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Alternate Materials, Methods, or Modifications Request (AMM)



What is the AMM application process?

The proposed alternate materials, methods, or modifications may be permitted where the equivalent objectives prescribed by the code can be achieved by establishing and maintaining effective fire and life safety, structural integrity, strength, fire resistance, sanitation, and/or equipment suitability.

What is not acceptable under the AMM process?

The use of alternative materials, methods of construction, or modifications will not avoid compliance with the objectives or intention of the code section, rule, or ordinance. An application will not be granted if the alternative material, methods, or modifications would reduce the levels of fire and life safety, structural integrity, strength, fire resistance, sanitation, and/or equipment suitability required by the code.

What does an AMM application cover?

If use of the AMM is granted, it is site-specific and will be limited to the particular case(s) covered in the application. It will not be applicable to future installations or equipment, unless specifically allowed by the building official. The application approval may be revoked for cause.

What if the AMM application is denied?

When an AMM application is denied, an appeal may be directed to the Hearing Examiner. Interim acceptance of the installation, pending outcome of an appeal, will be at the discretion of the Building Official and must be in writing.

Who may apply for use of AMM of construction?

Only the owner, the owner's agent, or the contractor may apply to use alternative materials, methods of construction, or modifications. Applications must be in writing.

Is there a fee to apply for an Alternative Method and Material Review?

Yes, starting February 1, 2019 the review fee will be \$255.23 per request. The review will not begin until the fee has been paid.

Who grants the use of alternate materials and/or methods of construction?

The use of alternate materials, methods of construction, or modifications is granted only by the City of Redmond Building Official or other duly authorized representative.

Disclaimer

Applicants for an AMM shall note that the approval of the proposal is based on the factual documentation provided in support of the alternate at the time of approval. If at any point during the plan review or inspection process, the Building Official finds deviations from the approved alternative, the approval becomes invalid, and any changes to the approved alternative will require a new submittal. For alternate proposals processed before submittal of full set of plans, the approval is only conceptual. The approval needs to be validated after submittal of all construction documents.

If this request is for an issued permit, please contact the Inspector of the Day at 425-444-2425 and submit a Revision Form along with this AMM Request Form

GUIDELINES FOR APPROVAL OF ALTERNATE MATERIALS, METHODS, OR MODIFICATIONS

1. To request the Building Official's review and approval of any AMM the applicant and/or registered design professional shall fill out a completed Application AMM form. The request must be accompanied by the following guidelines:
 - a. Describe all elements of the Alternative (i.e. materials, products, and methods of construction) and explain why request is being submitted.
 - b. Specify the code provisions for which the Alternative is requested.
 - c. Compare the proposed Alternative with the code requirements in terms of suitability, effectiveness, quality, durability, fire resistance, safety, structural strength, and any other impacts affecting the building or users of the building.
 - d. Provide documentation in electronic pdf format for evaluation methods, test reports, recognized standards, and expert opinions utilized in the request. Materials must demonstrate compliance with IBC 104.11 and show at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.
 - e. Specify when and where special inspection and testing are required at the job site and describe the verification procedures for field acceptance for demonstrating compliance.
 - f. Provide drawings and supporting documents in electronic pdf format. Cloud areas on plans that are applicable to the request.
2. The application and supporting documentation shall be dated, signed, and stamped by the registered design professional.
3. The registered design professional shall coordinate construction documents to reflect the alternative proposal and shall be responsible for incorporating all the specifics of the proposal and conditions for approval into the plan set.
4. The Building Official and/or Fire Marshal shall review the proposed Alternative and supporting documentation for conformance with the adopted codes, ordinances, and regulations. If the City Officials do not have the expertise on staff to make a thorough and competent review, a third party or peer review process may be utilized. The cost of any such review shall be paid by the applicant.

AMM REQUEST FORM

Permit Number: _____ Date: _____

Project Name: _____

Project Address: _____

Occupancy Group: _____ Type of Construction: _____ Sprinklers: Y/N _____ # of Stories: _____

Description of Request for Modifications, Alternative Materials, Design and Methods and reason:

Relative Code Sections:

Alternative Proposal (brief description)

Requested by: _____ Owner Name: _____

Architect/Engineer Name: _____ Architect/Engineer stamp and Signature: _____

Contractor Name (Print): _____ Contractor Signature: _____

CONDITIONS OF APPROVAL FOR APPLICATIONS FOR ALTERNATE MATERIALS, ALTERNATE DESIGNS AND METHODS OF CONSTRUCTION.

