



May 19, 2023

David Leahy
Building Division
City of Puyallup
333 S. Meridian
Puyallup, WA 98371

City of Puyallup Permit Application Number: PRCTI20230310

In response to your comments we are providing the following information. Below please find the text of your comments followed by our response in italics.

Comments:

1. WA. ST. does not adopt the IPC so these code references would be incorrect. Note on page GI003

Response: We have updated the code reference with the correct code reference.

Sheet: GI003

2. There are some discrepancies between the fixture and occupant load summaries in occupancy classifications and occupant loads and fixture requirements do not appear to be per the WA.ST. amendments in chapter 29 of the 2018 IBC. Are the break rooms being used just as break rooms or other uses. Just trying to understand the A-2 & A-3 classifications. Note on page GI003 of plans.

Response: The break room will be use as a break room. The A-2 and A-3 designation is based on use of the space and not a reflection of the occupancy type. The plumbing fixture calculations are based on 2018 WA State Amendments, Chapter 29, Table 2902.1.

Sheet: GI003

3. Based on plans it would appear that the warehouse area is semi-heated space and the office is fully conditioned space. How are the new walls that are being constructed in this area meeting the energy code requirements for insulation and the proper thermos break between the two areas. I don't see this addressed in any of the details and would have to meet component performance since could not meet prescriptive requirements unless the slab was cut open for insulation. Note on page AI101 of plans.

Response: We have omitted detail U and modified detail V on sheet AI300 to meet the energy code insulation and thermal break requirements.



4. Since two roof top units are being removed from this area how is this area maintaining the probably semi-heated space in the warehouse i.e. unit heaters not exceeding 8 BTU's per SQ.FT. or some other way?

Note on page MD1.1 of plans.

Response: There are currently fourteen (14) existing unit heaters with an output of 240,000 btu/h, each (for a total of 3,360,000 btu/h), which is serving 388,800 sf of warehouse area. This would be 8.6 btu/sf. Thus, additional heating should not be provided to maintain the semi-heated condition, even with the added square footage. The mechanical As-builts will be submitted alongside this narrative for reference.

5. Would need to provide seismic details for how the new curb adaptor is attached to the existing curb and also how the new unit is being attached to new curb adaptor on the plans. Note on page MD1.2 of plans.

Response: Structural plans will be submitted showing seismic details and a curb adapter detail.

6. Below are additional owner changes that were made and included as 'Permit Revision 1' and dated 4.12.23 on the mechanical and electrical plan set. Additionally, owner has decided to remove the existing restroom wall and office wall and built new insulated demising wall per detail V/AI300. List of owner changes below for reference.

- Revise the RTU to a gas-fired option from an electrical option
- Relocate the ERV so it is closer to the new wall (the wall that is plan north)
- Keep the RTU over the existing location but revise the ductwork so that the duct drop is within the office area.
- Existing restroom wall and office wall will now be demolished and new insulated demising full height partition between office and warehouse will be built per detail V/AI300.

Sincerely,

Luis Perez
Architect of Record