## **ENVELOPE COMPLIANCE SUMMARY**

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1

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PRCNC20240424

Project & Applicant Information	Project Title	Wesley Bradley Park Phase 2 - Care Center - 2021 WSEC	For Building Department Use:	Date:	Dec 03, 2024
	Project Address	707 39th Ave. SE Puyallup, WA 98374	City of Physilip Building ACCEPTED Magnery REPORT IS REQUIRE	E COLOR	Dec 03, 2024
	Applicant Name	Jill Krance	PROVIDED BY THE P		
	Applicant Phone	952-252-4822	ON SITE FOR ALL INS		
	Applicant Email	jill.krance@INSITEARCHITECT.COM			
	For questions about this repor	t, 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)	Healthcare, Senior Care Community	Building Cond. Floor Area	37,315
		~ ~ ~ ~ .		Project Cond. Floor Area	37,315
Project Scope	New Building	Space Conditioning Categories	Fully Conditioned	Floors Above Grade	1
				Compliance Method	General Prescriptive
Envelope Project Description					

Envelope	Scope	Space Conditioning Category	Compliance Method	WWR/SRR per Category	UA Calculation Adjustment	Fenestration Alternates	Compliance Verification
Compliance Scope and Method	New Building	Fully Conditioned	Component performance	11.14% / 0%	Enhanced envelope performance - 15% lower UA than WSEC target	No alternates selected	COMPLIES
Additional Energy Efficiency (AEC) Measures Included		Enhanced	l envelope performance - 15%	lower UA	Load Management (LDM) Measures Included	No envelope or miscellar measures inclu	
Air Barrier Testing		Stan	dard building thermal envelop	Air Barrier Comments			

Project Title	Project Title         Wesley Bradley Park Phase 2 - Care Center - 2021 WSEC						te Dec 03, 2024
Scope & Space Conditioning NEW BUILDING - FULLY CONDITIONED Compliance Verification				Compliance Verification	C	OMPLIES	
Window-to-wall Ratio		11.14%	Skylight-to-roof-ratio 0%		Vertical Fenestration Alternate		No alternates selected

Opaque Envelope Assemblies									
		Insu							
Roof/Ceiling	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous2nd Layer(% penetration)(MB Roof)		U-Factor	Net Area (SF)	
Insulation entirely above deck	SHEET A5.4	pool roof	Exterior		R-38 (< 0.04%)		U-0.023	2,638	
	Sloped Roof & Tapered Insulation: Sloped	with tapered insulation		U-Factor Source: WSEC Ap	pendix A Default			-	
	U-Factor Source Description:								
Attic and other	SHEET A5.1-A5.5	wood roof truss	Exterior	R-49	(< 0.04%)		U-0.020	7,992	
	U-Factor Source: ASHRAE 90.1 Appendix	A		U-Factor Source Description:					
	Roof Framing Type: Advanced		Roof Framing Depth (Inches): 24"						
	Roof Framing Spacing (OC): 24" o.c.			Roof Framing Material: Wood-framed					
	Ceiling/Attic Venting: Vented								
Insulation above & below deck	SHEET A5.1-A5.5	flat wood trusses	Exterior	R-49	R-30 (< 0.04%)		U-0.020	25,745	
	U-Factor Source: WSEC Appendix A Defa	ult		U-Factor Source Description	1:				
	Roof Framing Type: Advanced			Roof Framing Depth (Inches	s): 24"				
	Roof Framing Spacing (OC): 24" o.c.			Roof Framing Material: Woo	od-framed				
	Ceiling/Attic Venting: Vented								
Walls	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)	
Wood-framed and other - Commercial	SHEET A1.0N, A1.1N, A1.1S	ABOVE GRADE WALLS	Exterior	R-21	R-12 (< 0.04%)		U-0.032	18,735	

