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Re: Project #6771337-CN

**Correction Notice #1**

**Review Type** ORDINANCE  
**Project Address** 821 E THOMAS ST  
 SEATTLE, WA 98102  
**Contact Email** janderson@sh-architecture.com  
**SDCI Reviewer** Edward Kwitek  
**Reviewer Phone** (206) 727-3682  
**Reviewer Email** edward.kwitek@seattle.gov  
**Owner** Rebecca Ralston

**Date** December 30, 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 Energy Code (SEC); Grading Code

**Corrections**

1. SBC 303.4 - Occupancy Groups/G3-10 - Revise A-2 to A-3; there does not appear to be any restaurants or taverns included in this proposal.
2. SBC 419.7, 419.9 - 1 - 3/A3-10 - Revise the live/work units to provide an accessible restroom for each commercial space.
3. SBC 420.2, 420.3, Table 508.4, 707.3.1 - LS1-10 - Revise the diagrams so that rated wall requirements read without difficulty. In general, the red line types used for rated walls cannot be distinguished from one another in the drawings. Also, color diagrams typically do not read well in the field if black and white drawings are printed.

A2-10 - A8-20 - Carefully verify that the correct building assemblies are referenced in the floor plans and section diagrams to match the rated requirements noted in the Fire/ Life Safety diagrams.

**4. SBC 430 - Level 1/LS1-10, A2-11, D/A5-20 - Complete the following -**

(a) The transformer exhaust discharges underneath a building overhang. Per SBC Ch. 2 Def. "Area, Building", all areas within the horizontal projection of a building floor are regulated as building area. Per SBC 430.7.3.1, 430.7.4 - duct termination is required outside of the building area.

Revise the plan set to show that the transformer exhaust terminates outside of the building area.

(b) SBC 430.7.3.1 - Revise the location of the transformer duct termination to show that it is not within 10'-0" of the adjacent property line & required means of egress from Stair 2.

(c) SBC 430.7.4 - Revise the plan set to include enlarged section details of the 3-hour shaft for the exhaust extending from the vault to the outside of the building area. Detail should reference tested assemblies (i.e. - UL, GA) for horizontal and vertical barriers used for shaft construction. Shaft construction is required to match the referenced details.

(d) SBC 430.5.1 - Level 1/A2-11 - Revise the plan set to show that the transformer vault enclosure is rated for 3-hours (floor-ceiling assembly at levels 1 & 2, all enclosing walls (including exterior wall located under the building overhang), and door 112 per SBC 430.6.2.

**5. SBC 503.1.4 - LS1-10, A2-18 - The occupancy of the proposed occupied roof is limited to occupancies permitted by table 504.4 for the story immediately below the roof. Revise the plans to eliminate the occupied roof or, demonstrate compliance with one of the exceptions listed under this section.**

**6. SBC Table 504.4 - Roof Deck, LS1-10, Roof Plan/A2-18 - The proposed mechanical space at the roof level is large. This space is only permitted to be sized according to the space needed for mechanical equipment and circulation only. Revise the plan set to show graphics/dimensions/notes for the mechanical equipment to be housed in this space.**

**7. SBC 508.1 - G3-10 - There are various options in a mixed occupancy building to deal with the separation of uses, whether incidental, accessory, separated or non-separated. Clearly define on the plans what your design is based on for levels 0 & 1.**

**8. SBC 510.10 - The following revisions are required for proposals with six stories of Type IIIA construction over a Type IA podium -**

(a) LS1-10, A2-12 - A2-18 - Revise the design to include a fire wall where gross building area per story exceeds 12,000 SF.

(b) A6-10 - A8-11 - Show 2-hour horizontal separation (fire barrier) between levels 2 & 3.

**9. SBC Table 601, 703.2 - Complete the following -**

(a) 0A2-10 - A2-18 - 4E1.6 is called out at exterior bearing walls. Type III-A construction requires 2-hour bearing walls. Revise the plan notes to call out 2-hour bearing walls (i.e. - 4E2.6).

(b) SBC 705.5 - 11/A0-10 - This detail is not permitted to be used at the west and south property lines where the fire separation is less than or equal to 10'-0". Provide a detail for 2-hour rated construction that is rated at both sides for the south and west exterior walls. Revise the plans to reference this detail. The detail is required to reference an approved file number (i.e. - UL, GA).

**10. SBC 703.2 - Complete the following -**

(a) 12/A0-10 - Dimension the min. depth of concrete required for a 3-hour rating per SBC Table 721.1(2) Item 4-1.1.

(b) 1/A0-11 - Revise the section detail to match the referenced assembly - ICC ESR 1153 System B - (2) layers of 5/8" Type X GWB.

(c) 3/A0-11 - Revise the section detail to match the reference assembly - UL L547 System 4 - (2) layers 1/2" Type C GWB.

(d) 2/A0-11 - Revise the file numbers under the "Listing" column to reference a prescriptive design for concrete floor-ceiling assembly.

(e) 4/A0-11 - Revise the section detail to match the reference assembly - UL L516 - 1 5/8" concrete underlayment & resilient channel.

