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Re: Project #6771337-CN

### Correction Notice #1

**Review Type** CONVEYANCE  
**Project Address** 229 BROADWAY E  
SEATTLE, WA 98102  
**Contact Email** janderson@sh-architecture.com  
**SDCI Reviewer** Ray Heath  
**Reviewer Phone** (206) 684-3673  
**Reviewer Email** james.heath@seattle.gov  
**Owner** Rebecca Ralston

**Date** November 19, 2021  
**Contact Phone** (360) 348-7773

**Address** Seattle Department of Construction and  
Inspections  
700 Fifth Ave  
Suite 2000  
PO Box 34019  
Seattle, WA 98124-4019

### Applicant Instructions

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

**\*\*\* Respond by providing a written response to each correction AND identify changes to drawings since initial review. \*\*\***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

### Codes Reviewed

This project has been reviewed for conformance with one or more of the following codes: 2018 Seattle Building Code (SBC); 2018 Seattle Residential Code (SRC); 2018 Seattle Existing Building Code (SEBC); 2018 Seattle Energy Code (SEC); Grading Code; Environmentally Critical Areas Regulations (ECA).

## Corrections

### 1. Identify all Elevator Controller Rooms. Show detailed dimensions of controller room equipment layout on drawings:

2020 SEC, 620.5 & SBC, 3020.5

620.5 Elevator machine/control rooms shall be large enough to maintain 48 inches of electrical clearances in front of all elevator and electrical equipment.

620.5 Working Clearance. Working space shall be provided about controllers, disconnecting means, and other electrical equipment in accordance with the Seattle Building Code, Chapter 30.

The clear working space in front of a disconnecting means shall be not less than 1,220 mm (48 in.) in depth and 760 mm (30 in.) in width.

Elevator machine rooms are required to have not less than 2,130 mm (84 in.) of headroom, per ASME A17.1-2013/CSA B44-13, Safety Code for Elevators and Escalators.

3020.5 Working clearances. The following working clearances shall be provided inside the machine room or control room for all elevators.

1. The width of working space in front of controllers shall be the width of the controller or 30 inches, whichever is greater. The depth of the working space in the direction of access shall be not less than 48 inches.

2. The minimum clear space working clearances for free-standing equipment shall be 18 inches on two sides and between units of controllers, selectors and/or walls or other building obstructions. The 18-inch side clearance is permitted to be combined to permit 36 inches clear on one side only.

3. The minimum space at the rear of controllers with back-wiring, terminals or other elements requiring access shall be 36 inches.

4. The working space shall be free of pipes, vents, storage, ducts or any other obstruction.

### 2. Identify & provide a dimensioned section view of each elevator, with the following details:

- Show the full length of the hoistway on the drawing.
- Total rise dimension. (lowest floor served to highest floor served. Distance between landings.
- Hoistway over travel/overrun dimension. (highest floor served to lowest object at top of hoistway)
- Please note the floor serving the lowest level of fire department vehicle access.

### 3. Identify & provide a dimensioned section view of each individual elevator pit showing the following:

Elevator pit depth: 4'-0" minimum for hydraulic elevators & 5'-0 minimum for traction elevators.

A17.1, 2.2.2.4 Drains and sump pumps, where provided, shall comply with the applicable plumbing code, and they shall be provided with a positive means to prevent water, gases, and odors from entering the hoistway.

A17.1, 2.2.2.5 In elevators provided with Firefighters' Emergency Operation, a drain or sump pump shall be provided. The sump pump/drain shall be required to remove a minimum of 11.4 m<sup>3</sup> /h (3,000 gal/h) per single hoistway or multiple hoistway.

A17.1, 2.2.2.6 Sumps and sump pumps in pits, where provided, shall be covered. The cover shall be secured and level with the pit floor.

The pit sump hole shall be large enough to accommodate the sump pump and maintain pit refuge when the car rests on its fully compressed buffers or bumpers.

2.4.1.3 In no case shall the available refuge space be less than either of the following:

- (a) a horizontal area of 600 mm × 1 200 mm (24 in. × 48 in.) with a height of 600 mm (24 in.)
- (b) a horizontal area of 450 mm × 900 mm (18 in. × 35 in.) with a height of 1 070 mm (42 in.)

## Provide pit ladder detail 2019 ASME A17.1, 2.2.2.4

### **4. In buildings provided with an elevator, at least one elevator shall provide fire department emergency access to all floors served in:**

1. Buildings four or more stories above or below grade plane, and
2. Any R-1, R-2 or I occupancy building regardless of the number of stories.

The elevator car shall be of a size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 2134 mm) ambulance stretcher with not less than 5-inch (127 mm) radius corners, in the horizontal, open position. The elevator shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame on both the designated level and the alternate level. Note: The stretcher-sized elevator car may also serve as an accessible means of egress as required by Section 1009.2.1 of the Seattle Building Code.