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	Which code target does wall comply with?:	R-20 Cavity + R-3.8 CI	PRCNC202	40424 urce: ASHRAE	90.1 Appendix A					
	U-Factor Source Description:		TRONOLOZ	Wall Framing Type: Standar	ď					
	Framing Depth: 2x6			Other Framing Depth:						
	Framing Spacing (OC):									
Mass (precast concrete) - Commercia	SHEET A1.0N, A1.1N, A1.1S	BELOW GRADE WALLS	Wall is below grade		R-12 (< 0.04%)	No	U-0.057	2,559		
	Does assembly include insulated wall furring	ng?: No		Other Framing Depth:						
	Framing Spacing (OC):			U-Factor Source: ASHRAE	90.1 Appendix A					
	U-Factor Source Description:									
Floors and Edges	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)		U-Factor	Net Area (SF)		
Wood-framing/jois	t SHEET A5.1-A5.5	WOOD TRUSSES	Exterior	R-30	(< 0.04%)		U-0.028	17,017		
T	U-Factor Source: ASHRAE 90.1 Appendix	A	•	U-Factor Source Description	1:	•	•	•		
	Floor Framing Type (Joist, Post & Beam):			Framing Depth: Other Fram	ing Depth					
	Other Framing Depth: 24" DEEP TRUSS			Framing Spacing (OC): 24 (	D.C.					
Slab-on-grade Floors	Location in Documents	Assembly ID	Assembly Location	Slab Edge	Under Slab		F-Factor	Perimeter Length (SF)		
Unheated slab	SHEET A1.1S	UNHEATED SLAB	At grade level	R-10	R-0		F-0.54	492		
	Slab Insulation Method: 2 ft vertical (from	top of slab downward)		F-Factor Source: ASHRAE 90.1 Appendix A						
	F-Factor Source Description:	*			**					
Unheated slat		UNHEATED SLAB	Floor is below grade	R-10	R-0		F-0.52	371		
	Slab Insulation Method: 2 ft vertical (from	top of slab downward)	F-Factor Source: ASHRAE 90.1 Appendix A							
	F-Factor Source Description:	· · ·		**						
Fenestration & Opaque Door Assemblies	\$			•						
				Insu						
Opaque Doors	Location in Documents	Assembly ID	Assembly Location	Door Insulation			U-Factor	Rough Opening (SF)		
Swinging	g SHEET A1.0N	OPAQUE DOOR	Exterior				U-0.37	42		
	What percentage of this opaque door is glaz	ring?: 50% or less	-	U-Factor Source:	•		-	-		
	U-Factor Source Description:			Is this a public entrance doo	r?: No					
Vertical Fenestration	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)		
Fixed - All other types	SHEET A1.0N, A1.1N, A1.1S. A11.1	FIXED WINDOWS	Exterior		PF < 0.2	SHGC-0.38	U-0.26	681		
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description	n:					
Operable - All other types	SHEET A1.0N, A1.1N, A1.1S. A11.1	windows	Exterior		PF < 0.2	SHGC-0.33	U-0.26	1,486		
	U-Factor & SHGC Source: NFRC Rating		U-Factor Source Description	n:						
Glazed Doors	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF		
Casing in a sufficiency of a sufficiency	OTTEET + 1 ONL + 1 1NL + 1 10 + 11 1	GLASS DOOR	Exterior		PF < 0.2	SHGC-0.33	U-0.60	187		
Swinging entrance door	SHEET A1.0N, A1.1N, A1.1S. A11.1	ULASS DOOK	Exterior		11 012	51166 0155	0.00			
Swinging entrance door	U-Factor & SHGC Source: NFRC Rating	dEA55 DOOK	Exterior	U-Factor Source Description		51100 0.55	0 0100			

