PROPOSED MITIGATED
DETERMINATION OF NON-SIGNIFICANCE
SEPA15-035
August 23, 2016

Description of Proposal: The proposed project is construction of a 165 unit (beds) assisted living facility. Proposed improvements include removing 4 single family residences, decommissioning 4 septic systems, and removing gravel driveways to restore critical areas and buffers and to build a four-story building, frontage improvements, access road, 45 parking spaces (19 under building) and a paved pedestrian walkway connecting to 112th Street. The proposal consists of implementing Low Impact Development techniques. More than 75% of the property is covered by critical areas and associated buffers. This project is being evaluated under a Reasonable Use Process, EMC 19.37.050.B. Stream and Wetland buffers would be reduced to accommodate the proposed development and the remaining buffer would be enhanced with mitigation plantings, NGPA fencing and signing, and removing an existing culvert to daylight a portion of Stream A. The frontage improvements along Hollow Dale Place would require replacing and extending 2 culverts with a bottomless pipe. The issuance of this proposed MDNS does not constitute project approval.

Previous Approvals: Two similar proposals were evaluated and were issued a Final MDNS in 2009 (SEPA09-005) and in 2011 (SEPA11-023). Both proposals have expired.

Applicant: Wages Manor, LLC
1900 Alaskan Way, Unit #221
Seattle, WA 98101

Representative: Western Engineers Inc.
Attn: Ken Long
9740 Evergreen Way
Everett, WA 98204

Location: 1806 and 1830 Hollow Dale Place, Everett, WA 98203
Future Address: 1826 Hollow Dale Place

Zoning: R-3, Multiple Family Medium Density / See SEPA #20-89 for use restrictions of commercial and multi-family development on this site.

General Plan: 1.6 – Multiple Family / 20-29 dwellings per acre

Lead Agency: City of Everett Planning Department

Contact Person: Teresa Weldon, Associate Planner Phone: (425) 257-8731

Mitigation Measures:

The environmental impacts of this proposal are documented in the Environmental Checklist and other information on file with the City. The listed requirements are placed in response to our review of this information:

AGENCIES WITH JURISDICTION

1. Washington State Department of Ecology. A Construction Stormwater General Permit, administered by the Department of Ecology, will be required for this project if it will disturb an acre or more of land. Additional information as well as an application form can be found on the DOE website at www.ecy.wa.gov/programs/wq/stormwater/construction/. Also, see attached comment letter dated August 8, 2016.

2. Washington State Department of Fish and Wildlife. A Hydraulics Project Approval (HPA) from the State Department of Fish and Wildlife will be required for this project due to the work within Swamp Creek. A copy of the HPA must be included along with the plans for Public Works review. Note: More stringent detention and water treatment requirements than the City would impose may be placed on the project as a condition of the HPA.

3. Snohomish County Health District. Any existing septic tanks or wells from previous residence must be property decommissioned. See attached comment letter dated November 20, 2015.

4. Snohomish County Public Utility District No. 1. See attached comment letter dated December 3, 2015.

5. Mukilteo Water & Wastewater District. The water systems in this area are owned by the City. The Mukilteo Water & Wastewater District (District) owns and maintains the sewer system in Hollow Dale Place and 112th Street. The City and Developer will need to coordinate the tie in (connection) of the sewer system to ensure it complies with District standards. See additional comments in attached letter dated November 24, 2015.

MITIGATION OF ADVERSE IMPACTS BY SEPA

1. Any grading/fill on this site shall be done so as to not impact the surrounding properties. (SEPA Earth, Land and Shoreline Use Policies.)

2. This project is subject to Transportation Mitigation in accordance with Ordinance 3387-14 (codified as EMC 18.40) and subsequent revision. Applicant is encouraged to obtain a copy of the Ordinance and determine applicable mitigation fees and/or other requirements prior to building permit application. The actual charges and requirements shall be as per the information on the approved plans at the time of building permit issuance and the ordinance in effect at that time. (SEPA Transportation Policies)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This determination assumes compliance with State law and City ordinances related to general environmental protection including but not limited to right-of-way improvement requirements, drainage, etc. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This

Mitigated Determination of Non-Significance is specifically conditioned on compliance with the conditions attached hereto which are incorporated by reference as if fully set forth herein.

