

6879356-CM Plan Set.pdf Markup Summary

Gordon Hicks (5)



Subject: 00 Code Edition
Page Index: 1
Author: Gordon Hicks
Status:
Layer: Review Comment
Review Type: Ordinance

FOR INFORMATION ONLY. NO RESPONSE REQUIRED.
This project has been reviewed for conformance with one or more of the following codes: 2018
Seattle Building Code (SBC)



Subject: 00 General
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FOR INFORMATION ONLY. NO RESPONSE REQUIRED
If there are questions regarding my Ordinance review comments, feel free to contact me directly
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April 11, 2022



Subject: 0 New Plan Review Process

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Author: Gordon Hicks

Status:

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On January 10, SDCI transitioned to providing plan reviews via plan mark-up instead of traditional letters. We appreciate your understanding as we rolled out the technology and staff learned new procedures.

The primary change that we are asking of applicants is that they document responses to comments directly in the plan set provided to them by SDCI at the end of each review cycle instead of sending letters corresponding to each correction letter. When all responses are documented, we ask that applicants upload the response plan set (as document type Correction Response Plan Set or Correction Response Plan Set – Land Use) along with the new, clean plan set as (document type Plan Set or Plan Set – Land Use) for the next review cycle. We have a video to help you learn how to navigate the new process here:

<https://youtu.be/KB8laufkd7M>.

As we transition to delivering marked up plan sets, you may receive both letters and marked up plan sets with our corrections documented. As a rule, please respond to any letter you receive with a letter and any marked-up plan set by embedding your responses in the marked-up plan set. We recognize that this transition requires changes to how you respond to our correction reports. We firmly believe that the changes we are instituting will lead to a reduction in the number of review cycles required to issue a permit.

Remember, you will still:

- Receive email notifications that a review has been completed.

- Find review summary reports by discipline in the Seattle Services Portal as they are completed.

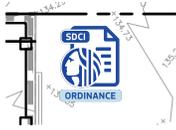
- Submit updated plan sets after all reviews have been completed.

What will be new is:

- When all reviews are completed, you will receive a marked-up plan set which contains the comments from ALL the review disciplines.

- Instead of preparing responses to each individual correction letter as you do today, you will be asked to reply to the comments directly in the marked-up plan set using either Bluebeam (requires a license) or Adobe Acrobat (free). If you work with subconsultants, you will need to coordinate with them to include their comments in your response plan set.

Lastly, please help us perform reviews more efficiently! As we have worked on this transition, many of our reviewers indicated that they rely on bookmarks to navigate the (sometimes lengthy) plan sets that we receive from applicants. One thing that would allow us to review more quickly is to have applicants include a good set of bookmarks in every plan set that is submitted. Please follow the requirements for submitting pdf documents, outlined in Tip 106, General Standards for Plans and Drawings, to include a good set of bookmarks in every plan set you submit.



Subject: 32 Public Right-of-Way
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Sheet C1.00

Provide below grade information on the building to be removed. Show that when it's removed, it will not create a hole whose bottom is deeper than a 1:1 slope with the property to the north and the rights of ways to the east and west. Note that the survey shows a 10ft+ difference between the finished floor elevation at a door near the alley and the NE corner of the site.

(1) If the proposed scope of work will affect an adjacent property provide one of the following:

-Proof that the properties are in common ownership;

-An easement granted by the fee owner of the encroached-upon property, which authorizes the encroachment;

-A letter signed by the neighboring owner that provides written permission for temporary encroachments during construction. The letter must specify the type and extent of encroachment, confirm that the property must be restored to at least the original condition, and include the printed/typed name of neighboring owner(s).

(2) If the proposed work will affect a right-of-way more than 3ft below grade, provide a shoring plan for the work and SDOT Shoring review will be added so their reviewers can work with you on it.



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Sheet C1.00

SBC 106.5.4 - Revise the plans to clearly indicate which building will be removed under this permit. Use line weights and/or puches so that it is clearly the building under consideration for this submittal.