



City of Edmonds

PLAN REVIEW COMMENTS

BUILDING DIVISION

(425) 771-0220

DATE: May 25, 2018

TO: Autumn Snow
Email: thetrikestop@comcast.net

FROM: Leif Bjorback, Building Official

RE: Plan Check: BLD2018-0578
Project: Trike Stop Partial Change of Occupancy
Project Address: 23107 100th Ave W

During review of the plans for the above noted project, it was found that the following information, clarifications or changes are needed. Please provide written responses as to where the changes can be found on the plans, and submit revised plans/documents to a permit coordinator in the Development Services Department.

General

1. Due to the insufficiency of the plans, we are unable to perform a complete review for this project. It is noted that the following items need to be addressed prior to a complete review.
2. Due to the change of occupancy and the accessibility aspects of this project, Washington state law requires that an architect prepare the design drawings.
3. Sheet XSP Site Plan as submitted is unreadable due to its reduced size. Also, please remove the unrelated notes section as well as the architect title block; show the exterior landing and walkway at the new exterior door; clearly label the work area for the project.
4. Add a label (title) to sheet A-7 to describe what is being depicted. Is this a demolition plan, or an area of work depiction perhaps?
5. Reference the unlabeled floor plan sheet.
 - a. Add a label (title) to the sheet.
 - b. Add a scale to the sheet and/or full dimensions.
 - c. Include the square footage of the suite, along with occupant load. If your proposed occupant load is less than the occupant load calculated by code, please provide documentation from the state licenser establishing the alternate occupant load.
 - d. Show a revised occupant load for suite 2B.
 - e. The color scheme for the walls, doors and sink is unclear; please revise the drawings so that these items are more readily identifiable, and so that the proposed room layout is clearly identifiable.
 - f. Label each room as to use. (ie. classroom, storage, office.)
6. Please explain the relevance of (Ron Johnson) sheet 6 in this plan set. Add information on this sheet if necessary.
7. Provide the appropriate Lighting forms to show compliance with the energy code. Show lighting and lighting controls on the plans that demonstrate the information from the energy forms.
8. Separate restroom facilities are required for each sex where the occupant load exceeds 15. Revise the plans accordingly. IBC 2902.2

9. The project alterations trigger the requirement for accessibility upgrades to the existing structure. Show on the plans how the requirements of IEBC 1012.8.1 and 705.2 are being met. Please be aware that the valuation for the project as determined by the building official likely will be higher than what is shown on the permit application.
10. Note on the plans that separate permits will be required for plumbing and mechanical.

Thank you,

Leif Bjorback, Building Official
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