This Proposed MDNS is issued under 197-11-350. The City as the lead agency has determined that significant adverse environmental impacts are unlikely; therefore through the optional DNS process, comments must be submitted by September 6, 2016 or fourteen (14) days after the date shown on the notarized copy of the notice of posting, whichever date is later.

Responsible Official: Allan Giffen, Director Phone: (425) 257-8731

Title: Planning and Community Development Responsible Official

Address: 2930 Wetmore Avenue, Suite 8-A, Everett, WA 98201

Date: August 23, 2016

Signature: SRI for ALLAN GIFFEN

You may appeal this determination by filing an appeal on forms provided by the Planning Department and a fee to the Planning/Community Development Permit Services Counter at 3200 Cedar Street, 2nd Floor, no later than 14 days from the date the MDNS becomes final (which is after the 14-day comment period).

Contact Teresa Weldon to read or ask about the procedures for SEPA appeals.

NOTES:

1.) A MDNS may be withdrawn in the event of significant changes in the proposal, disclosure of new significant information, misrepresentation by the applicant, or failure to comply with the condition upon which this Mitigated Determination of Non-Significance is predicated.

2.) The issuance of this proposed MDNS does not constitute project approval. The applicant must demonstrate and comply with all applicable requirements of Everett's Municipal Code (EMC), and other requirements prior to receiving any permits.

3.) Expiration of Final MDNS. When the Proposed MDNS becomes final, the Final MDNS land use permit shall terminate if applicant does not apply for a building permit within 18 months (or, with an extension, 24 months), except where a time limit on the land use permit is otherwise established under federal or state law, city ordinance, or an executed development agreement.

INFORMATION FOR DEVELOPER:

The following information is provided for the developer's benefit. These are not SEPA conditions but are associated with other laws or requirements. All requirements are preliminary in nature, and are based upon the preliminary site plan and the ordinances in effect at time of submittal for SEPA review. **The proposal must comply with all ordinances in effect at the time a complete building permit application is filed, including those not specifically set forth herein.** Contact the Planning Department for information regarding appeals processes for the requirements listed in this document.

If in the future this project is subdivided into additional lots, tracts or parcels using the Binding Site Plan process, the applicant is advised that some building code standards will be different. The applicant is encouraged to contact the City's Building Department, at (425)257-8810 to determine how these standards will apply.

Public Works – Sabrina Fandler (425) 257-7813

A preliminary review of this project by the Engineering/Public Services Department indicates that the following conditions must be met:

1. Construction permits, inspections and final approvals are required for this project from City of Everett Permit Services.

2. A Public Works Permit is required for this project. Detailed drawings in accordance with City Design and Construction Standards shall be submitted to the Public Works Department, showing site parking layout, landscaping, utilities, storm drainage, temporary construction erosion/sedimentation control, and all required improvements in the public right-of-way. Public Works Department approval of these drawings is required prior to any permits being issued. All improvements shall be completed, approved and warranted before the Occupancy Permit is issued/final approval is granted.

3. The construction plans must be designed from a site survey performed by a licensed State of Washington land surveyor.

4. Temporary erosion control measures for construction activity must be operational prior to commencement of any clearing or earthwork.

5. All exposed ground must be reseeded within 30 days of the completion of construction. If reseeding is not practical due to weather or seasonal problems, the ground must be covered with mulch as directed by the City Engineer.

6. As-builts of storm sewer, sanitary sewer, and water systems will be required to be submitted per City Design and Construction Standards and Specifications for Development.

7. Any grading/fill on this site shall be done so as to not impact the surrounding properties.

8. A Para Transit van loading zone is to be established and maintained at the waiting area.

9. All sidewalks, accessible ramps, and driveways must meet ADA standards, current at the time of construction completion.

10. Sanitary sewer for this project site is served by the Mukilteo Water District. All sewer plans will need to be submitted to the Mukilteo Water & Sewer District for review and approval.

11. Water for this project site is served by City of Everett. Please include all proposed water plans with your Public Works Permit Application submittal package for formal review.

12. A DCDA is required to be in a vault near the edge of the right-of-way since the building is greater than 70' from the water main.

