



**CITIZEN**  
DESIGN

COLLABORATIVECO.COM  
206.535.7908

WE ARE A PEOPLE BUSINESS  
THAT MAKES CREATING SPACES  
A JOYFUL EXPERIENCE

**DATE** November 5, 2025  
**TO** Mercer Island Fire Marshal's Office  
3030 78th Avenue SE  
Mercer Island, WA 98040

**PROJECT** *Mercer Island 6423 - West Lot*

Citizen Design appreciates the opportunity to present this fire code alternates request for our Mercer Island 6423 - West Lot project located at 9191 SE 64th Street. Note that this site is accessed from E Mercer Way rather than SE 64th Street. The following includes a brief narrative description of the project, known fire code deficiencies and proposed alternates.

Please feel free to contact our office if you have any questions. We look forward to working together.

Humbly Submitted,

Citizen Design

**PROJECT NARRATIVE**

The project consists of a single-family residence with attached garage. The residence is two stories tall as measured from the lowest level of fire department access. No basements are proposed. The structure contains 5948± sf living area and 896± sf garage area for a total of 6844± sf. It also includes 655± of covered outdoor space.

As a single-family structure, the project is primarily occupancy R-3 with a U occupancy in the garage. It is proposed to be Type VB construction using conventional light timber framing. At no point does the structure have less than five feet fire separation distance.

Access to the structure is proposed to be from E Mercer Way via private easement across the two intervening parcels [APNs 302405-9151 and 302405-9043]. A 20-ft-wide private road provides access from E Mercer Way to approximately the boundary between the intervening parcels, after which a 10-ft-wide private driveway covers the remaining distance to the proposed structure. The distance from the westerly boundary of E Mercer Way to the maneuvering area near the proposed structure, measured at the center of the private driveway, is approximately 295.5 ft. The grade of the private road and driveway varies with a maximum grade of 20%. No fire apparatus turnaround is proposed.



**CITIZEN**

**DESIGN**

During the project's preapplication conference [PRE24-084], the design team was advised that the nearest fire hydrant is more than 600 ft from the furthest point on the proposed structure.

#### **KNOWN DEFICIENCIES**

Four fire safety deficiencies are known, as outlined below. The reason for each deficiency is also noted.

1. No fire apparatus turnaround is provided.
  - Due to the steeply sloping site, providing a standard turnaround would require regrading an impractically large portion of it. This would also require substantial disturbance of environmentally critical areas.
2. The driveway is narrower than the 20 ft required for a fire apparatus access road.
  - The access easement across APN 302405-9043 is 15 ft wide.
3. The driveway is steeper than 15% maximum allowed for a fire apparatus access road.
  - The existing topography is such that a 15% grade cannot reach the proposed building site.
4. The nearest fire hydrant is more than 600 ft from the structure.
  - Although a fire hydrant is located in E Mercer Way at the bottom of the subject's south slope, it is impractical to fight fire from this location due to the slope. The next nearest hydrant location is to the east, over 600 ft away.

#### **PROPOSED ALTERNATES**

To mitigate these deficiencies, we propose the following four alternates:

1. Upgrade the residence's sprinkler system from NFPA 13D to NFPA 13R throughout the residence and garage.
2. Install an NFPA 72 fire alarm system throughout the residence and garage.
3. Include 5/8" Type X gypsum wallboard in all construction assemblies.
4. Use solid core doors for all unrated interior doors.

We believe the proposed alternative modification is in compliance with the intent and purpose of the Fire Code and that such modification does not lessen health, life and safety requirements.