



ARTISAN + ARCHITECT

PROPERTY
ANALYSIS

—
Brondello
October 2019



Brondello

—

Date: 2019-1001

4634 90th Ave SE, Mercer Island, WA 98040

Hello,

On the following pages you will find the results of our preliminary property research.

Respectfully,

A handwritten signature in black ink, appearing to read 'S. Joshua Brincko'.

S. Joshua Brincko

Principal Architect, Josh PS

WA Architect #9388, NCIDQ Cert #025775

CODE PROVISIONS

Property Address: 4634 90th Ave SE, Mercer Island, WA 98040

Parcel Number: 0191100865

Land Area: 9,525 sq. ft.

Zone: R 9.6

Required Setbacks:

- Front Setback: 20' min.
- Side Setback:
 - Lots with a width of 90 feet or less, the side yard setback must sum to 15 feet; provided that no side yard shall be less than 5 feet.
- Rear Setback: 25' min.

Max Lot Coverage: 40% max (house, driving surface & accessory buildings; assuming lot slope < 15%) & Required Landscaping area: 60%

- Lot area: 9525 sf
- Allowable lot coverage calc: $0.40(9525) = 3810$ sf
- Roof of existing house 2543.5 sf + portion of driveway on property 321 sf = 2864.5 sf
- Actual lot coverage calc: $2864.5/9525 = 30\%$
- Potential for additional coverage: $3810 - 2864.5 = 945.5$ sf

Max Hardscape Coverage:

- Lot area: 9525 sf
- Allowable lot coverage calc: $0.09(9525) = 857.25$ sf
- Concrete slab with portion under roof = 181.25 sf
- Actual lot coverage calc: $181.25/9525 = .019\%$
- Potential for additional coverage: $857.25 - 181.25 = 676$ sf

Max Height:

- 30'

Environmental Critical Area

- Map shows steep slope but parcel data does not

Name: John Brondello

Email Address: john@timeequipment.com

Phone: (206) 232-9362

Project Address: 4634 90th Ave SE, Mercer Island, WA 98040 United States

Construction Type: Addition, Remodel

Give Your Project a Name: Solarium and windows

Describe the Scope of Your Project: We have several windows in our home that we would like to see if they could be converted into one large window instead of broken up. We would also like to put in large sliding doors to open into our backyard. We have a solarium that was added on only a couple years after the house was built. The brick floor is sagging in the middle and we are concerned with the integrity of the structure. Would like to know if we could use the framework as an outdoor kitchen cover and convert the area into a newer feel.

When Do You Want Construction to Be Complete?: 5/1/2022

When Do You Want to Start Designing?: 11/1/2020

What Is Your Construction Budget? (don't use commas): \$60000

Which Architectural Services Do You Request?: (2%) As-Builts: When there is an existing building, all aspects of it must be measured, drawn, photographed, and filed. Existing drawings from the original construction make this process easier, if available. (This phase is required for all renovations and additions.), (10%) Basic Services: Concept design to come up with the big idea that integrates client goals with construction budget, building codes, land use codes, etc. Coordination with engineers as needed and creation of drawings and documents for permit submittal. Coordination with the building department to obtain a permit., (2%) ***Construction Administration: Weekly meeting with builder to review construction progress, quality, budget, schedule, code compliance, troubleshoot construction issues, and provide cost reduction strategies. Monthly review of construction invoices prior to payment to builder. ***(This service is required for all projects that commence construction.)

What Is Your Parcel #?: 019110-0865

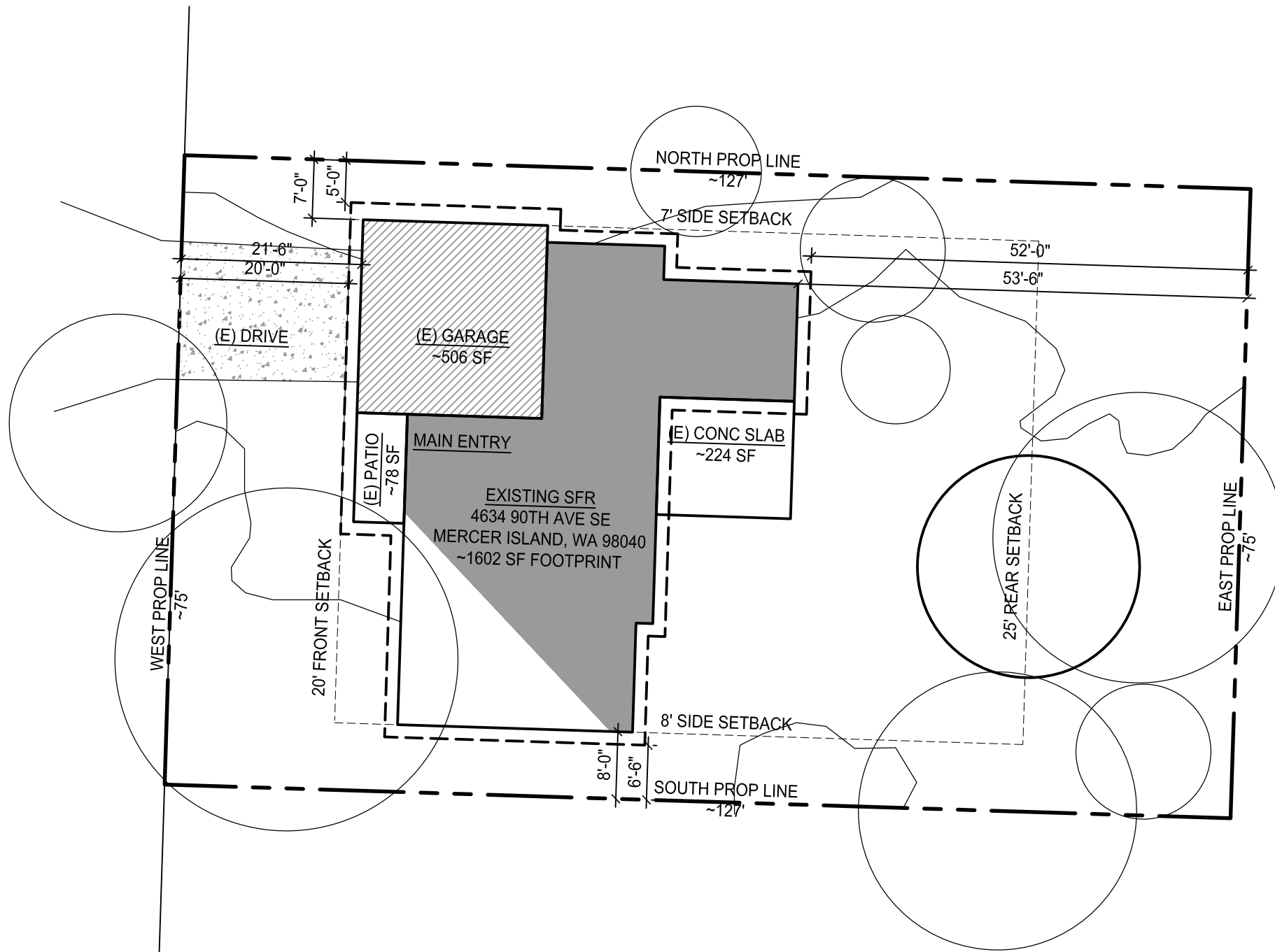
If You Have a Builder, Please Provide Their Contact Info.:

How Would You Describe the Quality of Your Project? : Pretty nice, but not over the top.

What Design Style Do You Like?: Traditional

How Did You Find Out About Josh Architects?: Seattle Execs

Authorization of Professional Services: I agree to be billed a flat fee of \$250 (for single family zoning only) for this professional consultation service for Josh to research my property prior to discussing it with him.



APPROX. LOT COVERAGE CALC:
 LOT SIZE: 9525 SF
 40%(9525)= 3810 SF ALLOWED

ROOF OF (E) HOUSE: ~2543.5 SF
 PORTION OF DRIVE ON PROP: ~321 SF
 TOTAL: 2864.5 SF

ALLOWED: 3810 SF
 AVAILABLE: ~945.5 SF

APPROX. HARDSCAPE CALC:
 LOT SIZE: 9525 SF
 9%(9525)= 857.25 SF ALLOWED

CONC SLAB W/OUT PORTION UNDER ROOF: ~181.25 SF
 TOTAL: ~181.25 SF

ALLOWED: 857.25 SF
 AVAILABLE: ~676 SF

1 APPROX SITE PLAN
 1/16" = 1'-0"

PRELIMINARY; MUST BE VERIFIED BY
 A LICENSED SURVEYOR

PLAN
 NORTH









90th Ave SE



E
90th Ave SE

An aerial photograph of a residential property. The main house is a large, dark-colored structure with a complex roofline, including a prominent gable. To the left of the main house is a smaller, single-story structure, likely a garage, with a flat roof. The property is heavily wooded with lush green trees and shrubs. A semi-transparent grey horizontal bar is overlaid at the top of the image, containing the text '90th Ave SE' in white. A small letter 'E' is visible on the far left edge of the image.