13. Please disconnect water lines at or near the City shutoff prior to demolition of any buildings.

14. Per Ordinance No. 3071-08, if the assisted living complex will include any centralized kitchen facilities, the kitchen area fixtures/drains must be plumbed to a properly sized gravity grease interceptor (minimum 750-gallon volume). Plans should include kitchen fixture layout and drainage waste plans, showing grease waste lines and connections serving all kitchen fixtures/drains (few exceptions), and details to include an exterior gravity grease interceptor showing sizing calculations per UPC/COE code. If the layout includes a food waste grinder/disposal, the minimum grease interceptor size doubles to 1500-gallons, and a solids interceptor is required between the grinder and interceptor. Compliance will be reviewed/ confirmed once plans are submitted with permit applications. Please contact Charles Johnstone with Industrial Pretreatment (CJohnstone@everettwa.gov or 425-257-8224) with any questions/concerns/specific requirements while preparing plans.

15. Stormwater from this project shall be managed in accordance with all City standards and stormwater management standards current at the time a complete building application is submitted to the City. On-site stormwater management BMPs are encouraged for this site. However, any BMPs that are used to achieve compliance with Minimum Technical Requirement #7 for flow control shall be strictly designed in accordance with all applicable design criteria. Low impact development BMPs for which the City's 2010 Stormwater Management Manual lacks specific design criteria, such as pervious pavement and roof rainwater harvesting systems, shall be designed in accordance with the Department of Ecology's 2014 Stormwater Management Manual for Western Washington (SWMMWW). This manual shall be used to design and determine the feasibility of all on-site stormwater management BMPs.

16. At this time, inadequate information has been submitted to allow sufficient evaluation of the design feasibility of the proposed "surface" LID BMPs (pervious pavement, turf grid, bioretention, dispersion). In addition, the methodology used for sizing the rainwater harvesting system is not compliant with Ecology's current 2014 SWMM. Additional soils testing will be required for all proposed LID facilities in accordance with current Ecology standards and requirements to the required depth below the design elevation of each facility. The presence or lack of soil redoximorphic features, such as soil "mottling", must be specifically noted for each testing site to the required depth below the design elevation. It is also noted that the Alderwood soils on the site have been incorrectly categorized in the drainage report. Alderwood soils are till-based soils and must be categorized as such in the hydrological modeling.

17. Lack of comment on any other aspect of the submitted drainage report and drainage plans submitted with the application does not constitute approval of the drainage report or drainage plans.

18. The most current version of Ecology's Western Washington Hydrology Model (WWHM) shall be used for the design of stormwater management facilities, including the default 15-minute time step.

19. Construction Stormwater Pollution Prevention will be required for this project in compliance with City standards. In addition, because the project will disturb more than an acre of land, the applicant must apply for coverage under the Washington State Department of Ecology's Construction Stormwater General Permit.

20. Special charges for connection to the water systems in accordance with Ordinance 3095-08 (codified as EMC 14.08.135) and subsequent revision are applicable. These charges are based on projected water usage and can be substantial. Applicant is encouraged to obtain a copy of the Ordinance and determine estimated charges prior to building permit application. The actual charges shall be computed by the Public Works Department per the ordinance in effect at the time and according to the information on the approved plans at the time of building permit issuance.

21. This project is subject to Transportation Mitigation in accordance with Ordinance 3389-14 (codified as EMC 18.36) and subsequent revision. Applicant is encouraged to obtain a copy of the Ordinance and determine applicable mitigation fees and/or other requirements prior to building permit application. The actual charges and requirements shall be as per the information on the approved plans at the time of building permit issuance and the ordinance in effect at that time.

22. The project shall install frontage improvements along the entire site frontage onto Hollow Dale Pl.

23. A fire hydrant is required within 200 driving feet but not closer than 50 feet of every structure.

24. The future address assigned for this development is *1826 Hollow Dale Place, Everett, WA 98203*.

Planning Department – Teresa Weldon (425) 257-7281

1. This development proposal must meet the applicable requirements of Title 19 Zoning of the Everett Municipal Code.

2. The use of the proposed building is an assisted living facility with 165 units/beds, which is a permitted use in the R-3 zone. The use of this proposed building cannot change to another use without City approval. Multiple family uses are not permitted on this property because there is a rezone restriction that prohibits multiple family access to Hollow Dale Place, and further, because it does not meet the Multi-family Design Standards and Guidelines in the City's Zoning Code.

