



James Guerrero  
Architects, INC

March 24<sup>th</sup>, 2025

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

Project: 2<sup>nd</sup> Street Apartments  
501 2<sup>nd</sup> Street NE  
Puyallup, WA 98372

RE: Permit Application: PRMU20241695

To whom it may concern,

This letter is an itemized response to the Permit Review Correction Letter dated March 18<sup>th</sup>, 2025 for the above referenced project. Our goal is to address the items you have brought to our attention and to ensure this project is acceptable to you.

**BUILDING REVIEW: Comments prepared by Brian Snowden**

**Comment:** Per the requirements of WSEC Energy Credit option 7.1: "The building permit drawings shall specify the option being selected and shall show the appliance type and provide documentation of Energy Star compliance." Please provide documentation of Energy Star compliance for the Dishwashers, Refrigerators (if provided), Washing Machines, and Clothes Dryers.

**Response:** The Legend in the Overall Floor Plans have been revised to specify the Energy Code requirements for the appliances.

**Comment:** Please provide a Manufacturer's Truss Layout plan. Updated comment (3.05.2025): A truss layout was not provided. Instead the truss manufacturer's quote sheet was uploaded. Please provide the truss manufacturer's truss layout sheet.

**Response:** Truss Layout plan has been attached to this submittal.

**Comment:** Please note this window as safety glazed or tempered per the 2021 Washington State Residential Code, section R308.4.2

[Reference marked-up document: CONSTRUCTION PLAN SET, sheet A4.3]

**Response:** Windows have been specified as safety glazed. Also, a detail is now provided on Sheet A6.1 Schedules indicating where safety glazing is required.

**Comment:** Please review the window tags on this sheet. The tags do not appear to match those on sheet A1.1

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A4.1-A4.3]

**Response:** Window tags have been removed from the enlarged plans and are only shown on the Overall Floor Plan sheets A1.1 – A1.3.

**Comment:** The maximum height of the lavatory in type-B, option-B bathrooms cannot be greater than 34" per the 2017 Washington State Accessibility Code (A117.1).

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A4.7]

**Response:** The height of the lavatory has been revised to 34". Also, we have changed our bathroom option from Option B to Option A.

**Comment:** Bathtub clearance must comply with section 1104.11.3.2.3.1 of the 2017 Washington State Accessibility Code (A117.1). The noted section is for option-A bathtubs, which has different clearance requirements.

[Referenced marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A4.7-A4.8]

**Response:** We have changed our Toilet and Bathing Area clearance as described in Section 1104.11.3 to Option A. The toilet clearance is 48" x 56" and the bathtub approach is 48" x 60" per Section 1104.11.3.1.3.2 for Forward Approach.

**Comment:** Verify bathtub clearance per section 1104.11.3.2.3.1 of the 2017 Washington State Accessibility Code (A117.1).

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A4.7-A4.8]

**Response:** We have changed our Toilet and Bathing Area clearance as described in Section 1104.11.3 to Option A. The toilet clearance is 48" x 56" and the bathtub approach is 48" x 60" per Section 1104.11.3.1.3.2 for Forward Approach.

**Comment:** Please revise this note to comply with the 2017 edition of the ICC A117.1.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A5.5]

**Response:** The detail has been revised to cite the 2017 edition of the ICC A117.1.

**Comment:** The window and door schedules were removed from this plan set (previously, sheet A6.1). Please include these schedules elsewhere or re-insert sheet A6.1.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A5.10]

**Response:** Sheet A6.1 has been re-inserted into the plan set.

**Comment:** Please verify this leader placement. It appears that this hangar is meant for the 3.5"x11.875" LVLs rather than the 2x10 joists.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet S2.1]

**Response:** Leader placement has been clarified.

**Comment:** Please provide a detail or specifications for the thickened footing at the stairs. Reference detail 5H on sheet A5.3.

[Updated Comment (3.05.2025)]: This comment wasn't addressed. The architectural plans reference the structural drawings for the thickened footing at the stairs, however, the structural plans does not provide any information regarding the footing thickness, reinforcement, etc.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet S2.1]

**Response:** The thickened footing has been addressed in the revised structural drawings.

**Comment:** Please review the hanger connections at this area and similar areas. Verify both stringer hangars are able to be attached to the beam per Simpson's specifications without conflicting with one another.

[Updated Comment (3.05.2025)]: This comment wasn't addressed. Based on the proposed installation, the hanger's flanges appear to conflict with one another. Verify placement of hangers and ensure proper clearance is achieved.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet S2.2]

**Response:** The hangars have been clarified on the revised structural drawings.

**Comment:** Truss package cannot be deferred. Please provide the truss manufacturer's truss layout plan.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A0.1]

**Response:** The truss layout plan has been provided with this resubmittal.

**Comment:** Please clarify which code section allows an overlap. The 2017 Washington State Accessibility code sections 1103.11.2.5 and 607.2 do not allow any obstruction within the bathtub's clear floor space.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A4.6]

**Response:** The note stating that overlap is allowed has been removed and the toilet has been moved out of the clear floor space of the tub.

**Comment:** Please verify the Drainage Fixture Units. Ensure all fixtures from all three stories are accounted for.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet M2.1]

**Response:** Calculations for the Drainage Fixture Units have been incorporated into the revised drawings.

**Comment:** Please show Fireblocking or Draftstopping up to the underside of the roof sheathing per section 708.4.2 of the 2021 Washington State Building Code. Typical as similar.

[Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A3.2]

**Response:** Draftstopping has been added to the Building Section drawings. Also locations of draftstopping, draftstop areas, and self-closing doors are now provided on Sheet A1.4 Roof Plan.

**Comment:** Please provide minimum nailing requirements (size, spacing, etc.) for the framing members at the soffit. [Reference marked-up document: CONSTRUCTION PLAN SET – RESUB, sheet A5.3]

**Response:** Nailing specifications have been added to the detail.

I hope this answers your questions. Let us know if you need additional information.

Sincerely,

Ricky Burns

JAMES GUERRERO ARCHITECTS, INC.