

Meeting Notes

Meeting Date 01/09/2020

Project Georgetown Steam Plant
SDCI Project No. 6755023-CN
Associated Project No. 6707766-CN

Subject SDCI Pre-submittal Conference

Attendees Cornell Burt (CB), SDCI Plans Reviewer cornell.burt@seattle.gov
 Jessica McHegg (JM), SDCI Arts jessica.mchegg@seattle.gov
 George Goodall (GG), Seattle Fire Dept george.goodall@seattle.gov
 Shawn Shepherd (SS), Seattle Fire Dept shawn.shepherd@seattle.gov
 Ray Jacobson (RJ), SDCI Mech/Energy ray.jacobson@seattle.gov
 Julianna Ross (JR), Seattle City Light julianna.ross@seattle.gov
 Tim Croll (TC), Seattle City Light timothy.croll@seattle.gov
 Erin Doherty (ED), CoS Landmarks Coordinator erin.doherty@seattle.gov
 Sam Farrazaino (SF), GSP Comm. Dev. Authority farrazaino@yahoo.com
 Mark Johnson (MJ), Signal Architecture mjohnson@signalarch.com
 David Strauss (DS), SHKS Architects davids@shksarchitects.com
 Nelson Martelle (NM), SHKS Architects (phone) nelsonm@shksarchitects.com
 Matt Hamel (MH), SHKS Architects matth@shksarchitects.com
 Peter Opsahl (PO), Lund Opsahl popsahl@lundopsahl.com

Copies Attendees, file

Item	Subject	Remarks
1.	Project Summary	
	A. Project Information	Address: 6605 13 th Ave S Year Built: 1906 Owner: Seattle City Light Parcel Number: 700670-0570 Lot Area: 317,500 SF Lot Coverage: 19,370 SF Existing Floor Area: 38,872 Zone: IG2 U/85 Overlays: Greater Duwamish Manufacturing Industrial Area ECA5: Liquefaction Prone Area
	B. Relevant Codes, Controls	1. Seattle Municipal Code City Ordinance 111884 (2/3/1984): Landmark Controls 2015 Seattle Building Code 2015 Seattle Existing Building Code 2015 Seattle Energy Code

2. 2018 SBC, SEBC and SEC go into effect July 1, 2020. CB noted there are no remarkable changes to the Substantial Alteration requirements of the 2018 SEBC. Changes to the Seattle Fire Code and Seattle Energy Code may be more impactful. [SDCI Comment: Correct. Scope to be determined but primary changes will be to updated Standards. CB 1-30-20.](#)

C. Possible uses and occupancies

A-2	Assembly with food and/or drink consumption (banquet halls)
A-3	Assembly for recreation, amusement (exhibition halls, museums, lecture halls, community halls)
B	Business uses, Educational occupancies for students above 12 th grade, training/skill development not in a school (tutoring, martial arts, gymnastics, sim uses regardless of age)
E	Use of building by 6 or more persons at any one time for educational purposes through 12 th grade
S-2	Low-hazard storage

1. DS described the intention to occupy the building for children’s arts and sciences/energy programs, using the building to inspire activities and events. Use would vary from guided tours to sit-down / project creation. SF noted these uses would be integrated into the space without formal classroom settings. GG noted that vocational school occupancy loads (50sf/occ.) are different than traditional classrooms (20sf/occ.), and that “maker spaces” are generally reserved for adult occupancy. [SDCI Comment: Such occupancy would be classified B. CB 1-30-20.](#)
2. Proposed use also includes assembly functions, such as banquets and receptions (A-2 occupancy). Caterers would bring their own equipment, but a teaching kitchen may be considered in the future.
 - a. GG confirmed the teaching kitchen wouldn’t raise issues, unless it requires a Type 1 commercial hood and exhaust.
3. GG noted previous discussions about use of the building for artist studios, and questioned the definition of “artists,” which could range from industrial artists – glass, welding, etc. (F occupancies) to office type (B occupancies) for workstation requirements. SF confirmed the intent is to have lighter uses, in line with B occupancies.

D. Basic Considerations

1. Project will be considered a Substantial Alteration. (SEBC 304.1.1, Substantial Alteration Definitions #2, 3, 4) [SDCI Comment: Correct. CB 1-30-20](#)
2. Project will include a change of occupancy triggering compliance with SEBC Chapter 10.
3. Project will likely be phased, with a first phase focused on occupancy of the 1st floor only and seismic life safety improvements for the overall

building.

Subsequent phases would look to expand access to the upper levels of the building. Use of the boiler room (2nd floor, south half of building) is a priority for second phase, but there is interest in the possibility of accessing all levels, potentially even finding a use for the coal bins (4th level, south half of building). Access to upper levels will require improvements to egress (enclosed interior exit stairways or exterior exit stairways), accessibility improvements (LULA lift or elevators to areas of “primary function”).

- a. JM noted that while the work may be phased, it would not be considered a phased project by SDCI. Projects would be permitted separately.

- 4. Anticipating a sprinklered building of type 3A construction and mixed occupancy including A-2, A-3, B, E, S-2 occupancies, analysis is based on using A-2 occupancy throughout (A-2 is most restrictive occupancy).

- a. DS noted the goal is to achieve a light touch, by modifying the historic assemblies as little as possible.

2. Questions

A. Construction type

- 1. Confirm building height (79'-3" to top of monitor) will prohibit construction type classification of 2B, 3B, 5A, or 5B. (SBC Tables 504.3 & 504.4)

Occupancy		Type II		Type III		Type V	
		A	B	A	B	A	B
A-2	NS	3 st., 65'	2 st., 55'	3 st., 65'	2 st., 55'	2 st., 50'	1 st., 40'
	S	4 st., 85'	3 st., 75'	4 st., 85'	3 st., 75'	3 st., 70'	2 st., 60'

- 2. CB asked why it is not categorized as a Type I or Type II building. He was not able to find the original permit card in the database to establish the historic construction type during the meeting. MH noted that the east blow-out wall of the 1917 addition and adjacent shed are wood framed construction with corrugated metal exterior siding. PO noted it is self-load and wind bearing, not a load-bearing structural wall.

B. Heights, Areas

- 1. Confirm equipment footprints do not count towards area calculations.
 - a. CB confirmed this approach. [SDCI Comment: This is misunderstood. The floor area includes the footprint of the equipment. The occupant load of the assembly area may omit those where equipment renders a space unoccupiable per SBC 1004.1.2 CB 1-30-20](#)
- 2. Confirm that catwalks around turbines in Engine Room do not count

towards area calculations but rather are considered integral to the equipment.

- a. CB confirmed; however if catwalks or portions thereof are intended for public access, they would count toward area calculations. These need to be distinctly identified on plans.
3. Anticipating a sprinklered building of type 3A construction, A-2 occupancy throughout, and that Level 5 is considered a mezzanine or equipment platform, confirm the building complies with the allowable number of stories per SBC table 504.4: 4 stories. Refer to summary below generated using SBC tables 504.4 and 506.2:

	Allowed	Existing	Proposed
	4	2 (+mezzanines)	2 (+mezzanines)
Level 5		(Mezz) 1,216 sf	(Mezz) 1,216 sf
Level 4	42,000 sf*	(Mezz) 1,349 sf	(Mezz) 4,247sf**
Level 3	42,000 sf	(Mezz) 1,349 sf	(Mezz) 1,349 sf
Level 2	42,000 sf	14,619 sf	14,619 sf
Level 1	<u>42,000 sf</u>	<u>18,758 sf</u>	<u>18,758 sf</u>
TOTAL	168,000 sf**	37,291sf	40,189 sf

* per Table 506.2, A-2 occupancy, SM (sprinklered, 2 or more stories)

** area includes use of coal bin area as occupiable space.

*** no increase for frontage applied: $I_f = 0.75$ (approx.)

- a. In a follow-up phone call on 1/17/20, CB determined the building is a 2-story building with the north gallery levels 3-5 and the south coal bin level considered mezzanines. [SDCI Comment: Please do not quote a phone call. The building code analysis is the responsibility of the architect. CB 1-30-20](#)
 - b. North gallery levels 3-5 are considered mezzanines to the 1st level (total mezzanine area = 3,914sf or 20% of the 1st level).
 - c. South coal bin level is considered a mezzanine to the Boiler Room (total mezzanine area = 2,898sf or 43% of the Boiler Room).
4. Anticipating a sprinklered building of type 3A construction and mixed occupancy including A-2, A-3, B, E, S-2 occupancies, confirm non-separated occupancies is possible per SBC 508.3.2. (A-2 is most restrictive occupancy)
- a. CB confirmed. GG added that sprinklers would be required throughout if no [\(Fire Wall\) separations are is](#) provided.

[SDCI Comment: The project records are apparently lacking so that a building type of construction, occupancy, etc. are not clearly determined. The record can be set straight pending the valid analysis by the architect. CB 1-30-20](#)

C. Landmarks

1. ED listed the controlled features of the Landmark building, per City Ordinance 111884: "The entire structure, all existing parts of the entire steam producing and electricity generating systems within the Plant, including all mechanical and electrical components, supports, auxiliary machinery, and such decorative features as original meters, panels and gauges."
2. RJ noted that the Landmarks status governs over the SEC for envelope upgrades per SEBC 306, but that Sub Alt trigger may still require lighting, and mechanical energy compliance. (SEC C503.8 Substantial alterations or repairs applies to all the items in the energy code including lighting, mechanical systems and renewable energy systems. SEC C501.6 Landmarks allows the code official to not require improvements that would have an adverse effect on the historic /landmarked features of the building provided that a reasonable degree of energy efficiency is achieved. The energy code components that are required to be improved (lighting, mechanical and renewable must offset to a reasonable degree the energy code components that are landmarked (envelope). The applicant must demonstrate energy code compliance by one of the 4 methods in C503.8.3 Energy efficiency. RJ 1/30/2020)

D. Structure

1. Process Summary
 - a. Per SBC Table 1604.5, building risk category is increasing from 1 to 3.
 - b. SEBC 305.2 requires a Tier 3 analysis using a two-level performance objective.
 - c. SEBC Table 305.4.1, Risk Category 3 Earthquake Hazard Level, Structural Performance Level:
 - 1) BSE-1N: Damage Control (S-2)
 - 2) BSE-2N: Limited Safety (S-4)
 - d. ASCE 41 section 2.4.1.2: describes BSE-1N Seismic Hazard Level as 2/3 values of BSE-2N or 10% probability of exceedance in 50 years
 - e. ASCE 41 section 2.4.1.1: describes BSE-2N Seismic Hazard Level as MCE per ASCE 7, 2% probability of exceedance in 50 years.
 - f. CB confirmed D.1.a-e above.

