

ENVELOPE COMPLIANCE SUMMARY

2018 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1

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Project & Applicant Information	Project Title	East Town Crossing - Lot Two - 2018 WSEC	For Building Department Use:	Date: Apr 02, 2024
	Project Address	Pioneer & Shaw Puyallup, WA 98372		
	Applicant Name	Brett Lindsay		
	Applicant Phone	253-468-4117		
	Applicant Email	blindsay@synthesis9.com		
<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold;">Full-Sized legible color report is required to be provided by the Permittee on site for all Inspections</div> <div style="border: 2px solid orange; padding: 5px; color: orange; font-weight: bold; font-size: 1.2em;">PRCNC20231714</div>				
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com				



General Occupancy	All Commercial	General Building Use Type(s)	Office, Other	Building Cond. Floor Area	6,216
Project Scope	Shell & Core	Space Conditioning Categories	Fully Conditioned	Project Cond. Floor Area	6,216
				Floors Above Grade	2
				Compliance Method	General Prescriptive
Envelope Project Description	Commercial shell building for three potential tenants				

Envelope Compliance Scope and Method	Scope	Space Conditioning Category	Compliance Method	WWR/SRR per Category	UA Calculation Adjustment	Fenestration Alternates	Compliance Verification
	Shell & Core	Fully Conditioned	Prescriptive	30.08% / 0%	No Calculation Adjustments allowed	High performance fenestration U-factor and SHGC per C402.4.1.3	COMPLIES

Air Barrier Testing	Air barrier testing included in project scope	Air Barrier Comments	
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Project Title	East Town Crossing - Lot Two - 2018 WSEC				Date	Apr 02, 2024
Scope & Space Conditioning	SHELL & CORE - FULLY CONDITIONED			Compliance Verification	COMPLIES	
Window-to-wall Ratio	30.08%	Skylight-to-roof-ratio	0%	Vertical Fenestration Alternate	High performance fenestration U-factor and SHGC per C402.4.1.3	

Opaque Envelope Assemblies								
Roof/Ceiling	Location in Documents	Assembly ID	Assembly Location	Insulation R-Values			U-Factor	Net Area (SF)
				Cavity	Continuous (% penetration)	2nd Layer (MB Roof)		
Insulation entirely above deck	A3.0	Roof	Exterior		R-38 (< 0.04%)		U-0.027	5,514
	U-Factor Source:			U-Factor Source Description:				
	Is this assembly exterior or interior?: Exterior							
Walls	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)
Wood-framed and other - Commercial	AG1.1	A	Exterior	R-21	R-0 (< 0.04%)		U-0.054	3,292
	Which insulation code target does wall comply with?: R-21 Cavity + Intermediate Framing			U-Factor Source:				
	U-Factor Source Description:			Wall Framing Type (Standard, Inter., Advanced): Intermediate				
	Framing Depth:			Framing Spacing:				
	Is this assembly exterior or interior?: Exterior							
Slab-on-grade Floors	Location in Documents	Assembly ID	Assembly Location	Slab Edge	Under Slab		F-Factor	Perimeter Length (SF)
Unheated slab	A3.0	FLOOR	At grade level	R-10			F-0.54	346
	Slab Insulation Method: 2 ft vertical (from top of slab downward)			F-Factor Source:				
	F-Factor Source Description:							

Fenestration & Opaque Door Assemblies

				Insulation R-Values				
Opaque Doors	Location in Documents	Assembly ID	Assembly Location	Door Insulation			U-Factor	Rough Opening (SF)
Swinging	A4.0	C	Exterior				U-0.37	42
What percentage of this opaque door is glazing?: 50% or less				U-Factor Source:				
U-Factor Source Description:				Is this assembly exterior or interior?: Exterior				
Is this a public entrance door?: No								
Vertical Fenestration	Location in Documents	Assembly ID	Assembly Location	Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)	
Fixed - Class AW or site built	A4.0	01	Exterior		PF < 0.2	SHGC-0.35	U-0.34	35
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	02a	Exterior		PF < 0.2	SHGC-0.46	U-0.34	120
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	03b	Exterior		PF < 0.2	SHGC-0.35	U-0.34	89
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	04	Exterior		PF < 0.2	SHGC-0.35	U-0.34	150
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	05	Exterior		PF < 0.2	SHGC-0.35	U-0.34	118
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	06	Exterior		PF < 0.2	SHGC-0.35	U-0.34	38
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	07	Exterior		PF < 0.2	SHGC-0.35	U-0.34	90
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	08	Exterior		PF < 0.2	SHGC-0.35	U-0.34	94
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	09	Exterior		PF < 0.2	SHGC-0.35	U-0.34	118
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	11	Exterior		PF < 0.2	SHGC-0.35	U-0.34	235
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	02b	Exterior		PF < 0.2	SHGC-0.35	U-0.34	80
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Fixed - Class AW or site built	A4.0	03a	Exterior		PF < 0.2	SHGC-0.46	U-0.34	67
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior								
Glazed Doors	Location in Documents	Assembly ID	Assembly Location	Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)	
Swinging entrance door	A4.0	A	Exterior		PF < 0.2	SHGC-0.35	U-0.60	67
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this assembly exterior or interior?: Exterior				Is this a public entrance door?: Yes				
Door enclosed within a vestibule?: No vestibule								
Swinging entrance door	A4.0	B	Exterior		PF < 0.2	SHGC-0.35	U-0.60	133
U-Factor & SHGC Source:				U-Factor Source Description:				

