



2/19/25

Nichole Evans
Expedite the Diehl
65 Cedarwood Rd
Stoughton, MA

Dear Nichole Evans:

The department's Building team has generated the following review comments on the plan set submitted with your DSR25-002. These comments are advisory and have been developed to encourage discussion with the Design Commission on elements of the project which are not finalized and may contribute to or be of interest to the Design Review process.

The review was performed with an emphasis on construction code requirements which may affect the exterior presentation of the development. This is not a comprehensive building permit review and should not be used as such.

1. Applicant questions:

- i. All scope shown can be covered under one building permit. Scope which does not require a building permit can be performed following land use approval, if applicable. See MICC 17.14.010 Section 105.2 for exceptions to building permit requirements
- ii. All scope shown can be covered under one building permit. Replacement of illuminated panels in existing enclosures does not require a building permit. A new attachment of signage to structure, or the construction of a freestanding sign does require a building permit.
- iii. Electrical permits which do not require plan review can be applied for and self-issued at mybuildingpermit.com.

2. The most common plan review comment that delays issuance of building permits for this type of work is a lack of information on the structural substrate to which the sign is

being attached, and/or the type of fastener to be used (eg, “brick” is not the same as a nonstructural brick façade, and “lag bolt” is not a specification for a fastener suited for a specific use)



Gareth Reece

Building Official

City of Mercer Island – Community Planning and Development