



City of Edmonds

PLAN REVIEW COMMENTS

BUILDING DIVISION

(425) 771-0220

DATE: January 30, 2017

TO: Lawrence Houston
lawrencehouston@comcast.net

FROM: Chuck Miller, Plans Examiner

RE: Plan Check: BLD2016-1456
Project Address: 23122 100 Avenue W
Project: Edmonds Family Chiropractic
Scope: Demolition of a portion of/addition to an existing structure – remove/add doors/windows and interior bearing/non-bearing walls – change of use from R-3 to B occupancy groups – 19 occupants – V-B construction - no sprinkler system required – mechanical and plumbing not included

Please be advised that the building plans for the above referenced project have been **disapproved** for the purposes of obtaining a building permit. During a review of the plans by the Building Division for compliance with the applicable building codes, it was found that the following information, clarifications, or changes are needed. Reviews by other divisions, such as Planning, Engineering, or Fire, may result in additional comments that require attention beyond the scope of this letter.

A complete review cannot be performed until the revised plans/documents, including a written response in itemized letter format indicating where the ‘clouded’ or otherwise highlighted changes can be found on the revised plans, have been submitted to a Permit Coordinator.

Resubmittals must be made at the Development Services Department on the 2nd Floor of City Hall. Permit Center hours are M, T, Th, & F from 8am-4:30pm and from 8:30am-12pm on Wednesdays.

General Review Note:

1. Provide as part of a complete permit application submittal 2015 Washington State Energy Code (WSEC) ‘Compliance Forms for Commercial Buildings including R2, R3, R4 over 3 stories and all R1’ as required for the selections noted on the ‘Project Description’ and the ‘Occupancy Type’ sections of the WSEC Project Summary – PROJ-SUM. The completed forms must include ‘ENV-SUM’, ‘ENV-PRESCRIPTIVE’, and ‘ENV-CHK’, at a minimum.

2. Provide as part of a complete permit application submittal 2015 WSEC 'Compliance Forms for Commercial Buildings including R2, R3, R4 over 3 stories and all R1' as required for the selections noted on the 'Building Additions' and the 'Interior and Exterior Lighting Alterations' sections of the WSEC Lighting Summary – LTG-SUM. The completed forms must include 'LTG-SUM', 'LTG-INT-SPACE' or 'LTG-INT-BLD' as applicable, and 'LTG-CHK', at a minimum. A 'Lighting Fixture Schedule' with wattage and control narrative and the proposed lighting and lighting controls must be represented on the plans per WSEC C103.2.

On sheet A 1.1 – Site & Demo Plan:

3. Site Plan - Clarify on the plans the indicated width of the accessible parking space and the adjacent access aisle. They do not appear to comply with International Building Code (IEBC) 410.4.2, Item 4, International Building Code (IBC) 1106.5, and ICC A117.1-2009 Section 502.2.

On sheet A A0.0 – Cover Sheet:

4. Energy Notes
 - a. Note 3 – Method of Compliance - Change on the plans the indicated 'Prescriptive Path' from 'Table 6.1, Option III' to 'C505.1, Item 3 and C406' to reflect that applicable under the currently adopted code version of the WSEC Commercial Provisions.
 - b. Note 3 – Insulation Requirements – Change on the plans the specified insulation value for the 'Vaulted Ceiling' from 'R30' to 'R-38ci' per WSEC Table C402.1.3.
 - c. Note 4 – Add to the plans the note "Existing mechanical system must be capable of providing the applicable minimum ventilation rates to the occupied spaces per International Mechanical Code (IMC) Table 403.3.1.1."
 - d. Add to the plans a note regarding the required air barrier testing per WSEC C402.5.1.2.