3. Parking must be per City Zoning Code and City Design and Construction Standards and Specifications. The parking lot must be setback a minimum of 20 feet from Hollow Dale Place. For assisted living facilities, the parking required is 1 space for each 4 residents. Based on 165 beds/residents, a minimum of 41 off-street parking spaces are required for the entire site. 45 spaces are proposed, with 19 of those spaces being covered. Stalls 20-45 are proposed to be "turf grid parking". This type of Low Impact Development (LID) material is acceptable and encouraged when site and soil conditions make it a feasible alternative. NOTE: The plans submitted have not demonstrated this is feasible. Gravel shall not be allowed as a permeable surfacing. Pervious materials shall be constructed and maintained in accordance with stormwater standards and the manufacture's specifications. Any approved pervious material will be required to be systematically monitored and inspected for performance. The City may require a monitoring report to show how LID techniques are functioning. If

failing, or not meeting functional design standards, proper steps shall be made to correct deficiencies immediately.

4. Parking lot illumination shall be provided for all parking lots containing more than ten parking spaces, and shall be designed and constructed per EMC 19.34.080.G. A parking lot lighting plan will be required at the time of building permit submittal.

5. A pedestrian circulation system for the site must be approved by the Planning Director and Traffic Engineer prior to the issuance of any building permits. Walkways must allow pedestrians and wheelchairs to gain easy access from sidewalks and bus stops to building entrances through the use of paths which are physically separated from vehicle traffic and maneuvering areas. (See the city's Design and Construction Standards and Specifications Manual and the Transportation Compatibility section, Section 39.165 of the Zoning Code.)

6. Placement and screening of refuse disposal areas must be provided per Section 39.080 of the Zoning Code as follows: Garbage receptacles, dumpsters, and recycle bins shall be provided. All garbage dumpsters and recycle bins must be screened from view from the street and from adjacent properties. This screening may be done using dense vegetation or by placing the dumpster or recycle bin in a structural enclosure. A shed roof covering over the dumpster is strongly encouraged.

7. The development must show any proposed retaining walls or rockeries. Any rockeries or retaining walls proposed in required setback areas must be in conformance with Section 39.150 of the Zoning Code.

8. Rooftop mechanical equipment, including vents, must be screened per Section 39.040 of the Zoning Code.

9. Building setbacks must be a minimum of 20 feet from the front lot line, 5 feet from the side lot lines, and 20 feet from the rear lot line. NOTE: A portion of the proposed building is encroaching into the 20 foot rear setback. If the living units are removed and that space of the building is classified as accessory space, such as a storage room, that portion of the building can remain.

10. Building height shall not exceed 45 feet. The building height must be calculated and shown as described in the Building Height Handout which can be found online under the Planning Department "Applications and Handouts".

11. Category A, Type III landscaping must be provided per Chapter 35 of the Zoning Code, which is separate from the mitigation planting requirements. Refer to comment #12 & #13 for mitigation plantings in the buffer areas. At a minimum, Category A landscaping must be installed and include the following:

a. Landscaping along the Front. A landscape strip a minimum of 20 feet wide must be provided along the street frontage of Hollow Dale Place except for the driveway and except for the buffer area fronting on Hollow Dale Place. This area shall be planted with Type III landscaping. In addition, all public right-of-way between the sidewalk and the property line must be incorporated into the abutting Type III landscaping. All required trees shall be located on private property.

b. Landscaping along the Side. A landscape strip a minimum of five feet wide must be provided along the west lot line up to the mitigation planting area. This area shall be planted with Type III landscaping. No landscaping, besides what will be required for the mitigation plantings, will be required along the east lot line.

c. Landscaping in Internal Areas of Parking Lots. The following amounts of landscaping shall be provided in the internal area of parking lots exclusive of the landscaping required to be provided along street frontages and along other lot lines: A minimum of twenty square feet of landscaping shall be planted for each parking stall. Plantings must consist of a mix of trees, shrubs and ground cover. At least one tree shall be provided for each six parking spaces. Calculations resulting in a fraction larger than one-half shall be rounded up to the next whole number. Tree wells/islands should be a minimum of 5' x 5' or 4' x 6' excluding curbing, and the size of the tree well/islands and curbing shall be shown on the landscape plan. All planting areas bordering driveways and parking areas shall be protected therefrom by curbing, wheelstops or other similar protective devices, except as necessary to accommodate LID design. The design of parking lot landscape areas must meet the requirements of Subsection 35.080 of the Zoning Code.

d. Low Impact Development (LID) Landscaping. Low impact development (LID) stormwater management facilities, such as rain gardens and bioretention areas, are encouraged to be used in conjunction with the landscaping type requirements and parking lot landscaping requirements where, 1) site and soil conditions make LID a feasible option; 2) maintenance of the LID areas will not adversely impact the purpose of the required landscaping; 3) the plant species provided are suitable to the hydrological conditions resulting from directing stormwater to these areas; and 4) sufficient planting areas are provided to accommodate the required number of trees and shrubs, area of ground cover, and minimum planting width. Additional landscape area and width will likely be required to accommodate both the required number of trees and stormwater facilities. Landscape areas that include both required trees and flowing stormwater conveyance must be a minimum of ten feet wide.