90th Ave SE



90th Ave SE

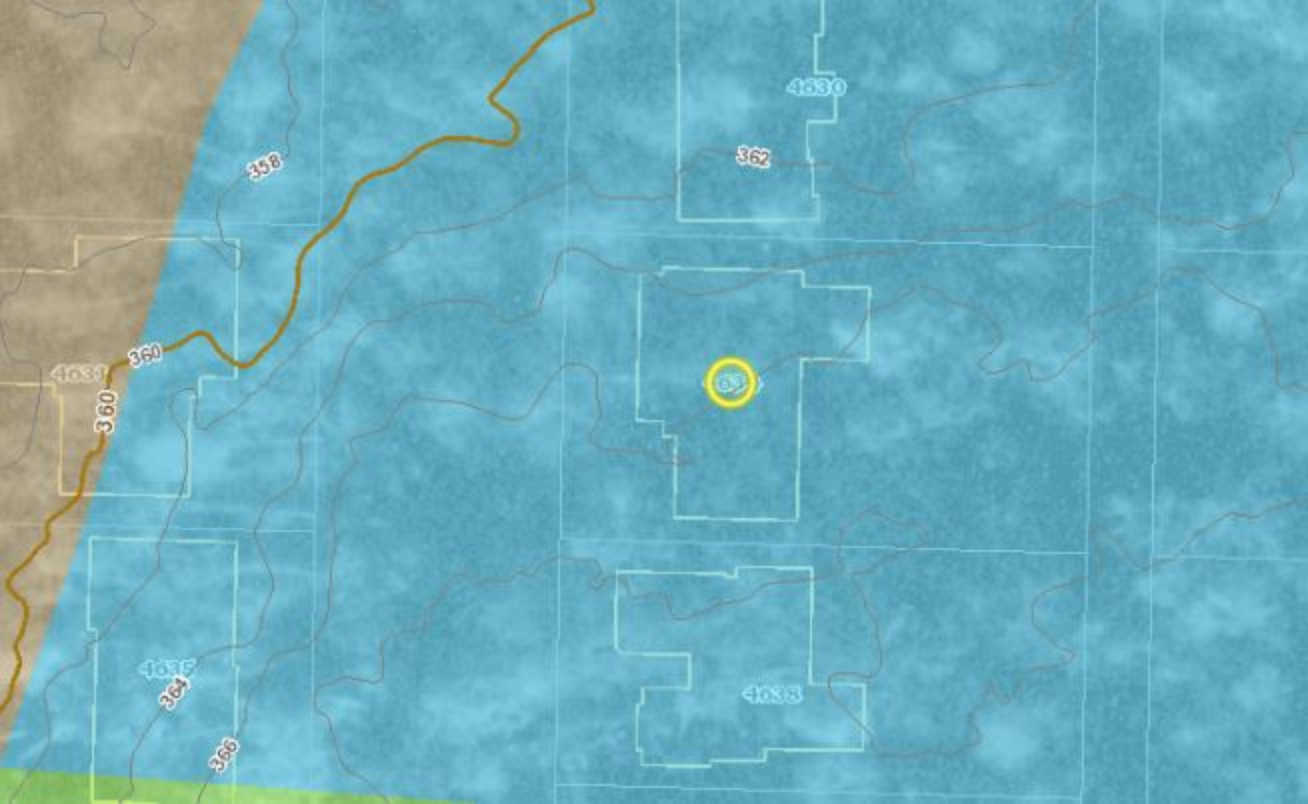


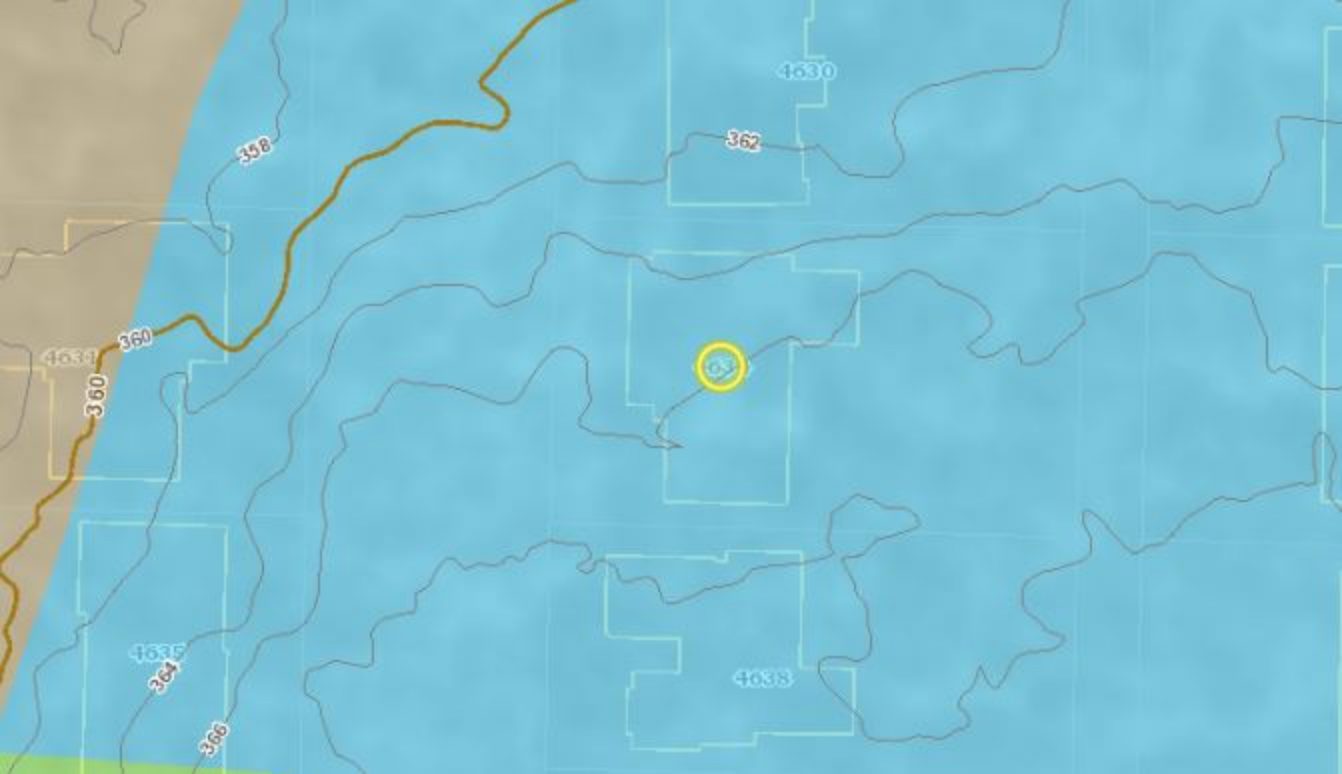




90th Ave SF









4630

362

358

360

361

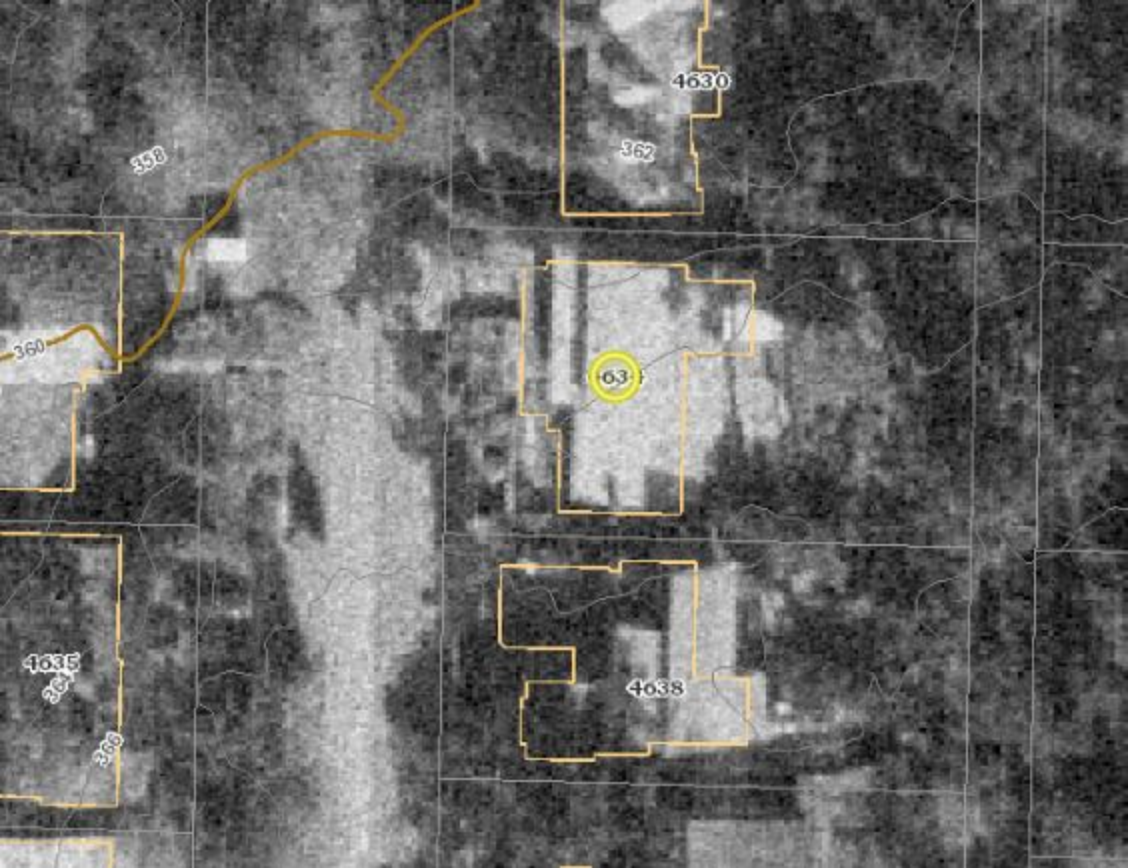
63

4635

365

366

4638



358

4630

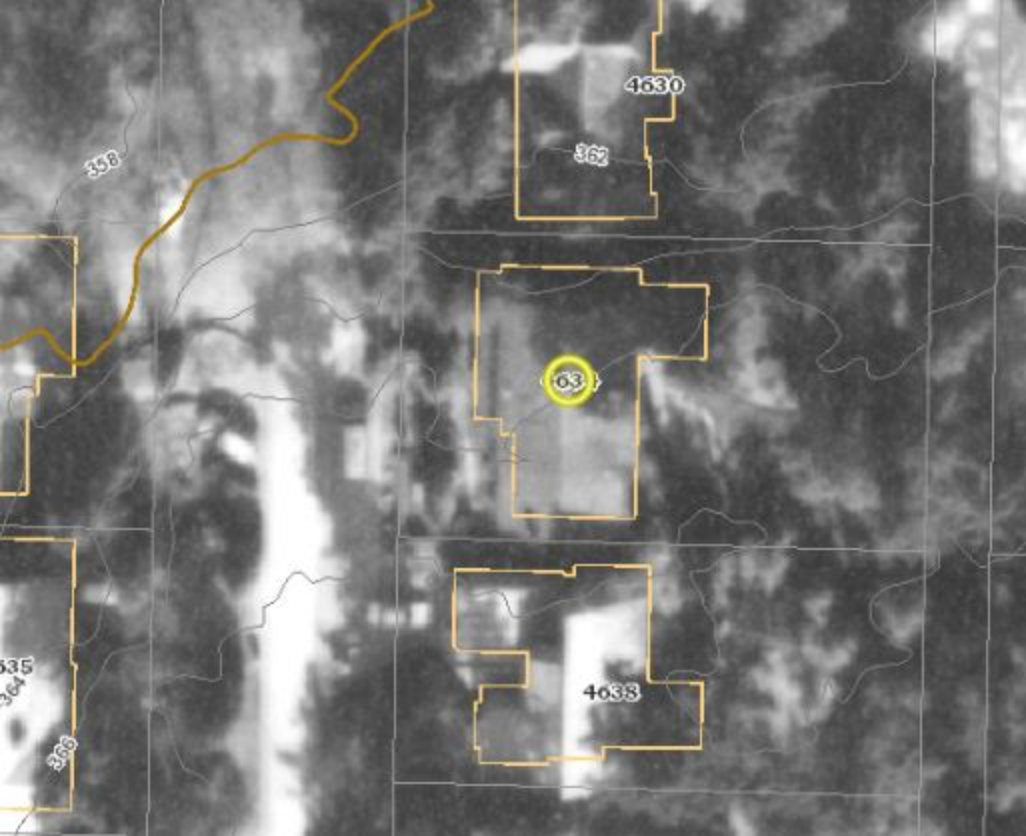
362

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4630

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4683



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358

4635

4638

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4638

635

363

366

358

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4.7

262



0.4

0.8

37-90



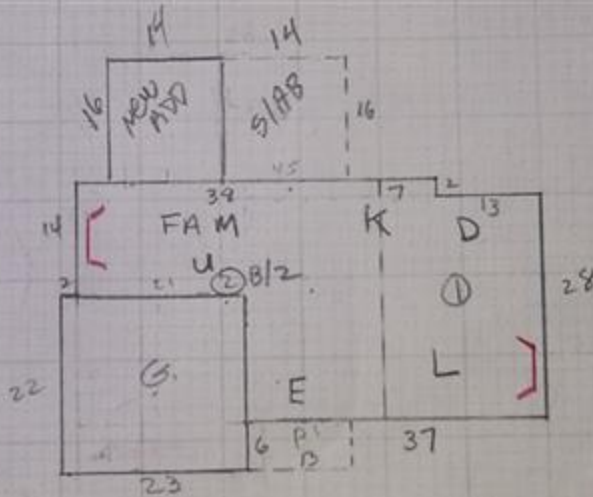


E1-21
54

53

162

ped



() C COMP

8901 AVE

Ellis Pond

0191100795

0191100805

91st Ave SE

0191100790 **4618**

0191100870 **4630**

0191100810 **4617**

9105
75548003

0191100785 **4626**

0191100740 **4631**

0191100865 **4634**

0191100815 **4631**

75548000 **46**

0191100780 **4632**

0191100745 **4635**

0191100860 **4638**

0191100820 **4637**

75548000 **4640**

0191100776 **4640**

0191100750 **4641**

0191100856 **4640**

0191100825 **4647**

466

0191100830 **4657**

AVENUE





3 75

75 14

019110
0870

9525#
0870

019110
0740

4 75
9525#
0740

75 13

019110
0865

9525#
0865

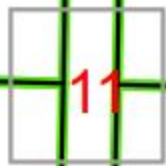
019110
0745

5 75
9525#
0745

60 75 12

019110
0860

7620#
0860



11

019110
0750

6 5

15

019110
0856

15

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- New Search
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- Map This Property
- Glossary of Terms
- Area Report
- Property Detail 

PARCEL

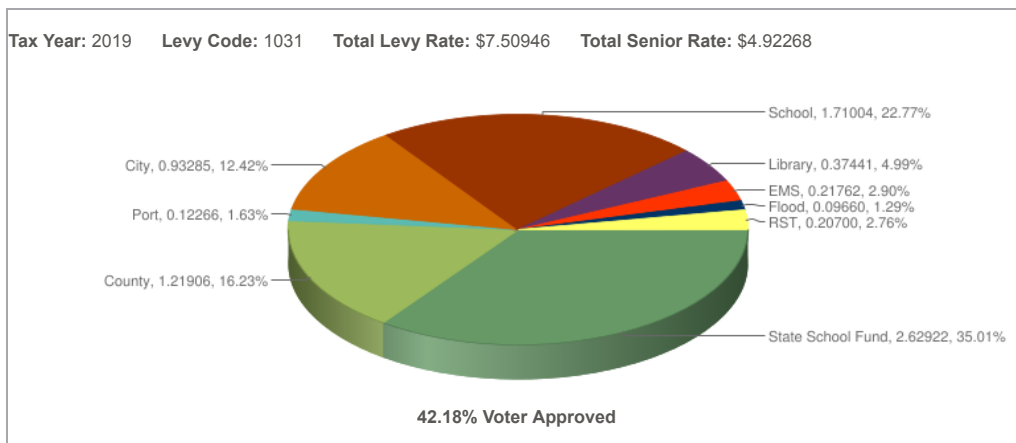
Parcel Number	019110-0865
Name	BRONDELLO JOHN PAUL+LISA MA
Site Address	4634 90TH AVE SE 98040
Legal	ALLVIEW HEIGHTS ADD

BUILDING 1

Year Built	1974
Total Square Footage	2740
Number Of Bedrooms	4
Number Of Baths	2.25
Grade	9 Better
Condition	Average
Lot Size	9525
Views	No
Waterfront	



TOTAL LEVY RATE DISTRIBUTION



[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Appraised Imps Increase (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2019	2020	809,000	364,000	1,173,000	0	809,000	364,000	1,173,000
2018	2019	794,000	355,000	1,149,000	0	794,000	355,000	1,149,000
2017	2018	718,000	319,000	1,037,000	0	718,000	319,000	1,037,000
2016	2017	657,000	308,000	965,000	0	657,000	308,000	965,000
2015	2016	595,000	279,000	874,000	0	595,000	279,000	874,000
2014	2015	550,000	255,000	805,000	0	550,000	255,000	805,000
2013	2014	501,000	171,000	672,000	0	501,000	171,000	672,000
2012	2013	462,000	158,000	620,000	0	462,000	158,000	620,000
2011	2012	486,000	126,000	612,000	0	486,000	126,000	612,000
2010	2011	509,000	132,000	641,000	0	509,000	132,000	641,000
2009	2010	524,000	136,000	660,000	0	524,000	136,000	660,000
2008	2009	650,000	168,000	818,000	0	650,000	168,000	818,000
2007	2008	435,000	291,000	726,000	0	435,000	291,000	726,000
2006	2007	389,000	259,000	648,000	0	389,000	259,000	648,000
2005	2006	354,000	247,000	601,000	0	354,000	247,000	601,000
2004	2005	325,000	223,000	548,000	0	325,000	223,000	548,000
2003	2004	325,000	223,000	548,000	0	325,000	223,000	548,000
2002	2003	325,000	223,000	548,000	0	325,000	223,000	548,000
2001	2002	301,000	233,000	534,000	0	301,000	233,000	534,000
2000	2001	262,000	230,000	492,000	0	262,000	230,000	492,000
1999	2000	210,000	236,000	446,000	0	210,000	236,000	446,000

- [King County Tax Districts Codes Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Ad](#)
- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appeals](#) (External link)
- [Board of Appeals/Equaliz](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images surveys and other map documents](#)
- [Scanned images plats](#)

ADVERTISEMENT Notice mailing date 09/12/2019

1998	1999	200,000	209,000	409,000	0	200,000	209,000	409,000
1997	1998	0	0	0	0	130,000	197,000	327,000
1996	1997	0	0	0	0	120,000	159,000	279,000
1994	1995	0	0	0	0	120,000	159,000	279,000
1992	1993	0	0	0	0	78,400	218,400	296,800
1990	1991	0	0	0	0	80,000	222,900	302,900
1988	1989	0	0	0	0	39,600	118,900	158,500
1986	1987	0	0	0	0	39,600	100,900	140,500
1984	1985	0	0	0	0	32,200	118,700	150,900
1982	1983	0	0	0	0	32,200	118,700	150,900

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- [Washington Department of Revenue](#) (Ext link)
- [Washington Board of Tax Appeals](#) (Ext link)
- [Board of Appeals/Equ](#)
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PARCEL DATA

Parcel	019110-0865	Jurisdiction	MERCER ISLAND
Name	BRONDELLO JOHN PAUL+LISA MA	Levy Code	1031
Site Address	4634 90TH AVE SE 98040	Property Type	R
Residential Area	034-003 (SE Appraisal District)	Plat Block / Building Number	11
Property Name		Plat Lot / Unit Number	13
		Quarter-Section-Township-Range	SW-18-24-5

Legal Description

ALLVIEW HEIGHTS ADD
PLat Block: 11
Plat Lot: 13

LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	PRESENT USE
Present Use	Single Family(Res Use/Zone)
Land SqFt	9,525
Acres	0.22

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	R-9.6
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems


Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING

Building Number	1
Year Built	1974
Year Renovated	0
Stories	2
Living Units	1
Grade	9 Better
Grade Variant	0
Condition	Average
Basement Grade	
1st Floor	1,600
1/2 Floor	0
2nd Floor	1,140
Upper Floor	0
Finished Basement	0

 Click the camera to see more pictures.

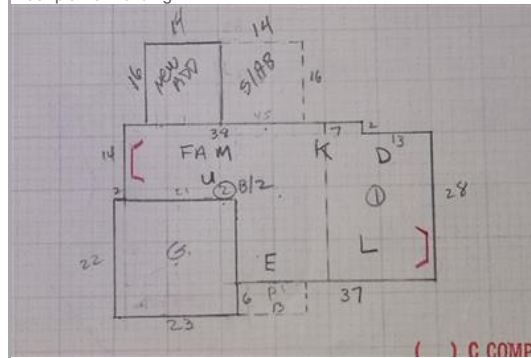
Picture of Building 1

ADVERTISEMENT

Total Finished Area	2,740
Total Basement	0
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	2,740
Attached Garage	510
Bedrooms	4
Full Baths	1
3/4 Baths	1
1/2 Baths	1
Heat Source	Gas
Heat System	Forced Air
Deck Area SqFt	0
Open Porch SqFt	80
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	1
Fireplace Multi Story	1
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	



