



JUSTIN KLIEWER
2226 EASTLAKE AVE E #300
SEATTLE, WA 98102-3419

Re: Project #6689595-CN

Correction Notice #1

Review Type ECA GEOTECH
Project Address 3411 23RD AVE W
SEATTLE, WA 98199
Contact Email JUSTIN@CLEAVEARCH.COM
SDCI Reviewer Dean Griswold
Reviewer Phone (206) 233-7862
Reviewer Fax
Reviewer Email dean.griswold@seattle.gov
Owner ALEX MASON
Corrections also apply to Project(s)

Date May 29, 2019
Contact Phone (206) 799-8293

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

Please click on the following link to learn "[How to Respond to a SDCI Correction Notice](#)". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

For instructions on **uploading corrected plans through your portal**, follow this link: [How to Upload a Document to an Existing Permit](#)

Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Codes Reviewed

This project has been reviewed for conformance with one or more of the following codes: 2015 Seattle Building Code (SBC); 2015 Seattle Residential Code (SRC); 2015 Seattle Existing Building Code (SEBC); 2015 Seattle Energy Code (SEC); Grading Code; Environmentally Critical Areas Regulations (ECA).

Corrections

1. SMC 25.09.330 B.6. and SMC 22.170.070 B.2.c., SMC 22.170.110A Grading

Temporary Excavation and Shoring.

Provide on the plans a system of temporary excavation demonstrating that adjacent properties will be protected during construction.

Final Site Grading.

Sheet A1.1. The final grade contours on the west side of the structure shows grade that is too steep. The Seattle Grading Code limits final grade to no steeper than 2H:1V. Update the site development with retaining structures or revised grade contours. For all retaining structures, include elevation pairs along their alignments, each pair to include the elevation of the top of the wall, along with the elevation of the bottom of the base of the wall.

2. SMC 22.170.110 A and Director's Rule 10-2009. Pin Piles

Add to the structural plans the installation/refusal criteria for the pin piles, corresponding to the installation/refusal criteria established in the geotechnical engineering report.

3. SMC 25.09.060 G and SMC 22.170.110 A. Provide note on the plans that grading must be stabilized by October 31st, and no excavation or fill placement can be performed between October 31st and April 1st.

4. SMC 25.09.330 B.1. Provide a note on the plan that the site is designated as a potential slide area due to geologic conditions.

5. SMC 25.09.335 and SMC 22.170.080 C. Return an **original** signed and notarized Potential Landslide Area covenant along with exhibits in paper form to the reviewer and address shown on this correction notice. You can also drop off the original covenant to the reviewer's attention on the 20th floor of Seattle Municipal Tower-700 5th Avenue, Seattle. We cannot record an electronic copy of a document that is uploaded to the SDCI Portal.

The covenant form and instructions may be downloaded from the following link:

<http://www.seattle.gov/Documents/Departments/SDCI/Forms/PotentialLandslideAreaCovenant.pdf>.

Please print the covenant form single-sided because King County does not accept double-sided documents. Do not write or stamp anything in the one-inch margins of the document.

Please do not record the covenant with King County. SDCI will send the covenant out for recording after the SDCI reviewer has checked the document.

Please contact the reviewer above if you wish to negotiate the language of this covenant with the Seattle Law Department.

6. SMC 22.170.190 A. Provide a signed and stamped letter from the geotechnical engineer that includes review of the plans and provides a minimal risk statement in accordance with Director's Rule 5-2016. The plan review/minimal risk letter must be based upon review of plans with all substantial geotechnical recommendations incorporated.

7. SMC 22.170.130. Nominate a geotechnical engineering firm on the enclosed SDCI Geotechnical Special Inspections Schedule form. This form must be signed by the owner or owner's representative; the form cannot be signed by the contractor nor the geotechnical engineer.

The Inspection Agency must be the same engineer/firm that prepared the geotechnical report. If the owner nominates a different engineer/firm to act as the Geotechnical Special Inspector, the new engineer must review the original geotechnical report and submit a letter indicating a review was performed, along with a statement of agreement with the evaluation and provisions contained in the report. If the new engineer does not agree with aspects of the report, rebuttal evaluations and recommendations must be included in the review letter. The plans must be revised accordingly and submitted to SDCI for review. Please do not fill in special inspection items on the enclosed form.

Requests for changes of Special Inspection Agency that occur during plan review should be submitted with corrected plans. If the request occurs after permit issuance, send the materials to jerry.abson@seattle.gov.

☐ Revised Schedule

☐ Addition to Previous Schedule

☒ 2015 SBC (Struct) and SRC (Arch)



SDCI Geotechnical Inspections Schedule

Project Number 6689595-CN

Date 5/29/2019 7:52:07 AM

Project Address 3411 23RD AVE W
SEATTLE, WA 98199

SDCI Plan Examiner Dean Griswold

Architect

Architect Phone

Engineer

Engineer Phone

Prior to issuance of a building permit, the owner, architect, or engineer acting on behalf of the owner shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner, Architect, or Engineer Signature

I hereby certify that the geotechnical engineer named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency or observer in a timely manner when the inspections listed below are required.

Signature	Title	Date	Phone
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Required Special Inspections

Geotechnical Engineering Firm Name

PANGEO INC

Geotechnical Engineering Firm Phone

(206) 262-0370

Inspection Type	Description
1. Erosion Control - Permanent	
2. Erosion Control - Temporary	
3. Monitor Grading Season Restriction	
4. Observe And Monitor Excavation	
5. Pin Pile Installation	
6. Pin Pile Installation Load Test	
7. Subsurface Drainage Installation	

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction