



City of Edmonds

PLAN REVIEW COMMENTS

BUILDING DIVISION

(425) 771-0220

DATE: April 25, 2007

TO: Edmonds School District, Attention Matt
FAX: 206-441-0478

FROM: Ann Bullis, Assistant Building Official

RE: Plan Check #2007-0366 & 2007-0365
Project: Remodel Buildings F & H
Project Address: 23200 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. Provide written responses to each comment and where changes can be found on the plans. Please submit revised plans/documents to Theresa Umbaugh, Permit Coordinator.

1. The school was originally built while under jurisdiction of Snohomish County, so the City has no archived plans for reference. Therefore, the architect needs to provide all basic code information for the buildings such as type of construction, occupancies, fire and life-safety information, fire resistive construction, exiting, occupancy separations, fire rated corridors, year built, etc.
2. Note on the coversheet that separate permits will be required for the fire alarm system revisions (separate permit for each building).
3. The Fire Marshal has informed me that the buildings are not currently provided with an automatic fire sprinkler system, therefore the 1/3 diagonal spacing of exits noted on sheet G002 needs to be revised to 1/2 diagonal. Also on Sheet G002, show the actual dimensioned distance between exits in the following rooms: Library (H18, H17, H22), Staff Lounge (H30, H28), and combined Computer Lab F5 & Read F4.
4. Provide floor areas for the following rooms so that occupant load and exiting can be verified: Library (H18, H17, H22), Staff Lounge (H30, H28), and combined Computer Lab F5 & Read F4.
5. The occupant load of the new staff lounge area exceeds 49 requiring 2 exits spaced apart 1/2 the overall diagonal dimension of the room.
6. Provide occupant load for each space on G-002.
7. For the shaded areas on Sheet G-002, note the floor areas and occupant load factors. Rooms with an occupant load of 50 or more require 2 exits.
8. Provide a detail and hardware information for the proposed egress gates.
9. Show locations of existing fire rated construction (sheet G-002 notes this in the legend but no information is provided).
10. Justify the proposed unrated doors and openings (such as at H32) into the corridor.
11. Provide locations of all exit signage and emergency lighting locations.
12. At the student store, the point of sale counter must be accessible (ICC/ANSI A117.1 section 904).
13. Add insulated trap requirements at the accessible restroom lavs.
14. The alterations require accessibility upgrades per IBC/WAC 3409.6. On the plans clearly show that the exterior and interior accessible route of travel complies with current code, or provide upgrades per the previously referenced section. If you choose to use exception #1 of that section, provide a letter stamped and signed by the architect (reference the code exception), stating what parts of the existing site

and building are not accessible, the project cost and what 20% of it equals, list the upgrades that will be done as part of this permit as well as showing that the total cost of the upgrades is at least 20%.

15. Provide separate male and female accessible restrooms in each building (F & H).
16. A fume hood is being removed in Lab H20 – will it be replaced? Clarify on mechanical plans.
17. Cross reference on site plans where 03/A-504 applies.
18. Clarify on site plans what the cross-hatched areas are vs. the areas that are not cross-hatched.
19. On Sheet A-505, detail 02/A504 is referenced which is the accessible parking sign detail. Please clarify and coordinate.
20. Where fences are to be installed, provide information showing that exits will not be obstructed.
21. Revise structural notes on Sheet S1.0 to be applicable to the scope of this project.