

February 10, 2025

PRMU20240281

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

SUBJECT: Bradley Heights Apartments, Building F

Permit: PRMU20240281

Occupancy Classification: Group R-2

Construction Type: VB

Dear reviewers,

Thank you for your review and comments regarding the Bradley Heights Apartments. Please find below our responses to your comments as well as the sheet where each revision can be found.

Building Review Comments:

1. Revise to match 2018 Prescriptive Energy Code Compliance report. Page A Report selected 1.7 credit; plans show 1.1 credit
Response: The applicant has decided to reselect the credits used for energy code compliance. The Energy Credits note has been revised on sheet A to reflect the reselected energy credits of 1.1, 2.1, 3.4, and 7.1 for a total of 5.0 credits. Also see the revised 2018 Prescriptive Energy Code Compliance report (aka Multifamily Prescriptive Worksheet) and relevant changes to building and unit plan drawings.
2. Provide fire stop detail for plumbing in 1-HR rated wall for all penetration in wall separating units. Wall section D3/ #6 unit separation wall does not reflect penetration in rated wall.
Response: Penetration details have been added to Sheet D9.
3. Provide lengths to all duct work for all floors to identify and verify does not exceed Table 504.8.4.1 for allowable exhaust duct length.
Response: The basis of design for the dryer has been updated to a ductless heatpump dryer to comply with WSEC energystar appliance package credit 7.1 requirement. Dryers shall be ventless, with no ducts installed. Dryer exhaust ducts removed from plan sheet, exhaust duct length no longer applicable.
4. Provide lengths to all duct work for all floors to identify and verify does not exceed Table 504.8.4.1 for allowable exhaust duct length.
Response: The basis of design for the dryer has been updated to a ductless heatpump dryer to comply with WSEC energystar appliance package credit 7.1 requirement. Dryers shall be ventless, with no ducts installed. Dryer exhaust ducts removed from plan sheet, exhaust duct length no longer applicable.
5. Provide egress plan with all dimensions with travel distance for all floors.
Response: Building F's floorplans have been revised to show the path of egress and travel distances for each unit. Please refer to Sheets B9 and B10.
6. Revise to match 2018 Prescriptive Energy Code Compliance report with what is call out on page A

Response: See response to item 1 above.

7. Did not locate sheets M300-M303 duct sizes and length.
Response: Sheets renamed and reference notes updated. See M3.0-M3.1 for duct sizes.
8. Provide lengths to all duct work for all floors to verify does not exceed allowable duct length. Did not locate any M300-M303 sheets.
Response: The basis of design for the dryer has been updated to a ductless heatpump dryer to comply with WSEC energystar appliance package credit 7.1 requirement. Dryers shall be ventless, with no ducts installed. Dryer exhaust ducts removed from plan sheet, exhaust duct length no longer applicable. Sheets renamed and reference notes updated. See M3.0-M3.1 for duct sizes
9. Provide lengths to all duct work for all floors to identify maximum duct length for all areas.
Response: The basis of design for the dryer has been updated to a ductless heatpump dryer to comply with WSEC energystar appliance package credit 7.1 requirement. Dryers shall be ventless, with no ducts installed. Dryer exhaust ducts removed from plan sheet, exhaust duct length no longer applicable.
10. Provide resubmittal form with response letter how comments were addressed. Markups on the plans are available to reference in the Documents & Images Portal that are associated with comment letter. Provide comment letter with revised plans to address how each item has been addressed. Markups are available in Documents and Images to view.
Response: Response letter provided with this resubmittal package.
11. No EV parking calculations included in parking summary. Provide EV parking to meet Section 429 of the 2018 IBC WA Amendment. Page A2 - Site Plan
Response: The EV parking calculations and locations have been added to Sheet A2.
12. IDENTIFY ALL RATED WALLS AND STAIR CONSTRUCTION (R6) FOR ANY PLUMBING IN FIRE RATED PENETRATIONS REQUIRED. PAGE P2F.02
Response: See response to item 2 above, Penetration details have been added to Sheet D9. As Type V-B wood-frame buildings, only the corridor and unit-separation walls are fire-rated. Penetrations through these wall assembly types are minimal as the majority of piping is located within interior unit walls. Rated wall location are clearly indicated on building plan sheets B9 and B10.
13. IDENTIFY ALL RATED WALLS AND STAIR CONSTRUCTION (R6) FOR ANY PLUMBING IN FIRE RATED PENETRATIONS R EQUURED. PAGE P2F.03
Response: See response to item 2 above, Penetration details have been added to Sheet D9. As Type V-B wood-frame buildings, only the corridor and unit-separation walls are fire-rated. Penetrations through these wall assembly types are minimal as the majority of piping is located within interior unit walls. Rated wall location are clearly indicated on building plan sheets B9 and B10.
14. IDENTIFY ALL RATED WALLS AND STAIR CONSTRUCTION (R6) FOR ANY PLUMBING IN FIRE RATED PENETRATIONS REQUIRED. PAGE P2F.04
Response: See response to item 2 above, Penetration details have been added to Sheet D9. As Type V-B wood-frame buildings, only the corridor and unit-separation walls are fire-rated. Penetrations through these wall assembly types are minimal as the majority of piping is located within interior unit walls. Rated wall location are clearly indicated on building plan sheets B9 and B10.