(f) 6/A0-11 - Revise the section detail to match the reference assembly - GA RC2601 - (2) Layers of 5/8" Type X GWB.

(g) 7/A0-11 - Revise the section detail to match the reference assembly - UL L547 System 4 - (2) layers 1/2" Type C GWB, furring channels.

**11. SBC 705.2.3.1 - 6 & 8/A7-11 - Revise the building sections to call-out a 1-hour rated floor assembly at the exterior projections.**

**12. SBC Table 705.8, Ch. 2 Def. "Fire Separation Distance" - Complete the following -**

(a) 1 & 2/G4-50 - At the west building elevation, the fire separation distance is required to be measured from the building face to the lot line (not to the face of the building on the opposite lot). Revise the diagrams to show compliance with the cited code sections above.

(b) 2/G4-50 - Dimension the face of south elevation where openings are proposed to the south property line. Provide a separate

diagram of the south elevation showing compliance with the cited code sections above.

13. SBC 705.11.1 - A6-10 - A8-20 - Revise the plan set to dimension and specify the rated construction requirements for all parapets, OR, include specific notes in the plan set for the exception used under SBC 705.11 (include the full text; revise roof plan & roof assembly as required).
14. SBC 707.3.1, 1023.2 - LS1-10, A2-10 - A2-18, A8-10 - A8-20 - Revise the diagrams, floor plans and wall sections to include the correct graphics and call-outs that reference a minimum 2-hour rated assembly for all shaft construction (stair, elevator and mechanical).
15. SBC 713.5 - Revise the plan set to include enlarged section details showing shaft construction (2-hour, 3-hour if included in the proposal) and continuity at the floor and roof assemblies (blocking is required to be specified, min. (2) layers of 2x blocking for each hour of protection).
16. SBC 713.14.3 - G3-10 - Under "Fire Protection", no elevator pressurization is proposed.

A0-21 - Revise the sheet to include notes for option 3 from SBC 713.14.3.

17. SBC Table 716.1(3) - A2-10 - It appears that rated glass is required where glazing is proposed at corridor walls. See glazing adjacent to doors 016, 008 and 001. Revise the plan set to show the required rated, and add notes for fire rated glazing markings.

18. SBC Table 1004.5 - Complete the following -

- (a) Roof Deck/LS1-10 - Revise the occupant load calculations to use an assembly occupant load factor (15 Net minimum).
- (b) Level 1/LS1-10 - Revise the diagram to include an occupant load for the court yard space adjacent to the south property line. If this is a public space, use 15 Net. If private (i.e. - for Studio [109] & [110] use only), use 200 gross.

19. SBC 1009.1 - Level 1/LS1-10, A2-11 - Revise the plan set to show the location of the (2) accessible exits at level 1.

20. SBC 1020.6 - Complete the following -

- (a) LS1-10, A2-11 - A2-18 - Grids C.3, 3.4 - It is not clear if the graphic at the corridor wall is a shaft or some other element. Revise the plan set to include notes. If shaft, revise the plan set to include notes/graphics for required rated construction.
- (b) LS1-10, A2-10 - A2-18 - Grids C, 3.1 - Revise the plan set to show that the build out in the corridor adjacent to stair 1 is rated for 1-hour construction.
- (c) LS1-10, A2-11 - A2-18 - Grids B.9, 2 - It is not clear if the graphic at the corridor wall is a shaft or some other element. Revise the plan set to include notes. If shaft, revise the plan set to include notes/graphics for required rated construction.

21. SBC 1023.7 - A2-11 - A2-18, A8-10 - A8-11 - Where exterior stair walls are exposed to other parts of the building by less than 180 degrees, revise the plan set to show that openings in stair and within 10'-0" of the stair wall are rated for 45-minutes.

Revise A0-30 to include window information for CWD-E & CWD-P.

22. SBC 1023.8 - B/A8-10, B/A8-11 - Revise the stairs to provide a barrier at stair flight to level 0 on the level of exist discharge.

23. SBC 1104.3, 1104.5 - A2-11 - Provide graphics/notes showing the accessible route to the inside of the trash room beyond the stairs.

24. SBC 1107.6 - A3-10, A3-13 - Revise the plan set to show that (1) of the live/work units are Type A.

25. SBC 1206.2 - Complete the following - Provide supplemental documentation supporting the STC rating noted in the following assemblies -

- (a) 3/A0-11
- (b) 1/A0-11 - Revise the section detail to specify which sound rating from ICC ESR 1153 Table 6 is proposed. Revise the section detail to match the notes in Table 6.
- (c) 6/A0-10
- (d) 7/A0-10
- (e) 3/A0-10
- (f) 2/A0-10

Verify that the correct section details have been referenced in the floor plans & sections. There appear to be a number of assemblies that are missing.

26. SBC 1206.3 - Complete the following - Provide supplemental documentation supporting the IIC rating noted in the following assemblies -

(a) 3/A0-11

(b) 1/A0-11 - Revise the section detail to specify which sound rating from ICC ESR 1153 Table 6 is proposed. Revise the section detail to match the notes in Table 6.