Floor plan of Building 1



TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
019110086501	2019	2020		1031	809,000	364,000	1,173,000	0	809,000	364,000	1,173,000	
019110086501	2018	2019		1031	794,000	355,000	1,149,000	0	794,000	355,000	1,149,000	
019110086501	2017	2018		1031	718,000	319,000	1,037,000	0	718,000	319,000	1,037,000	
019110086501	2016	2017		1031	657,000	308,000	965,000	0	657,000	308,000	965,000	
019110086501	2015	2016		1031	595,000	279,000	874,000	0	595,000	279,000	874,000	
019110086501	2014	2015		1031	550,000	255,000	805,000	0	550,000	255,000	805,000	
019110086501	2013	2014		1031	501,000	171,000	672,000	0	501,000	171,000	672,000	
019110086501	2012	2013		1031	462,000	158,000	620,000	0	462,000	158,000	620,000	
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019110086501	2010	2011		1031	509,000	132,000	641,000	0	509,000	132,000	641,000	
019110086501	2009	2010		1031	524,000	136,000	660,000	0	524,000	136,000	660,000	
019110086501	2008	2009		1031	650,000	168,000	818,000	0	650,000	168,000	818,000	
019110086501	2007	2008		1031	435,000	291,000	726,000	0	435,000	291,000	726,000	
019110086501	2006	2007		1031	389,000	259,000	648,000	0	389,000	259,000	648,000	
019110086501	2005	2006		1031	354,000	247,000	601,000	0	354,000	247,000	601,000	
019110086501	2004	2005		1031	325,000	223,000	548,000	0	325,000	223,000	548,000	
019110086501	2003	2004		1031	325,000	223,000	548,000	0	325,000	223,000	548,000	
019110086501	2002	2003		1031	325,000	223,000	548,000	0	325,000	223,000	548,000	
019110086501	2001	2002		1031	301,000	233,000	534,000	0	301,000	233,000	534,000	
019110086501	2000	2001		1031	262,000	230,000	492,000	0	262,000	230,000	492,000	
019110086501	1999	2000		1031	210,000	236,000	446,000	0	210,000	236,000	446,000	
019110086501	1998	1999		1031	200,000	209,000	409,000	0	200,000	209,000	409,000	
019110086501	1997	1998		1031	0	0	0	0	130,000	197,000	327,000	
019110086501	1996	1997		1031	0	0	0	0	120,000	159,000	279,000	
019110086501	1994	1995		1031	0	0	0	0	120,000	159,000	279,000	
019110086501	1992	1993		1031	0	0	0	0	78,400	218,400	296,800	
019110086501	1990	1991		1031	0	0	0	0	80,000	222,900	302,900	
019110086501	1988	1989		1031	0	0	0	0	39,600	118,900	158,500	
019110086501	1986	1987		1031	0	0	0	0	39,600	100,900	140,500	
019110086501	1984	1985		1031	0	0	0	0	32,200	118,700	150,900	
019110086501	1982	1983		1031	0	0	0	0	32,200	118,700	150,900	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1656348	199812162369	12/10/1998	\$450,000.00	BRONDELLO J P JR+DIANE	BRONDELLO JOHN PAUL III+LISA MARIE	Statutory Warranty Deed	Trust


King County Districts and Development Conditions for parcel 0191100865



Parcel number	0191100865	Drainage Basin	Mercer Island
Address	4634 90TH AVE SE	<u>Watershed</u>	<u>Cedar River / Lake Washington</u>
Jurisdiction	Mercer Island	<u>WRIA</u>	<u>Cedar-Sammamish (8)</u>
Zipcode	98040	PLSS	SW - 18 - 24 - 5
Kroll Map page	89	Latitude	47.56288
Thomas Guide page	596	Longitude	-122.21853



King County Electoral districts

<u>Voting district</u>	M-I 41-0775	Fire district	does not apply
<u>King County Council district</u>	District 6, <u>Claudia Balducci</u> (206) 477-1006 	Water district	does not apply
Congressional district	9	Sewer district	does not apply
Legislative district	41	Water & Sewer district	does not apply
School district	<u>Mercer Island #400</u>	Parks & Recreation district	does not apply
Seattle school board district	does not apply (not in Seattle)	Hospital district	does not apply
District Court electoral district	Northeast	Rural library district	Rural King County Library System

King County planning and critical areas designations*

<u>King County zoning</u>	NA, check with jurisdiction	<u>Urban Unincorporated Status</u>	does not apply
<u>Development conditions</u>	None	<u>Rural town?</u>	No
<u>Comprehensive Plan</u>	does not apply	<u>Water service planning area</u>	City of Mercer Island
<u>Urban Growth Area</u>	Urban	<u>Transportation Concurrency Management</u>	does not apply
<u>Community Service Area</u>	does not apply	Forest Production district?	No
<u>Community Planning Area</u>	Eastside	Agricultural Production district?	No
Coal mine hazards?	Check with jurisdiction	<u>Snoqualmie Valley watershed improvement district?</u>	No
Erosion hazards?	Check with jurisdiction	<u>Critical aquifer recharge area?</u>	None mapped
		Wetlands at this parcel?	Check with jurisdiction

Related resources

- King County Assessor: [eReal Property Report](#)
- King County Assessor: [Quarter Section Map](#) (PDF format requires Acrobat)
- King County DPER: [Permit Applications Report](#) (for unincorporated areas only)
- King County Treasury Operations: [Property Tax Information for this property](#)
- King County Recorders Office: [Scanned images of plats.](#)
- King County Recorders Office: [Scanned images of surveys and other map documents.](#)
- Seattle/King County Public Health: [Septic system as-built documents.](#)
- [Open iMap to this property.](#)

Search

Address or parcel number:

search by condo name

example address: 201 S Jackson St | example parcel number: 0942000860

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



INTAKE SCREENING REQUEST FORM

TO INITIATE AN INTAKE SCREENING

Step One: Submit this Form and Pay the Intake Screening Fee of \$523.24

Payment can be made at the permit counter or via mail:

Mercer Island City Hall, ATTN: PERMITTING, 9611 SE 36th St, Mercer Island, WA 98040.

Step Two: Upload all Submittal Documents to the Mercer Island File Transfer Site

Detailed instructions for the upload are available on the next page.

Step Three: Upon Receipt of Payment and Submittal Documents, City Staff will schedule the Screening.

PROJECT INFORMATION

Name of Owner _____ Owner Address _____

Owner Email _____ Owner Phone _____

Project Address _____ Parcel # _____

Project Description _____

Will you be expanding the building footprint by 500 square feet or more? YES _____ sq. ft NO

Will there be a net increase of the impervious surface by 500 square feet or more? YES NO

Will you be altering within a critical area or buffer? YES NO

Will you be modifying more than 40% of the existing exterior wall? YES NO

Are you applying concurrently for a Land Use action? YES NO

If so what is your project #(s) and type(s)? _____

PROJECT CONTACT

Name _____ Phone _____

Email _____

Please note that there are no longer in person Intake screenings

SIGNATURE OF OWNER OR REPRESENTATIVE _____

FOR CITY USE ONLY

FEE PAID \$ _____ DATE PAID _____ PERMIT # _____

WEEK OF SCHEDULED SCREENING _____

INTAKE SCREENING INFORMATION

WHAT IS AN INTAKE SCREENING?

An Intake Screening is a completeness check for Building and Site Development permit applications. Applications are screened by a Land Use Planner, a Development Engineer (civil), the City Arborist, a Building Plans Examiner, and the Fire Marshal. It is an opportunity to find out if there is anything significant missing from your submittal and to identify issues that may cause a delay in the processing of the application. All Intake Screenings are now conducted electronically. (Ref. MICC 19.09.010)

DO I NEED AN INTAKE SCREENING?

City Staff conduct intake screenings for the following types of projects:

- A. New Single-Family Residences or Demo/Rebuilds**
- B. Substantial Residential Addition/Remodel Projects:**
 - Projects that net ≥ 500 square feet of additional impervious surface;
 - Projects that result in ≥ 500 square feet additional footprint;
 - Projects that alter more than 40% of the existing exterior wall;
 - Upper level addition projects with a valuation greater than \$100,000
- C. Projects that require stormwater improvements:**
 - Projects that net ≥ 500 square feet additional impervious surface
 - Projects with a land disturbing activity of 7,000 sq. ft or greater
 - Projects that result in $\geq 2,000$ sq. ft of new plus replaced hard surface area
- D. Projects that alter a critical area or critical area buffer such as:**
 - A steep slope, wetland, or watercourse.
- E. New Commercial Buildings and Large Commercial Tenant Improvements**
- F. Site Development/Plat Improvement Permits**

WHAT IS THE SCREENING PROCESS?

1. Applicant initiates the Intake Screening by submitting Intake Screening Request Form, paying the fee, then uploading all required submittal documents to the Mercer Island File Transfer Site.
2. City Staff review the electronic submittal for completeness. Each of the five review disciplines will determine if enough information has been provided to complete the first plan review.
3. An Intake Screening Packet with the screening results is provided to the applicant via email. If the application is incomplete, the Intake Packet will detail the information required to complete the submittal.

SUBMITTAL INSTRUCTIONS

- A.** Review Submittal requirements on the City website. Prepare plans, forms, and documents
- B.** Please upload to the File Transfer Site <https://sftp.mercergov.org> (user name: guest, password: eplan)
- C.** Click on the inbox to open
- D.** Create a new folder (use your permit number or project address as the folder name)
- E.** Click on your new folder to open
- F.** Upload the files into the new folder

NEED A PRE-APPLICATION MEETING WITH CITY STAFF?

Applicants are encouraged to set up a Pre-Application Meeting prior to their Intake Screening. This is an opportunity to meet with staff in-person to discuss your project. Understanding the City's residential development standards, stormwater, tree protection, and fire access requirements early on can avoid costly re-design delays later in the project. For more information see our [Pre-Application Meeting Request Form](#).

****Please note that there are no longer in person Intake screenings****

CITY OF MERCER ISLAND

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PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.mybuildingpermit.com VM: 206.275.7730



SUBMITTAL CHECKLIST FOR SINGLE FAMILY RESIDENCE

Please note: The applicant for a building permit is responsible for the preparation and submission of all required plans or other documents necessary to obtain a permit and to determine compliance with applicable regulations. The following checklist is a general summary of the normal submittal requirements; additional documentation by the applicant may be necessary to demonstrate compliance with applicable regulations. Please fill out all submittal materials as completely and accurately as you can.

		Submittal	N/A	Staff
A.	Building Permit Application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	Site Development Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.	Geotechnical Report (If work is proposed in a geohazard area)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	Critical areas study (If work is proposed in a critical area)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.	Completed Energy Code Information Sheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	Structural Calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	Stormwater Site Plan/Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H.	Water Meter Sizing Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.	Residential Fire Area Square Footage Calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J.	Tree Inventory and Replacement Submittal Information Form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K.	Arborist Report (If removing or working within the dripline of one or more trees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L.	Construction Management Plan (If overall gross floor area is greater than 6000 square feet; or if added gross floor area is greater than 3000 square feet)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M.	Transportation Concurrency Application or Certificate (If developing a vacant lot)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N.	Topographic Survey stamped, signed and dated by the surveyor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O.	Plans drawn at a minimum scale of 1/4" = 1' showing conformance to applicable building codes and including notes and material specifications. Minimum size required 11" x 17". Include Owner Name & Project Address on all sheets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	1. Site Plans based on a Topographic / Boundary Survey* . See survey guidance on the last page (min. scale 1"=20')	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Foundation Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Structural Framing Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Cross Sections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Temporary Erosion and Sediment Control Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	8. Site Restoration Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	9. Stormwater/Utility Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10.	Tree Plan please see Tree Submittal Checklist form for more details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Additional Details as necessary with all details clearly referenced on the building plans and no notes or details that are not used for this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STEP 1 – SCHEDULE AN INTAKE SCREENING MEETING (IF REQUIRED)

A.	An Intake Screening is required for the following types of projects:			
1.	All new single family residences;			
2.	Additions/Remodels where more than 40% of the existing exterior wall is to be modified;			
3.	Additions that expand the building footprint, or a net increase of impervious surface, by 500 sq. ft or more			
4.	Projects that alter a critical area or buffer, except those alterations that are identified as allowed uses under MICC 09.07.030(A)(1) through (5), (8), and (12)			
B.	Intake Screenings are held on Tuesdays by appointment.			
C.	Fees for each Intake Screening must be paid when scheduling. Additional fees will be due for each additional intake meeting required due to incomplete or insufficient application materials, missed appointments or cancellations with less than a week prior notice.			
D.	See the handout titled Intake Screening Request Form for more information about scheduling an Intake Screening with the City of Mercer Island.			

STEP 2 – SUBMIT APPLICATION AND PLANS

A.	After the Intake Screening is finished, you may be able to submit your plans IF your submittal packet is complete, all applicable land use actions have been approved and no additional information about the project is needed from staff.			
B.	If staff requires additional information or any changes to the plans, make the changes and then upload your submittal to the Mercer Island File Transfer Site			
C.	Once you have submitted a complete building permit application, City Staff will email you requesting intake fee payment. Payment is due within a week of the fee request email.			

STEP 3 – CHECKING ON PROJECT STATUS

A.	After the permit is submitted, the Development Services staff will review the proposed project to ensure it meets all City regulations as well as current building and fire codes. The project may be reviewed by the Planner, Development Engineer, City Arborist and Building Plans Examiner, and the Fire Code Official depending on the project’s scope.			
B.	You can check on the status of your permit by going to www.MyBuildingPermit.com then permit search or calling (206) 275-7605. Normal turnaround times for the first review round are as following:			
1.	New SF Residences, Additions of 500 sf or more, Additions that create 500 sf or more new impervious surface = 6 weeks.			
2.	Interior remodels or small additions (less than 500 sft) with a project value of less than 100k = 4 week.			
3.	Revisions to approved plans or corrections to plans that are in review = 2 weeks			
C.	These times are estimated durations based on past projects. During the busier times of the year when many projects are being submitted (usually April through August), review times may be longer. Similarly, if you have an unusually complex project or submit several corrections the review time will also generally be longer.			
D.	When your permit is ready to be picked up, a Permit Coordinator will contact you. They can tell you if any other paperwork or information is required before the permit can be issued and what fees will need to be paid at the time the permit is picked up.			

DO I NEED A LICENSED SURVEY FOR A PROJECT?

Although site boundary and topographic information are always required, a licensed survey may or may not be required for your project. Use the chart below as a guideline for determining if a licensed survey will be required by starting with question #1 and continuing down the page. ***This chart is intended to be a guideline only – for specific determination on whether or not a survey will be required for your project contact a planner.***

1

Will this project create more than 120 square feet of either new impervious surface or new gross floor area?

Yes

Go to Question #2

No

Go to question #4

2

Is the slope of the lot close to one of the thresholds for determining lot coverage? (13=15% or 28=30%, 48=50% slope)

Lot Slope	Allowed Lot Coverage
Less than 15%	No more than 40%
15% - 30%	No more than 35%
31% - 50%	No more than 30%
Greater than 50%	No more than 20%

Yes

Topographic survey limited to information necessary to determine lot slope typically required unless project meets the lower coverage limit.

No

Go to Question #3

3

Does the site contain critical lands, such as:

- critical slopes (12-foot elevation rise in any 30 foot run)
- streams or wetlands
- shorelines
- geologically hazardous areas

Yes

Topographic survey typically required for all developments on sites that contain critical areas.

No

Go to Question #4

4

Will the height of the proposed building or portion of the building be within 2 feet of the maximum allowable height? (30' from average building elevation to top of structure and 30' on downhill side to top of wall framing)

Yes

Topographic survey typically required.

No

Go to Question #5

5

Will there be any construction within 2 feet of a required setback line?

Front Yard = 20 feet
 Rear Yard = 25 feet
 Side Yards = Sum of side yards must be 15 feet (or 17% of the width of the lot, if lot is wider than 90 feet), no side yard can be less than 33% the total side yard width.

Yes

Survey of Property Line required only for the property lines that are near the construction. However, no survey is typically required if undisturbed and uncontested property corners are present.

No

Typically no survey required if existing undisturbed property corners are present.

If you still have any questions about whether or not a survey is required or why this chart says that you need a survey, please contact Development Services Group Planning line (206) 275-7729.

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PRE-APPLICATION MEETING REQUEST FORM USE FOR LAND USE PROJECTS AND INFORMATIONAL MEETINGS

TO INITIATE A PRE-APPLICATION MEETING

Step One: Submit this Form and Pay the Pre-Application Meeting Fee of \$523.24

Payment can be made at the permit counter or via mail:

Mercer Island City Hall, ATTN: PERMITTING, 9611 SE 36th St, Mercer Island, WA 98040.

Step Two: Upload all Required Documents to the Mercer Island File Transfer Site

Submittal Requirements and instructions for the upload are available on the next page.

Step Three: Upon Receipt of Payment and Required Documents, City Staff will schedule the Meeting.

Your meeting will be scheduled a minimum of 7 to 10 business days after receipt of complete application on the next available Tuesday.

