



12/19/23

James Ramil
Evolution Architecture
3100 Airport Way S
Seattle WA 98134

Dear James Ramil:

The department's Building team has generated the following review comments on the plan set submitted with your DSR23-013. 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 addressed 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. Glass guards are shown on the elevations to replace existing half-wall guards. The elevations provided show glazing fully bounded between structural stanchion with a structural top and bottom rail. Confirmation of existing structure to attach the stanchions shown will be part of the building permit scope. Glazing in guards is

regulated by WSBC 2407, and any deviation from the guard type shown (to a structural glass system with button attachment, or a glazed baluster panel with or without top rail) will require specialized detailing.

3. Exterior envelope remediation is specifically regulated by RCW 64.55, and requires 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