Legally Required Standby Power is required on stretcher sized elevators and elevator pressurization systems (see Tip 339). SBC 1009.4. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirement of Section 2.27 of ASME A17.1. An emergency or legally required standby power system shall be provided in accordance with Chapter 27 and Section 3003 of the Seattle Electrical Code for the operation of the elevator, the shunt trip and lighting for elevator cars, control rooms, machine rooms, and machinery spaces.

### **5. Hoistway Pressurization**

2015-SBC 3016.5, ASME A17.1, 2.1.4 and Section 713.14. If pressurization is required NOTE AND SHOW THE MOTORIZED DAMPER ON THE VERTICAL SECTION SHAFT DRAWINGS AND PRESSURIZATION SUPPLY ON THE MECHANICAL DRAWINGS.

### **6. ASME 2019**

#### **SHOW ELEVATOR NOTES ON DRAWING:**

1. SBC Section 3022 and ASME Sections 2.7 and 2.8. Pipes, ducts, conduits, and equipment not used for the operation of the elevators are prohibited in machine room and hoistways.
2. SBC 3020. Maintain all required working clearances in machine room.
3. ASME, 2.7.9.2. Provide natural or mechanical ventilation in machine room(s), control room(s) or machinery space(s) to maintain elevator equipment manufacturer temperature and humidity range.
4. ASME 2.8.5 Air conditioning equipment located in the elevator machine/control room shall not be located directly above elevator equipment.
5. ASME Rule 2.7.4. Provide 7'-0" clear headroom in machine room.
6. ASME 2.7.9.1 Elevator machine/control rooms shall be provided with 19 ftc. measured at the floor.
7. SEC 620.27 All 110-volt branch circuits associated with the elevator shall originate from a panel board in the elevator machine/control room. The separate branch circuits for pit lighting and duplex outlet can be provided other than in the elevator machine/control room.
8. See Director's Rule 7-2014/SFD Administrative Rule 9.06.14 for sprinkler requirements related to elevators.
9. SBC 3016.3 and ASME, 8.4. Elevators shall comply Seismic Design Category D for seismic requirements.
10. ASME 2.2.2.5 Waterproof pit to prevent entry of ground water. All elevators with Firefighters' Emergency Operation shall be provided with a sump pump or drain to remove 3,000 gal/h per single hoistway or multiple hoistway.
11. SBC 3023 & ASME Rule 2.2.4. Provide pit ladder.
12. ASME 2.2.5 Provide lighting in the elevator pit to 10 ftc. measured at the pit floor.
13. SBC 3016.6 & ASME 2.27.1 Elevator ADA phone emergency communication systems for the deaf, hard of hearing and speech impaired shall be provided.
14. ASME 2.4 and 3.4. Provide 48 inches of clearance on the car top when car is at its furthest point of travel.
15. SBC 3020. Seal all penetrations in the hoistway(s) and machine/control room(s).
16. SBC 3016.5 Elevator hoistways pressurization vents/ducts shall not pass-through elevator machine/control rooms.
17. SBC 3020.1 and ASME 2.14.1.8 Glass in elevator hoistways and cars shall be laminated, and markings required by ANSI Z97.1 shall be on each separate piece and shall remain visible after installation.
18. SBC 3007.1 Traction elevators, escalators, dumbwaiters, material lifts and other conveyances drawings shall show beams, attachments, loads and reactions shall bear the seal of a structural engineer licensed under the laws of Washington State.
19. SBC 3007.1 The structural engineer in responsible charge for the building shall review the drawings with notation indicating that the drawings have been reviewed and been found to be in general conformance.
20. ASME 2.27.1.1.3 Elevators with a rise 60 feet or more shall be provided with two-way voice communication means within the building to communicate with the elevator.
21. ASME 2.27.1. Provide standby power for the elevator phone, alarm bell and two-way communication.
22. ASME 2.27.1 All elevators shall be provided with communication failure at the designated landing to verify operability of the elevator telephone line.
23. ASME 2.11.10.2 Provide lighting in the elevator lobbies measured at the hoistway sill to 10 ftc.
24. SBC 3016.9. Provide a 1400 series Knox Box in the elevator lobby at the designated landing. The Knox Box shall be installed with the City of Seattle conveyance program Medeco core. Provide all required keys/fobs to operate elevator and access to

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elevator machine/control room(s).

25. SBC 3020.4.1.1 Provide and maintain a clear, permanent and safe access to machine/control rooms.

7. All applicable ASME Codes, Seattle Building Codes, Seattle Electrical Codes and Elevator Codes Adopted By Reference apply. Note that each Conveyance requires a separate permit with detailed installation plans and shall be installed by a Washington State licensed elevator contractor.