PROJECT INFORMATION

Name of Owner _____ Owner Address _____

Owner Email _____ Owner Phone _____

Project Address _____ Parcel # _____

Project Description _____

- Project Type**
- | | | |
|---|--|---|
| <input type="checkbox"/> CRITICAL AREAS DETERMINATION | <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> DEVIATIONS |
| <input type="checkbox"/> FEASIBILITY STUDY | <input type="checkbox"/> LOT LINE REVISION | <input type="checkbox"/> SHORELINE PERMIT |
| <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> VARIANCES | <input type="checkbox"/> OTHER |

Identify topics you would like to discuss by checking the boxes below

- | | | |
|---|---|--|
| <input type="checkbox"/> ZONING/DESIGN STANDARDS | <input type="checkbox"/> ENVIRONMENTAL/CRITICAL AREAS | <input type="checkbox"/> STORMWATER/DRAINAGE |
| <input type="checkbox"/> FIRE AND ACCESS REQUIREMENTS | <input type="checkbox"/> BUILDING CODE/STRUCTURAL | <input type="checkbox"/> CLEARING/GRADING |
| <input type="checkbox"/> UTILITIES | <input type="checkbox"/> TREES | <input type="checkbox"/> GEOTECHNICAL |
| | | <input type="checkbox"/> TRANSPORTATION |

PROJECT CONTACT

Name _____ Phone _____

Email _____

SIGNATURE OF OWNER OR REPRESENTATIVE _____

FOR CITY USE

FEE PAID \$ _____ DATE PAID _____ PRE-APP # _____

SCHEDULED MEETING DATE _____ SCHEDULED TIME _____

PRE-APPLICATION MEETING INFORMATION

WHAT IS A PRE-APP MEETING?

A Pre-Application Meeting is an opportunity to discuss a potential development project in the early stages of the planning process. It is an opportunity to get feedback from staff on a conceptual plan, prior to preparation of permit application submittal documents. Meetings are held on Tuesdays, by appointment. Fifty minutes is allocated for the meeting.

DO I NEED A PREAPPLICATION MEETING?

Pre-Application meetings are required by code prior to submitting an application for certain land use projects and recommended for others as outlined below. They are recommended during the feasibility stage of project development, or any time an applicant is looking for feedback from Community Planning & Development Staff. They are also required when more than 15 minutes of staff time is needed to discuss requirements related to a potential development project.

Pre-App meetings are required prior to submitting an application for the following land use projects:	Pre-App meetings are recommended prior to submitting an application for the following projects:
<ul style="list-style-type: none"> A. Critical Areas Determination B. Design Review – Major and Minor C. Long Plat (5 or more lots) D. Reasonable Use Exception E. Shoreline Conditional Use Permit F. Shoreline Substantial Development Permit G. Shoreline Variance H. Short Plat (4 or less lots) I. Variance 	<ul style="list-style-type: none"> A. Conditional Use Permit B. State Environmental Policy Act C. Wireless Communication Facility D. Substantial Building Projects

SUBMITTAL REQUIREMENTS

Review the application forms and handouts that relate to your application type. Provide as much of the required documentation as possible to receive feedback from Community Planning and Development Staff.

Required	Required as Needed
<ul style="list-style-type: none"> A. Project Narrative B. List of Questions / Discussion Points C. Preliminary Plans D. Tree Inventory and Replacement Submittal Worksheet (unless waived by City Arborist) 	<ul style="list-style-type: none"> A. Arborist Report

SUBMITTAL INSTRUCTIONS/REQUIREMENTS

- A. Please upload required documents to the File Transfer Site <https://sftp.mercergov.org> (username: guest, password: eplan)
- B. Click on the inbox to open
- C. Create a new folder (use your Pre-App number or project address as the folder name)
- D. Click on your new folder to open
- E. Upload the files into the new folder
- F. **Please bring hard copies of all documents to the meeting**

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OWNER AS CONTRACTOR

What the Law Requires of Registered Contractors

In Washington, Contractors must register with the Department of Labor and Industries, post a bond and carry General Liability Insurance coverage.

1. A general Contractor must maintain a \$12,000 bond. A specialty contractor, such as a painter, must maintain a \$6,000 bond. Dissatisfied consumers may pursue restitution by taking civil action against the contractor's bond in Superior Court.
2. All registered contractors must carry general liability insurance coverage (\$50,000 property damage and \$200,000 public liability or \$250,000 combined single limit).
3. Contractors must possess a current unified business identifier (UBI) number and an employer identification number (EIN). (An EIN is optional for a sole proprietorship).

Owner Acting as Contractor – Some Risks and Liabilities

When hiring an unlicensed contractor and/or acting as your own contractor, you may be:

1. Responsible for the medical and time loss costs of employees injured while working on your project.
2. Liable for all unpaid taxes.
3. Placing yourself and your family in a life-threatening situation, especially when hiring unlicensed people to install plumbing, electrical wiring, heating systems and wood stoves.
4. Your homeowner's insurance may not cover work done by an unlicensed contractor.
5. The law requires complete disclosure of all work that has been done on your home if you resell. You may be required to do work over again that has been done without permits or inspections. Non-disclosure can lead to civil action being taken against you.
6. Suppliers can place a lien on your home for non-payment of materials by your contractor.
7. Unpaid workers can place a lien on your property
8. When problems arise, your only recourse is a lengthy and costly civil action - if there are any assets of value to attach, and if you can find the contractor.

This form must be signed and filed within the project folder

I have read and acknowledge the above information:

Owner Signature: _____

Owner Printed Name: _____

Date: _____

CONTRACTOR'S ACKNOWLEDGEMENT OF STATEMENT OF SPECIAL INSPECTIONS

I hereby acknowledge that I have received, read, and understand the Test and Inspection program and the Statement of Special Inspections *(IBC 1704.4)*.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official

I hereby acknowledge that the Procedures for exercising control within the contractor's organization, the method and frequency of reporting, and the distribution of reports are the responsibility of the General Contractor.

I hereby acknowledge that the Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are the responsibility of the General Contractor.

Signature: _____ Date _____

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ELECTRICAL PERMIT APPLICATION

A P P L I C A N T I N F O R M A T I O N	SITE ADDRESS*		PERMIT #	
	PROPERTY OWNER* TENANT NAME	ADDRESS*	PHONE/OFFICE* E-MAIL*	
	APPLICANT CONTACT NAME*	ADDRESS*	CELL/OFFICE* E-MAIL*	
	ARCHITECT / DESIGNER (Company/Name)	ADDRESS	CELL/OFFICE E-MAIL*	
	ENGINEER (Company/Name)	ADDRESS	CELL/OFFICE E-MAIL*	
	CONTRACTOR(Company/name)	ADDRESS	CELL/OFFICE EMAIL*	
	STATE CONTRACTOR LICENSE* #		MI BUSINESS LICENSE* #	
	ELECTRICAL CONTRACTOR (Company/Name)	ADDRESS	CELL/OFFICE EMAIL*	
	STATE CONTRACTOR LICENSE #		MI BUSINESS LICENSE #	
	*REQUIRED			
PERMIT TYPE	<input type="checkbox"/> Electrical <input type="checkbox"/> Low Voltage	OCCUPANCY TYPE	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Church/School	
		WORK TYPE	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> New <input type="checkbox"/> Repair /	

WORK DESCRIPTION:

NOTICE TO APPLICANT

This permit becomes null and void if the work or construction authorized is not commenced within two years, or if work or construction is suspended or abandoned for two years at any time after work is commenced or if work is not completed within two years from date of issue. Electrical, mechanical and plumbing permits shall expire at the same time as the associated building permit except that if no associated building permit is issued, the electrical, mechanical and/or plumbing permit shall expire 180 days from issuance. All work shall be done in accordance with the approved plans, except where such approval is in conflict with other codes. The approved plans shall not be changed or modified without the prior approval of the Building Official. It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspections.

I hereby certify that I am the owner of the subject property or I have been authorized by the owner(s) of the subject property to represent this application, and that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be met whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction of the performance of construction.

Signature of Owner/Contractor/Authorized Agent

Date

Printed Name of Owner/Contractor/Authorized Agent

	Total #	Each	Fee
Electrical Fees:			
Temporary Power Service		\$35.69	
Low Voltage – per type <i>Lighting, Security System, Thermostats, Irrigation Control, etc.</i> <i>Commercial Only: Telecommunications Cable, Data Cable</i>		\$ 2.77	
Miscellaneous		\$27.34	
Pool – residential		\$75.14	
System Fees:			
New Residential per sq. ft.		\$0.14	
New Multi-Family per sq. ft.		\$0.14	
New Non-residential per sq. ft.		\$0.14	
Unit Fees:			
Receptacles (First 20 ea. /additional/ea.)		\$1.65/\$1.06	
Smoke Detectors (First 20 ea. /additional/ea.)		\$1.65/\$1.06	
Switches (First 20 ea. /additional/ea.)		\$1.65/\$1.06	
Light Fixtures (First 20 ea. /additional/ea.)		\$1.65/\$1.06	
Appliances: Range / Cook Top / Oven		\$7.21	
Garbage Disposal		\$7.21	
Hood Fans		\$7.21	
Dishwasher		\$7.21	
Clothes Washer		\$7.21	
Clothes Dryer		\$7.21	
Water Heater		\$7.21	
Space Heater		\$7.21	
Heat Pump		\$7.21	
Furnace		\$7.21	
Air Conditioner		\$7.21	
Other:		\$7.21	
Power Apparatus (HP) (KW)(KVA)			
0 to 1		\$7.50	
Over 1 to 10		\$87.67	
Over 10 to 50		\$37.34	
Over 50 to 100		\$75.13	
Over 100, each		\$112.96	
Services 1 – 200 AMP, 600 volts or less		\$46.22	
201 to 1000 AMP, 600 volts or less		\$94.32	
Over 1000 AMP or over 600 volts		\$188.75	
Permit Issuing Fee:			\$37.00
Supplemental Issuing Fee:		(if applicable)	\$25.00
Technology Fee:		3%	
TOTAL FEES		(\$173.04 minimum for most)	

The City of Mercer Island has a minimum permit fee of \$173.04 (with the exceptions listed below). If items total less than \$173.04, the fee remains \$173.04. The only exception is for Single Family Residence Temporary Power, which is \$96.82..

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PLUMBING/ MECHANICAL PERMIT APPLICATION

A P P L I C A N T	SITE ADDRESS*			PERMIT #
	PROPERTY OWNER* TENANT NAME	ADDRESS*	PHONE/OFFICE* E-MAIL*	
	APPLICANT CONTACT NAME*	ADDRESS*	CELL/OFFICE* E-MAIL*	
	ARCHITECT / DESIGNER (Company/Name)	ADDRESS	CELL/OFFICE E-MAIL*	
	ENGINEER (Company/Name)	ADDRESS	CELL/OFFICE E-MAIL*	
	CONTRACTOR(Company/name)	ADDRESS	CELL/OFFICE EMAIL*	
STATE CONTRACTOR LICENSE* #		MI BUSINESS LICENSE* #		
*REQUIRED				
PERMIT TYPE	<input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing		OCCUPANCY TYPE	WORK TYPE
			<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Church/School	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> New <input type="checkbox"/> Repair /

WORK DESCRIPTION:

NOTICE TO APPLICANT

This permit becomes null and void if the work or construction authorized is not commenced within two years, or if work or construction is suspended or abandoned for two years at any time after work is commenced or if work is not completed within two years from date of issue. Electrical, mechanical and plumbing permits shall expire at the same time as the associated building permit except that if no associated building permit is issued, the electrical, mechanical and/or plumbing permit shall expire 180 days from issuance. All work shall be done in accordance with the approved plans, except where such approval is in conflict with other codes. The approved plans shall not be changed or modified without the prior approval of the Building Official. It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspections.

I hereby certify that I am the owner of the subject property or I have been authorized by the owner(s) of the subject property to represent this application, and that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be met whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction of the performance of construction.

Signature of Owner/Contractor/Authorized Agent

Date

Printed Name of Owner/Contractor/Authorized Agent

PLUMBING FEES	Total #	Each	Fee
Toilet / Urinal / Bidet		\$14.90	
Sink / Fountain / Laundry Tub / Floor Drain		\$14.90	
Bath Tub / Shower		\$14.90	
Boiler / Compressor (<100,000 BTU)		\$22.46	
Boiler / Compressor (100,001 - 500,000 BTU)		\$41.26	
Boiler / Compressor (500,00 – 1,000,000 BTU)		\$56.49	
Clothes Washer		\$14.90	
Dishwasher		\$14.90	
Ice Maker		\$14.90	
Misc. Appliances		\$14.90	
Pressure Reducing Valve		\$14.90	
Water Heater		\$18.67	
Backflow Device - Lawn		\$22.46	
Backflow Device – 2” or less		\$18.67	
Backflow Device – over 2”		\$35.93	
Pool - residential		\$92.19	
Pool - public		\$138.52	
Spa - residential		\$45.97	
Spa - public		\$92.19	
Hose Bibs (First 1-5/Additional/ea.)		\$18.67/\$3.43	
Water Supply Line		\$7.21	
Gas Piping (First 1-5/Additional/ea.)		\$9.35/\$1.65	
Permit Issuing Fee			\$37.00
Supplemental Issuing Fee		(if applicable)	\$25.00
Technology Fee		3%	
TOTAL FEES		(\$173.04 minimum for most)	

The City of Mercer Island has a minimum permit fee of \$173.04 (with the exceptions listed below). If items total less than \$173.04, the fee remains \$173.04. Exceptions to \$173.04 minimum permit fee:

Water Heater exchange – same type	\$96.82
Repair of existing plumbing	\$96.82
Water Supply piping	\$96.82

MECHANICAL FEES	Total #	Each	Fee
Forced Air (100,000 BTU/Over 100,000 BTU)		\$22.46/\$27.65	
Low Voltage (for t-stat w/furnace permit only)		\$27.65	
Floor / Wall / Unit Heater / Hydronic Tubing		\$22.46	
Heat Pump		\$22.46	
Boiler / Compressor (<100,000 BTU)		\$22.46	
Boiler / Compressor (100,001 - 500,000 BTU)		\$41.26	
Boiler / Compressor (500,00 – 1,000,000 BTU)		\$56.49	
Water Heater		\$18.67	
Air Conditioner / Unit Cooler		\$16.20	
Air Handler		\$16.20	
Appliance Vents, Bath, Laundry, other Ventilation Fans		\$11.11	
Res. Kitchen or whole house Fan w/duct		\$16.20	
Wood Stove		\$27.65	
Fireplace Insert		\$27.65	
Pool or Spa Heater (Residential)		\$16.20	
Gas Stove or Cook Top		\$16.20	
Barbeques		\$16.20	
Clothes Dryer		\$16.20	
Misc. Appliances		\$16.20	
Gas Piping (First 1-5/Additional/ea.)		\$9.35/\$1.65	
Log Lighters / Gas Logs		\$16.20	
Duct Extension / Duct work Only		\$16.20	
Commercial Hood		\$16.20	
Permit Issuing Fee			\$37.00
Supplemental Issuing Fee		(if applicable)	\$25.00
Technology Fee		3%	
TOTAL FEES		(\$173.04 minimum for most)	

The City of Mercer Island has a minimum permit fee of \$173.04. If items total less than \$173.04, the fee remains \$173.04. Exceptions to \$173.04 minimum permit fee: Forced air exchange – same type \$96.82

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.mybuildingpermit.com VM: 206.275.7730



WET SEASON GRADING RESTRICTION (OCTOBER 1 THROUGH APRIL 1) SEASONAL DEVELOPMENT LIMITATION WAIVER

DESCRIPTION

Land clearing, grading, filling, and foundation work are not permitted between October 1 and April 1 on lots considered as an Erosion, Potential Slide, or Steep Slope Hazard. A waiver to this seasonal development limitation may be granted if compelling justification is demonstrated and supported by a geotechnical evaluation of the site and proposed construction activities.

AFFECTED SITES

1. Sites subject to a Potential Slide, Erosion, or Steep Slope Hazard, or any areas with Critical Slopes and the land that extends 10 feet past the top and toe of the slope.
2. Any site that is considered by the Building Official or City Engineer to be subject to the seasonal development limitation.

See Mercer Island Landslide Hazard Map for more details

SUBMITTAL REQUIREMENTS

All required items must be completely and accurately filled out. Once the application has been reviewed by the building official, you may be asked to provide some, if not all the materials found in the "Required as Needed" column.