	Is this assembly exterior or interior?: Exterior	Is this a public entrance door?: Yes
	Door enclosed within a vestibule?: No vestibule	

MECHANICAL COMPLIANCE SUMMARY

2018 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1

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Project & Applicant Information	Project Title	East Town Crossing Lot 2 - 2018 WSEC	For Building Department Use: Full-Sized legible color report is required to be provided by the Permittee on site for all Inspections	Date: Apr 26, 2024
	Project Address	Pioneer & Shaw Puyallup, WA 98372		
	Applicant Name	Arik Espineli		
	Applicant Phone	206-364-3343		
	Applicant Email	aespineli@robisonengineering.com		
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com				

General Occupancy	All Commercial		General Building Use Type	Retail, Strip Mall	Building Cond. Floor Area	5,590
General Project Types	Shell & Core	New Building or Addition Mechanical Scope	Single Zone Systems & Equipment	Alteration Mechanical Scope	Project Cond. Floor Area	5,590
					Floors Above Grade	1
					Compliance Method	General Prescriptive
Mechanical Project Description						

Mechanical Compliance Scope and Method	Project Type	Mechanical Scope	Economizer Exception(s) Applied?	DOAS Ventilation Provided?	Higher Equipment Efficiency Option Applied?	Equipment Efficiency Compliance Verification
	Shell & Core	Single Zone Systems & Equipment	Yes	No	NA	COMPLIES
Additional Efficiency Credits Included (AEC)						
Does building include occupancy classifications requiring DOAS?	No	Does project include DOAS equipment?				No
Based on project scope do TSPR requirements apply?	No	Do all systems comply with Appendix D standard reference design or qualify for an exception to TSPR?				No

Scope & Space Conditioning	SHELL & CORE - SINGLE ZONE SYSTEMS & EQUIPMENT	Compliance Verification	COMPLIES
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Single Zone Air Systems Category - Air conditioner, unitary, thru-wall, SDHV

Air Systems Summary Information								
System/Equip ID	Quantity of Items	Supply Airflow Control	Ventilation Standard	Ventilation CFM (Total if Multiple Items)	Ventilation Air Source	Paired with DOAS	Ventilation energy recovery	Energy Recovery Efficiency (%)
RTU-1, RTU-2, RTU-3		Constant volume	IMC Ventilation		Other System		Not provided, not required	
RTU-4, RTU-5, RTU-6		Constant volume	IMC Ventilation		Other System		Not provided, not required	

Air Systems & Equipment - Cooling											
System/Equip ID	Cooling System/Equip Type	Specific Type	Cooling Capacity per item (Btu/h)	AEC Efficiency Multiplier	Econo Exception Multiplier (FL & PL)	Combined Efficiency Multiplier (AEC & Econo)	Proposed Cooling Efficiency	CE Units	Proposed Part Load Efficiency	PL Units	Efficiency Compliance Verification
RTU-4, RTU-5, RTU-6	Air conditioner, air cooled	Single package DX	72,920	1	0	1	12.6	EER	17.8	IEER	COMPLIES
RTU-1, RTU-2, RTU-3	Air conditioner, air cooled	Single package DX	58,890	1	0	1	16.9	SEER		IEER	COMPLIES

Air Systems & Equipment - Heating

System /Equip ID	Heating System/Equip Type	Specific Type	Heating Capacity	HC Units	Proposed Heating Efficiency	HE Units	Efficiency Compliance Verification
RTU-4, RTU-5, RTU-6	Furnace	Warm air, gas fired (AFUE)	125,000	Btu/h	81.0	AFUE	COMPLIES
RTU-1, RTU-2, RTU-3	Furnace	Warm air, gas fired (AFUE)	115,000	Btu/h	81.0	AFUE	COMPLIES