15. IDENTIFY ALL RATED WALLS AND STAIR CONSTRUCTION (R6) FOR ANY PLUMBING IN FIRE RATED PENETRATIONS REQUIRED. PAGE P2F.05

Response: See response to item 2 above, Penetration details have been added to Sheet D9. As Type V-B wood-frame buildings, only the corridor and unit-separation walls are fire-rated. Penetrations through these wall assembly types are minimal as the majority of piping is located within interior unit walls. Rated wall location are clearly indicated on building plan sheets B9 and B10.

Engineering Review Comments:

1. Incomplete site plan. Please refer to the CoP Site Plan Standards (available to download in the permitting portal). Revise the site plan to include items 1-3 and items A-X of the City's Site Plan Standards. Since the building permit cannot be issued until civil construction permit is issued first and the building plans must match the approved civil plans, please coordinate your final building permit submittal with the approval of the civil permit to avoid redundant or surplus building permit submittals and fees. [SITE PLAN, sheet A2]
Response: The current civil plan set (under review as separate permit # PRCCP20240845) has been included with the resubmittal package in place of a consolidated single site plan. The applicant discussed the volume of information that would be required to be present on a single plan to meet the CoP Site Plan Standards with reviewer Yianni Charitou who agreed the separate sheets provided in the civil permit drawings provide a clearer demonstration of the requested information for conflict detection.
2. Refer to the PRCNC20240278 corrections and address for all site plans associated with the Bradley Heights Apartments. [SITE PLAN, sheet A2]
Response: The Engineering Review comments under permit PRCNC20240278 that are largely addressed by information provided in the civil site plan permit set (under separate review permit # PRCCP20240845) that has been included with this resubmittal package for reference purposes. Specific responses to each of the 13 items are provided in the response letter uploaded under PRCNC20240278 with the prevailing response pointing to the civil site plan permit plan set with the exception of two comments reproduced here for convenience:
 5. *dumpster enclosure standards: Applicant has applied for an Alternative Methods and Materials to exempt the recycling only enclosures from City Standard Section 208.1(1) and 208.1(10). This application is currently under review as application # PRAMR20241578.*
 9. *Architectural site plan sheet A2 has been updated to provide a callout that the proposed pool shall be permitted separately.*
3. The total residential units listed on the construction plan set (236) does not match what was approved by Fruitland Mutual Water Company on the certificate of water availability (233). Please resolve the discrepancy by either reducing the total units on the construction plans or submit an updated certificate of water availability signed by Fruitland Mutual Water Company.
Response: updated water availability letter is included in this resubmittal package to reflect the total 236 residential units.

Fire Review Comments:

1. Provide adequate heat in the riser room. The FACP will also be in this room, an FACP is not rated for exterior use and will need heat to keep the electronics from condensation.
Response: A 1kw electric wall heater has been added to the riser room to provide supplemental heat to the room. See revised sheet E3.00 for additional information.

In addition to the plan review corrections noted above, the applicant has made the following additional modifications to the building F plan set as a result of further site grading coordination that occurred after the initial submittal:

1. The corridor/breezeway design has been modified to eliminate the southern of the two stair towers from each corridor/breezeway, closing off the south end resulting in a u-shaped exit stair that serves 4 units from each landing.
 - a. Building plan sheets B9 and B10 updated to show revised exit stair configuration. Also see revised stair section D on E13
 - b. Unit plan sheets U2.2 and U5.1 added to the set to show the modified 1- and 2-bedroom unit plans that expended to take up the previous corridor area.
 - c. Site pathways removed from south side of building as shown on site plan sheet A2 and civil plans.
 - d. Minor revisions to rear elevation (sheet E12) where previous corridor opening revised to unit area.

If you have any further questions, please feel free to call our office at 425-454-7130.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anna Thompson', with a long horizontal flourish extending to the right.

Anna Thompson
Managing Principal
Milbrandt Architects