The implementation of LID stormwater management facilities within required landscaping must be approved by the city, and shall comply with the design and construction standards set forth in the city's stormwater management manual.

e. Landscaping Plans shall be prepared by Licensed Professionals. Landscape plans shall be prepared by professionals licensed or certified in Washington State, such as licensed landscape architects, architects, engineers, or certified professional horticulturists, nurserypersons, or landscape designers. Prior to issuance of any permits, landscaping plans must be reviewed and approved by the Planning Department per Landscape Plan Requirements of Section 35.100 of the Zoning Code.

f. Irrigation Systems. Irrigation systems must be provided in all landscaped areas per Section 35.130 of the Zoning Code.

g. Landscaping Maintenance and Assurance Device Requirements. All landscaping must be maintained in accordance with Section 35.130 of the Zoning Code. Dead, diseased, stolen, or damaged plants shall be replaced within three months, with the plants indicated on the approved landscape plan. A 2 year maintenance assurance device (bond, set-aside or cash deposit) must be provided to the City after the final landscape and screening inspection. The maintenance assurance device must be provided on City of Everett forms, which are available upon request. Any portion of

the landscaping not installed properly shall cause a final project approval or the certificate of occupancy to be withheld or revoked until the project is completed or cause the assurance device to be used by the city.

h. Final Inspection by the Planning Department. A final inspection of the landscaping will be required by the Planning Department prior to final project approval.

12. Project Phasing Related to Buffer Mitigation Restoration and Enhancement. Restoration of the critical areas and buffers must be completed prior to construction of the assisted living facility building. This includes, but is not limited to, removing the four single family residences (1830, 1822, 1810 and 1806 Hollow Dale Pl), outbuildings, decommissioning all septic fields, removing the culvert from stream A and restoring the stream and buffers according to the final mitigation plan. This work will be tracked through a Public Works permit and any other required agency permits, such as an HPA approval for the in-stream work and Health District approval for decommissioning the septic tanks and drain field. After restoration is completed, inspected and approved, the building permit and other site development permits for construction of the assisted living facility project can be released.

13. Critical Areas and Reasonable Use Application Review.

a. Buffer Mitigation Plan. A Critical Area Study and Buffer Mitigation Plan dated November 2, 2015 was submitted to the City for review. This property contains three streams and three onsite wetlands. The proposal is to reduce the critical area buffers for development of a reasonable use exception and enhance the remaining buffers and daylight a portion of Stream A. The buffer reductions are being evaluated through the Reasonable Use application process set forth under Section EMC 19.37.050.B. A Final wetland and stream mitigation buffer enhancement plan must be submitted and approved prior to issuance of construction permits. The plan must include a detailed planting plan, and monitoring and contingency provisions as required under Section EMC 19.37.120.D and E. A Reasonable Use Decision is pending and a decision will be issued at the same time the Final MDNS is issued.

b. Prior to commencement of construction activities, all protected wetlands and their associated buffers shall be marked/fenced in the field and verified by the biologist and Planning Department.

c. Permanent Fencing and Signing of Critical Area Buffers. A permanent fence must be constructed along the entire edge of the critical area buffers, this includes a split rail fence along both sides of the pedestrian path until it gets to the parking lot in which it will just be required along the east side. The design of the fence shall be split rail, or an alternative approved by the Planning Department prior to final approval. City of Everett critical area signs must be placed at approximately 50-foot intervals along the fence. The signs are available at the Permit Services counter or the Planning Department.

d. Critical Area Covenant Required. The critical area and buffer area shall be placed with a critical area covenant set forth in Section EMC 19.37.220. The covenant form is available upon request. The covenant shall be recorded prior to permit issuance. The owners of the property will be required to maintain this area along with the split rail fences and critical area signs. **Protection of the Critical Areas and Buffers: There shall be no clearing, grading, cutting of vegetation, or placement of**

structures within a critical area or buffer, except for hazardous trees as approved by the Planning Department.

e. Buffer Mitigation Planting Bond. A bond must be provided, prior to final inspection approval, to cover 90% of the estimated monitoring and maintenance work for the Buffer Mitigation project.