- Proposed design complies with the intent of provisions of the current codes and the material or method proposed is equivalent to code requirements in:
- ◆ Safety
 - ◆ Effectiveness
 - ◆ Quality
 - ◆ Fire Resistance
 - ◆ Strength
 - ◆ Durability

Office Use Only - Reason for Approval

Approved by: _____ Date: _____

Building Official: _____

Approved
 Denied

Fire Marshal: _____

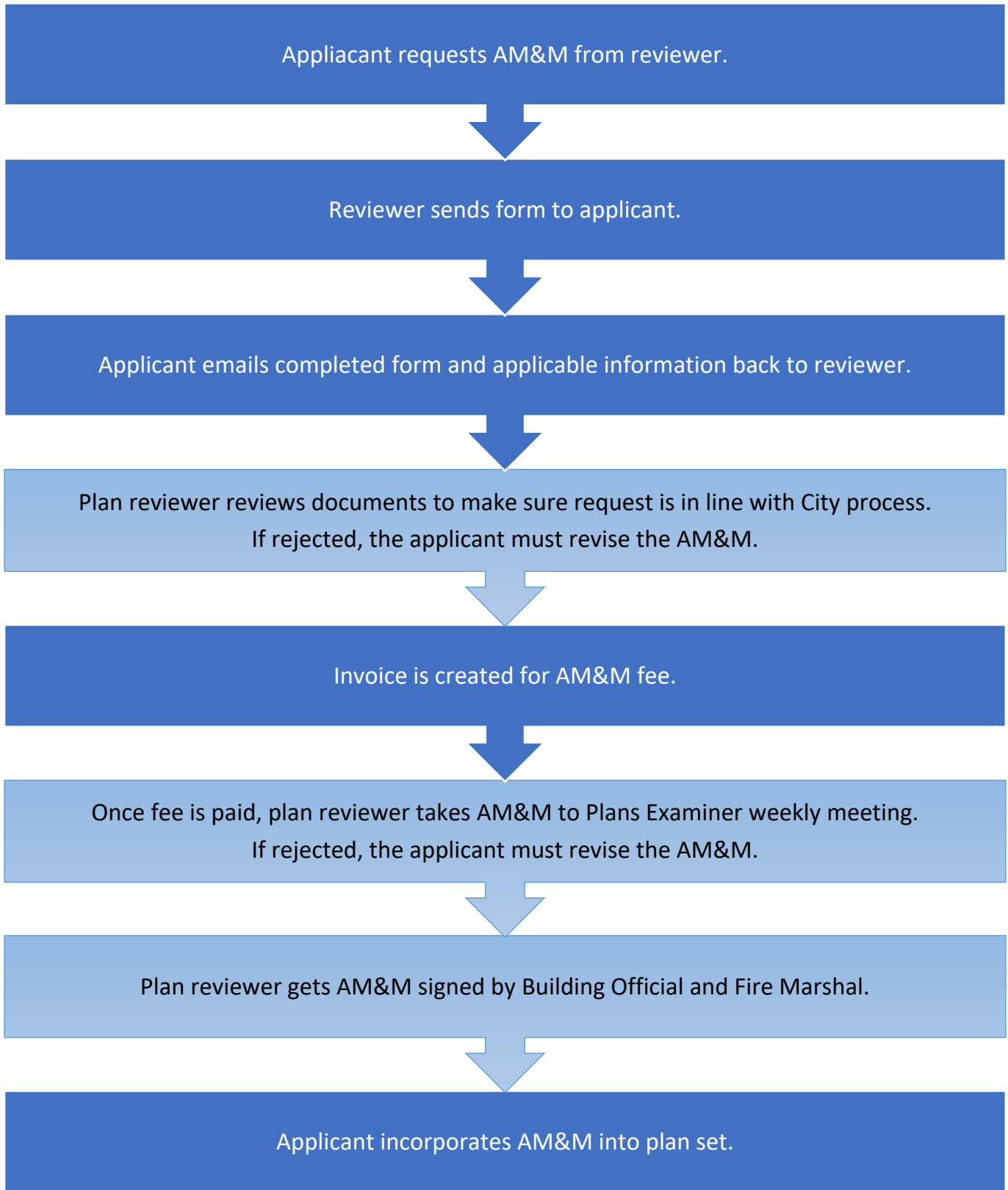
Approved
 Denied

Office Use Only - Not recommended

Staff name: _____ Date: _____

Building Official: _____

Fire Marshal: _____



Light blue boxes indicate process can take up to one week for processing
AM&M process can take up to 30 days.