SDCI Comment: Correct. CB 1-30-20 The structural engineer shall determine the compliance path chosen per SEBC 305.4.

2. Analysis Summary
 - a. Tier 3 analysis involves modeling structure to determine building performance, distribution of seismic forces to structural elements along load path to foundation during both Seismic Hazard Levels.
 - b. Determine concrete strengths, reinforcement sizes and quantities by survey or selective demolition if not available by drawing.

- c. Allowable damage to structure is described in ASCE 41 C24 and C2.3.1.2.1 and C2.3.1.4.1
- d. Analysis may indicate need for
 - 1) More confinement around beam/column joints
 - 2) More reinforcement at ends of walls
 - 3) Thicker wall elements
 - 4) Steel frames to transfer seismic forces
 - 5) Foundation work at added lateral elements or thickened walls
 - 6) New structure/reinforcement around base of boilers to address advanced deterioration in these areas.

[SDCI Comment: Scope of seismic work is determined by the evaluation and recommendations of the structural engineer. CB 1-30-20](#)

- 3. Confirm above process and analysis summary.
 - a. CB confirmed the approach, and recognized the challenges of seismic reinforcement of historic concrete buildings, citing concrete shear walls, steel braced frames, and fiber-reinforced polymer (FRP) as variably intrusive and costly interventions.
 - b. MH noted that it may be possible to integrate a design for FRP within the scope of SCL's exterior concrete restoration work, as the work includes removal of paint to the historic substrate, and could have historic surface treatments restored over the FRP unobtrusively.
 - c. CB suggested that the A/E team performs modeling analysis, and make a proposal for seismic retrofits, in consideration of how it may satisfy the Landmarks Board. This is anticipated to require a significant coordination effort between CB, JM and Dept of Neighborhoods.
 - d. Note this is unlikely to be completed prior to the July 2020 code change. [SDCI Comment: SDCI staff are willing to assist with that communication where practical. Correct. CB 1-30-20](#)
- 4. Confirm that only significant change to above process from ASCE 41-13 to ASCE 41-16 is an increased level of base shear which will increase seismic loads.
 - a. CB confirmed. [SDCI Comment: Generally correct, is site specific. CB 1-30-20](#)
- 5. Do you anticipate significant changes to the structural provisions of the 2015 SEBC? Will 2018 SEBC be adopted at same time as 2018 SBC, July 1, 2020?
 - a. To be confirmed with Nancy Devine. CB confirmed the Sub Alt requirements will not change significantly. [SDCI Comment: Correct. CB 1-30-20](#)

E. Atrium

- 1. Confirm that identifying north levels 2-5 as stories above grade will designate the larger space as an atrium. Per SEBC 1002.1, the atrium

will need to comply with the applicable requirements of the SBC (404).

- a. CB confirmed. [SDCI Comment: The space is not an atrium. CB 1-30-20](#)
 2. Provided area calculations showing compliance with 505.2 (mezzanines) and/or 505.3 (equipment platforms) and egress requirements are met:
 - a. Confirm that north levels 2-5 may be considered mezzanines or equipment platforms of the Engine Room. [SDCI Comment: Correct. CB 1-30-20](#)
 - b. If north levels 2-5 are designated as mezzanines and/or equipment platforms, confirm the Engine Room is not considered an atrium. [SDCI Comment: Correct it is not an atrium. CB 1-30-20](#)
 3. CB assessed it is reasonable that the north gallery levels in the Engine Room are considered mezzanines within a 2-story building. The Engine Room area of the two-story building connects only two levels, thus qualifies as an atrium, per SBC chapter 2 definition. CB confirmed that per SBC 404.5, a smoke control system (and the emergency power required to support it (404.7)) is not required for atriums only connecting two stories. GG noted that SFD will follow SDCI decision on atrium determination. [SDCI Comment: Correct. CB 1-30-20](#)
 4. GG noted if the north and south portions of the building are to be considered separate buildings, the fire wall between the two fire areas would need to be repaired to provide a full area separation. CB confirmed this separation would not require structurally separated components. [SDCI Comment: If the building is considered two separate buildings, the wall between the two portions shall be a compliant fire wall per SBC 706. CB 1-30-20](#)
- F. Phasing & Ongoing Operations
1. Considering a phased project in which phase 1 addresses structural and seismic issues and restricts occupant access to the first floor only (level of exit discharge), confirm code-required upgrades of the following building systems/components are limited to the occupied portions of the building:
 - a. fire protection (SEBC 1012.2)
 - b. interior finish (SEBC 1012.3)
 - c. means of egress, (SEBC 1012.4)
 - d. accessibility, (SEBC 307.4)
 - e. mechanical, (SEBC 1009.1)
 - f. plumbing (SEBC 1010)
 - g. light and ventilation (SEBC 1011)

[See the joint ruling SDCI Director's Rule 19-2017/SFD Administrative](#)

Project Georgetown Steam Plant
Date 01/09/2020
File 6755023-CN 6605 13 av s
presubmittal conference
minutes - georgetown
steam plant reuse .docx

[Rule 9.07.17 for requirements on phased occupancy and temporary certificates of occupancy. GG/SFD, 1/29/2020](#)

2. CB noted It is feasible to phase improvements, but seismic work for the whole structure must be completed prior to temporary certificate of occupancy. It is not possible to occupy the Ash Room by only addressing seismic in this area. [See the joint ruling SDCI Director's Rule 19-2017/SFD Administrative Rule 9.07.17 for requirements on phased occupancy and temporary certificates of occupancy. GG/SFD, 1/29/2020](#)
3. CB noted sprinklers, egress and seismic work must be completed to satisfy a temporary certificate of occupancy of the Ash Room. PO noted that structural deterioration of the slab under the boilers will need to be addressed as well. [See the joint ruling SDCI Director's Rule 19-2017/SFD Administrative Rule 9.07.17 for requirements on phased occupancy and temporary certificates of occupancy. GG/SFD, 1/29/2020](#)
4. GG noted that SFD will start by requiring the whole building be sprinklered. It may be possible to negotiate not protecting unoccupied spaces, but it will be difficult to argue if periodically occupied.
5. CB noted it is possible to pursue a limited use path to allow partial occupancy, but it is not recommended due to restrictive nature of the process. He noted it would only be issued via MOU between City agencies, it is not a typically available option. [SDCI Comment: see SFD comment below. A request for a MOU through the Building Official is a separate process. CB 1-30-20](#)
6. SCL currently offers tours on the second Saturday of each month, open for 4 hours. GGH confirmed this is acceptable to continue indefinitely, as it is a guided tour of a factory. Keeping the tours operating during construction would be more problematic, as it becomes at the general contractor's risk and discretion, and subject to L&I and insurance requirements.
7. SCL has special events, up to 4 per year, as assembly functions. GG noted these can continue with SFD special use permits on an event-specific basis, but would be subject to the same concerns noted in Item 6 above, during construction. There is an MOU between SFD and SCL. SCL will provide. [Contact the Fire Marshal's Office, Special Events Section, at 206-386-1450 for information on the maximum of four assembly use special events per year in buildings not designed for assembly use. GG/SFD, 1/29/2020](#)

G. Mechanical

1. We anticipate some of the spaces within the building will be regularly occupied, while others will be intermittently or rarely occupied. The general approach proposed for conditioning spaces is:
 - a. Regularly-occupied spaces will be fully-conditioned.
 - b. Intermittently-occupied spaces will include freeze protection and provisions for the space to be fully-conditioned only when in use.

- c. Rarely-occupied spaces will be conditioned for freeze protection. (The term freeze protection does not exist in the 2015 Seattle Energy Code. A space is either not heated, Semi heated or fully heated depending on the BTUH/SF in the space. The envelope requirements are different for each type of space. RJ 1/30/2020)

Is this approach acceptable given C501.6 provisions for landmarks and C503.8.4 Impracticality? (No see paragraph C2 above. RJ 1/30/2020)

CB noted that the change of use to an A occupancy, and the change of unconditioned / semi-conditioned to conditioned space will require negotiation, but that there are provisions for relief. Approach to be confirmed with Ray Jacobson. (SDCI will work with the applicant to achieve an acceptable energy code compliance path but due to the complexity and phasing of this project the compliance path is beyond the scope of only 1 pre submittal meeting. RJ 1/30/2020)

2. SEBC 1009 notes that for projects involving a change of occupancy, mechanical equipment shall comply with the IMC. SEBC 1011 notes that light and ventilation shall comply with the IBC and IMC for the new occupancy. However, SEBC 306 notes that where approved by the code official, compliance with this code is not required where preservation of historic elements precludes complete compliance. The anticipated scope of phase 1 limits use of the building to the first floor. The ash room would be fully-conditioned. However, given the impracticality of heating a space with high ceilings (>70') and open to multiple upper levels and mezzanines, as well as the impacts to existing equipment included in the landmark controls, the engine room would be conditioned for freeze protection only. (As stated in paragraph Gc freeze protection is not a code compliant term that can be evaluated. RJ 1/30/2020)

Is this approach acceptable? (NO see C2 and Gc above. RJ 1/30/2020)

3. CB asked how the building is currently heated. MH confirmed there are unit heaters throughout the building, installed to serve as freeze protection, although energy calculations to validate output per area are not readily determined due to the large open volumes. (The SEC determines the space heating status based on the BTU per square foot not the volume. See SEC 402.1.1 the informative note and the definition on page C-14. RJ 1/30/2020.)
4. GG noted that the interior temperature needs to be maintained above 40 degrees for freeze protection of the sprinkler system.

H. Energy

1. Given landmark status, the intrusive nature and practical infeasibility of adding insulation to all existing assemblies, and the likelihood that the building cannot comply by any of the options allowed by C503.8.3, discuss options for complying with 2018 Seattle Energy Code.
 - a. Limit improvement of thermal performance of assemblies to regularly-occupied, fully-conditioned spaces.CB and RJ confirmed SEBC 306 waives envelope thermal performance

requirements for Landmarks. (See paragraphs C2 and Gc above RJ 1/30/2020)

I. Fire Protection

1. Assuming A-2 occupancy throughout (per SEBC 1004, 1012, and SBC 903.2.1.2) confirm that sprinklers are required for
 - a. fire areas located on the level of exit discharge with occupant loads greater than 100.
 - b. fire areas located on floors other than the level of exit discharge.
 - c. GG confirmed that the whole building will be considered one fire area if no separations are provided, and sprinklers would be required throughout.

[SDCI Comment: The requirements per SBC 903 based on occupancy will be applied to any permanent change of occupancy proposed. The 100 number discussed applied only to an A-2 occupancy, as an example. CB 1-30-20](#)

2. Given landmark status, discuss possible code alternates for fire protection (SEBC 306.1).

GG confirmed it is possible to make a proposal, but that negotiation may be difficult. [Requests for special consideration, alternate methods, or waivers of fire protection requirements may be directed to George Goodall at the Fire Marshal's Office for review by the Fire Marshal. GG/SFD, 1/29/2020](#)

3. Fire Access: GG asked about the legitimate ROW to the building, and fire access. He noted the distance from the building to the closest fire hydrant is 650'-700', on Ellis Street, which is about 100' over the allowable distance from a hydrant.

TC noted that SCL is working with Boeing on an easement from Ellis, straight to the building. It will come to the west side, and include a lane around to the north for access. It will be a private drive, and would include new water service owned by SCL and new hydrants. [The access road/driveway must meet the requirements for a fire apparatus access road outlined in 2015 Seattle Fire Code 503 and Appendix D. The fire service waterline and private fire hydrant—if required by SPU—are subject to installation inspections by the Seattle Fire Marshal's Office. GG/SFD, 1/29/2020](#)

GG stated SFD would prefer to run water to an automatic sprinkler system, with a smaller, less expensive pipe than SPU would require (8"). Provision of the sprinkler system could be used to negotiate with SFD for the distance exceeding 600' to the existing hydrant, and could eliminate need for new hydrants. [Requests for alternate methods or waivers of fire protection requirements may be directed to George Goodall at the Fire Marshal's Office for review by the Fire Marshal. The Fire Marshal cannot alter SPU requirements. GG/SFD, 1/29/2020](#)

4. GG noted a fire alarm system will be required for the change of

Project Georgetown Steam Plant
Date 01/09/2020
File 6755023-CN 6605 13 av s
presubmittal conference
minutes - georgetown
steam plant reuse .docx

occupancy. With an occupancy under 1,000, a non-voice (less expensive) system is permitted. Applies if the assembly use occupant load is 300 or more per 2015 Seattle Fire Code 907.2.1. GG/SFD, 1/29/2020

5. GG noted that sprinklers throughout the building would include locations at the top of the building, despite the distance from occupants and equipment. MH noted concern about sprinklers activating and damaging historic equipment. GG confirmed that sprinkler heads will only activate when local heat sensors are activated. Each automatic sprinkler has its own built-in heat sensitive actuating device with these typically set at approximately 160° F. Unlike fictional Hollywood movies, sprinklers are not configured that if one goes off they all go off. GG/SFD, 1/29/2020.

This feature was not discussed at the meeting; however, installation of a Class I standpipe system will be required per 2015 Seattle Fire Code 905.3.1. GG/SFD, 1/29/2020

J. Egress

1. Confirm allowing access to upper levels will require egress upgrades (min 2 per story per SBC 1006.3.1) CB confirmed. SDCI Comment: Correct. CB 1-30-20
2. Confirm that egress from mezzanines is per SBC 1006.2.1: two exits shall be provided for mezzanines where the design occupant load or the common path of egress travel distance exceeds the values listed in SBC Table 1006.2.1. SDCI Comment: Correct. CB 1-30-20

For the purposes of determining the occupant load of mezzanines for Table 1006.2.1, the occupant load for each mezzanine is considered separately, not aggregated for all stacked mezzanines. SDCI Comment: Correct. CB 1-30-20

K. Plumbing

1. Confirm that per SEBC 1010.1, the required minimum number of plumbing fixtures will be determined per SBC 2902.1. SDCI Comment: Correct. This requirement applies regardless of whether prescriptive, work area, or compliance method is chosen. CB 1-30-20
 - a. CB noted that plumbing is regulated by King Co Health Department. He also noted per SBC 1109.2.1, where an aggregate of six or more water closets are required per Chapter 29, a family or assisted-use restroom must be provided. SDCI Comment: Correct. CB 1-30-20
2. Given the building's landmark status, will plumbing fixtures provided in a separate facility on the property satisfy code-required fixtures for the steam plant?
 - a. CB confirmed that if an accessible route is provided, it is acceptable to have facilities in a separate building, assuming

reasonable proximity. [SDCI Comment: The plumbing fixtures required are regulated by King Co. Health, and they will make that determination when a plumbing permit is applied for. Historical building preservation is regulated by the Dept of Neighborhoods and documentation of the historic areas is required. Access to the alternate facility locations will be addressed in plan review. CB 1-30-20](#)

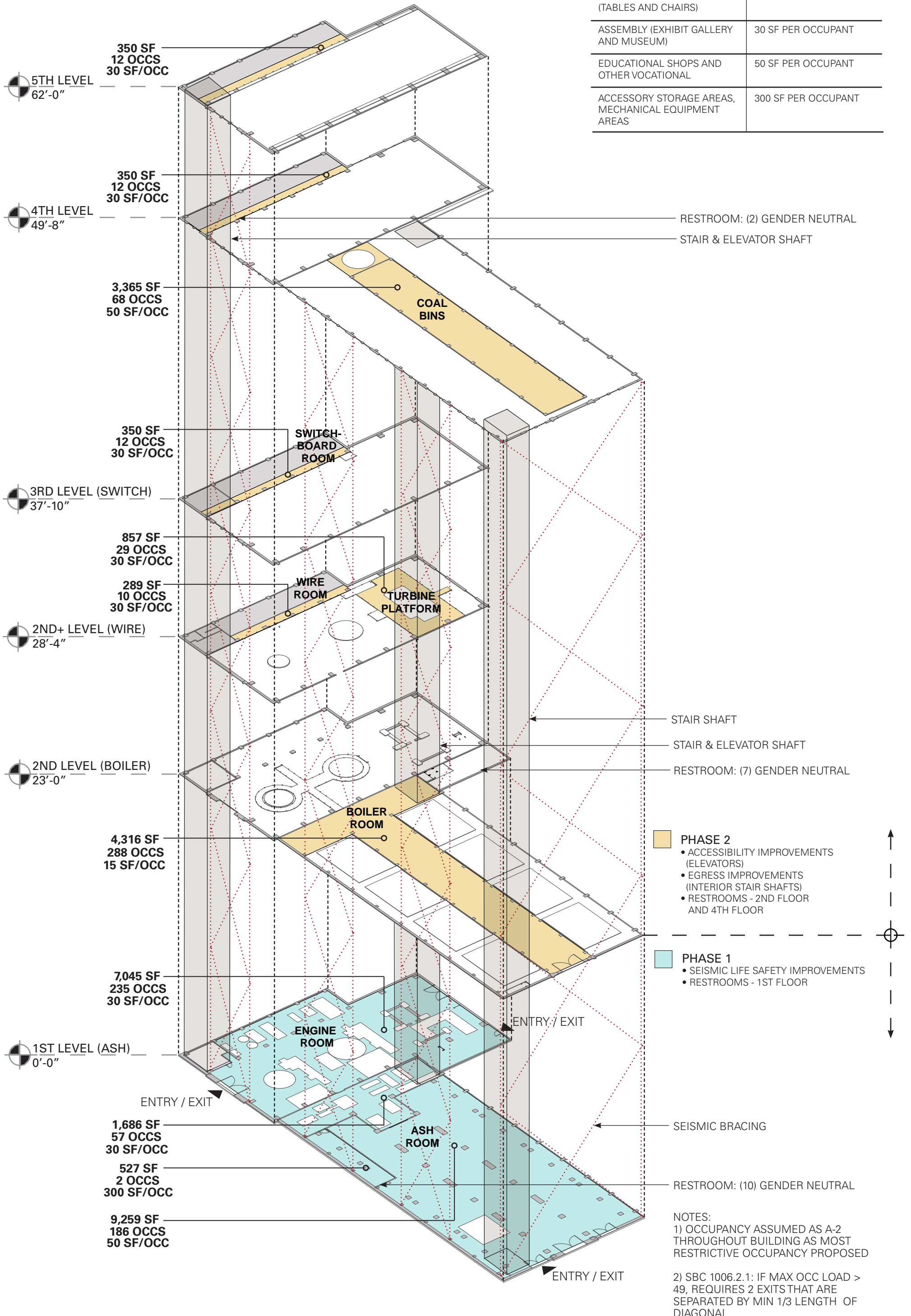
- L. Accessibility
1. In consideration of the proposed phased approach to improvements, CB noted that per SEBC 307.7, improvements for accessible routes required to access primary function are limited to 20% of the cost of alterations affecting the area of primary function. CB advised that improvements affecting the size of the room (such as structural improvements thicker than plywood), would trigger the whole area to become an area of primary function for budgeting purposes. [SDCI Comment: Correct. CB 1-30-20](#)

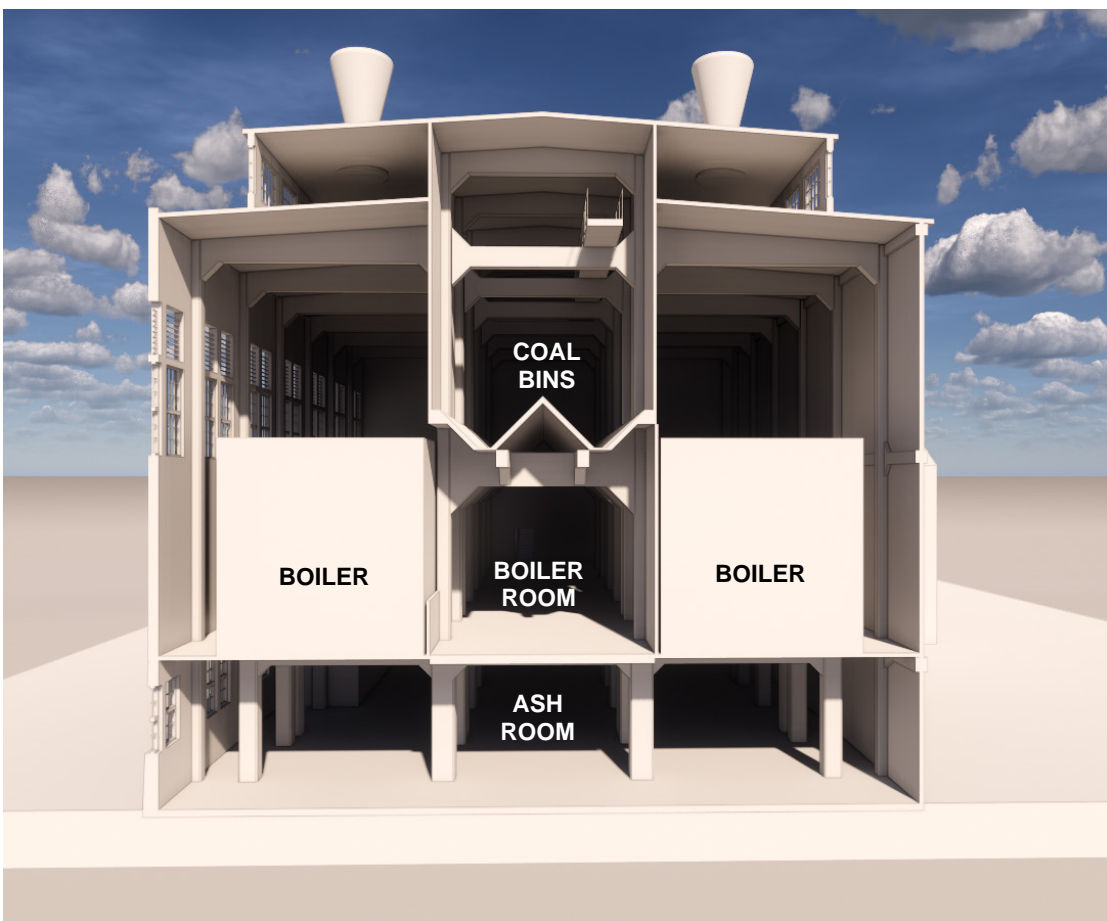
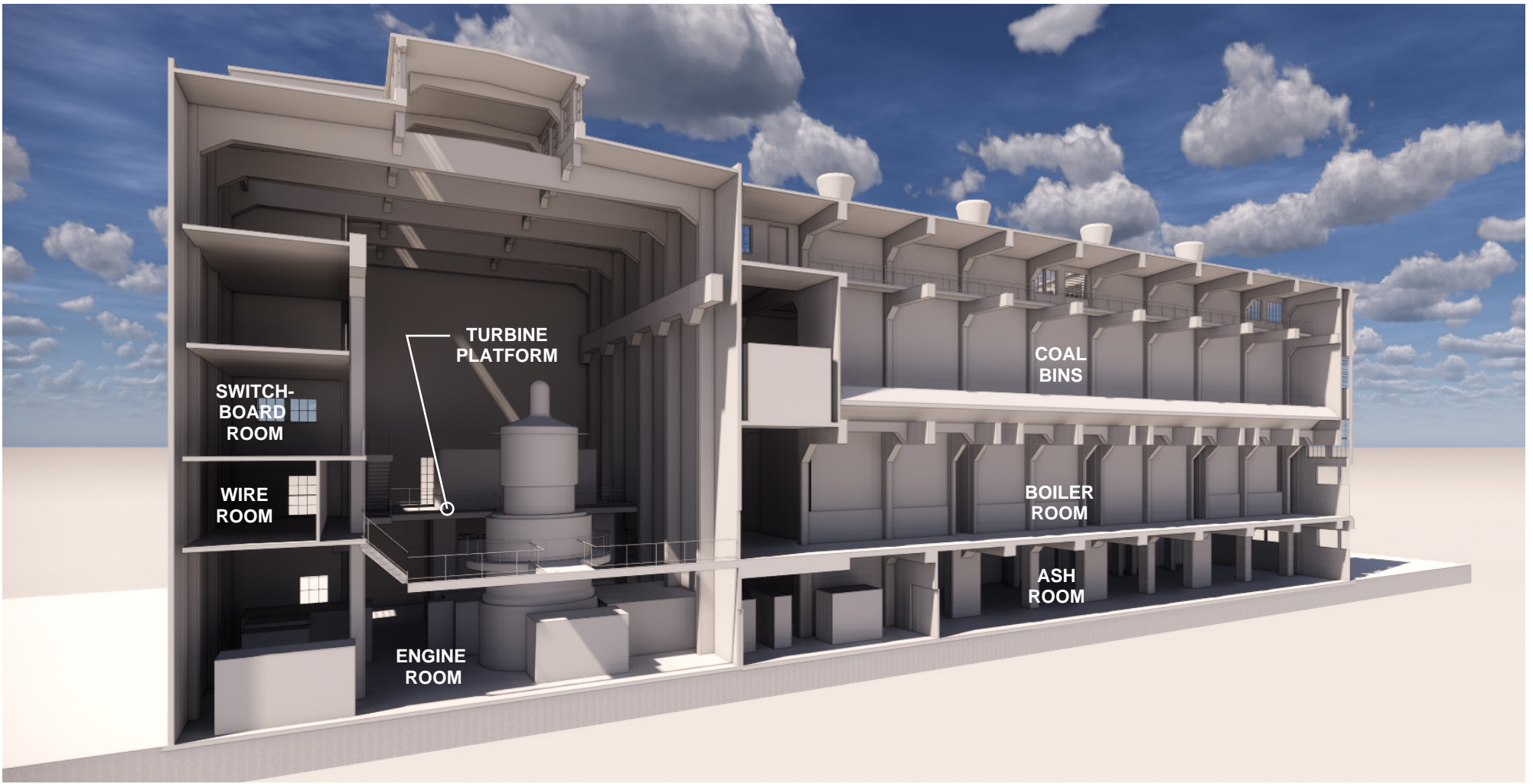
JM confirmed it is possible to phase accessibility improvements progressively by permit including restrooms, but will need to be negotiated to determine what phase may trigger elevator, grab bars, signage, etc.
- M. Land Use
1. JM asked if the team had reached out to Land Use regarding the project. NM noted that all proposed uses are allowed outright, and that no outreach has been made.
- N. Process
1. CB noted to send meeting notes to all attendees and other reviewers in Word for comments prior to finalization.
 2. CB noted to upload these minutes with any subsequent permits, noting exemptions of particular code requirements.

