City of Kirkland

Alternate Materials, Methods or Modifications Request Form

For Department Use Only

Alt M #:	Date Received:	Date Reviewed:	Date Completed:	Approval:
	5-12-16	5-12-16	5-12-16	☒ Yes ☐ No

Project Name: Juanita Farnhouse Cottages		Permit Number: (and BSF16-02926) BSF16-02927	Application Date: 5-12-16
Project Address: 12706 94th Ave NE (and 12702 94th Ave NE)		Property Owner: Kimberly M & Michelle M Beebe Saunders	
Contact Person: Galen Page	Title: Architect	Address: 20037 94th Ave NE	
Address: 9501st St S, Kirkland, WA 98033		City, State, Zip: Bothell, WA 98011	
Phone Number: 425-827-7850	Fax Number:	Phone Number: 425-985-7117	Fax Number
E-Mail Address: page@pageandbeard.com			

Type of Project: ☒ Building ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Fire
☐ Land Surface Modification

Type of Request: ☐ Alternate Materials ☐ Alternate Methods ☒ Modification of Code or Standard

Has the installation been made?	Has a violation been noted?	Date:	Inspector/Plans Examiner:
☐ Yes ☒ No	☐ Yes ☒ No		

Applicable Code/Standard: ☐ IBC ☒ IRC ☐ IFC ☐ NEC ☐ IMC ☐ IFGC ☐ UPC
☐ COK Municipal Code ☐ Other:

Specific Code Section, Rule or Standard:
Chapter 2 FSD Definitions, R302

Statement of Problem:

Cottages 3 & 4 are separated by multiple access/utility easements. There will never be construction allowed between these two buildings. The property lines were set 4' from each builidng to simplify easement recording with the assumption that an assumed property line could be drawn down the center of the easement for FSD purposes, per IRC definition#3 for Fire Separation Distance. The actual distance between Cottages 3 & 4 is 17'-0", so FSD to assumed lot line would be 8'-6".

Alternate Proposal: (Attach additional pages, plans, drawings, technical reports, descriptions etc. to support proposal)

Allow FSD to be measured to the center line of the easement to avoid unnecessary fire walls, possible reduced window area and sealed attic vents. Justification is 1) that PSE, NUD & the JFC access easements prohibit structures within easement areas and 2) developement could have been condos, in which case property line would have been assumed to be centered between cottages.

I certify that I am the owner or owner's agent and have the authority to request the above stated alternate materials, methods of construction, or modification in building code requirements. I understand that this request is subject to review and may be approved or denied in part or in whole. The City of Kirkland's decision will be in writing and will be specific to this request, unless otherwise noted.

Signature	Title	Date
Galen Page	PRESIDENT	05/12/16
Print Name: GALEN PAGE		

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Reviewed by:	Date:	Recommendation: ☐ Approve ☐ Deny
Comments:		
Reviewed by:	Date:	Recommendation: ☐ Approve ☐ Deny
Comments:		
Reviewed by:	Date:	Recommendation: ☐ Approve ☐ Deny
Comments:		
Final Review: Tom Phillips	Date: 5/12/16	Final Status: ☒ Approved ☐ Denied
Comments/Conditions:		