



Construction Pre-submittal Conference Information

Before attending a pre-submittal conference, you should have a working knowledge of all applicable codes and their requirements and during the conference present any issues within the context of the code. Pre-submittal conferences do not serve as a substitute for basic understanding of the codes (some exceptions apply). We are not responsible for the identification of issues not raised by you. The Pre-submittal conference is not a replacement for the plan review process.

Prior to the Pre-submittal conference, you are expected to:

- Submit the attached Pre-submittal application by email to sci_presubapp@seattle.gov.
Your pre-submittal fees are a minimum of 1.5 x SDCI base fee per the [SDCI Fee Subtitle](#) section 22.900B.010 for the first 1.5 hours of staff time. Hours more than the 1.5-hour minimum fee will be billed to the applicant. **Note:** Additional fees apply based on the complexity of the project and the time and number of meetings the project needs. These fees are assessed on an hourly basis.
Exception: High Rise / Atrium projects your conference lead will inform you of fees due and due date.
The initial fees are required for all conferences and **must be paid prior to scheduling your meeting.** Conferences will not take place without verification that all required fees are paid. **Submit an original Statement of Financial Responsibility form** along with your Construction Pre-submittal Conference Application.

You will receive an email once fees are ready to pay. After paying the fees, please email sci_asc_support@seattle.gov to schedule your conference. Once scheduled, a letter will be sent confirming meeting date, place and time.

At the Pre-submittal conference, you are expected to:

- State any concerns or issues that may not comply with the Building Code and provide a rational justification for approval of an alternative.
- Provide additional plan and elevation drawings as is necessary clearly presenting the issues of your proposal that need interpretation, clarification, and/or feedback.
- Provide as much of the following site design information, if applicable to your project, as possible:
 - Available soils or wetlands consultant reports, photographs, or surveys which may be used for an environmentally critical areas evaluation of the site.
 - A breakdown of the total impervious area of the site with a note indicating the amount of new impervious area being developed. Include any area in the right-of-way being developed or improved.

After the Pre-submittal conference, you are expected to:

- Email the draft meeting minutes in Word format to all City staff represented at the conference for their final comments and approval.



Construction Pre-submittal Conference Application

CONTACT INFORMATION

Project Number:
Project Address:
Contact Person for this project:
Contact Address (include zip):
Phone No:
Email:

How many persons will be attending conference?
Project Architect/Firm (if applicable):

APPLICATION TYPE

Check the box which most closely describes the type of questions you would like to address:

☒ **Construction Only Pre-submittal Conference:** An in-depth conference which primarily addresses specific issues as they relate to the technical aspects of the Building Code. Subject matter experts on the fire code, energy code, and geotechnical issues may also attend or have input. Land Use and other City departments experts will not be invited to attend this meeting.

☐ **Energy / Mechanical Questions?** If all questions are related to energy/mechanical, please select Energy / Mechanical Pre-submittal Conference option below.

☒ **Geotechnical questions?** If all questions are related to geotechnical issues, a Geotechnical Coaching Appointment is needed instead of a construction pre-submittal conference. Please see our [Request for Paid Coaching Appointment](#) form.

☐ **Energy / Mechanical Pre-submittal Conference:** An in-depth conference which will primarily address technical issues of the energy code and or mechanical code. Applicants who intend to comply with the energy code by other than the prescriptive requirements of the code are highly encouraged to discuss their approach with one of our technical experts prior to application submittal.

☐ **Required High-Rise or Atrium Pre-submittal Conference:** An in-depth conference to address conceptual compliance for high-rise or atrium provisions in the building code. See the [High-Rise Pre-design Conference](#) Form.

☐ **Smoke Control Pre-submittal Conference:** An in-depth conference to address conceptual approval of the design team approach to compliance with smoke control provisions of the Building Code.

PROJECT INFORMATION

Do you have any questions regarding substantial alteration triggers?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does this project include demolition of any existing structure?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is there new construction or remodel, or both?	New <input checked="" type="checkbox"/>	Remodel <input type="checkbox"/>
Will you be requesting phasing of this project?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is this project over 50,000 sf. Or expected to use a larger amount of electrical usage?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Will your project meet the [green building standard \(SMC 23.58D\)](#) ☐, participate in the [Living Building Pilot](#) ☐ or the [2030 Challenge Pilot](#) ☐, or use [Priority Green Expedited](#) ☐? Please check the appropriate box.

Solid Waste Review is required for all multifamily, mixed-use, townhouse/rowhouse projects with 5+ units, and commercial and industrial projects. Please contact SPU_SolidWastePlanReview@Seattle.gov for review.

Identify any existing project numbers that may be associated with this project:

6807233-CN

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PROJECT DESCRIPTION:

Please provide a brief description of the project (example: "To Build a 4-story mixed-use building with 20 residential units and ground floor commercial space") followed by a more detailed narrative on the scope of the proposal. **List additional questions about your project you would like answered.** Attached additional sheets as needed.

To build a 5-story (over basement) multi-family project with 181 units which will include 10 live/work units. There will be approximately 19,800 GSF per floor and 100,024 GSF total. No proposed parking is being provided per zoning code.

PROJECT ISSUES/QUESTIONS

Please list all **specific** questions about your project that you would like to have answered, including the related code citations as applicable. If you have requested advice from other City Departments include any issues or questions for that City Department. The Conference Lead will evaluate the need for other agency participation in the meeting.

1. Would like to go over and get consent on the proposed construction sequencing for the building foundation and site/building retaining wall construction.
2. Would like to go over and get consent on the design forces and acceptance criteria for various temporary stages/conditions during construction for the building foundation and site/building retaining wall construction.