You may apply for the waiver while you are applying for a building permit if you believe that you will be constructing during the wet season.

Required	Required as Needed
A. Letter to the Building Official Requesting the Waiver	A. Storm Detention Design and Hydrology Report
B. Geotechnical Report	B. Survey
C. Working Drawings	C. Tree Inventory
D. Construction Schedule	D. Permanent Site Restoration Methods
E. Erosion Control Plan	E. Soil Removal Evaluation
F. Emergency Procedures	F. Hillside Support
G. Emergency Contact Information	G. Soil Disposal
	H. Liability Insurance
	I. Performance Bond or Assign of Funds Account
	J. Site Reports.
	K. Additional Information as determined by the Building Official or City Engineer

See building definitions section for more details on submittal items

APPEALS

Appeals of a seasonal development limitation waiver decision can be made to the Hearing Examiner. There is a process for filing an appeal with the Hearing Examiner, which normally takes up to 45 days. Refer to MICC Chapter 19.15.010.

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SEASONAL DEVELOPMENT EMERGENCY CONTACT

PLEASE POST THIS INFORMATION ON SITE

Emergency Procedures

Mercer Island Municipal Code Section 19.07.020

CONTACTS

Contractor Name: _____ Phone # _____

Contractor Email: _____

Site Superintendent Name: _____ Phone # _____

Site Superintendent Email: _____

Excavation Sub-Contractor: _____ Phone # _____

Excavation Sub-Contractor Email: _____

Owner Name: _____ Phone # _____

Owner Email: _____

Describe the actions required to be taken on site in the event of a natural or man-made disaster such as a landslide or erosion-control problem:

CITY OF MERCER ISLAND CONTACT INFORMATION

After Hours: call Police Non-Emergency 1.425.577.5656

During Regular Hours: 8:30 am – 5:00 pm

Development Services Ground (DSG) 206.275.7605

Public Works Department 206.275.7608

Police 206.275.7610

Fire 206.275.7607

EMERGENCY: CALL 911

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email. Applicant Contact information post permit issuance: Name, Address, Phone, Email.

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone. General Conformance to Construction Documents, Other.

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone. Erosion control measures, Shoring installation, Observe and monitor excavation, Verification of soil bearing, Other.

REINFORCED CONCRETE: Special Inspector, Company, Phone. Concrete strength, Reinforcing steel and concrete placement, Shotcrete placement, Other.

STRUCTURAL STEEL: Special Inspector, Company, Phone. Fabrication and shop welds, Structural steel erection, field welds and bolting, Other.

STRUCTURAL MASONRY: Special Inspector, Company, Phone. Mortar strength, Masonry unit strength, Other.

WOOD: Special Inspector / Engineer of Record, Company, Phone. Lateral resisting system construction, High strength diaphragm construction, Other.

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone. Epoxy grout installations, Expansion anchor installations, Other post installed anchors, Alternative construction methods, Alternative construction materials, Other.

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Metal joist / metal trusses, Premanufactured structures (stairs, etc.), Precast concrete elements, Other. Post tension layout, Exterior cladding, Window wall / curtain wall construction, Other.

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Air Leakage Testing, Provide air leakage test report verifying air leakage rate does not to exceed 5 air changes per hour. Duct Leakage Testing, Postconstruction Test, Rough-in Test.

PROJECT ALERTS:

Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including: Site Considerations, Hours of Work, Construction Vehicle Parking Restrictions, Access Road Requirements, ROW restrictions, Drainage Requirements, Sewer Requirements, Water Service Requirements, Additional Fire Code Requirements, Planning Requirements, Noise Abatement Certification, Tree Requirements.

TREE PROTECTION REQUIREMENTS:

Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. No trees shall be cut without a City of Mercer Island tree permit.

FIRE PROTECTION REQUIREMENTS:

Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614

Fire Sprinkler, NFPA 13D, Plus, NFPA 13R, NFPA 13, Monitored Household Fire Alarm per NFPA 72, Monitored Sprinkler Water Flow Alarm, Other, Approved Fire Code Alternatives: FCA1, FCA2, FCA3, FCA4.

WATER SUPPLY REQUIREMENTS:

Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, City Installation, Applicant Installation, Required Service Line Size, Required Supply Line Size, Required Meter Size.

DRAINAGE REQUIREMENTS:

On site detention system required, On site infiltration system required, As-built Utility drawings required, Full Size drawings required, Direct discharge into the lake, No Storm Water permit required, Connection to public storm drainage conveyance system req'd, Other.

SIDE SEWER REQUIREMENTS:

Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties. Video tape of existing sewer required, New connection, Connect to existing, Disconnect permit required, Reconnect permit required.

APPROVED CODE ALTERNATIVES:

Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2.

SURVEY REQUIREMENTS (The following survey information must be submitted when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.

GEOTECHNICAL INFORMATION:

Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION:

Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

REQUIRED CONSTRUCTION INSPECTIONS:

It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "s" require a separate permit. It is the applicants responsibility to apply for and obtain all City of Mercer Island permits.

INSPECTIONS: (Listed in order of typical sequencing) Pre-construction Meeting to Review Conditions of Permit Approval, Tree protection, Erosion control, Sewer disconnect and cap, Right-of-way use or work / easement, material delivery, etc. Foundation walls / concrete columns, Roof and footing drains, Foundation damproofing, Storm drainage, Connections to storm main in ROW, Area drains, Conveyance piping / cleanouts, Storm drain in ROW, Detention systems, Infiltration systems, Catch basins including oil-water separator tees, Retaining wall drainage, Water Service, Water Supply, Water as-built drawings, Side sewer installation, Connections to side sewer main, Connections to existing side sewer, Driveway / Access road, Underslab electrical / mechanical / plumbing, Underslab insulation / vapor barrier / reinforcing, Underfloor framing, Nailing-Roof sheathing, Nailing-Exterior wall and Shearwall, Inspection letter for lateral wood inspection, Rough hydronic installation, Rough electric installation, Rough fire alarm (wiring inspection), Rough plumbing installation (DWV, water), Rough mechanical, Gas Piping, Rough fire sprinkler / hydrostatic and flow (bucket) test, Framing and glazing, Masonry construction (fireplace / walls / veneer / etc.), Insulation installation, Stucco (paper and lath), Shower pan (or tub), Miscellaneous, Code Alternative CA1, Code Alternative CA2, Impact Fees Paid (If applicable).

Final Inspection: Tree Restoration, Final Inspection: Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Code Alternatives (see below), FCA1, FCA2, FCA3, FCA4, Final Inspection: Water supply protection, including (but not limited to) backflow devices for: Waterfront property, Fire / lawn sprinkler, Well water on property, Boiler, Final Inspection: Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal, Final Inspection: Building, including electrical / mechanical / plumbing, If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings to be completed. Approved, Start Date, End Date.

ADDITIONAL REQUIRED CITY INSPECTIONS:

Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling.

IMPACT FEES:

If applicable. Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first. Building, Planning, Engineering, Tree, Fire.

PLAN REVIEW APPROVALS:

Not all review disciplines may be required to review the documents.

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG



CERTIFICATE OF OCCUPANCY Issued after all required inspections have been performed and approved.

PROJECT NAME: PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

PERMIT NUMBER

Date

Approved

Date

Approved

CITY OF MERCER ISLAND

Fire Marshal's Office

3030 78th Ave SE | MERCER ISLAND, WA 98040

PHONE: 206.275.7966 | www.mercergov.org



2019 RESIDENTIAL FIRE AREA SQUARE FOOTAGE CALCULATION

Project Type: <input type="checkbox"/> New Single Family <input type="checkbox"/> Alteration <input type="checkbox"/> Addition
Project Address:
Contact Name: _____ Phone No.: _____
Owner Name:

Gross floor area shall be that area in square feet under the roof line of the structure including all usable area whether heated or not, above and below grade. This includes the garage and any unheated storage rooms or attachments including covered decks. If it is *usable space*, then it is included in the **Gross** square footage calculation. *This is not the same calculation for floor area ratio.*

For all construction types, add all the interior wall measurements of each floor and the basement and total that figure.

NEW CONSTRUCTION *(over for addition or alteration)*

Measurements	Square Footage
Main Floor interior	
Lower Floor Interior	
Other Floors interior	
Basement interior	
Attached Garage interior	
Covered Decks interior	
Other interior	
TOTALS	0.00

ADDITION or ALTERATION

Does this house have an existing **Fire Sprinkler System?** Yes No / **Fire Alarm System** Yes No

Measurements	Existing Square Footage	Standardized Value	Final Square Footage
Main Floor interior		x \$177.76 = _____	
Lower Floor Interior		x \$177.76 = _____	
Other Floors interior		x \$177.76 = _____	
Basement interior		x \$177.76 = _____	
Attached Garage interior		x \$ 36.88 = _____	
Covered Decks interior		x \$ 36.88 = _____	
Other interior		x \$177.76 = _____	
TOTALS	0.00	\$0.00	0.00

Construction Cost \$ _____

Official Use

Verified Cost \$ _____

Higher of Verified or Cost \$ _____ / Value _____ = % _____

- Valuation Ratio
 - Exempt structure – detached garage or similar structure less than 750 sf.
 - Less than 10% (fire review not required)
 - 10 – 49% (monitored Household Fire Alarm System per NFPA 72 Chapter 29, if fire deficiency)
 - 50% or greater (substantial alteration)

2015 INT'L FIRE CODE

901.4.4 Additional Fire Protection Systems. In occupancies of a hazardous nature, where special hazards exist in addition to the normal hazards of the occupancy, or where the fire code official determines that access for fire apparatus is unduly difficult, the fire code official shall have the authority to require additional safeguards. Such safeguards include, but shall not be limited to, the following:

- Automatic fire detection systems,
- Fire alarm systems,
- Automatic fire-extinguishing systems,
- Standpipe systems, or
- Portable or fixed extinguishers.

Fire protection equipment required under this section shall be installed in

accordance with this code and the applicable referenced standards.

2015 INT'L RESIDENTIAL CODE

AV107.1 Fire Sprinklers. An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix Q.

AV107.2 Fire Sprinklers in Existing Buildings. An approved automatic fire sprinkler system shall be installed throughout the residence in existing one-family and two-family dwellings (and townhouses) in accordance with Appendix Q when undergoing a remodel or addition when the construction value of all additions, alterations or repairs performed within

a sixty-month period exceeds 50% of the value of the residence. Value shall be determined by a method approved by the fire code official.

AV107.3 Household Fire Alarm System. An approved household fire alarm system shall be installed throughout the residence in existing one-family and two-family dwellings (and townhouses) that have deficiencies in fire flow, hydrants or access. This system shall be installed in accordance with NFPA 72 Chapter 29 when undergoing a remodel or addition when the construction value of all additions, alterations or repairs performed within a sixty-month period is within 10% to 50% of the value of the residence. Value shall be determined by a method approved by the fire code official.

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TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

EXCEPTIONAL TREES

Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater _____

List tree numbers: _____

Number of trees 24" or greater (including 36" or greater) _____

List tree numbers: _____

Number of trees from Exceptional Tree Table (MICC 19.16) _____

List tree numbers: _____

LARGE REGULATED TREES

Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site _____ (A)

List tree numbers: _____

Number of Large Regulated Trees on site proposed for removal _____ (B)

List tree numbers: _____

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30% _____ %

RIGHT OF WAY TREES

Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way _____

List tree numbers: _____

Number of Large Regulated Trees in right of way proposed for removal _____

List tree numbers: _____

Reason for removal: _____

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
Less than 10"	1		
10" up to 24"	2		
Greater than 24" up to 36"	3		
Greater than 36" and any Exceptional Tree	6		
TOTAL TREE REPLACEMENTS			

Chapter 19.02

RESIDENTIAL

Sections:

- 19.02.005 Purpose and applicability.**
- 19.02.010 Single-family.**
- 19.02.020 Development standards.**
- 19.02.030 Accessory dwelling units.**
- 19.02.040 Garages, other accessory buildings and accessory structures.**
- 19.02.050 Fences, retaining walls and rockeries.**
- 19.02.060 Lot coverage – Regulated improvements.**
- 19.02.070 Swimming pools.**

19.02.005 Purpose and applicability.

A. *Purpose.* The purpose of the residential chapter is to identify land uses and to establish development standards that are appropriate within the residential zoning designations. The development standards provide a framework for a site to be developed consistent with the policy direction of the adopted Mercer Island Comprehensive Plan.

B. *Applicability.*

1. The provisions of this chapter shall apply to all development proposals in the R-8.4, R-9.6, R-12, and R-15 zoning designations.
2. Unless otherwise indicated in this chapter, the applicant shall be responsible for the initiation, preparation, and submission of all required plans or other documents prepared in support of or necessary to obtain a permit and to determine compliance with this chapter. (Ord. 17C-15 § 1 (Att. A)).

19.02.010 Single-family.

A use not permitted by this section is prohibited. Please refer to MICC [19.06.010](#) for other prohibited uses.

A. *Uses Permitted in Zones R-8.4, R-9.6, R-12, and R-15.*

1. Single-family dwelling.
2. Accessory buildings incidental to the main building.
3. Private recreational areas.

4. Public schools accredited or approved by the state for compulsory school attendance, subject to design commission review and all of the following conditions:
 - a. All structures shall be located at least 35 feet from any abutting property and at least 45 feet from any public right-of-way.
 - b. Off-street parking shall be established and maintained at a minimum ratio of one parking space per classroom with high schools providing an additional one parking space per 10 students.
 - c. A one-fourth acre or larger playfield shall be provided in one usable unit abutting or adjacent to the site.
5. Home business as an accessory use to the residential use, subject to all of the following conditions:
 - a. The home business may make those improvements to the home business normally allowed for single-family residences. For a day care, play equipment and play areas are not allowed in front yards.
 - b. Only those persons who reside on the premises and one other person shall be permitted to engage in the business on the premises at any one time; provided, that a day care or preschool may have up to three nonresident employees on the premises at any one time. This limitation applies to all owners, managers, staff or volunteers who operate the business.
 - c. There shall be no exterior storage or display of materials except as otherwise allowed for single-family residences, and no sign advertising the home business located on the premises except as specifically allowed by MICC [19.12.080\(B\)](#).
 - d. No offensive noise, vibration, smoke, dust, odor, heat or glare or excessive traffic to and from the premises shall be produced or generated by the home business.
 - e. The home business shall not involve the use of more than 30 percent of the gross floor area of the residence, not including the allowed basement exclusion area consistent with subsection E of this section and MICC [19.16.010](#). However, a day care or preschool may use up to 75 percent of said gross floor area.
 - f. No home business shall be permitted that generates parking demand that cannot be accommodated on the lots consistent with the applicable maximum impervious surface coverage limits of MICC [19.02.060](#). Parking shall be provided to handle the expected parking demand. In the case of a day care or preschool, parking for residents and employees shall occur on site; resident and employee parking shall not occur on an adjacent street.
 - g. The business shall not provide healthcare services, personal services, automobile repairs; serve as a restaurant, commercial stable, kennel, or place of instruction licensed as a school under state law and which will operate with more than three students at a time; or serve as a bed and breakfast without a conditional use permit as set out in subsection [\(C\)\(7\)](#) of this section. Nothing contained in this subsection (A)(5)(g) shall be interpreted to prohibit a day care.
 - h. A day care shall be limited to 18 children maximum (not including dependents) at a time.

