold down force.

The comment by the city was also placed on the drawing note that stated "Drill and epoxy using set-3G or equiv new horiz reinf into ext'g concrete foundation". This note is for the rebar in the new concrete to tie it into the existing foundation, and is not part of the epoxy of the hold downs.