



Town of
La Conner
Planning Department

Received
12-20-2024

RECEIVED

CHARLES MORGAN & ASSOCIATES, LLC

December 20, 2024

Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273

Attn.: Alvaro Fregoso, Plans Examiner / Building Inspector II,
Bonnie LaCount, Deputy Fire Marshall,
Randy Johnson, Building Official, CFM
Project Description: 3 Story R-1 & R-2 Building
Permit #: BP24-0430
Location: 306 Center Street, La Conner

Itemized below is our response to the review comments sent via email on June 14, 2024 and September 20th for the above referenced project. Our responses below in **bold**.

Architectural Plans

1. Please update 1st floor life safety plan. Provided plan is using an old floor plan. New plan was revised on April 26,2024 (A3.1). **New A3.1LS 1st floor life safety plan is provided.**
2. Is the lobby going to be wet flood proof? If so please provide flood design. See attached forms for more information and guidance. (Show flood venting and FEMA tech 2 building material requirements)
 - a. Please note that mailing services may need to be removed from the lobby if below the BFE. To allow Wet Flood Proof, the lobby must be exclusively for building access. P-2037 (Section 1.7). **Mailboxes have been relocated on the exterior of the building. Raised the foundation wall up to the first floor for wet flood proofing. Added flood vents to the crawlspace, lobby and stair #2. Sheet D1.4 has been added to include the additional details.**
3. Elevator also needs special requirements when installing in flood. **Elevator sump pump control to be mounted in electrical room above the flood plain elevation.**
4. Please indicate how roof access will be addressed. Are the mechanical appliances going on the roof? **No roof access, mechanical appliances are located above the under-building parking.**
5. Please provide a code analysis for WSEC. Additional credits will need to be obtained to comply with energy code. **Sheet A0.1 Added Washington State Energy Code Methods Per C406, Reduced Lighting Power 3 points and On-site Renewable Energy 3 points. This achieves the minimum of 6 points.**

Structural Plans

See CG Engineering's separate comment response letter.

Mechanical Plans Please include the Mechanical Compliance Summary Form. **Mechanical Compliance Summary and 2018 WSEC Mechanical Requirements List** are provided with this resubmittal.
https://waenergycodes.com/web_tool_forms.php?energy_code=2018

1. Please indicate where the outdoor units will be placed. Mechanical equipment needs to be located out of flood.



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Mechanical appliances will be mounted in the ceiling above the tuck under-building parking.

Electrical Plans

1. Please include the Lighting Compliance Summary Form. **Lighting Compliance Summary and 2018 WSEC Lighting, Motor and Electrical Requirements List are provided with this resubmittal.**

https://waenergycodes.com/web_tool_forms.php?energy_code=2018

2. Emergency lighting needs to be included in Riser and Mechanical rooms. 2018 IBC (1008.3.3) **Added emergency lighting in the riser and mechanical rooms.**

Plumbing Plans

3. Please provide drainage for elevator pit per FEMA tech 4 bulletin. (Section 3.2 Table 2) **Elevator pump drain is now shown on sheet P2.0.**

September 20th Email from Bonnie LaCount regarding the emergency ruling.

Washington State Building Code Council

IBC Section 3002.4 – Emergency Rule OPTION #1 3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, or in any Group R-1, R-2 or I occupancy building provided with an elevator regardless of the number of stories, not fewer than 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 an ambulance stretcher 24-inches by 84-inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, 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

<https://sbcc.wa.gov/>

https://sbcc.wa.gov/sites/default/files/2021-10/Section%203002.4_Emergency%20Rule.pdf

Revised floor plan and sections with interior ramp, allowing an elevator size to accommodate a stretcher and to fit within the hearing examiners 30' max building height.

If you have any questions please call or email.

Sincerely,

Charles E. Morgan

Charles Morgan
Architect
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