6. Public park subject to the following conditions:
 - a. Access to local and/or arterial thoroughfares shall be reasonably provided.
 - b. Outdoor lighting shall be located to minimize glare upon abutting property and streets.
 - c. Major structures, ballfields and sport courts shall be located at least 20 feet from any abutting property.
 - d. If a permit is required for a proposed improvement, a plot, landscape and building plan showing compliance with these conditions shall be filed with the city community planning and development department (CPD) for its approval.
 7. Semi-private waterfront recreation areas for use by 10 or fewer families, subject to the conditions set out in MICC [19.07.110](#).
 8. One accessory dwelling unit (ADU) per single-family dwelling subject to conditions set out in MICC [19.02.030](#).
 9. Special needs group housing as provided in MICC [19.06.080](#).
 10. Social service transitional housing, as provided in MICC [19.06.080](#).
 11. A state-licensed day care or preschool as an accessory use, when situated at and subordinate to a legally established place of worship, public school, private school, or public facility, meeting the following requirements:
 - a. The number of children in attendance at any given time shall be no more than 20 percent of the legal occupancy capacity of the buildings on the site, in the aggregate.
 - b. Signage shall be consistent with the provisions of MICC [19.12.080\(B\)\(3\)](#).
 - c. Off-street parking provided by the primary use shall be deemed sufficient for the accessory day care or preschool if at least one space per employee is provided, and either:
 - i. One additional parking space is provided for every five children in attendance, or
 - ii. Adequate pick-up and drop-off space is provided as determined by the code official.
 12. Places of worship may have a stage theater program as an accessory use. Stage theater programs are defined as productions of live presentations involving the performances of actors or actresses, singers, dancers, musical groups, or artists. Stage theater programs also include related classes and instructional workshops. Adequate parking must be provided, as determined by the code official.
 13. Open space.
- B. *Additional Use Permitted in Zones R-9.6, R-12, and R-15.* One accessory building for the housing of domestic animals and fowl, having a floor area not to exceed 36 square feet for each lot and located not less than 65 feet

from any place of habitation other than the owners'; provided, the roaming area shall be fenced and located not less than 35 feet from any adjacent place of human habitation.

C. *Conditional Uses.* The following uses are permitted when authorized by the issuance of a conditional use permit when the applicable conditions set forth in this section and in MICC [19.15.040](#) have been met:

1. Government services, public facilities, utilities, and museums and art exhibitions, subject to the following conditions:
 - a. All structures shall be located at least 20 feet from any abutting property;
 - b. Off-street parking shall be established and maintained at a minimum ratio of one parking space for each 200 square feet of gross floor area; and
 - c. Utilities shall be shielded from abutting properties and streets by a sight obscuring protective strip of trees or shrubs.
2. Private schools accredited or approved by the state for compulsory school attendance, subject to conditions set out in subsection [\(A\)\(4\)](#) of this section.
3. Places of worship subject to the following conditions:
 - a. All structures shall be located at least 35 feet from any abutting property.
 - b. Off-street parking shall be established and maintained at a ratio of one parking space for each five seats in the chapel, nave, sanctuary, or similar worship area.
4. Noncommercial recreational areas, subject to the conditions contained in subsection [\(A\)\(6\)](#) of this section.
5. Semi-private waterfront recreation areas for use by more than 10 families, subject to conditions set out in MICC [19.07.110](#).
6. Retirement homes located on property used primarily for a place of worship subject to the following conditions:
 - a. Retirement home structures shall not occupy more than 20 percent of the lot; provided, the total lot coverage for the retirement home, the place of worship, and all other structures shall not exceed the lot coverage specified in MICC [19.02.060](#).
 - b. A plot, landscape and building plan shall be filed with the design commission for its approval, and the construction and maintenance of buildings and structures and the establishment and continuation of uses shall comply with the approved plot, landscape and building plan. Alterations to the project are permitted only upon approval by the design commission of a new or amended plan.
 - c. The number of dwelling units shall be determined by the planning commission upon examination of the following factors:
 - i. Demonstrated need;

- ii. Location, size, shape and extent of existing development on the subject property;
 - iii. Nature of the surrounding neighborhood; and
 - iv. Legal assurances that the entire property remains contiguous, and that the retirement home is owned and controlled by the applicant religious organization.
- d. The retirement home shall be located at least 35 feet from all abutting property.
 - e. Off-street parking shall be established and maintained at a ratio of one-half parking space for each dwelling unit.
7. The use of a single-family dwelling as a bed and breakfast subject to the following conditions:
- a. The bed and breakfast facility shall meet all applicable health, fire, and building codes.
 - b. Not more than four rooms shall be offered to the public for lodging.
 - c. There shall be no external modification of any structure that alters the residential nature of the premises.
 - d. The bed and breakfast shall be the primary residence of the operator.
 - e. In addition to the parking required set out in MICC [19.02.020\(G\)](#), one off-street parking space, not located in the lot setbacks, shall be provided for each rental room.
 - f. Meals shall be made available only to guests, and not to the general public.
8. Nonschool uses of school buildings, subject to the following conditions:
- a. No use or proposed use shall be more intensive than the school activity it replaced. Consideration shall be given to quantifiable data, such as, but not limited to, traffic generation, parking demand, noise, hours of operation;
 - b. All activities, with the exception of outdoor recreation shall be confined to the interior of the building(s);
 - c. Exterior modification of the building(s) shall not be permitted if such a modification would result in an increase in the usable area of the building(s);
 - d. Minor changes in the building exterior, landscaping, signs, and parking may be permitted subject to the review and approval of the design commission; and
 - e. Off-street parking for all activities at the site shall be provided in existing school parking lots.
 - f. *Termination.* Conditional use permits for nonschool uses shall terminate and the use of the site shall conform to the requirements of the zone in which the school building is located on the day of the termination under the following conditions:

- i. The school building is demolished or sold by the Mercer Island school district.
 - ii. The city council revokes the permit on the recommendation of the planning commission. Revocation shall be based on a finding that the authorized use constitutes a nuisance or is harmful to the public welfare, or the applicant has failed to meet the conditions imposed by the city.
 - g. *Revision.* Any modification to a nonschool conditional use permit shall be approved by the planning commission; however, the code official may approve minor modifications that are consistent with the above stated conditions.
9. A state-licensed day care or preschool not meeting the requirements of subsection [\(A\)\(11\)](#) of this section, subject to the following conditions:
- a. Off-street parking and passenger loading shall be sufficient to meet the needs of the proposed day care or preschool without causing overflow impacts onto adjacent streets.
 - b. Signage shall be consistent with the provisions of MICC [19.12.080\(B\)\(3\)](#). (Ord. 19C-04 § 1 (Exh. A); Ord. 17C-15 § 1 (Att. A); Ord. 15C-03 § 1; Ord. 09C-04 §§ 1, 2; Ord. 08C-01 § 1; Ord. 05C-16 § 1; Ord. 04C-08 § 9; Ord. 03C-08 § 3; Ord. 01C-06 § 1; Ord. 99C-13 § 1).

19.02.020 Development standards.

A. *Minimum Net Lot Area.*

- R-8.4: The net lot area shall be at least 8,400 square feet. Lot width shall be at least 60 feet and lot depth shall be at least 80 feet.
- R-9.6: The net lot area shall be at least 9,600 square feet. Lot width shall be at least 75 feet and lot depth shall be at least 80 feet.
- R-12: The net lot area shall be at least 12,000 square feet. Lot width shall be at least 75 feet and lot depth shall be at least 80 feet.
- R-15: The net lot area shall be at least 15,000 square feet. Lot width shall be at least 90 feet and lot depth shall be at least 80 feet.

1. Minimum net lot area requirements do not apply to any lot that came into existence before September 28, 1960. In order to be used as a building site, lots that do not meet minimum net lot area requirements shall comply with MICC [19.01.050\(G\)\(3\)](#).

2. In determining whether a lot complies with the minimum net lot area requirements, the following shall be excluded: the area between lateral lines of any such lot and any part of such lot which is part of a street.

B. *Street Frontage*. No building will be permitted on a lot that does not front onto a street acceptable to the city as substantially complying with the standards established for streets.

C. *Yard Requirements*.

1. *Minimum*. Except as otherwise provided in this section, each lot shall have front, rear, and side yards not less than the depths or widths following:

a. Front yard depth: 20 feet or more.

b. Rear yard depth: 25 feet or more.

c. Side yards shall be provided as follows:

i. *Total Depth*.

(a) For lots with a lot width of 90 feet or less, the sum of the side yards' depth shall be at least 15 feet.

(b) For lots with a lot width of more than 90 feet, the sum of the side yards' depth shall be a width that is equal to at least 17 percent of the lot width.

ii. *Minimum Side Yard Depth*.

(a) The minimum side yard depth abutting an interior lot line is five feet or 33 percent of the aggregate side yard total depth, whichever is greater.

(b) The minimum side yard depth abutting a street is five feet.

iii. *Variable Side Yard Depth Requirement*. For lots with an area of 6,000 square feet or more, the minimum side yard depth abutting an interior lot line shall be the greater of the minimum side yard depth required under subsection [\(C\)\(1\)\(c\)\(ii\)](#) of this section, or as follows:

(a) Single-family dwellings shall provide a minimum side yard depth of seven and one-half feet if the building:

(1) For nongabled roof end buildings, the height is more than 15 feet measured from existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard; or

(2) For gabled roof end buildings, the height is more than 18 feet measured from existing or finished grade, whichever is lower, to the top of the gabled roof end adjoining the side yard.

(b) Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of 10 feet.

2. *Yard Determination.*

a. *Front Yard.*

i. *Front Yard – General.* For lots that are not corner lots or waterfront lots, the front yard shall extend the full width of the lot and is determined using the following sequential approach, in descending order of preference, until a front yard is established:

(a) The yard abutting an improved street from which the lot gains primary access.

(b) The yard abutting the primary entrance to a building.

(c) The orientation of buildings on the surrounding lots and the means of access to the lot.

ii. *Front Yard – Corner Lots.* On corner lots the front yard shall be measured from the narrowest dimension of the lot abutting a street. The yard adjacent to the widest dimension of the lot abutting a street shall be a side yard; provided:

(a) If a setback equivalent to or greater than required for a front yard is provided along the property lines abutting both streets, then only one of the remaining setbacks must be a rear yard.

iii. *Front Yard – Waterfront Lots.* On a waterfront lot, regardless of the location of access to the lot, the front yard may be measured from the property line opposite and generally parallel to the ordinary high water line.

iv. This section shall apply except as provided for in MICC [19.08.030\(F\)\(1\)](#).

b. *Rear Yard.* Except as allowed in subsections [\(C\)\(2\)\(a\)\(ii\)](#) and [\(iii\)](#) of this section, the rear yard is the yard opposite the front yard. The rear yard shall extend across the full width of the rear of the lot, and shall be measured between the rear line of the lot and the nearest point of the main building including an enclosed or covered porch. If this definition does not establish a rear yard setback for irregularly shaped lots, the code official shall establish the rear yard based on the following method: The rear yard shall be measured from a line or lines drawn from side lot line(s) to side lot line(s), at least 10 feet in length, parallel to and at a maximum distance from the front lot line.

c. *Side Yard.* Any yards not designated as a front or rear yard shall be defined as a side yard.

3. *Intrusions into Required Yards.*

a. *Minor Building Elements.*

i. Except as provided in subsection [\(C\)\(3\)\(a\)\(ii\)](#) of this section, porches, chimney(s) and fireplace extensions, window wells, and unroofed, unenclosed outside stairways and decks shall not project more than three feet into any required yard. Eaves shall not protrude more than 18 inches into any required yard.

ii. No penetration shall be allowed into the minimum side yard setback abutting an interior lot line except where an existing flat-roofed house has been built to the interior side yard setback line and the roof is changed to a pitched roof with a minimum pitch of 4:12, the eaves may penetrate up to 18 inches into the side yard setback.

b. *Hardscape and Driveways.* Hardscape and driveways not more than 30 inches above existing grade or finished grade, whichever is lower, may be located in any required yard.

c. *Fences, Retaining Walls and Rockeries.* Fences, retaining walls and rockeries are allowed in required yards as provided in MICC [19.02.050](#).

d. *Garages and Other Accessory Buildings.* Garages and other accessory buildings are not allowed in required yards, except as provided in MICC [19.02.040](#).

e. *Heat Pumps, Air Compressors, Air Conditioning Units, and Other Similar Mechanical Equipment.* Heat pumps, air compressors, air conditioning units, and other similar mechanical equipment may be located within any required yard provided they will not exceed the maximum permissible noise levels set forth in WAC [173-60-040](#), which is hereby incorporated as though fully set forth herein. Any such equipment shall not be located within three feet of any lot line.

f. *Architectural Features.* Detached, freestanding architectural features such as columns or pedestals that designate an entrance to a walkway or driveway and do not exceed 42 inches in height are allowed in required yards.

g. *Other Structures.* Except as otherwise allowed in this subsection (C)(3), structures over 30 inches in height from existing grade or finished grade, whichever is lower, may not be constructed in or otherwise intrude into a required yard.

4. *Setback Deviation.* The code official may approve a deviation to front, side, and rear setbacks pursuant to MICC [19.15.040](#).

D. *Gross Floor Area.*

1. Except as provided in subsection [\(D\)\(3\)](#) of this section, the gross floor area shall not exceed:

a. R-8.4: 5,000 square feet or 40 percent of the lot area, whichever is less.

b. R-9.6: 8,000 square feet or 40 percent of the lot area, whichever is less.

c. R-12: 10,000 square feet or 40 percent of the lot area, whichever is less.

d. R-15: 12,000 square feet or 40 percent of the lot area, whichever is less.

2. *Gross Floor Area Calculation.* The gross floor area is the sum of the floor area(s) bounded by the exterior faces of each building on a residential lot, provided:

a. The gross floor area shall be 150 percent of the floor area of that portion of a room(s) with a ceiling height of 12 feet to 16 feet, measured from the floor surface to the ceiling.

b. The gross floor area shall be 200 percent of the floor area of that portion of a room(s) with a ceiling height of more than 16 feet, measured from the floor surface to the ceiling.

c. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).

d. For the purposes of calculating allowable gross floor area, lots created in a subdivision through MICC [19.08.030\(G\)](#), Optional Standards for Development, may apply the square footage from the open space tract to the lot area not to exceed the minimum square footage of the zone in which the lot is located.

3. *Allowances.*

a. The gross floor area for lots with an area of 7,500 square feet or less may be the lesser of 3,000 square feet or 45 percent of the lot area; or

b. If an accessory dwelling unit is proposed, the 40 percent allowed gross floor area may be increased by the lesser of five percentage points or the actual floor area of the proposed accessory dwelling unit, provided:

i. The allowed gross floor area of accessory buildings that are not partially or entirely used for an accessory dwelling unit shall not be increased through the use of this provision;

ii. The lot will contain an accessory dwelling unit associated with the application for a new or remodeled single-family home; and

iii. The total gross floor area shall not exceed 4,500 square feet or 45 percent of the lot area, whichever is less.

E. *Building Height Limit.*

1. *Maximum Building Height.* No building shall exceed 30 feet in height above the average building elevation to the highest point of the roof.

2. *Maximum Building Height on Downhill Building Facade.* The maximum building facade height on the downhill side of a sloping lot shall not exceed 30 feet in height. The building facade height shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.

3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and fireplaces, solar panels, and other similar appurtenances may extend to a maximum of five feet above the height allowed for the main structure in subsections [\(E\)\(1\)](#) and [\(2\)](#) of this section; provided:

- a. Solar panels shall be designed to minimize their extension above the maximum allowed height, while still providing the optimum tilt angle for solar exposure.
- b. Rooftop railings may not extend above the maximum allowed height for the main structure.

4. The formula for calculating average building elevation is as follows:

Formula: Average Building Elevation = (Weighted Sum of the Mid-point Elevations) ÷ (Total Length of Wall Segments)

Where: Weighted Sum of the Mid-point Elevations = The sum of: ((Mid-point Elevation of Each Individual Wall Segment) x (Length of Each Individual Wall Segment))

For example for a house with 10 wall segments:

(Axa) + (Bxb) + (Cxc) + (Dxd) + (Exe) + (Fxf) + (Gxg) + (Hxh) + (Ixi) + (Jxj)

a + b + c + d + e + f + g + h + i + j

Where: A, B, C, D... = The existing or finished ground elevation, whichever is lower, at midpoint of wall segment.

And: a, b, c, d... = The length of wall segment measured on outside of wall.

F. Lot Coverage – Single-Family Dwellings.

1. *Applicability.* This section shall apply to the development of single-family dwellings including, but not limited to, the remodeling of existing single-family dwellings and construction of new single-family dwellings. This section does not apply to regulated improvements.