On sheet A 2.0 – Remodeled Floor Plans:

5. Detail A – Remodeled Foundation Plan – Clarify on the plans the indicated 'existing' floor joists supporting the loads below spaces '002' – X-Ray, '003' – Adjust 2, '004' – Adjust 3, '005' – Utility, '006' – Exist. Furnace, '007' – Massage, and the south portion of '012' – Hall and to be field verified. They appear to be over spanned, fail in bending, and deflect beyond that allowed per IBC Table 301.7.
6. Detail B – Remodeled Main Floor Plan
 - a. Indicate on the plans any furnishings, shelving, or racks that may be installed in each of the spaces to guide proper installation and for review and inspection of the means of egress and accessibility provisions. Any shelving/racks that exceed 6 feet in height must be seismically anchored per American Society of Civil Engineers (ASCE) chapter 15.
 - b. Indicate on the plans the door hardware to be installed on the door for space '001' – Adjust 1. Of particular concern is the required maneuvering clearance at the latch from the entrance side per ICC A117.1-2009 Section 404.2.3 if both a door closer and latch are provided.

- c. Indicate on the plans the door hardware to be installed on the door for space '002' – X-Ray. Of particular concern is the required maneuvering clearance at the latch from the egress side per ICC A117.1-2009 Section 404.2.3 if both a door closer and latch are provided.
 - d. Clarify on the plans the represented placement of the lavatory in space '011' – Restroom. It does not appear to provide the required clearance width around the water closet per ICC A117.1-2009 Section 604.3.1.
 - e. Indicate on the plans the required portion of the counter/desk in space '008' – Reception meeting the requirements of ICC A117.1-2009 Section 904.3.
 - f. Indicate on the plans the required safety glazing for the window adjacent the exterior door in space '009' – Waiting Room per IBC 2406.4.2.
7. Wall Legend – Wall Type 4-A – Indicate on the plans the minimum required construction of the interior wall finishes in space '002' – X-Ray per Washington Administrative Code (WAC) Chapter 246-225 and the Washington State Department of Health (DOH) – see attachment 'X-Ray Facility'.

On sheet A 3.0 – Building Elevations Wall Sections:

- 8. Detail 1 – Typical Wall Section – Change on the plans the specified insulation value for the attic from 'R38' to 'R-49' per WSEC Table C402.1.3.

On sheet A 4.0 – ADA Guidelines Barrier Free:

- 9. Barrier Free Notes
 - a. Note 4 – Change on the plans the code table reference regarding the maneuvering clearance at doors from '404.2.3.1' to '404.2.3.2'.
 - b. Note 5 – Add to the plans the qualifier 'with a front approach' at the end of the note regarding the required clearance on the strike side of the described door per ICC A117.1-2009 Section 404.2.3.
 - c. Note 7 – Add to the plans the qualifier 'Interior' at the start of the note regarding the required minimum width of ramps. Exterior ramps are required to have a minimum width of 44 inches per IBC 1101.2.1.
- 10. Detail 6 – Side Elevation – Change on the plans the specified length in inches of the vertical grab bar from '12' to '18' per ICC A117.1-2009 Section 604.5.1.

On sheet S2.0 – Plans:

- 11. Main Floor Fraing (sic) & Foundation Plan Notes – Note 2 – Clarify on the plans the reference to 'Detail 1' for the required corner bars at wall and footing intersections. A corresponding detail could not be found among the submitted construction documents.
- 12. Roof Framing Plan Notes – Note 7 – Clarify on the plans the reference to 'Shear Wall Schedule' for the required construction of shear walls. A corresponding schedule could not be found among the submitted construction documents.

On sheet S3.0 – Details:

13. Details D, 4, 8, and 9 - Clarify on the plans the reference to 'Shear Wall Schedule' for the required construction of shear walls. A corresponding schedule could not be found among the submitted construction documents.
14. Detail 13 – Clarify on the plans the note: “Field verify that (E) joists do not splice over this wall – Inform Engineer of Record for possible re-design.”. The typical/anticipated roof/ceiling framing methods used at the time of the original construction of the structure (1950) would be to ‘lap’ the ceiling joists over a central bearing interior wall to avoid the need for members as large as 2x10s required to span 24 feet. Incorporate into the plans the minimum required ceiling joists and joist spacing for the longer span or the minimum splice required to extend the existing joists as an alternative to the design to avoid delays in the field after the beginning of construction.