Air Systems & Equipment Details

System/Equip ID	Area(s) Served	Location In Project Documents - Plan/Detail #	
RTU-1, RTU-2, RTU-3	Suite 1 & Suite 2	M0.1	
	Heating Section/Auxiliary Heating Type: Electric resistance (or None)		Economizer Compliance Method: Air-side economizer provided
	WSEC Equip Efficiency Reference Table - Cooling: Table C403.3.2(1)A - Unitary Air Conditioners & Condensing Units		
	WSEC Equip Efficiency Reference Table - Heating: Table C403.3.2(4) Warm Air Furnaces		
RTU-4, RTU-5, RTU-6	Suite 2 & Suite 3	M0.1	
	Heating Section/Auxiliary Heating Type: Electric resistance (or None)		Economizer Compliance Method: Air-side economizer provided
	WSEC Equip Efficiency Reference Table - Cooling: Table C403.3.2(1)A - Unitary Air Conditioners & Condensing Units		
	WSEC Equip Efficiency Reference Table - Heating: Table C403.3.2(4) Warm Air Furnaces		

LIGHTING COMPLIANCE SUMMARY

2018 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1

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Project & Applicant Information	Project Title	East Town Crossing T.I. 2 - 2018 WSEC	For Building Department Use:	Date: Apr 19, 2024
	Project Address	2902 E Pioneer, Puyallup, WA 98372, USA T.I. 2 Puyallup, WA 98372		
	Applicant Name	Mark Steinke	Full-Sized legible color report is required to be provided by the Permittee on site for all Inspections	PRCNC20231714
	Applicant Phone	425-686-2008		
	Applicant Email	msteinke@robisonengineering.com		
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com				

General Occupancy	All Commercial		General Building Use Type		Retail, General Sales Retail, Grocery/Supermarket	Building Cond. Floor Area	6,004
General Project Types	New Building	New Building or Addition Lighting Scope	Interior Lighting	Alteration Lighting Scope		Project Cond. Floor Area	6,004
						Floors Above Grade	1
						Compliance Method	General Prescriptive
Lighting Project Description							

Lighting Compliance Scope and Method	Project Type	Interior / Exterior (Interior includes both interior & parking)	Luminaire Replacement Scope	Compliance Method	LPA Calculation Adjustment	Compliance Verification
	New Building	Interior Lighting		Space by space	No Calculation Adjustments selected	COMPLIES

Project Title	East Town Crossing T.I. 2 - 2018 WSEC	Date	Apr 19, 2024
Lighting Power Calculation	NEW BUILDING - INTERIOR LIGHTING	Compliance Verification	COMPLIES
Compliance Method	Space by space	LPA Calculation Adjustment	none

Interior Lighting Power Allowance - Space by Space						
General Space Type	Specific Space Type	Gross Interior Area (SF)	LPA (Watts/SF)	Total Watts Allowed (SF x LPA x 1)	Total Proposed Watts (LPD + Display LPD)	Compliance Status
Electrical/mechanical		45	0.43	19		
Restroom	General	371	0.63	234		
Retail	General sales	5,065	1.05	5,318		
Proposed Total LPD					797	
Totals				5,571	797	COMPLIES

Proposed Lighting Power Density						
Fixture Type	Fixture ID	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures						
Horizontal surface-mount	T2	6	15			90
Other fixture type	V1	6	64			384
Linear Fixtures						
LED strip	S1	17	19			323
Proposed Total LPD						797

Project Title	East Town Crossing T.I. 2 - 2018 WSEC	Date	Apr 19, 2024
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Proposed Fixtures Details		NEW BUILDING - INTERIOR LIGHTING			
Fixture Type/Application	Fixture ID	Location in Documents	Lamp Type	New or Existing-to-Remain	
Individual Fixtures					
Horizontal surface-mount	T2	E3.0	LED	New	
Fixture Description: SURFACE MOUNT LED OSTW: OW-LDS01-6D1530N				Are these fixtures located within a daylight zone?: No	
Do these fixtures require specific application lighting controls?: None required					
Other fixture type	V1	E3.0	LED	New	
Fixture Description: Mirror with Led Light				Are these fixtures located within a daylight zone?: No	
Do these fixtures require specific application lighting controls?: Supplemental task lighting, occupancy controls					
Linear Fixtures					
LED strip	S1	E3.0	LED	New	
How is linear fixture quantity defined?: Quantity of fixtures with current limiting device				Length of track (LT):	
Fixture Description: 4' LED LINEAR STRIP LITHONIA: CLX L48 3000LM HEF RDL 120 GZ10 35K 80CRI WH				Are these fixtures located within a daylight zone?: No	
Do these fixtures require specific application lighting controls?: None required					