



12/19/23

Joe Peloso
Best Management Co.
3805 108th Ave NE, Ste 210
Mercer Island 98040

Dear Joe Peloso:

The department's Building team has generated the following review comments on the plan set submitted with your DSR23-014. 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. Applicable construction codes can be found in MICC 17.14.010 Section 101. The vesting of construction codes is address in MICC 17.14.101 Section 105.3.4. As of the date of this letter, a complete application for a building permit has not been received for the scope described in this DSR. Washington State is anticipated to adopt 2021-cycle construction codes on March 15, 2024. This review was performed referring to 2018-cycle codes in effect at the time of the DSR application, but a future building permit for this work will be reviewed under the codes in effect at the time of a complete building permit application.
2. This project had a pre-application meeting to discuss the scope on 9/19/23 under PRE23-054, when the applicant in that meeting was notified of the following:
 - a. *This address has open code enforcement cases related to these work areas. The permit submittal shall include work to satisfactorily resolve recent code*

enforcement activities, such as including plans for the permanent repair of the support system for the exterior deck stacks, and the permanent repair of the unpermitted work recently done within the front lobby. If these items are not addressed as part of this permit submittal, then a separate permit for these items must be applied for in a timely manner in order to avoid further code enforcement action.

Since the date of that meeting, Building Permit 2311-202 has been issued which relates to the construction in the lobby. The scope of work noted on A-001 of the DSR23-014 materials includes "repair and modify the existing unit decks to enhance drainage and provide rail walls and railings." It is not clear from the documents if this will change exterior appearance of the existing structure.

3. This project is likely intended to address typical maintenance concerns with stucco exterior finish systems. These types of projects are specifically regulated by RCW 64.55, and require some special steps during the design and construction process. The statement on A-001 describing the exterior envelope remediation references these requirements.



Gareth Reece

Sr. Plans Examiner

City of Mercer Island – Community Planning and Development