



City of Seattle

Mayor Jenny A. Durkan

PLAN REVIEW NO. 76722

June 11, 2021

Blueprint Capital, LLC
POB 16438
Seattle, WA 98116

RE: **ARCHITECTURAL SUBMITTAL – New**
2621 Eastlake Ave E Apartments
2621 Eastlake Ave E
SDCI A/P No.: 6789649

Occupancy Type: R2 / S2 Construction Type: VA over IA No. Of Stories: 5+P+B

SCOPE of REVIEW

Review of mixed-use structure, consisting of 6-story apartment building to the Seattle Building Code

REFERENCES

2015 Seattle Building and Fire Codes
Seattle Fire Department Administrative Rules

PLAN APPROVED

This general approval does not include review and approval of required fire protection systems. Fire protection systems, such as fire alarm or fire sprinkler shop drawings shall be submitted through the Department of Construction and Inspections for approval prior to installation. This plan is approved, subject to Ordinance, field inspection, and providing the following corrections are made or conditions met:

CONDITIONS OF APPROVAL.

1. This general approval does not include review or approval of the required fire protection systems listed below. Submit contactors shop drawing for the following systems through Seattle Department of Construction and Inspections (SDCI) for plan approval prior to installation:
 - a. Automatic fire sprinkler system – NFPA 13 pursuant to 903.2.8.
 - i. System shall be designed and installed in accordance with SFC Section 903, 912, 913, NFPA 13 and SFD Administrative Rules. Shop drawings shall include water supply information from Seattle Public Works of a recent (within 5 years) flow test in close proximity to the project site and in the same pressure zone on the main to be tapped for the sprinkler system. Plans lacking this information will not be approved.
 - b. Fire alarm system - pursuant to 907.2. System shall be designed and installed to Section 907, NFPA 72, and SFD Administrative Rules. Fire alarm system shall be monitored pursuant to 907.6.6.
 - i. The system must provide audibility of 15dBA above ambient sound levels and 75-dBA minimum throughout residential areas and 60 dBA minimum throughout other areas pursuant to NFPA 72, Section 18.4.3.1 and 18.4.5.1.

- ii. Sleeping rooms shall be provided with low-frequency audible alarms pursuant to NFPA 72 Section 18.4.5.3. Visible alarms are not required within dwelling units except in accessible units for hearing impaired.
 - iii. Elevator recall for both elevators shall be Level 1 for primary/designated level and Level 2 for alternate recall.
 - iv. Exterior deck on level 6 shall be provided with both audible and visual notification.
 - v. For R-2 Occupancies. Pursuant to SFC Section 907.2.9.4 automatic heat detection shall be provided throughout all unsprinklered interior building areas outside of dwelling units other than attics and crawl spaces.
 - vi. As the building is required to be provided with automatic fire sprinkler system, a single manual pull station is still required. The location of the manual pull station shall be in the riser room. Pursuant to SFC 907.6.4.1 either the main fire alarm control panel or a remote annunciator for the fire alarm system shall be located in the Lobby.
 - c. Standpipe system – pursuant to SFC Section 905.3. System shall be designed and installed to SFC Section 905, NFPA 14, and SFD Administrative Rules.
2. If required shaft pressurization (elevator – SBC 909.21 and stairway 510.2) systems shall have a firefighter's smoke control panel per 2015 Seattle Fire Code 909.16 with each shaft system having a permanently identified master on/off/automatic override switch. The firefighters smoke control panel shall comply with SBC 909.12 and SFC 909.12 and be listed to smoke control equipment (UUKL). This shall be located adjacent to the building fire alarm control panel. Two in-line duct smoke detectors shall be provided at each smoke control shaft pressurization system air intake per 2015 Seattle Building Code 909.20.6 item 4 and/or 909.21.4.2. All detectors associated with the pressurization system shall be supervised by the building fire alarm system. Any other questions concern smoke control systems should be directed to the Seattle Department of Construction and Inspection.
3. An Emergency Guide is required for the R-2 Occupancy per SFC 403.10.2.2. Guide contents are listed in SFC 403.10.2.2.1. Information on developing such plans is found in Client Assistance Memo 5051 which is available from the Seattle Fire Department website at https://www.seattle.gov/Documents/Departments/Fire/Business/CAM_5051_Fire_Safety_and_Evacuation_Plans.pdf
4. Provide a maximum occupant load sign at each assembly use area per the 2015 Seattle Fire Code, Section 1004.3. This includes exterior common use roof decks. The maximum occupant load figures shall be as determined by SDCI.
5. Roof vegetation, including green roof planting, shall meet the requirements of the 2015 Seattle Fire Code Section 317.3. Planted roof area shall be provided with a minimum of 6 feet of Class A roofing separation from roof penthouses, mechanical equipment, clerestories, and other structures. Pursuant to SFC 317.4.1 permanent irrigation shall be provided for rooftop vegetated areas.
6. Provide a five pound (5-lb) multipurpose dry chemical fire extinguisher and located such the walking distance from anywhere in the space/building does not exceed 75 feet to the fire extinguisher. If the walking distance is exceeded, additional fire extinguishers will be needed. Minimum rating of the fire extinguisher is 2A:10BC, but a 3A:40BC rating may be more commercially available and is acceptable. Fire extinguisher(s) shall be readily accessible, available for use and shall not be blocked or obscured from view.