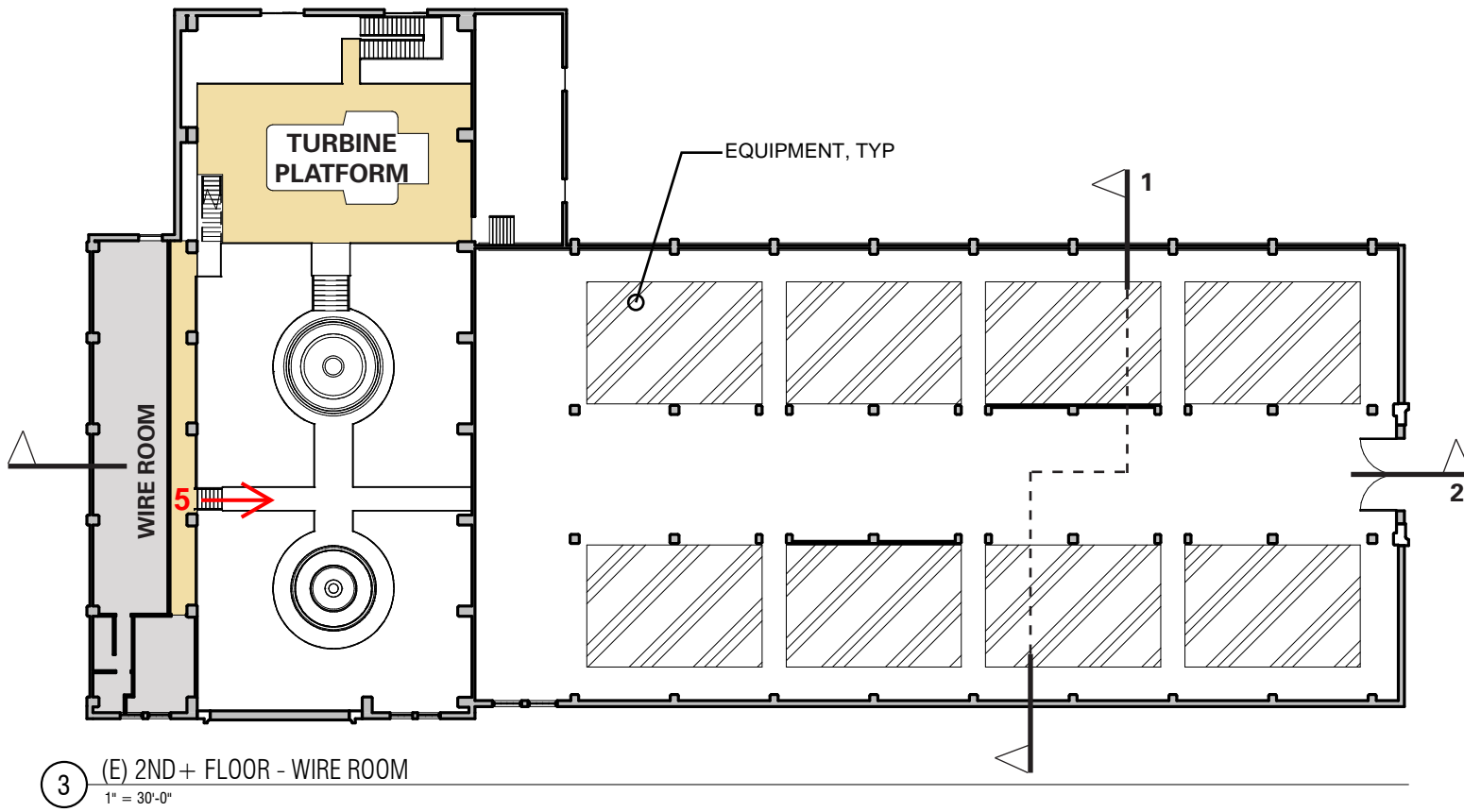
PHASED DEVELOPMENT APPROACH

OCCUPANT LOAD FACTOR PER SBC TABLE 1004.1.2

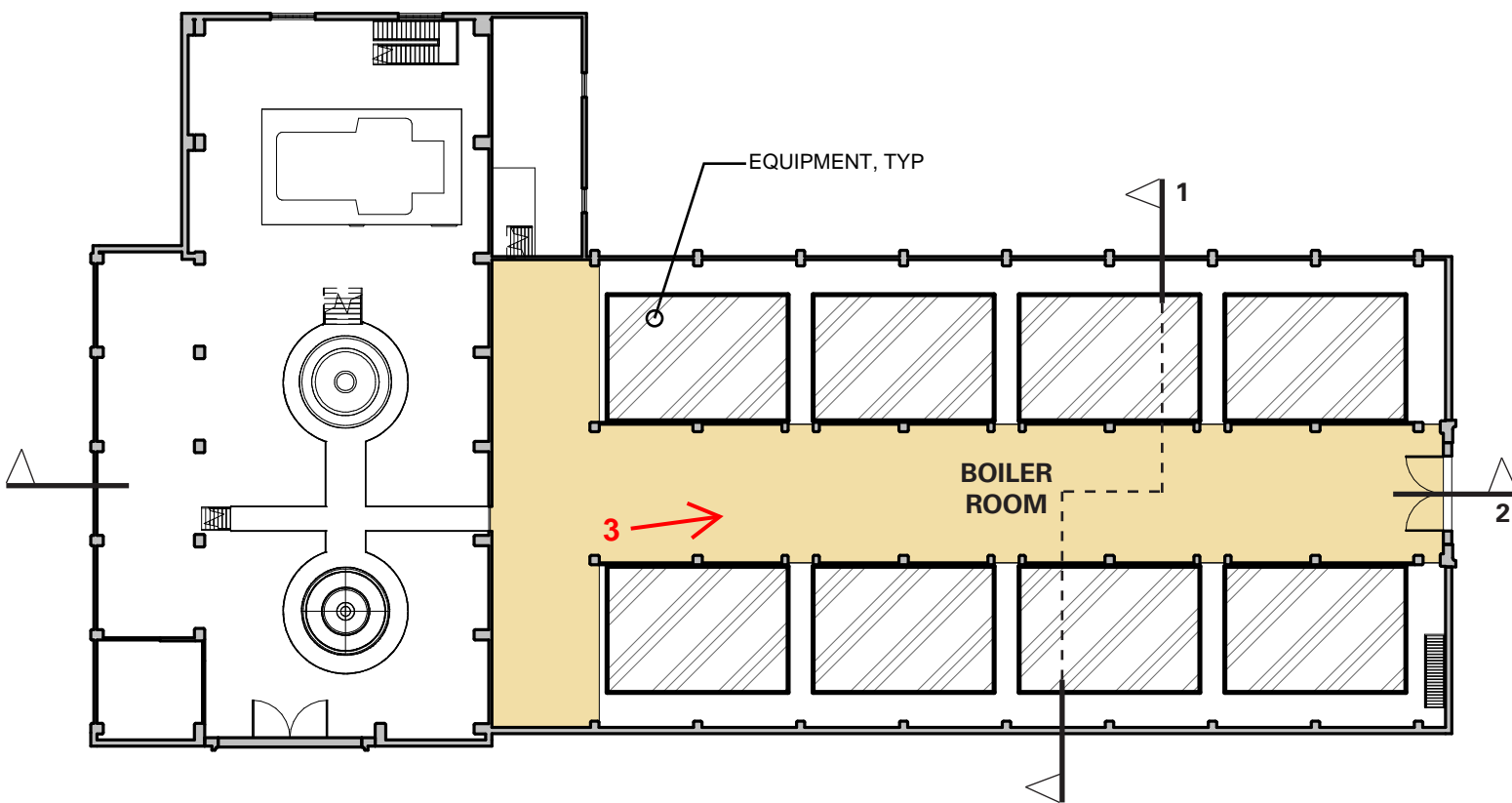
FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS)	15 SF PER OCCUPANT
ASSEMBLY (EXHIBIT GALLERY AND MUSEUM)	30 SF PER OCCUPANT
EDUCATIONAL SHOPS AND OTHER VOCATIONAL	50 SF PER OCCUPANT
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT AREAS	300 SF PER OCCUPANT