Verify that the correct section details have been referenced in the floor plans & sections. There appear to be a number of assemblies that are missing.

27. SBC 1207.3 - Revise the plan set to show the minimum 190 SF of habitable space in the following units -

(a) 2, 5/A3-11

See the following code solution for guidance on measuring habitable space -

<https://www.seattle.gov/documents/Departments/SDCI/Codes/2015SBC12081HabitableRoomSize.pdf>

28. SBC 1207.4 - 1 - 3/A3-10 - Revise the enlarged floor plans of the live/work units to show the required, minimum 120 SF room (habitable space, not commercial space). The non-residential portion of the space is not permitted to exceed 50% of the unit per SBC 419.1.1.

29. SBC 2902.1, 2902.5.1 - Roof Deck, Level 1, Level 0/LS1-10, A2-10, A2-11, A2-18 - Revise the plan set to include plumbing fixture & drinking fountain calculations for the spaces at level 0, 1 & roof deck that are not used for mechanical, storage or residential uses.

30. SBC 3016.15 - Plan View/A8-21 - Revise the elevator car to dimension the required clear space for the ambulance stretcher.

31. ICC A117.1 - 2009 - Chapter 6 - A2-20 - Complete the following -

Dimension the accessible stalls per 604.9.2.

32. ICC A117.1 - 2009 - 902.2 - Provide a clear floor space positioned for a forward approach (with knee & toe clearance complying with section 306) at the Community Room work surface counter adjacent to the range/stove.

33. ICC A117.1 - 2009 - 1003.3.2 - 1/A3-13 - Revise the design to show the required clearance contained within the bathroom walls. Clearance is not permitted to intersect with bathroom door.

34. Revised Code of Washington (RCW) 64.55.005 requires that the developers of multi-unit residential buildings comply with one of the three options listed below. Indicate which option will be used and provide electronic copies of the required documents as specified.

(1) a. Submit plans, details, and specifications for the construction of the *building enclosure*, per RCW 64.55.010(2). The *building enclosure design documents* must be signed and sealed by an architect or engineer licensed in the State of Washington, per RCW 64.55.10(3).

b. Provide a statement on the plans or in a letter, signed and stamped as above, in substantially the following form: "The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of RCW 64.55.005 through 64.55.090."

c. Submit to the building inspector, a letter signed by a third-party *qualified inspector* certifying that the building enclosure has been inspected during construction and has been constructed in substantial compliance with the building enclosure design documents, per RCW 64.55.060. A final inspection will not be approved, nor a final certificate of occupancy issued prior to the receipt of the signed letter.

(2) Submit a completed, signed, and recorded [Condominium Sales Prohibition Covenant](#) which prohibits the sale of individual dwelling units as condominiums for a minimum of five years. The completed and signed form must be recorded with the King County Recorder's office and submitted prior to permit issuance, per RCW 64.55.020(10).

Revised Schedule

Addition to Previous Schedule

2018 SBC



# SDCI Statement of Structural Special Inspection

**Project Number** 6771337-CN  
**Project Address** 821 E THOMAS ST  
SEATTLE, WA 98102

**Date** 12/30/2021 3:01 PM  
**SDCI Plan Examiner** Nouri Samiee

**Architect**  
**Engineer**

**Architect Phone**  
**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 engineering firm and inspection agency 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 in a timely manner when the inspections listed below are required.

\_\_\_\_\_  
Signature Title Date Phone

\_\_\_\_\_  
Inspection Agency Name Inspection Agency Phone

### Required Special Inspections

Inspection Type	Description
1. Wood Seismic	
2. High Strength Hold Down System	
3. Reinforced Concrete - Cip	
4. Pt Prestressed Concrete	

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

Revised Schedule

Addition to Previous Schedule

2018 SBC



# SDCI Geotechnical Inspections Schedule

**Project Number** 6771337-CN  
**Project Address** 821 E THOMAS ST  
SEATTLE, WA 98102

**Date** 12/30/2021 3:01 PM  
**SDCI Plan Examiner** Pao Huang

**Architect**  
**Engineer**

**Architect Phone**  
**Engineer Phone**

Prior to issuance of a building permit, the owner or owner's agent shall appoint an inspection agency and shall sign and submit this form to the building official.

### Property Owner or Owner's Agent 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 in a timely manner when the inspections listed below are required.

Signature	Title	Date	Phone
PANGEO INC			(206) 262-0370
Geotechnical Engineering Firm Name		Geotechnical Engineering Firm Phone	

### Required Special Inspections

Inspection Type	Description
1. Erosion Control - Temporary	
2. Soldier Pile Installation	
3. Shoring Inst/Prfrm Monitoring	Shoring deflection monitoring
4. Monitor Adjacent Building Settlement	South building, due to excavation
5. Soil Bearing Verification	6000 psf
6. Subsurface Drainage Installation	
7. Verify Fill & Compaction	Proper backfill for excavated area

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