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A Calculation	NE	W BUILDING - FULL	Y CONDITI	ONED			COMPLIES	
Opaque Envelope Assembl	ies							
Roof/Ceiling	Assembl	ly ID	Roof/Ceiling Assembly U- Factor	Net Area (SF)	U x A	Roof/Ceiling Assembly U- Factor	Net Area (SF)	UxA
Insulation entirely above deck		oof	0.023	2,638.0	60.7	0.027	2,638.0 (1)	71.2
Attic and other	wood roo	f truss	0.020	7,992.0	159.8	0.021	7,992.0 (1)	167.8
Insulation above & below deck	flat wood	trusses	0.020	25,745.0	514.9	0.021	25,745.0 (1)	540.6
Walls	Assembl	ly ID	Wall Assembly U- factor	Net Area (SF)	UxA	Wall Assembly U- factor	Net Area (SF)	U x A
Wood-framed and other - Commercial	ABOVE GRAI	DE WALLS	0.032	18,735.0	599.5	0.051	18,735.0 (1)	955.5
Mass (precast concrete) - Commercial	BELOW GRAI	DE WALLS	0.057	2,559.0	145.9	0.104	2,559.0 (1)	266.1
ors and Edges	Assembly ID		Floor Assembly U- Factor	Net Area (SF)	U x A	Floor Assembly U- Factor	Net Area (SF)	U x A
Wood-framing/joist	WOOD TR	USSES	0.028	17,017.0	476.5	0.029	17,017.0 (1)	493.5
Slab on Grade Floors				PROPOSED			TARGET	
-on-grade Floors	Assembl	ly ID	F-Factor	Perimeter Length	U x A	F-Factor	Perimeter Length	U x A
Unheated slab	UNHEATED SLAB UNHEATED SLAB		0.54	492.0	265.7	0.54	492.0	265.7
Unheated slab			0.52 371.0		192.9	0.54	371.0	200.3
Fenestration Assemblies	i de la companya de l			PROPOSED			TARGET	
paque Doors	Assembl	ly ID	Door Assembly U- Factor	Assembly Rough Opening (SF)	U x A	Door Assembly U- Factor	Assembly Rough Opening (SF)	U x A
Swinging	OPAQUE	DOOR	0.37	42.0	15.5	0.37	42.0 (1)	15.5
ical Fenestration	Assembl	ly ID	Fenestration U-Factor	Assembly Rough Opening (SF)	U x A	Fenestration U-Factor	Assembly Rough Opening (SF)	U x A
Fixed - All other types	FIXED WIN	NDOWS	0.26	681.0	177.1	0.26	681.0 (1)	177.1
Operable - All other types	windo	ws	0.26	1,486.0	386.4	0.28	1,486.0 (1)	416.1
Slazed Doors	Assembl	ly ID	Glazed Door U-Factor	Assembly Rough Opening (SF)	U x A	Glazed Door U-Factor	Assembly Rough Opening (SF)	U x A
Swinging entrance door	GLASS I	DOOR	0.60	187.2	112.3	0.60	187.2 (1)	112.3
Proposed Area	Proposed UxA	Target Area	Targe	t UxA		Target UxA wi	th Adjustment	
	Roof/Ceiling Insulation entirely above deck Attic and other Insulation above & below deck Walls Wood-framed and other - Commercial Mass (precast concrete) - Commercial Mass (precast concrete) - Commercial Wood-framing/joist Wood-framing/joist Slab on Grade Floors On-grade Floors Unheated slab Unheated slab Tenestration Assemblies Swinging ical Fenestration Fixed - All other types Glazed Doors	Insulation entirely above deck       pool re         Attic and other       wood roo         Insulation above & below deck       flat wood         Walls       Assemble         Wood-framed and other - Commercial       ABOVE GRAD         Mass (precast concrete) - Commercial       BELOW GRAD         Joors and Edges       Assemble         Wood-framing/joist       WOOD TR         Wood-framing/joist       WOOD TR         Slab on Grade Floors       Assemble         On-grade Floors       Assemble         Unheated slab       UNHEATER         Unheated slab       UNHEATER         Opaque Doors       Assemble         Swinging       OPAQUE         Fixed - All other types       FIXED WIR         Glazed Doors       Swinging entrance door         Swinging entrance door       GLASS E	Roof/Ceiling       Assembly ID         Insulation entirely above deck       pool roof         Attic and other       wood roof truss         Insulation above & below deck       flat wood trusses         Walls       Assembly ID         Wood-framed and other - Commercial       ABOVE GRADE WALLS         Mass (precast concrete) - Commercial       BELOW GRADE WALLS         Sors and Edges       Assembly ID         Wood-framing/joist       WOOD TRUSSES         Slab on Grade Floors       Assembly ID         On-grade Floors       Assembly ID         Unheated slab       UNHEATED SLAB         Unheated slab       UNHEATED SLAB         Paque Doors       Assembly ID         Swinging       OPAQUE DOOR         ical Fenestration Assemblies       Fixed - All other types         Operable - All other types       Windows         Glazed Doors       Assembly ID         Swinging entrance