7. Fire extinguishers shall be provided for the new dwelling units. If provided outside of the dwelling units, a five pound (5-lb) multipurpose dry chemical fire extinguisher (2A:10BC minimum rating, 3A:40BC typically available) shall be located within 75-foot walking distance of all portions of the new dwelling units. If provided within the units, a 2 ½-lb multipurpose dry chemical fire extinguisher (1A:10BC rating minimum) extinguisher is acceptable. Fire extinguisher(s) shall be readily accessible, available for immediate use, and shall not be blocked or obscured from view.
8. If provided, a two-way communication system per 2015 Seattle Building Code 1009.8 shall have a central control point for this system located adjacent to the building fire alarm control panel or remote annunciator at the main entry lobby. See Seattle Client Assistance memo 5122 for more details on area of refuge two-way communication systems.
9. If the stairwell doors are locked from the stairwell side, provide a master door unlock switch as required by 2015 Seattle Fire Code 1010.1.9.11 exception 6. This also applies to locked roof access door at stairwells. The switch shall be located at the building main entry adjacent to the building fire alarm control panel or remote annunciator at the main entry lobby.
10. Post building address such it is visible from the street pursuant to SFC Section 505. See specific requirements in SFC Section 505.
11. Provide stair identification in each stairwell per 2015 Seattle Fire Code 1023.9.
12. Smoke dampers shall be actuated by smoke detectors installed per 2015 Seattle Building Code 717.3.3.2, and such detectors shall be connected to the building fire alarm system.
13. Provide fire safety during construction work in accordance with SFC Chapter 33 that includes temporary heating equipment, precautions against fire, flammable and combustible liquids, flammable gases, explosive materials, owner's responsibility for fire protection, fire reporting, access for firefighting, water supply for fire protection, standpipes, automatic sprinkler systems, portable fire extinguishers, motorized construction equipment, and safeguarding roof operations.
14. Provide a lighted stairway during construction as required by 2015 Seattle Fire Code 3311 for building four or more stories in height. Such stairways shall be extended as construction progresses to access the highest level of construction having secured decking or flooring.
15. Provide a construction standpipe as required by 2015 Seattle Fire Code 3313 for building 40 or more feet in height. The construction standpipe system shall be extended as construction progresses to have 2 ½ inch outlets within one floor of the highest point of construction having secured decking or flooring.
16. During construction provide Class 2A fire extinguishers pursuant to SFC Section 3315 at the following locations:
 - a. At each stairway on all floors where combustible materials are stored or used.
 - b. In every storage and construction office shed.
 - c. Where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.
 - d. In every room or space within the building used for storage, a dressing room, or a workshop.
 - e. Temporary enclosures.
 - f. Within 30 feet of hot work.
17. Egress, separation, fire protections systems, and emergency access shall conform to the requirements of SFC Chapter 33 during construction. Contractor material and activities shall not block access to or egress from any building while the building is occupied. This includes

demolition phases work and also applies to impact upon neighboring buildings as well as space with these buildings.

18. No storage or use of flammable or combustible liquids, cutting or welding operations, roof operations or use of flammable gas for temporary heating or drying shall be conducted on any construction site without first having obtained a specific permit from the Seattle Fire department for these hazardous activities. Please call (206) 386-1450 for permit information.

Please contact Shawn Shepherd at the Seattle Fire Department at the phone number or e-mail address below if there are any questions. The Seattle Fire Code, Seattle Fire Department Administrative Rules, and Client Assistance Memos are all available at: www.seattle.gov/fire/FMO/fmo.htm

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