Fire Department – Jim Venturo (425) 257-8124

1. Access - The International Fire Code requires that all new structures shall provide Fire Department access roads to within 150 feet exterior walking distance of all portions of the ground floor. Fire Department access roads (Fire Lanes) shall provide a minimum of 20 feet in width of unobstructed, paved driving surface, exclusive of shoulders, with a minimum clear height of 13'6". **Inside turn radii must be 35 feet. Outside turn radii must be 55 feet. Slope approach and departure angles must not exceed 8 degrees. Fire lane grade must not exceed 10 percent. Fire lane construction must comply with AASHTO H30 load capacity (74,000 GVW).** Fire Lanes will be posted and maintained as required by the Fire Department. **Unorthodox access which meets code requirements but is too unusual for crews will not be allowed.** Note: The entry road must be 26 feet wide with a 35-foot turn radii.

2. Buildings greater than 30 feet high require ladder apparatus access in accordance with the 2012 International Fire Code, Appendix D, D105. The unobstructed width of the access in the immediate vicinity of the building shall be 26 feet. At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

3. Two (2) Knox Boxes are required, one at the entry, one at the sprinkler/alarm room. Please order Knox Model #3271 (recessed style).

4. Knox fire department connection caps are required for all **OUTSIDE** FDC and standpipe connection points. Order two (2) Model #3042 for Fire Department connection.

5. Fire Lane Marking - Fire apparatus access roads shall be marked whenever necessary to maintain the unobstructed minimum required width of roadways. Fire lanes shall be marked as follows:

a. Curbs shall be identified by red traffic paint with a 6-inch wide stripe on the top and front, extending the length of the designated fire lane.

b. Rolled curbs shall be identified by red traffic paint with a 6-inch wide stripe on the curb, extending the length of the designated fire lane.

c. Lanes without curbs shall be identified by red traffic paint with a 6-inch wide stripe on the pavement, extending the length of the designated fire lane.

d. The words 'NO PARKING – FIRE LANE' shall be in 3-inch stroke white letters 18 inches in height, and placed 8 inches measured perpendicular from the red paint stripe on the pavement. In most cases, both sides of the access road shall be marked. Where long drives are to be marked, the repetitions shall alternate sides of the drive.

e. Marking shall also include the addition of metal signs stating 'NO PARKING – FIRE LANE – TOW AWAY ZONE – EMC 46.28.130' to be installed at intervals or locations designated by the Fire Code Official. The signs shall be approximately 12 inches in width and 18 inches in height and have red letters on a white background. Metal signs shall be installed on 2-inch metal pipes for private or

public property and shall be located so that the bottom of the sign is a minimum of 7 feet above the curb. Where fire lanes are adjacent to buildings or structures and when approved or directed by the Fire Code Official, the signs may be placed on the face of the building or structure.

f. Where directed by the Fire Code Official, specific areas shall be designated and those areas are to be marked with diagonal striping across the width of the fire lane. Diagonal marking shall be used in conjunction with painted curbs and/or edge striping and shall run at an angle of 30 to 60 degrees from one side to the other. These diagonal lines shall be in red traffic paint, parallel with each other, at least 6 inches in width and 24 inches apart. Lettering shall appear as above.

Note: The construction inspector will advise on location of striping and signs.

6. Premise Identification - Premises shall be clearly identified by the correct address at the street entry. Buildings shall be clearly identified so as to be visible and legible from the access road. Individual apartments and suites, where applicable, shall be clearly and legibly identified from the access road. See EMC 16.03, Section 505.1.1 (Address Posting Policy). Identification shall be posted at the road entrance for this project (use 6" minimum address numbers). Use 12" minimum address numbers on the corner of the building

7. A fire hydrant shall be located within 100 feet of a fire department connection or standpipe per 2012 IFC, Section 507.5.1.1. One hydrant shall be placed at the road entrance.

8. A fire hydrant is required within 200 driving feet, but not closer than 50 feet, of each structure. Location of the hydrant(s) shall be approved by the Fire Code Official. An additional hydrant shall be located within the cul-de-sac area.