door       GLASS DOOR	Roof/Ceiling     Assembly ID     Roof/Ceiling Assembly U- Factor       Insulation entirely above deck     pool roof     0.023       Attic and other     wood roof truss     0.020       Insulation above & below deck     flat wood trusses     0.020       Walls     Assembly ID     Massembly U- fractor       Wood-framed and other - Commercial     ABOVE GRADE WALLS     0.032       Mass (precast concrete) - Commercial     BELOW GRADE WALLS     0.057       Nors and Edges     Assembly ID     Assembly ID       Wood-framing/joist     WOOD TRUSSES     0.028       Stab on Grade Floors     Assembly ID     F-Factor       On-grade Floors     Assembly ID     F-Factor       Unheated slab     UNHEATED SLAB     0.52       Paque Doors     Assembly ID     Sembry U- Factor       Swinging     OPAQUE DOOR     0.37       Swinging     OPAQUE DOOR     0.36       Glazed Doors     Assembly ID     Casembry ID       Fixed - All other types     FIXED WINDOWS     0.26       Glazed Doors     Assembly ID     Calaed Door       Swinging entrance door     GLASS DOOR     0.60	Roof/CeilingAssembly IDRoof/Ceiling Net Area (SF) FactorNet Area (SF) FactorInsulation entirely above deekpool roof0.0232.638.0Attic and otherwood roof russ0.0207.992.0Insulation above & below deekflat wood trusses0.02025,745.0WallsAssembly IDAssembly IDStatusNet Area (SF) factorWood-framed and other - CommercialABOVE GRADE WALLS0.03218,735.0Mass (precast concrete) - CommercialBELOW GRADE WALLS0.0572.559.0Wood-framing/joitWOOD TRUSSES0.02817,017.0Wood-framing/joitWOOD TRUSSES0.02817,017.0Wood-framing/joitWOOD TRUSSES0.02817,017.0Vord Honeard SlabUNHEATED SLAB0.54492.0Unheated slabUNHEATED SLAB0.52371.0Unheated slabUNHEATED SLAB0.52371.0Paque DoorsAssembly IDAssembly IDAssembly IDSwingingOPAQUE DOOR0.3742.0Cal FenestrationAssembly IDStateoreAssembly Region (SF)Fixed - All other typesFIXED WINDOWS0.26681.0Operahle - All other typeswindows0.261486.0Swinging entrance doorGLASS DOOR0.50StateoreSwinging entrance doorGLASS DOOR0.50Stateore	Rooff CeilingAssembly IDRooff Ceiling Sembly II; FactorNet Area (SF)U x AInsulation entirely above deekpool roof0.0232.638.060.7Attic and otherwood roof truss0.0207.992.01598Insulation above & below deekflat wood trusses0.02025.745.0514.9WalkAssembly IDAssembly ILNet Area (SF)U x AWood-framed and other - CommercialABOVE GRADE WALLS0.03218.735.0599.5Mass (precast concrete) - CommercialBELOW GRADE WALLS0.03218.735.0599.5Mass (precast concrete) - CommercialBELOW GRADE WALLS0.03217.01.0476.5Wood-framing/joistWOOD TRUSSES0.02817.01.0476.5Wood-framing/joistWOOD TRUSSES0.02817.01.0476.5Stab on Grade FloorsAssembly IDF-FactorPerimeter Length (LF)U x AUnheated alabUNHEATED SLAB0.52371.0192.9Paque DoorsAssembly IDAssembly IDAssembly Or Assembly ILAssembly ILAssembly Rough Opening (SF)U x ACial Fenestration Assembly IDFenestration Assembly IDFenestration Assembly IDAssembly Rough Opening (SF)U x ASwingingOPAQUE DOOR0.3742.0155.5Cial Fenestration Assembly IDFenestrationAssembly Rough Opening (SF)U x AFixed - All other typesFIXED WINDOWS0.26681.0177.1Openable - All other	Roof/CeilingAssembly IDReof/Ceiling Assembly IDNet Area (SP)U x AReof/Ceiling Assembly IF FactorInsulation entirely above deekpool roof0.0232.638.060.70.027Attic and otherwood roof traus0.0207.992.0159.80.021Insulation above & below deekflat wood trauses0.02025.745.0514.90.021WallsAssembly IDAssembly IDNet Area (SI)U x AAssembly IL factorS99.50.061Wood-framed and other - CommercialABOVE GRADE WALLS0.05718.735.0599.50.061Mass (precast concrete) - CommercialBELOW GRADE WALLS0.0572.559.0145.90.014Nore and EdgesAssembly IDAssembly UL Assembly ULNet Area (SI)U x AAssembly FactorNood-framing/joistWOOD TRUSSES0.02817.017.0476.50.029Stab on Grade FloorsAssembly IDF-FactorPrinter Leight (LF)U x AF-Factor-orgrade FloorsAssembly IDF-FactorVit AAssembly ID192.90.54Untheated abbUNHEATED SLAB0.52371.0192.90.54Untheated slabUNHEATED SLAB0.53371.0192.90.54Untheated slabUNHEATED SLAB0.53371.0152.90.37Untheated slabUNHEATED SLAB0.54402.015.50.37Grade DoorsAssembly IDAssembly IDAssembly Roogh Opening (S	RenofCeilingAssembly IDName PrectorNet Area (SF) PrectorU x ARenofCeiling PrectorNet Area (SF) PrectorNet Area (SF)