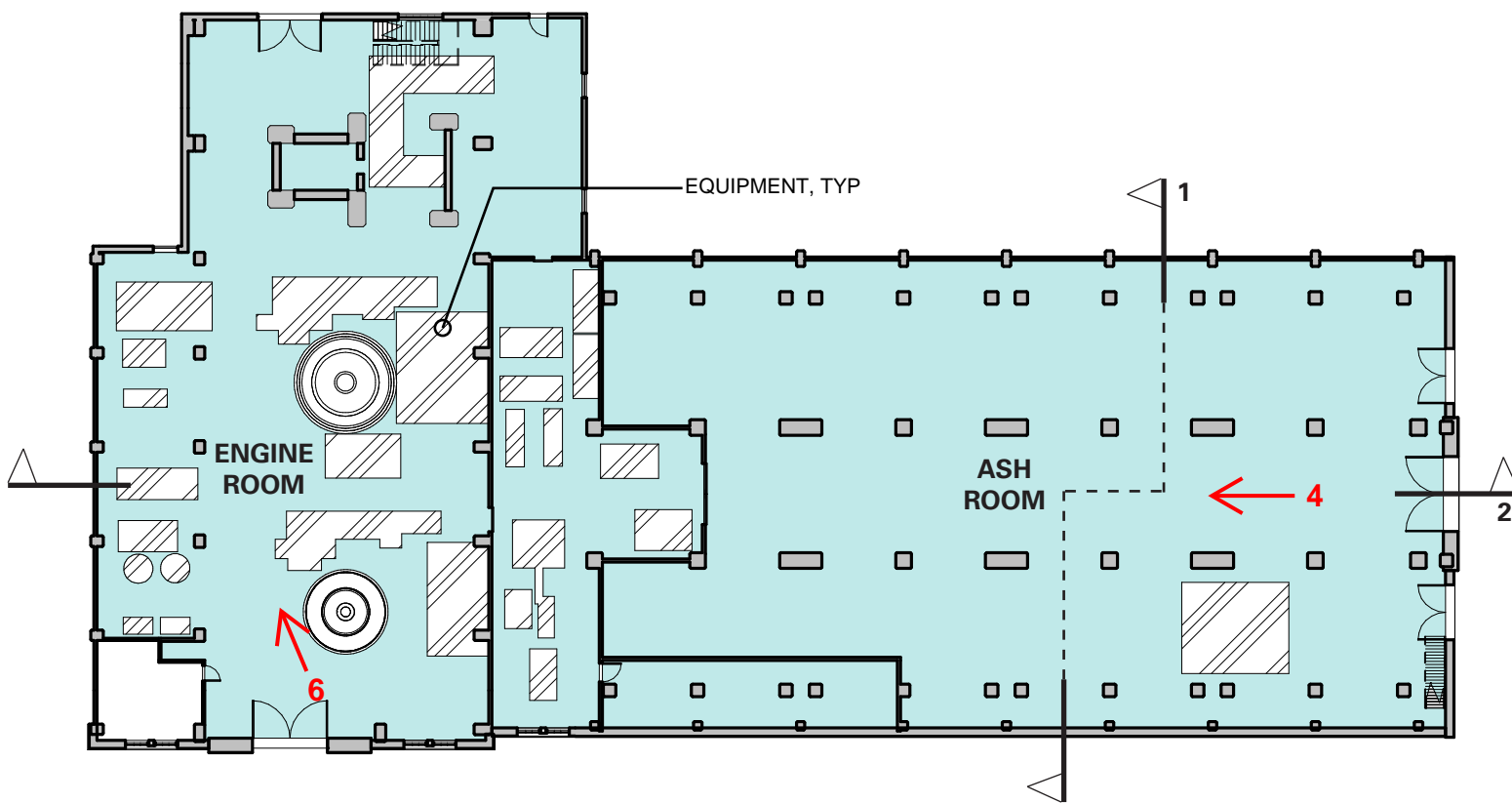




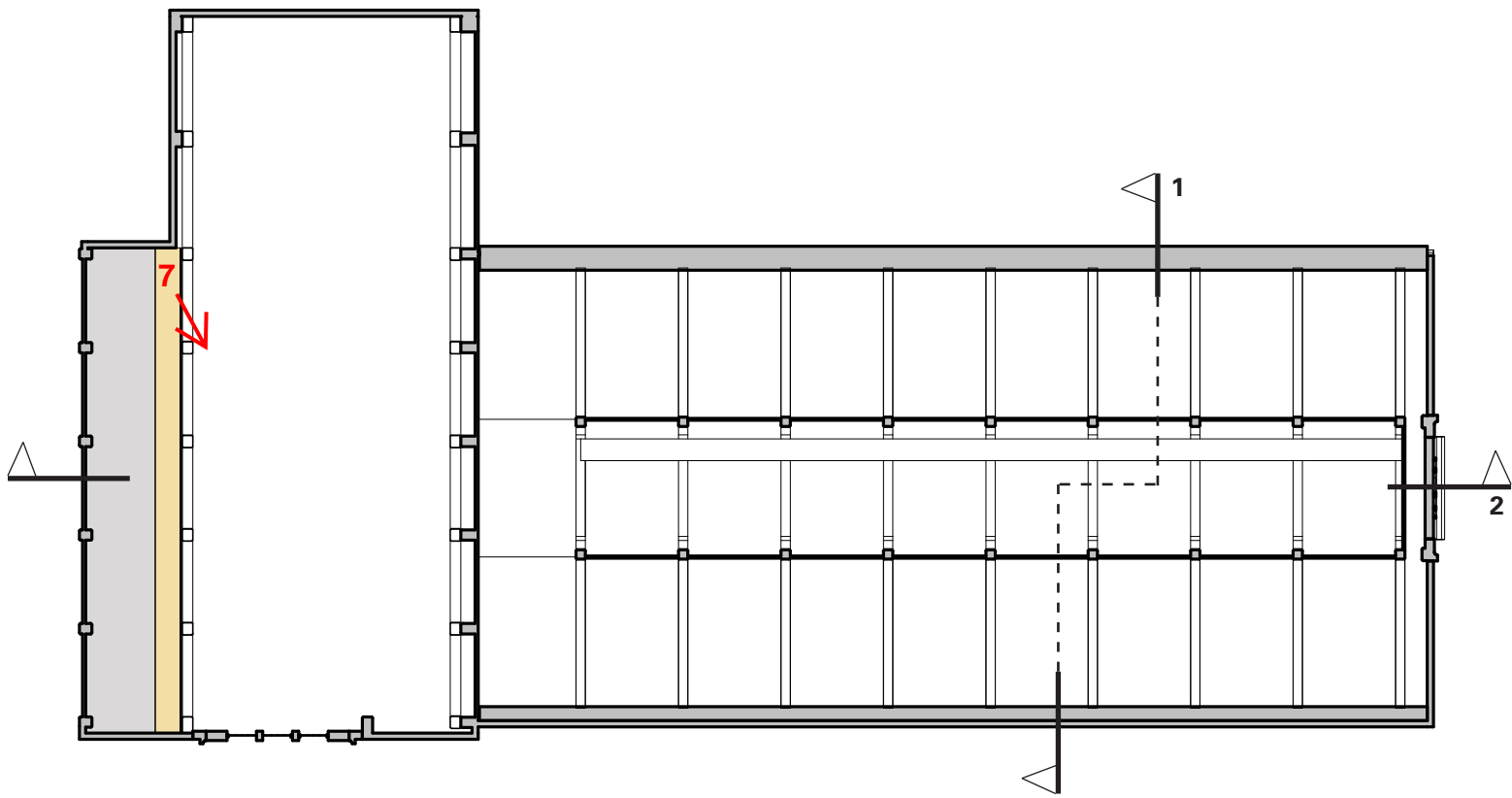
3 (E) 2ND+ FLOOR - WIRE ROOM
1" = 30'-0"



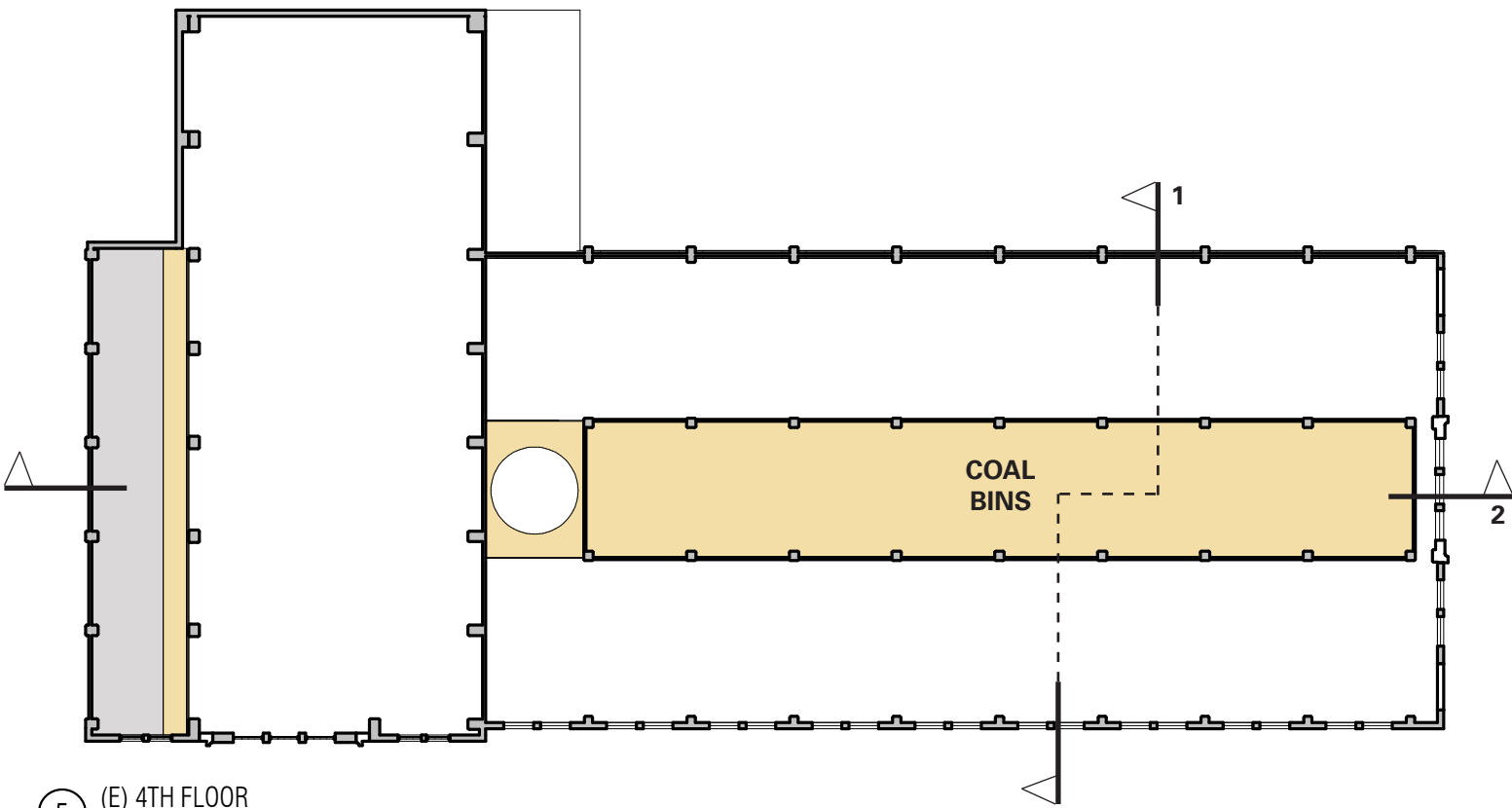
2 (E) 2ND FLOOR - BOILER LEVEL
1" = 30'-0"