9. Fire flow for this project is 1,700 gpm.

10. Portable Fire Protection - A portable fire extinguisher with a minimum U.L. rating of 2-A:10-B:C shall be provided within 75 feet of travel on all floors of each building during construction and prior to occupancy.

11. Kitchens - Install a K-type fire extinguisher within 30 feet of the grill and deep fryers.

12. Commercial Cooking Operations - A ventilating hood and duct system with an approved automatic fire-extinguishing system shall be provided in accordance with the Mechanical Code for commercial-type food heat-processing equipment that produces grease-laden vapors.

13. Garages - Install a portable fire extinguisher with a minimum U.L. rating of 2-A:40-B:C within 30 feet travel distance of all portions of this building. See 2012 IFC, Table 906.3(2).

14. Fire Alarm System - An approved automatic fire detection system shall be provided as required by City Ordinance No. 3021-07, Chapter 16.76, of the Everett Municipal Code.

Plans for such system shall be submitted to the Fire Code Official for review and approval prior to installation. Submittal shall include cut sheets of all equipment intended for use. Appropriate trip tests, witnessed by a Fire Department Inspector, shall be performed, along with a certificate of completion, prior to final acceptance of the system.

Fire alarm systems shall be installed according to NFPA Chapter 72, 2010 Edition. **Installation of fire alarm components, including basic wiring, may not commence before plans are approved by the Fire Department Plan Reviewer.** Fire alarm drawings must be professionally rendered, in sufficient detail, and must be internally consistent. Riser diagrams must match installation plans and load calculations. Components must be listed and approved for use together. Changes to plans must include new drawings and calculations and must be approved by the Fire Department Plan Reviewer prior to installation. Fire alarm installation is subject to field inspection by a Fire Department Inspector. An approved set of plans and the Engineering & Public Services Department electrical permit must be present for any installation inspection.

Fire alarm systems shall be installed under permit of the City of Everett Engineering & Public Services Department. Electrical inspections and approval are required prior to calling for acceptance tests. Call (425) 257-8810 for permit information.

The absence of working phone lines for the alarm system will be cause for postponing Fire Department inspection and testing and shall result in denial of occupancy.

A copy of NFPA 72 Record of Completion form must be filled out prior to final occupancy (NFPA 72, 2010 Edition, Chapter 10, page 114).

Call for design requirements per Authority Having Jurisdiction.

Automatic smoke detection is required.

An annunciator panel shall be placed in the front lobby.

15. For buildings with two or more floors, including sub-floors, the alarm system must call point-by-point reporting to an alarm center.

16. Carbon monoxide alarms must be installed in all new residential construction in R-1, R-2, and R-3 occupancies per 2012 IFC, Section 908.7 (WA State Amendment).

17. Fire Suppression (Sprinkler) System - An approved automatic suppression system shall be provided as required by City Ordinance No. 3021-07, Chapter 16.76, of the Everett Municipal Code. **The system must include a mechanical water gong bell.**

Plans for any such system shall be submitted to the Engineering & Public Services Department for examination and approval. Such plans shall include plans for the underground mains that will supply the sprinkler system.

The type of sprinkler to be installed will be determined by the Building Official. It may be an NFPA 13, NFPA 13R, or NFPA 13D system depending upon several factors. **Sprinkler installation shall not begin without an approved and stamped set of plans from the Engineering & Public Services Department.** The Fire Department will also review the plans and shall field inspect the installation based only on approved plans that must be on site. Changes to plans must be approved by both the Engineering & Public Services and Fire Departments.

Aboveground sprinkler piping shall be hydrostatically tested as established in NFPA Standard 13. Underground piping shall be hydrostatically tested and flushed as established in NFPA Standard 24 for private fire mains. **(Below-ground piping must be installed by Washington State Patrol Licensed Underground Sprinkler line certified "U" installers. For further information, contact the State Fire Marshal's Office at (360) 596-3900 or contact the Everett Fire Department at (425) 257-8124.)** All such tests shall be witnessed by a Fire Department inspector. Call (425) 257-8124 or (425) 257-8120 to make an appointment for inspection. Contractors' materials and test certificates shall be submitted to the Everett Fire Department prior to issuance of any Certificates of Occupancy. Call (425) 257-8124 for more information.

18. Sprinkler shutoff valves shall be provided on each floor in every building three or more stories high, including below-grade floors.

19. Standpipe systems shall comply with NFPA 14. Standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access.

A combination sprinkler/standpipe riser in the stairwell will be allowed.