2. *Landscaping Objective.*

- a. To ensure that landscape design reinforces the natural and wooded character of Mercer Island, complements the site, the architecture of site structures and paved areas, while maintaining the visual appearance of the neighborhood.
- b. To ensure that landscape design is based on a strong, unified, coherent, and aesthetically pleasing landscape concept.
- c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to provide a transition between each other and between the built and natural environment.

- d. To ensure suitable natural vegetation and landforms, particularly mature trees and topography, are preserved where feasible and integrated into the overall landscape design. Large trees and tree stands should be maintained in lieu of using new plantings.
- e. To ensure planting designs include a suitable combination of trees, shrubs, groundcovers, vines, and herbaceous material; include a combination of deciduous and evergreen plant material; emphasize native plant material; provide drought-tolerant species; and exclude invasive species.

3. *Lot Coverage – Landscaping Required.*

a. *Minimum Area Required.* Development proposals for single-family dwellings shall comply with the following standards based on the net lot area:

Lot Slope	Maximum Lot Coverage (house, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than 30%	35%	65%
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

b. *Hardscape.*

i. A maximum of nine percent of the net lot area may consist of hardscape improvements including, but not limited to, walkways, decks, etc., and provided:

(a) The hardscape for lots with a net lot area of 8,400 square feet or less may be the lesser of 755 square feet or 12 percent of the net lot area.

ii. Hardscape improvements are also permitted in the maximum lot coverage area established in subsection [\(F\)\(3\)\(a\)](#) of this section.

c. *Softscape and Driveways.*

i. The required landscaping area in subsection [\(F\)\(3\)\(a\)](#) of this section shall consist of softscape improvements, except where used for hardscape improvements pursuant to section (F)(3)(b) of this section.

ii. Driveways and other driving surfaces are prohibited within the landscaping area.

For example, a flat lot with a net area of 10,000 square feet shall provide a minimum 6,000 square feet of landscaped area. Up to 900 square feet of the landscaped area may be used for a walkway, patio, or deck or other hardscape area. The remainder of the area shall be used for softscape improvements, such as landscaping, tree retention, etc.

d. Development proposals for a new single-family home shall remove Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, from required landscaping areas established pursuant to subsection [\(F\)\(3\)\(a\)](#) of this section. New landscaping associated with new single-family home shall not incorporate any weeds identified on the King County Noxious Weed list, as amended. Provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion.

e. *Allowed Adjustments.* A one-time reduction in required landscaping area and an increase in the maximum lot coverage are allowed, provided:

- i. The total reduction in the required landscaping area shall not exceed five percentage points, and the total increase in the maximum lot coverage shall not exceed five percentage points; and
- ii. The reduction in required landscaping area and increase in maximum lot coverage are associated with:
 - (a) A development proposal that will result in a single-story single-family dwelling with a wheelchair accessible entry path, and may also include a single-story accessory building; or
 - (b) A development proposal on a flag lot that, after optimizing driveway routing and minimizing driveway width, requires a driveway that occupies more than 25 percent of the otherwise allowed lot coverage area. The allowed reduction in the required landscaping area and increase in maximum lot coverage shall not exceed five percent, or the area of the driveway in excess of 25 percent of the lot coverage, whichever is less.

For example, a development proposal with a driveway that occupies 27 percent of the otherwise allowed lot coverage may increase the total lot coverage by two percent; and

- iii. A recorded notice on title, covenant, easement, or other documentation in a form approved by the city shall be required. The notice on title or other documentation shall describe the basis for the reduced landscaping area and increased lot coverage.

G. *Parking.*

1. *Applicability.* Subsection [\(G\)\(2\)](#) of this section shall apply to all new construction and remodels where more than 40 percent of the length of the structure's external walls have been intentionally structurally altered.

2. *Parking Required.*

- a. Each single-family dwelling with a gross floor area of 3,000 square feet or more shall have at least three parking spaces sufficient in size to park a passenger automobile; provided, at least two of the stalls shall be covered stalls.
- b. Each single-family dwelling with a gross floor area of less than 3,000 square feet shall have at least two parking spaces sufficient in size to park a passenger automobile; provided, at least one of the stalls shall be a covered stall.

3. No construction or remodel shall reduce the number of parking spaces on the lot below the number existing prior to the project unless the reduced parking still satisfies the requirements set out above.
4. Except as otherwise provided in this chapter, each lot shall provide parking deemed sufficient by the code official for the use occurring on the lot; provided, any lot that contains 10 or more parking spaces shall also meet the parking lot requirements set out in Appendix A of this development code.

H. *Easements*. Easements shall remain unobstructed.

1. *Vehicular Access Easements*. No structures shall be constructed on or over any vehicular access easement. A minimum five-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the five-foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.
2. *Utility and Other Easements*. No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.

I. *Large Lots*. The intent of this section is to ensure that the construction of a single-family dwelling on a large lot does not preclude compliance with applicable standards related to subdivision or short subdivision of the large lot. Prior to approval of a new single-family dwelling and associated site improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete one of the following:

1. *Design for Future Subdivision*. The proposed site design that shall accommodate potential future subdivision of the lot as follows:
 - a. The proposed site design shall comply with the applicable design requirements of Chapters [19.08](#), Subdivision, 19.09, Development, and 19.10, Trees, MICC.
 - b. The proposed site design shall not result in a circumstance that would require the removal of trees identified for retention, as part of a future subdivision.
 - c. The proposed site design shall not result in a circumstance that would require modifications to wetlands, watercourses, and associated buffers as part of a future subdivision.
 - d. Approval of a site design that could accommodate a potential future subdivision does not guarantee approval of such future subdivision, nor does it confer or vest any rights to a future subdivision.
2. *Subdivide*. Prior to application for a new single-family dwelling, the property is subdivided or short platted to create all potential lots and building pads permitted by zoning. The proposed single-family dwelling shall be located on a lot and within a building pad resulting from a recorded final plat.
3. *Limit Subdivision*. Record a notice on title, or execute a covenant, easement, or other documentation approved by the city, prohibiting further subdivision of the large lot for a period of five years from the date of final inspection or certificate of occupancy.

J. *Building Pad.* New buildings shall be located within a building pad established pursuant to Chapter [19.09](#) MICC. Intrusions into yard setbacks authorized pursuant to MICC [19.02.020\(C\)\(3\)](#) may be located outside of the boundaries of the building pad. (Ord. 19C-04 § 1 (Exh. A); Ord. 18C-05 § 1 (Att. A); Ord. 17C-15 § 1 (Att. A); Ord. 17C-02 § 1; Ord. 10C-07 § 1; Ord. 09C-17 § 1; Ord. 08C-01 § 1; Ord. 06C-05 § 1; Ord. 05C-12 § 7; Ord. 03C-01 § 3; Ord. 02C-09 § 4; Ord. 01C-06 § 1; Ord. 99C-13 § 1).

19.02.030 Accessory dwelling units.

A. *Purpose.* It is the purpose of this legislation to implement the policy provisions of the housing element of the city's comprehensive plan by eliminating barriers to accessory dwelling units in single-family residential neighborhoods and provide for affordable housing. Also, to provide homeowners with a means of obtaining rental income, companionship, security and services through tenants in either the accessory dwelling unit or principal unit of the single-family dwelling.

B. *Requirements for Accessory Dwelling Units.* One accessory dwelling unit is permitted as subordinate to an existing single-family dwelling; provided, the following requirements are met:

1. *Owner Occupancy.* Either the principal dwelling unit or the accessory dwelling unit must be occupied by an owner of the property or an immediate family member of the property owner. Owner occupancy is defined as a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than six months out of any given year.
2. *Number of Occupants.* The total number of occupants in both the principal dwelling unit and accessory dwelling unit combined shall not exceed the maximum number established for a family as defined in MICC [19.16.010](#) plus any live-in household employees of such family.
3. *Subdivision.* Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.
4. *Size and Scale.* The square footage of the accessory dwelling unit shall be a minimum of 220 square feet and a maximum of 900 square feet, excluding any garage area; provided, the square footage of the accessory dwelling unit shall not exceed 80 percent of the total square footage of the primary dwelling unit, excluding the garage area, as it exists or as it may be modified.
5. *Location.* The accessory dwelling unit may be added to or included within the principal unit, or located in a detached structure.
6. *Entrances.* The single-family dwelling containing the accessory dwelling unit shall have only one entrance on each front or street side of the residence except where more than one entrance existed on or before January 17, 1995.

7. *Additions.* Additions to an existing structure or newly constructed detached structures created for the purpose of developing an accessory dwelling unit shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.

8. *Detached Structures.* Accessory dwelling units shall be permitted in a detached structure.

9. *Parking.* All single-family dwellings with an accessory dwelling unit shall meet the parking requirements pursuant to MICC [19.02.020\(G\)](#) applicable to the dwelling if it did not have such an accessory dwelling unit.

C. *Exceptions – Ceiling Height.* All existing accessory dwelling units that are located within a single-family dwelling, which was legally constructed but does not now comply with current ceiling height requirements of the construction codes set forth in MICC Title [17](#), shall be allowed to continue in their present form.

D. *Notice on Title.* Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County department of records and elections which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this section, and provides for the removal of the accessory dwelling unit if any of the requirements of this chapter are violated.

E. *Elimination/Expiration.* Elimination of an accessory dwelling unit may be accomplished by the owner recording a certificate with the King County department of records and elections and development services stating that the accessory dwelling unit no longer exists on the property. (Ord. 18C-08 § 1 (Att A.); Ord. 08C-01 § 1; Ord. 04C-12 § 10; Ord. 99C-13 § 1).

19.02.040 Garages, other accessory buildings and accessory structures.

A. Accessory buildings, including garages, are not allowed in required yards except as herein provided.

B. *Attached Accessory Building.* An attached accessory building shall comply with the requirements of this code applicable to the main building.

C. *Detached Accessory Buildings and Accessory Structures.*

1. *Gross Floor Area.*

a. The combined total gross floor area for one or more accessory building(s) shall not exceed 25 percent of the total gross floor area allowed on a lot within applicable zoning designations pursuant to MICC [19.02.020](#). For example, on a lot where the total allowed gross floor area is 4,000 square feet, the combined total gross floor area for all accessory buildings is 1,000 square feet.

b. The gross floor area for a detached accessory building that is entirely or partially used for an accessory dwelling unit may be increased by the additional floor area authorized pursuant to MICC [19.02.020\(D\)\(3\)\(b\)](#).

2. *Height.*

- a. Detached accessory buildings, except for buildings that contain an accessory dwelling unit, are limited to a single story and shall not exceed 17 feet in height above the average building elevation computed from existing grade or finished grade, whichever is lower, to the highest point of the roof. Average building elevation is calculated using the methodology established in MICC [19.02.020\(E\)\(4\)](#).
 - b. Detached accessory buildings that are entirely or partially used for an accessory dwelling unit shall meet the height limits established for the primary building.
3. Detached accessory buildings are not allowed in required yard setbacks; provided, one detached accessory building with a gross floor area of 200 square feet or less and a height of 12 feet or less may be erected in the rear yard setback. If such an accessory building is to be located less than five feet from any property line, a joint agreement with the adjoining property owner(s) must be executed and recorded with the King County department of records and thereafter filed with the city.
 4. *Accessory Structures.* The maximum height of an accessory structure that is not also an accessory building shall not exceed 17 feet. The height of an accessory structure is measured from the top of the structure to the existing grade or finished grade, whichever is lower, directly below the section of the structure being measured.
- D. *Garages and Carports.* Garages and carports may be built to within 10 feet of the property line in the front yard; provided:
1. There is greater than four vertical feet measured between the elevation at the bottom of the wall of the building and the ground elevation at the front yard property line where such property line is closest to the building. The elevations of both the intersection of the building and the ground, and the point of the property line closest to the wall of the building, shall be measured using the lower of the existing and finished grade; and
 2. The height of such garage or carport shall not exceed 12 feet from existing or finished grade, whichever is lower, for that portion built within the front yard.
- E. *Pedestrian Walkways.* Enclosed or covered pedestrian walkways may be used to connect the main building to a garage or carport. Enclosed pedestrian walkways shall not exceed six feet in width and 12 feet in height calculated from finished grade or 30 feet above average building elevation, whichever is less. (Ord. 19C-04 § 1 (Exh. A); Ord. 17C-15 § 1 (Att. A); Ord. 08C-01 § 1; Ord. 01C-06 § 1; Ord. 99C-13 § 1).

19.02.050 Fences, retaining walls and rockeries.

- A. *Location in Required Yard.* Fences, retaining walls and rockeries may be located within any required yard as specified below.
- B. *Location in Street.*

1. *Fences.* No fence shall be located in any improved street. Fences may be allowed in unimproved public streets subject to approval of the city engineer and the granting of an encroachment agreement as required by MICC [19.06.060](#).

2. *Retaining Walls and Rockeries.* Retaining walls and rockeries may be allowed in any street subject to the approval of the city engineer and the granting of an encroachment agreement covering any public street as required by MICC [19.06.060](#).

C. *Height Measurement.*

1. *Fences/Gates.* The height of a fence or gate is measured from the top of the fence or gate, including posts, to the existing grade or finished grade, whichever is lower, directly below the section of the fence or gate being measured.

2. *Retaining Walls and Rockeries.* The height of a retaining wall or rockery is measured from the top of the retaining wall or rockery to the existing grade or finished grade, whichever is lower, directly below the retaining wall or rockery.

3. *Multiple Retaining Walls.* Retaining walls outside of required yard setbacks shall be stepped to meet a 1:1 ratio of separation with 45 degrees of grade to be considered separate. For example, two six-foot-tall retaining walls would need to be separated by at least six feet of horizontal distance measured from the toe of the upper wall to the top of the bottom wall, to be considered separate and not combined for maximum height calculations.

D. *Retaining Walls and Rockeries – Requirements.*

1. *Building Permit.* A building permit is required for retaining walls or rockeries not exempted from permit by Section 105.2 of the Construction Administrative Code, Chapter [17.14](#) MICC.

2. *Engineer.* Any rockery requiring a building permit shall be designed and inspected by a licensed geotechnical engineer.

3. *Drainage Control.* Drainage control of the area behind the rockery shall be provided for all rockeries.

4. *Maximum Height in Required Yard – Cut Slopes.*

a. No retaining walls or rockeries, or any combination of retaining walls or rockeries, to the extent used to protect a cut or cuts into existing grade within any required yard, shall exceed a total of 144 inches in height.

b. All retaining walls and/or rockeries within a required yard shall be included in calculating the maximum height of 144 inches.

c. Retaining walls or rockeries may be topped by a fence as provided in subsection [E](#) of this section.

5. *Maximum Height in Required Yard – Fill Slopes.*

- a. No retaining walls or rockeries, or any combination of retaining walls or rockeries, to the extent used to raise grade and protect a fill slope, shall result in an increase in the finished grade by more than 72 inches at any point.
- b. All retaining walls and/or rockeries within a required yard shall be included in calculating the maximum height of 72 inches.
- c. Retaining walls or rockeries may be topped by a fence as provided in subsection [E](#) of this section.

E. *Fences and Gates.*

1. *Fences or Gates in Required Yard.*

a. *Height Limits.*

- i. *Side and Rear Yards.* Fences and gates are allowed to a maximum height of 72 inches within required side or rear yards, provided the combined height of a fence and retaining wall or rockery for a fill slope authorized pursuant to subsection [\(D\)\(5\)](#) of this section shall not exceed a total height of 72 inches.
- ii. *Front Yards.* Fences, gates, or any combination of retaining walls, rockeries and fences are allowed to a maximum height of 42 inches within required front yards.

b. *Exceptions to Height Limits.*

- i. Fences within front yards may be designed to incorporate an open latticework or similar architectural feature at the entrance of a walkway, provided the total height of the entryway feature shall not exceed 90 inches. The open latticework or architectural feature shall be designed such that at least 50 percent of its total surface area consists of evenly distributed open spaces.
- ii. Fences or gates located within the front yard may have a maximum height of 72 inches, provided:
 - (a) The proposed fence or gate is located along a property line contiguous to either: Island Crest Way north of SE 53rd Place, or SE 40th Street between 92nd Avenue SE and 78th Avenue SE; and
 - (b) The proposed fence or gate is located a minimum of five feet from the street property line and will be screened by landscaping designed to soften the presence of the fence; and
 - (c) The proposed fence or gate will not create a traffic, pedestrian, or public safety hazard.