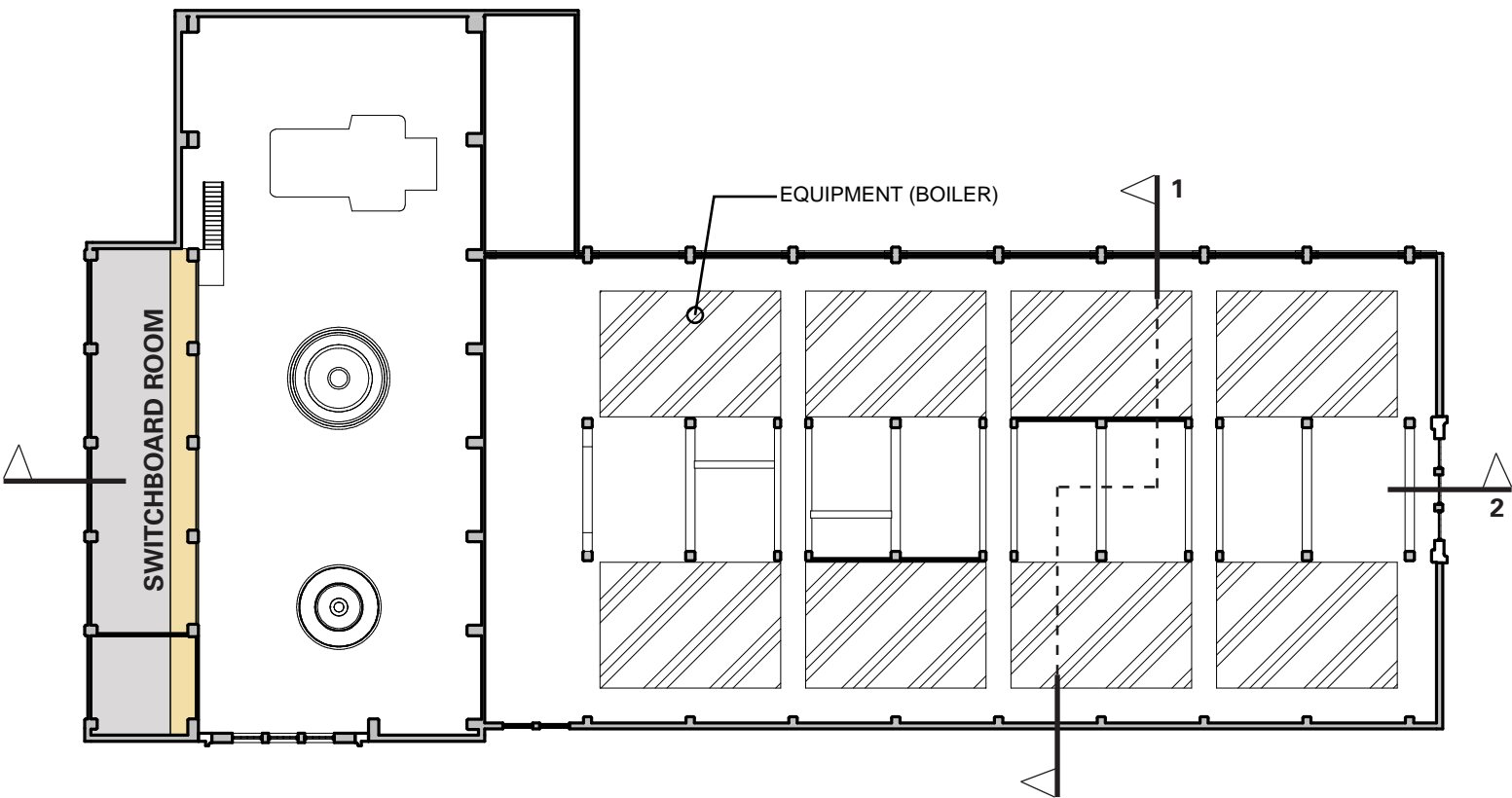
1 (E) 1ST FLOOR - ASH LEVEL
1" = 30'-0"



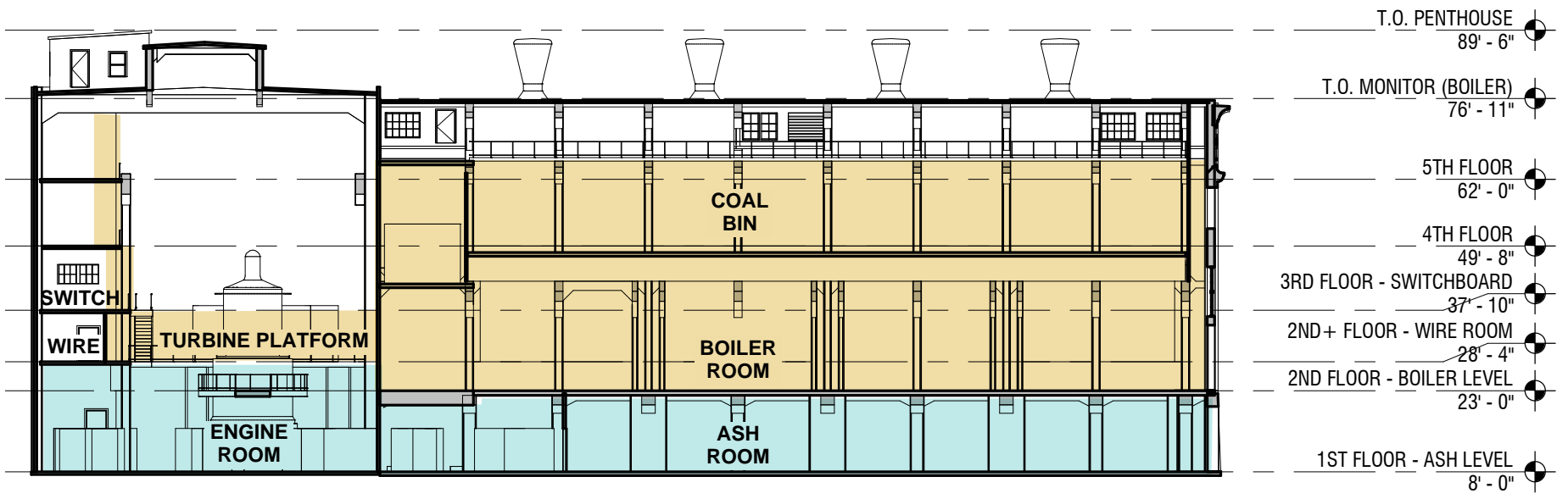
6 (E) 5TH FLOOR
1" = 30'-0"



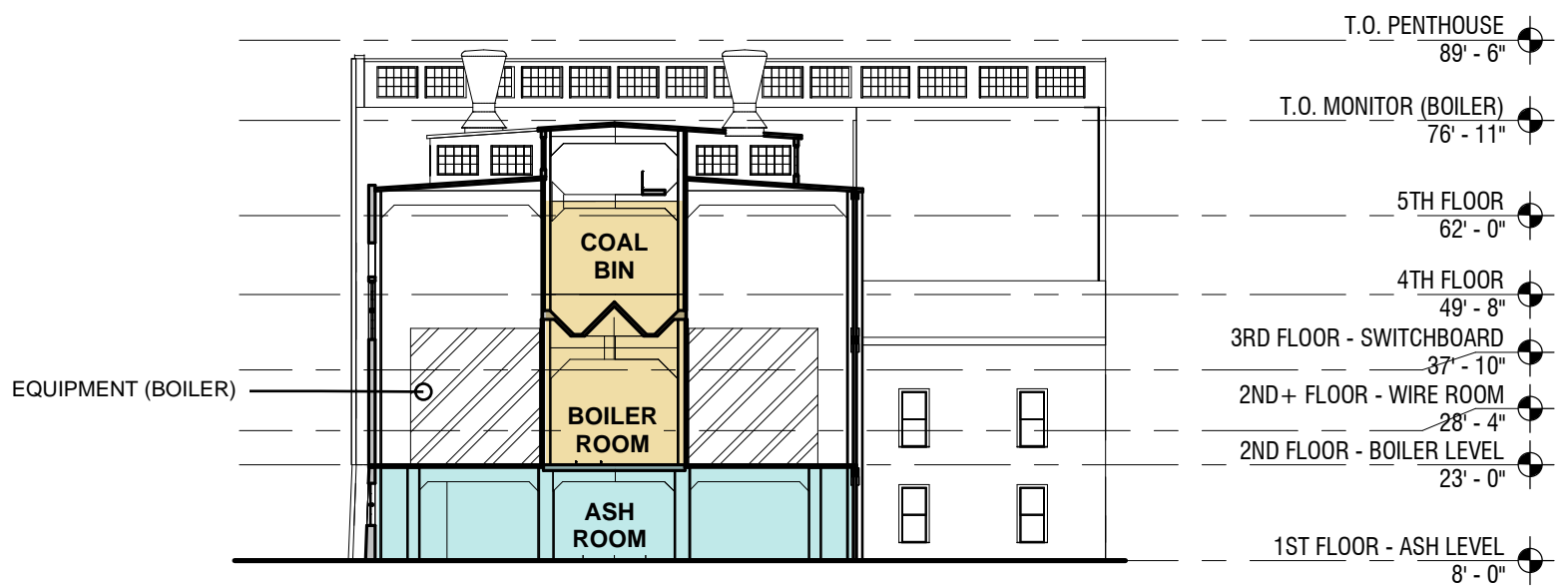
5 (E) 4TH FLOOR
1" = 30'-0"



4 (E) 3RD FLOOR - SWITCHBOARD
1" = 30'-0"



