

DETAILED PROJECT DESCRIPTION:

THIS PERMIT IS FOR THE REPAIRS FOR THE DAMAGE TO THE DECK BEAMS DUE TO DECAY AT THE SUBJECT RESIDENCE IN MERCER ISLAND, WASHINGTON.

THE REPAIRS ARE IN ACCORDANCE WITH WSEBC CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS, SECTION 301.2 AND CHAPTER 4 REPAIRS.

THE SCOPE OF WORK IS TO REPAIR THE DECAYED BEAMS BY PROVIDING TEMPORARY SHORING AS NEEDED TO REMOVE AND REPLACE THE BEAMS WITH LIKE KIND MATERIAL THAT IS TREATED FOR EXTERIOR USE. WE WILL ALSO BE REMOVING & REPLACING A DECK COLUMN. THERE WILL BE NO GROUND DISTURBANCE FOR THIS PROJECT PER PLAN.

THERE IS NO INCREASE IN THE EXISTING DECK SIZE AND NO CHANGE TO THE EXISTING GUARDRAIL. ALL DECK FRAMING TO REMAIN EXCEPT COLUMNS AND BEAMS.

CRITERIA COMPLAINE NARRATIVE:

OUR PROJECT IS MEETS THE SHORELINE EXMEPTION REQUIREMENTS PER ITEM 2b IN THE WAC 173-27-040-DEVELOPMENTS EXEMPT FROM SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENT:

“NORMAL MAINTENANCE OR REPAIR OF EXISTING STRUCTURES OR DEVELOPMENTS, INCLUDING DAMAGE BY ACCIDENT, FIRE OR ELEMENTS. "NORMAL MAINTENANCE" INCLUDES THOSE USUAL ACTS TO PREVENT A DECLINE, LAPSE, OR CESSATION FROM A LAWFULLY ESTABLISHED CONDITION. "NORMAL REPAIR" MEANS TO RESTORE A DEVELOPMENT TO A STATE COMPARABLE TO ITS ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO ITS SIZE, SHAPE, CONFIGURATION, LOCATION AND EXTERNAL APPEARANCE, WITHIN A REASONABLE PERIOD AFTER DECAY OR PARTIAL DESTRUCTION, EXCEPT WHERE REPAIR CAUSES SUBSTANTIAL ADVERSE EFFECTS TO SHORELINE RESOURCE OR ENVIRONMENT. REPLACEMENT OF A STRUCTURE OR DEVELOPMENT MAY BE AUTHORIZED AS REPAIR WHERE SUCH REPLACEMENT IS THE COMMON METHOD OF REPAIR FOR THE TYPE OF STRUCTURE OR DEVELOPMENT AND THE REPLACEMENT STRUCTURE OR DEVELOPMENT IS COMPARABLE TO THE ORIGINAL STRUCTURE OR DEVELOPMENT INCLUDING BUT NOT LIMITED TO ITS SIZE, SHAPE, CONFIGURATION, LOCATION AND EXTERNAL APPEARANCE AND THE REPLACEMENT DOES NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS TO SHORELINE RESOURCES OR ENVIRONMENT”