

MEETING AGENDA

Construction / Energy Presubmittal Conference

12 Oct 2021

6673209 // 6817 Greenwood Ave N

ITEM	DESCRIPTION
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The purpose of the meeting is to review project design and building code.

General Items

1.1	Introductions and project overview
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Zoning = NC2-55 (M)

Construction of 24-Unit 6-Story condo building totaling 13,510 sq ft, utilizing LBC bonus. Includes demolition of existing structure. There will be four units per floor and a single exit stair.

Design Items

1. Energy
Review energy code analysis and documentation required for Seattle Energy Code and LBC requirements.
2. SFC – access and pathways to PV system
Is there any exception for this requirement, given the small roof and the need for as many solar panels as possible to meet the LBC requirement? Please see roof plan on page 6.
3. Single Exit (SBC 1006.3.3.7)
The layout has one exit stair serving level 2-6 (5 stories). Each level has four units per floor. The building design meets all criteria listed under 1006.3.3.7. Please confirm the single exit layout is acceptable.
4. Story above grade plane
Confirm what is counted as story above grade plane. See diagram on page 7.
5. Exit Discharge (SBC 1028)
The exit for level 2-6 discharges directly to the exterior of the building. The exit is not under overhang and is more than 10' from the main entry, which serves as exit for basement and level 1. Please confirm the exit discharge layout is acceptable.
As an alternative exit location, is it allowed to exit under the overhang? See diagram on page 2.
6. Exit Access
Review egress requirements for ground and basement level as they are not allowed to be served or communicate with single exit stair enclosure. Basement and ground level exit is provided at the main entry door.

workshop AD

- Is it allowed to provide a door from lounge to exit if a door is added in the exit to create an exit passageway?
 - Utility (S occupancy), first story below grade plane. The max travel distance is 75'. Is a separate exit required?
7. Basement amenity area
- Is the amenity space classified as R-2 occupancy?
 - Is the travel distance for basement amenity space 125'?
8. Exterior Trash location
- Trash storage in recess area at north façade. Is the recess count toward the allowable opening percentage? See diagram on page 2, 8, and 12.
9. Roof Deck
- Review allowable roof deck size and requirements for roof deck served by single means of egress. Review what is considered occupied space with an occupant load and what may be considered exit access with no occupant load for roof deck area, elevator vestibule, and mechanical room(s). Review if planter would count toward occupied space. The roof deck is at 150 sf assuming occupant load factor of 15 net. See diagram on page 6.
10. Exterior balconies
- Review separation requirements between exterior balconies, fire separation distance to lot lines, and unprotected opening. See diagram on page 10, 11.
11. PV array canopy above penthouse
- Review allowed PV array canopy size/location above penthouse. Review if the canopy will be counted as a story if it extends above roof deck. See diagram on page 6.