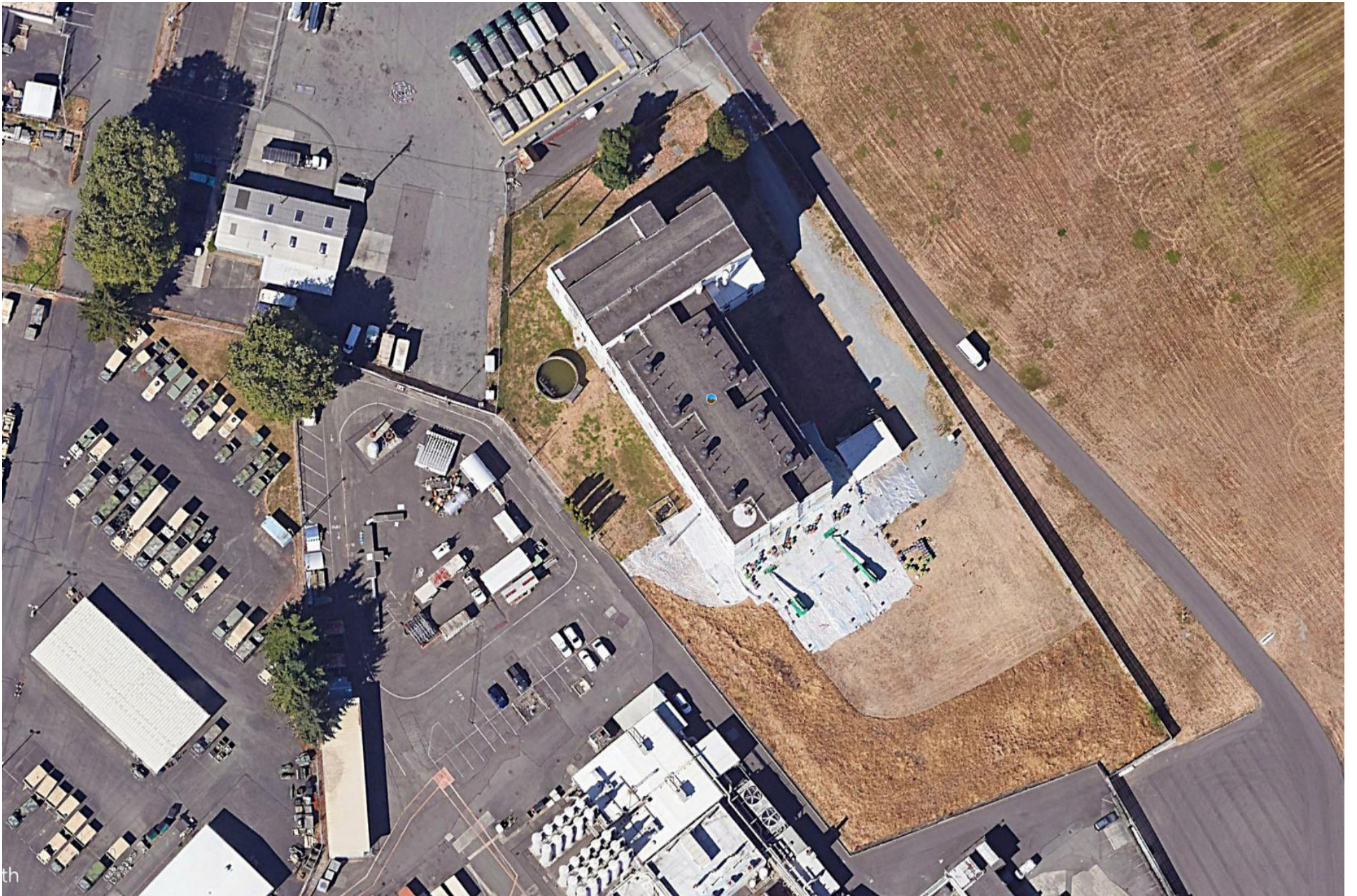
1 (E) LONGITUDINAL SECTION
1" = 30'-0"



2 (E) SECTION THROUGH BOILER ROOM
1" = 30'-0"



1. EXTERIOR LOOKING SOUTHEAST



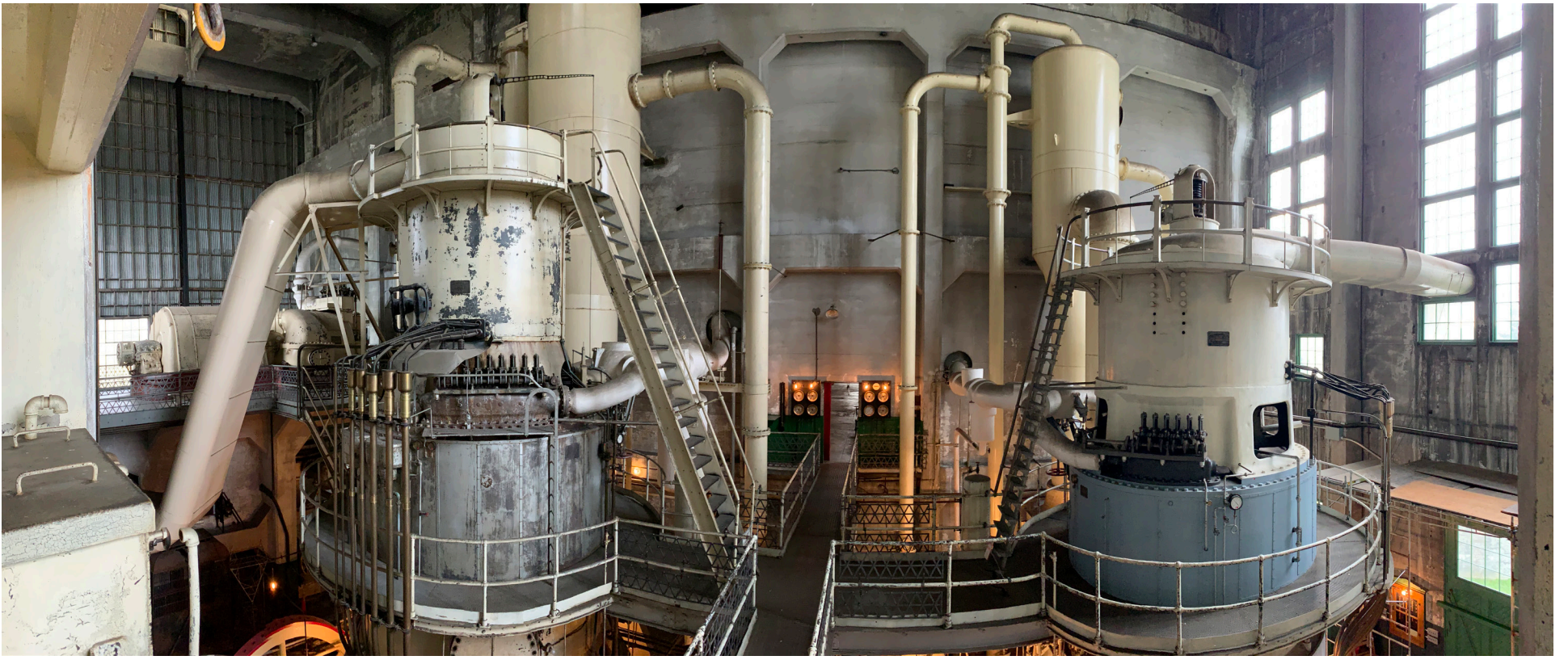
2. SITE AERIAL PHOTO



3. BOILER ROOM LOOKING SOUTH



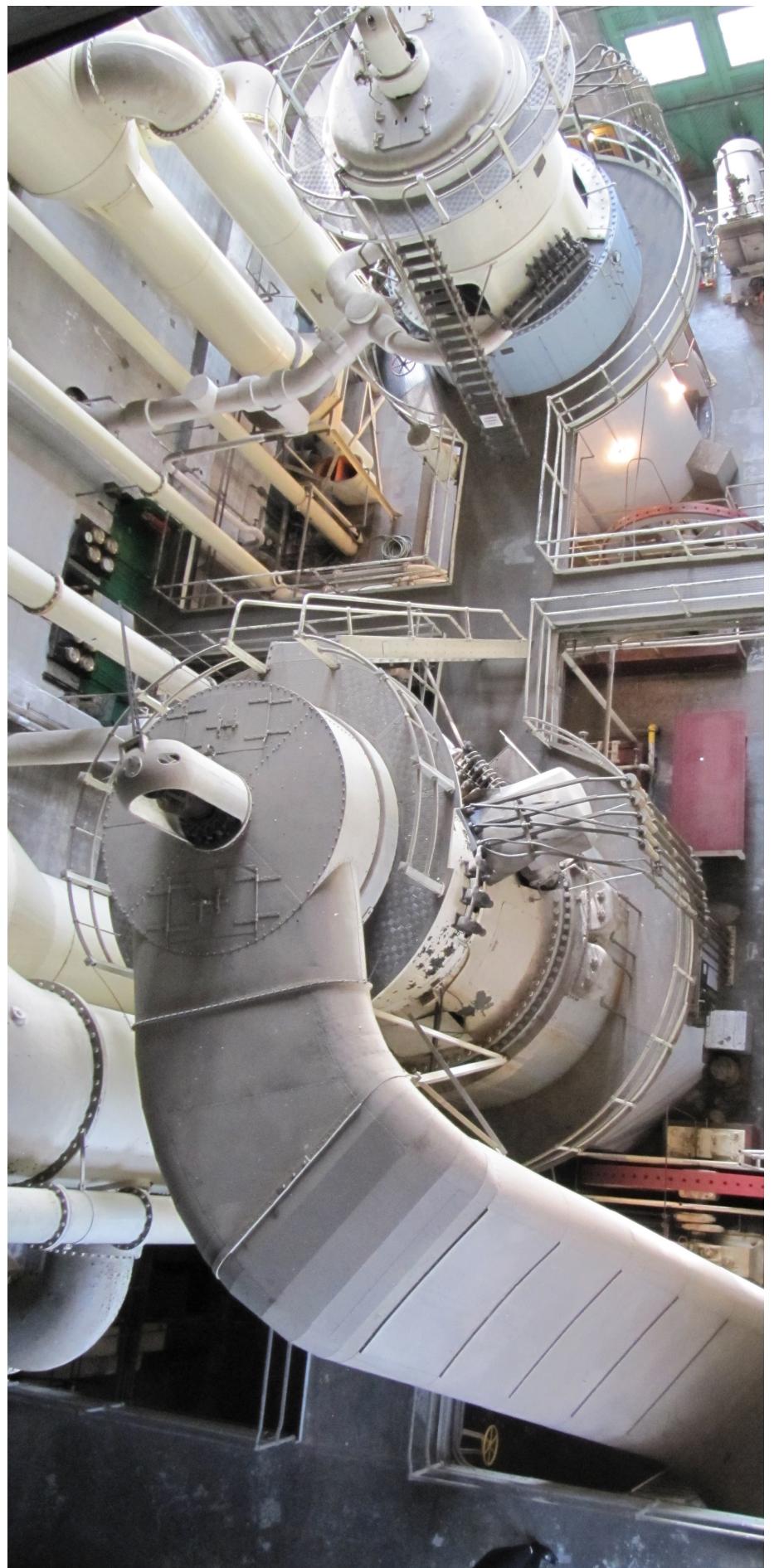
4. ASH ROOM LOOKING NORTH



5. ENGINE ROOM LOOKING SOUTH FROM WIRE ROOM (LEVEL 2)



6. NORTH LEVELS 2 - 5



7. ENGINE ROOM FROM ABOVE (NORTH LEVEL 5)