Project Totals	77,945	3,107	77,945	3,682	3,130			
	NOTE: Enhanced envelope cre	dit applied - 0.85 multiplier has been a	applied to the Total Target UxA	for exterior areas only. Refer to	Target UxA with Adjustment.			

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Project Title Wesley Brad	Project Title Wesley Bradley Park Phase 2 - Care Center - 2021 WSEC									Date I	Dec 03, 2024
SHGC x A Calculation	SHGC x A Calculation     NEW BUILDING - FULLY CONDITIONED							COMPLIES			
	Fenestration Assemblies     PROPOSED     TARGET									ЕТ	
Glazed Doors		Assembly ID		PF	Glazed Door SHGC	Assembly Rou Opening (SF		Glazed SH		Assembly Rou Opening (SF	
Swingin	g entrance door	GLASS DOOR		PF < 0.2	0.33	187.2	61.8	0.3	33	187.2 (1)	61.8
Vertical Fenestration		Assembly ID		PF	Fenestration SHGC	Assembly Rou Opening (SF		Fenest SH		Assembly Rou Opening (SF	
Fixed -	All other types	FIXED WINDOW	S	PF < 0.2	0.38	681.0	258.8	0.3	38	681.0 (1)	258.8
Operable -	Operable - All other types			PF < 0.2	0.33	1,486.0	490.4	0.3	33	1,486.0 (1)	490.4
	Р	roposed Area		Proposed S	SHGC x A		Target Area			Target S	SHGC x A
Project Totals		2,354	2,354 811 2,354						5	311	