2. *Fill/Berms.* No person shall place fill upon which to build a fence unless the total height of the fill plus the fence does not exceed the maximum height allowable for the fence without the fill.

3. *Shorelines.* Fences, rockeries and retaining walls located within any shoreland shall also comply with Chapter [19.07](#) MICC.

F. *Electric and Barbed Wire Fences.* Electric fences, barbed wire fences, or similar fences that could pose a safety risk are not allowed.

G. *Exceptions.* These provisions do not apply to fences required by state law to enclose public utilities, or to chain link fences enclosing school grounds or public playgrounds, or to screens used for safety measures in public recreation areas such as ballfields. (Ord. 19C-04 § 1 (Exh. A); Ord. 18C-05 § 1 (Att. A); Ord. 17C-15 § 1 (Att. A); Ord. 04C-12 § 11; Ord. 02C-09 § 2).

19.02.060 Lot coverage – Regulated improvements.

A. *Applicability.* This section shall only apply to regulated improvements (for example, schools or religious buildings) in the residential zoning designations of R-8.4, R-9.6, R-12, and R-15.

B. *Maximum Impervious Surface Limits for Lots.* The total percentage of a lot that can be covered by impervious surfaces (including buildings) is limited by the slope of the lot for all single-family zones as follows:

Lot Slope	Lot Coverage (limit for impervious surfaces)
Less than 15%	40%*
15% to less than 30%	35%
30% to 50%	30%
Greater than 50% slope	20%

* Public and private schools, religious institutions, private clubs and public facilities (excluding public parks or designated open space) in single-family zones with slopes of less than 15 percent may be covered by the percentage of legally existing impervious surface that existed on May 1, 2006, as determined by the code official.

C. *Exemptions.* The following improvements will be exempt from the calculation of the maximum impervious surface limits set forth in subsection [B](#) of this section:

1. *Decks/Platforms.* Decks and platforms constructed with gaps measuring one-eighth inch or greater between the boards which provide free drainage between the boards as determined by the code official shall be exempt from the calculation of maximum impervious surface limits so long as the surface below the deck or platform is not impervious.
2. *Pavers.* Pavers installed with a slope of five percent or less and covering no more than 10 percent of the total lot area will be calculated as only 75 percent impervious. Provided, however, that all pavers placed in driveways, private streets, access easements, parking areas and critical areas shall be considered 100 percent impervious.
3. *Pedestrian-Oriented Walkways.* Uncovered pedestrian walkways constructed with gravel or pavers not to exceed 60 inches in width shall be exempt from the maximum impervious surface limits.

4. *Public Improvements.* Open storm water retention/detention facilities, public rights-of-way and public pedestrian trails shall be exempt from the maximum impervious surface limits.
 5. *Rockeries/Retaining Walls.* Rockeries and retaining walls shall be exempt from the maximum impervious surface limits.
 6. *Residences for Religious Leaders Located on Properties Used by Places of Worship.*
 - a. A structure primarily used as a residence for a religious leader provided by its congregation and located on the same lot or lots as the improvements for a church, synagogue, mosque, or other place of worship shall be exempt from the maximum impervious surface limits, subject to the limitations under subsection [\(C\)\(6\)\(b\)](#) of this section. All impervious surface areas directly and commonly associated with the residence such as, but not limited to, the footprint of the residence, an attached or detached garage, a patio and/or deck not otherwise exempted by subsections [\(C\)\(1\)](#) and [\(3\)](#) of this section, and a driveway not otherwise used for general access to the place of worship, shall be exempt.
 - b. A residence and its associated impervious improvements, as described above, may only be exempted if 4,999 square feet or less or up to 20 percent of lot area, whichever is less. For these purposes, lot area means the lot or lots on which the place of worship is located.
 - c. Impervious surface lot coverage exceeding 60 percent shall not be allowed whether by variance to this section or by this exemption.
- D. *Variance.* Regulated improvements in the R-8.4, R-9.6, R-12, and R-15 zoning designations may request a variance to increase impervious surface pursuant to MICC [19.15.230\(F\)](#). (Ord. 17C-15 § 1 (Att. A)).

19.02.070 Swimming pools¹.

- A. A swimming pool is not allowed in any front yard.
- B. A swimming pool is not allowed closer than five feet from any adjacent property measured from the edge of the water to the property line.
- C. A swimming pool located in a public park or noncommercial recreation area shall conform to the setback regulations governing such areas.
- D. All fences surrounding outdoor swimming pools shall conform to the requirements of MICC Title [17](#). (Ord. 04C-12 § 12; Ord. 99C-13 § 1. Formerly 19.02.060).

¹ Code reviser's note: Ord. [17C-15](#) added a new Section [19.02.060](#) (Lot coverage – Regulated improvements). This section has been editorially renumbered to 19.02.070 in order to accommodate the addition of the new section.

The Mercer Island City Code is current through Ordinance 19-12, passed September 3, 2019.

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Chapter 17.01

INTERNATIONAL BUILDING CODE

Sections:

- 17.01.010 Adoption.**
- 17.01.020 Amendments and additions.**

17.01.010 Adoption.

The 2015 Edition of the International Building Code (IBC) including the adoption of ICC/ANSI A117.1-2009, Requirements for Accessible and Useable Buildings and Facilities, as adopted and amended by the State Building Code Council in Chapter [51-50](#) WAC, as published by the International Code Council, excluding Chapter 1, Administration, is adopted by reference, together with the following amendments and additions. The Construction Administrative Code, as set forth in Chapter [17.14](#) MICC, shall be used in place of IBC Chapter 1, Administration. The codes, appendices, and standards set forth in this chapter shall be filed with the city clerk and a copy made available for use and examination by the public, pursuant to RCW [35A.12.140](#).

Exceptions. The provisions of this code do not apply to temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables, and fruits. "Temporary growing structure" means a structure that has the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used to provide plants with either frost protection or increased heat retention. A temporary growing structure is not considered a building for purposes of this code.

The provisions of this code do not apply to the construction, alteration, or repair of temporary worker housing except as provided by rule adopted under Chapter [70.114A](#) RCW or Chapter 37, Laws of 1998 (SB 6168). "Temporary worker housing" means a place, area, or piece of land where sleeping places or housing sites are provided by an employer for his or her employees or by another person, including a temporary worker housing operator, who is providing such accommodations for employees, for temporary, seasonal occupancy, and includes "labor camps" under RCW [70.54.110](#).

- A. The following appendices of the 2015 Edition of the International Building Code are also adopted by reference: Appendix E – Supplementary Accessibility Requirements, and Appendix H – Signs.
- B. The 2015 International Existing Building Code (IEBC) is included in the adoption of the International Building Code as provided by IBC Section 101.4.7 and amended in WAC [51-50-480000](#), including Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, excluding Chapter 1, Part 2 – Administration. The Construction Administrative Code, as set forth in Chapter [17.14](#) MICC, shall be used in place of IEBC Chapter 1, Part 2 – Administration.
- C. The 2015 International Swimming Pool and Spa Code (ISPSC) is included in the adoption of the International Building Code as provided by IBC Section 3109.1 and amended in WAC [51-50-3109](#), excluding Chapter 1, Part 2 –

Administration. The Construction Administrative Code, as set forth in Chapter [17.14](#) MICC, shall be used in place of ISPSC Chapter 1, Part 2 – Administration. The design and construction of swimming pools, spas and other aquatic recreation facilities shall comply with the ISPSC, where the facility is one of the following, except that public swimming pool barriers are regulated by WAC [246-260-031\(4\)](#):

1. For the sole use of residents and invited guests at a single-family dwelling;
2. For the sole use of residents and invited guests of a duplex owned by the residents; or
3. Operated exclusively for physical therapy or rehabilitation and under the supervision of a licensed medical practitioner.

All other “water recreation facilities” as defined in RCW [70.90.110](#) are regulated under Chapters [246-260](#) and [246-262](#) WAC.

D. *Miscellaneous.*

1. *Recyclable Materials, Compost, and Solid Waste Storage.*
 - a. For the purposes of this section, the following definitions shall apply:
 - i. “Compost” means biodegradable solid wastes that are separated for composting such as food waste, food soiled paper and yard waste.
 - ii. “Recycled materials” means those solid wastes that are separated for recycling or reuse, such as papers, metals and glass.
 - b. All local jurisdictions shall require that space be provided for the storage of recycled materials, compost, and solid waste for all new buildings.
 - c. The storage area shall be designed to meet the needs of the occupancy, efficiency of pickup, and shall be available to occupants and haulers.

Exception. Group R-3 and Group U occupancies. (Ord. 16C-04 § 1; Ord. 13C-06 § 1; Ord. 10C-03 § 1; Ord. 07C-04 § 1; Ord. 04C-12 § 4).

17.01.020 Amendments and additions.

A. *IBC Section 202 Amended – Definitions, High-Rise Building.* Section 202 of the International Building Code is hereby amended to read as follows:

HIGH-RISE BUILDING. A building with an occupied floor or rooftop located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

B. IBC Section 312.1 Amended – Utility and Miscellaneous Group U, General. Section 312.1 of the International Building Code is hereby amended to read as follows:

Section 312.1 – General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings

Aircraft hangars, accessory to a one- or two-family residence (see Section 412.5)

Barns

Carports

Fences more than 6 feet (1,829 mm) high

Grain silos, accessory to a residential occupancy

Greenhouses

Livestock shelters

Private garages

Retaining walls

Sheds

Stables

Tanks

Towers

Waterfront structures

C. IBC Section 405.8 Amended – Underground Buildings, Standby Power. Section 405.8 of the International Building Code is hereby amended to read as follows:

Section 405.8 – Standby power. A standby power system complying with Section 2702 shall be provided for standby power loads specified in Section 405.8.1. An emergency power system complying with Section 2702 shall be provided for the emergency power loads specified in Section 405.8.1. Fuel-fired

emergency generator sets and associated fuel storage, including optional generator sets, located more than 30 feet below the lowest level of exit discharge requires the approval of the Fire Code Official.

D. IBC Section 501.2 Amended – General Building Heights and Areas, General, Address Identification. Section 501.2 of the International Building Code is hereby amended to read as follows:

Section 501.2 – New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than six (6) inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

E. IBC Section 903.2 Amended – Fire Protection Systems, Automatic Sprinkler Systems, Where Required. Section 903.2 of the International Building Code is hereby amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be installed in all newly constructed buildings and structures with a gross floor area of 5,000 square feet or greater and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

F. IBC Section 903.3.1.2 Amended – NFPA 13R Sprinkler Systems. Section 903.3.1.2 of the International Building Code is hereby amended to read as follows:

Section 903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in one and two family dwellings shall be permitted to be installed throughout in accordance with NFPA 13R. One and two family dwellings 10,000 square feet and larger shall be installed in accordance with NFPA 13R or 13. Systems in accordance with NFPA 13R shall not be installed in R-1 or R-2 Occupancies.

G. IBC Section 903.4.3 Amended – Sprinkler System Monitoring and Alarms, Floor Control Valves. Section 903.4.3 of the International Building Code is hereby amended to read as follows:

Section 903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Exception: When approved by the Fire Code Official in NFPA 13D and NFPA 13R Systems.

H. IBC Section 907.2 Amended – Where Required – New Buildings and Structures. Section 907.2 of the International Fire Code is hereby added to read as follows:

907.2 Where required – new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23. For all newly constructed buildings with a gross floor area of 3,000 or greater square feet an approved manual and automatic fire alarm system shall be installed.

Exceptions:

1. One- and two-family dwellings, Group R-3, Group R-4, and Group U Occupancies having adequate fire flow and approved access. Dwelling units shall have interconnected single station smoke detectors in accordance with RCW [48.48.140](#) and WAC [212-10](#).
2. Buildings under 10,000 square feet that are protected throughout by an approved and monitored automatic sprinkler system installed in accordance with section 903.3.1.1 unless required by other sections of this code.

The system shall provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

Exceptions:

1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is accessible to the public.

Remodels and tenant improvements. When undergoing remodel and tenant improvements, existing occupancies equipped with smoke detectors that are 10 or more years old shall have all such detectors replaced with modern units. Those occupancies without the protection of smoke detection shall add a manual and automatic fire alarm system in accordance with the applicable requirements in this section and other sections that may apply.

Additions. Additions to existing buildings shall meet the requirements of, Remodels and Tenant improvements, for the whole building and additionally provide the same coverage level to the addition as the rest of the building unless authorized by the Fire Code Official.

I. *IBC Section 3112 Revised – Waterfront Structures.* Section 3112 of the International Building Code is hereby added to read as follows:

SECTION 3112 – WATERFRONT STRUCTURES

Section 3112.1 General. In addition to other requirements of this code, all waterfront structures including but not limited to docks, piers, wharves, floats, mooring piles, anchor buoys, bulkheads, submerged or overhead wires, pipes, and cables, and any object passing beneath, through or over the water beyond the line of ordinary high water shall comply with the regulations of this section.

Section 3112.2 Approvals required. Before any permit for a new waterfront structure or revisions to an existing waterfront structure is issued by the building official, the applicant shall obtain prior approval from all applicable state and federal agencies.

Section 3112.3 Definitions. For the purposes of this section, certain terms are defined as follows:

BULKHEAD. A retaining wall or erosion-control structure along a waterfront.

COVERED WATERFRONT STRUCTURE. Any waterfront structure covered in whole or in part by a roof.

COVERED WATERFRONT STRUCTURE BUILDING AREA. The area lying directly beneath the portion of a structure covered by a roof.

SUBSTRUCTURE. That portion of the construction of a dock, pier, wharf or other similar waterfront structure below and including the deck.

SUPERSTRUCTURE. That portion of the construction of a dock, pier, wharf or other similar waterfront structure above the deck.

Section 3112.4 Construction Requirements. Waterfront structures shall comply with Sections 3112.4.1 through 3112.4.3.

Section 3112.4.1 Substructure. The substructure may be constructed of any materials allowed by this code. All decks shall sustain, within the limitations of this code, all dead loads plus a live load of not less than 100 pounds per square foot, assumed to act vertically. In addition to the live load requirement, all structures and every portion thereof shall be designed and constructed to resist a horizontal force of not less than 100 pounds per lineal foot acting at the deck line, in any direction.

Exception: For waterfront structures serving only a single dwelling, a live load of 40 psf may be used and a horizontal force need only be considered where applicable.

Section 3112.4.2 Superstructure. The superstructure shall be designed and constructed to sustain all dead loads, live loads, and wind loads required by this code, and shall be constructed of any materials allowed by this code, except when the building area of a covered waterfront structure exceeds 1,000 square feet the entire superstructure and deck shall be constructed of noncombustible materials or as required for Type IV-HT Construction per IBC Section 602.4.

Section 3112.4.3 Hardware. All hardware used structurally shall be of a corrosive-resistant metal such as aluminum, brass, copper, and stainless steel, or be completely protected by an approved corrosion-resistant metal, such as zinc.

J. IBC Appendix H, Section H101.3 Added – Signs, General, Conflict with Mercer Island City Code. Appendix H, Section H101.3 of the International Building Code is hereby added to read as follows:

Section H101.3, Conflict with Mercer Island City Code. If any provisions of IBC Appendix H are in conflict with any provisions of the Mercer Island City Code, the applicable provisions of the Mercer Island City Code shall govern.

(Ord. 17C-01 § 1; Ord. 16C-04 § 1; Ord. 13C-06 § 1; Ord. 10C-03 § 1; Ord. 07C-04 § 2; Ord. 04C-12 § 4).

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