20. All fire alarm control panels (FACP) and sprinkler valves shall be in heated rooms or closets with standard man door access. Locations shall be approved by the Fire Code Official (NFPA 13 8.16.4.1.3).

21. The location of Fire Department connections (FDC) and post indicator valves (PIV) shall be determined by the Fire Code Official. If immediate outside man door access is available to the sprinkler valves (risers), a PIV will not be required. The FDC shall be placed at the road entrance by the hydrant.

22. The Snohomish County Emergency Radio System is employed by the City of Everett Fire Department emergency crews and operates at 800 MHz. Large metal-framed or metal and concrete buildings can weaken the signal so that communication and, therefore, firefighter safety is compromised. This structure must meet the requirements of EMC 16.03, Section 510, which specifically addresses required radio system performance standards in this structure. **Your attention to this feature early in the planning stages will help avoid a costly, last-minute retroactive installation of radio signal amplification antennae and other equipment.** For details, call the Everett Fire Department Plan Reviewer at (425) 257-8124.

23. Floors and sub-floors at or above grade in buildings (other than parking garages) shall be marked with numbers, in ascending order, beginning with the number "1" (for the ground floor or first floor), then "2", "3", etc. Letters shall be used only to designate specific areas as detailed below. Floors below grade in buildings (other than parking garages) shall be marked with the letter "B" (when there is only one floor below grade). When there is more than one floor below grade, they shall be marked with the letter "B" followed by numbers, in descending order, beginning with the number "1" (for the floor immediately below the ground floor or first floor), then "2", "3", etc. Example – "B1", "B2", "B3", in descending order.

Mezzanines shall be marked with the letter "M". When there is more than one mezzanine, they shall be marked with the letter "M" followed by numbers, in ascending order. Example – "M1", "M2", etc.

Parking garages shall use the letter "P" to designate floors. When there is only one parking level at or above grade, it shall be marked with the letter "P". When there is more than one parking level at or above grade, they shall be marked with the letter "P" followed by numbers, in ascending order. Example – "P1" "P2", etc. When there is only one parking level below grade, it shall be marked "P01". When there is more than one parking level below grade, they shall be marked with the letter "P" followed by numbers, in descending order. Example – "P01", "P02", etc. Large parking structures may use letters to designate columns for ease of locating automobiles. Example – "Floor P3, Column E". A room numbering footprint shall be provided to the Fire Marshal's Office for approval of floor and room numbering.

24. For fire safety in multi-family projects with community laundry facilities, the following is required:
   a. A self-closing, solid core door shall be installed for the laundry room. Any restraining device shall be activated by an approved smoke detector.
   b. A covered metal container shall be provided for the disposal of combustible waste in the laundry room.

25. A floor map shall be included at each stair landing (11" x 17" size) and at each elevator landing (16" x 20" size) showing the layout and room numbering of the floor.

26. Stairwell signs shall be designed per Everett Fire Marshal Policy. Go to www.everettfire.org to view the policy.

27. Trash Collection - Dumpsters over 1.5 cubic yards capacity shall be located a minimum of 5 feet from the building (IFC 304.3.3 and 304.3.4, 2012 Edition).

28. Access road width with a hydrant - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. See 2012 IFC, Appendix D, D103.1.

29. Grade - Fire apparatus access roads shall not exceed 10% in grade. See 2012 IFC, Appendix D, D103.2.

30. Fire apparatus roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. **At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.** See 2012 IFC, Appendix D, D105.3.

31. Where elevators are provided in buildings, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches high and shall be placed inside on both sides of the hoistway door frame. Exception: If all stories within the building have direct, accessible egress to grade (EMC 16.01, Section L; IBC 3002.4, 2012 Edition).

32. A building footprint and lot layout for this project shall be provided to the Fire Marshal's Office on CD/DVD.

33. Traffic Calming Devices (Speed Bumps) (Fire Marshal Policy)

a. The length of installation should be approximately 12 feet from the beginning of rise from the pavement surface to return to the pavement surface.

b. Undulations should be approximately 4 inches in height at the highest point and a circular arc surface should be used from point of rise to the end of the undulation. Undulations approximately 3 inches in height can also be used.

c. Undulations should be placed approximately 600-700 feet apart with minimum distance being approximately 400 feet for public streets.

d. Design for private roads and complexes shall be approved by the Fire Marshal's Office.

e. Warning signs must be posted providing notice of the undulations.