

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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Project & Applicant Information	Project Title	East Town Crossing - Lot One - 2021 WSEC	For Building Department Use: <div>PRCNC20250094</div> <b>Date: Dec 19, 2024</b>
	Project Address	Pioneer & Shaw Puyallup, WA 98372	
	Applicant Name	Brett Lindsay	
	Applicant Phone	253-468-4117	
	Applicant Email	blindsay@synthesis9.com	
Full-Sized legible color report is required to be provided by the Permittee on site for all Inspections			
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	4,721
Project Scope	New Building	Space Conditioning Categories	Fully Conditioned	Project Cond. Floor Area	4,721
				Floors Above Grade	1
				Compliance Method	General Prescriptive
Envelope Project Description	A 4,889SF, single-story building, for tenant improvement to retail or office space.				

Envelope Compliance Scope and Method	Scope	Space Conditioning Category	Compliance Method	WWR/SRR per Category	UA Calculation Adjustment	Fenestration Alternates	Compliance Verification
	New Building	Fully Conditioned	Prescriptive	26.38% / 0%	None selected	No alternates selected	COMPLIES

Additional Energy Efficiency (AEC) Measures Included	No envelope or miscellaneous additional energy efficiency measures included in project	Load Management (LDM) Measures Included	No envelope or miscellaneous load management measures included in project
Air Barrier Testing	Standard building thermal envelope test	Air Barrier Comments	

Project Title	East Town Crossing - Lot One - 2021 WSEC				Date	Dec 19, 2024
Scope & Space Conditioning	NEW BUILDING - FULLY CONDITIONED				Compliance Verification	COMPLIES
Window-to-wall Ratio	26.38%	Skylight-to-roof-ratio	0%	Vertical Fenestration Alternate	No alternates selected	

Opaque Envelope Assemblies								
				Insulation R-Values				
Roof/Ceiling	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	2nd Layer (MB Roof)	U-Factor	Net Area (SF)
Attic and other	A3.0	A	Exterior	R-49	R-18 (< 0.04%)		U-0.021	4,889
	U-Factor Source:			U-Factor Source Description:				
	Roof Framing Type: Standard			Roof Framing Depth (Inches):				
	Roof Framing Spacing (OC):			Roof Framing Material: Wood-framed				
	Ceiling/Attic Venting:							
Walls	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)
Wood-framed and other - Commercial	A1.2	A	Exterior	R-20	R-3.8 (< 0.04%)		U-0.051	3,507
	Which code target does wall comply with?: R-20 Cavity + R-3.8 CI			U-Factor Source:				
	U-Factor Source Description:			Wall Framing Type: Standard				
	Framing Depth: 2x6			Other Framing Depth:				
	Framing Spacing (OC):							
Slab-on-grade Floors	Location in Documents	Assembly ID	Assembly Location	Slab Edge	Under Slab		F-Factor	Perimeter Length (SF)
Unheated slab	A3.0	Z	At grade level	R-10			F-0.54	321
	Slab Insulation Method: 2 ft vertical (from top of slab downward)			F-Factor Source:				

		F-Factor Source Description:						
<b>Fenestration &amp; Opaque Door Assemblies</b>								
				<b>Insulation R-Values</b>				
<b>Opaque Doors</b>	<b>Location in Documents</b>	<b>Assembly ID</b>	<b>Assembly Location</b>	<b>Door Insulation</b>			<b>U-Factor</b>	<b>Rough Opening (SF)</b>
Swinging	A4.0	B	Exterior				U-0.37	63
	What percentage of this opaque door is glazing?: 50% or less			U-Factor Source:				
	U-Factor Source Description:			Is this a public entrance door?: Yes				
	Door enclosed within a vestibule?: No vestibule							
<b>Vertical Fenestration</b>	<b>Location in Documents</b>	<b>Assembly ID</b>	<b>Assembly Location</b>		<b>Shading (PF)</b>	<b>Fenestration SHGC</b>	<b>Fenestration U-Factor</b>	<b>Rough Opening (SF)</b>
Fixed - Class AW or site built	A4.0	01	Exterior		PF < 0.2	SHGC-0.38	U-0.34	50
	U-Factor & SHGC Source:			U-Factor Source Description:				
Fixed - Class AW or site built	A4.0	02	Exterior		PF < 0.2	SHGC-0.38	U-0.34	130
	U-Factor & SHGC Source:			U-Factor Source Description:				
Fixed - Class AW or site built	A4.0	03	Exterior		PF < 0.2	SHGC-0.38	U-0.34	145
	U-Factor & SHGC Source:			U-Factor Source Description:				
Fixed - Class AW or site built	A4.0	04	Exterior		PF < 0.2	SHGC-0.38	U-0.34	608
	U-Factor & SHGC Source:			U-Factor Source Description:				
Fixed - Class AW or site built	A4.0	05	Exterior		PF < 0.2	SHGC-0.38	U-0.34	87
	U-Factor & SHGC Source:			U-Factor Source Description:				
Fixed - Class AW or site built	A4.0	06	Exterior		PF < 0.2	SHGC-0.38	U-0.34	115
	U-Factor & SHGC Source:			U-Factor Source Description:				
<b>Glazed Doors</b>	<b>Location in Documents</b>	<b>Assembly ID</b>	<b>Assembly Location</b>		<b>Shading (PF)</b>	<b>Fenestration SHGC</b>	<b>Fenestration U-Factor</b>	<b>Rough Opening (SF)</b>
Swinging entrance door	A4.0	A	Exterior		PF < 0.2	SHGC-0.33	U-0.60	144
	U-Factor & SHGC Source:			U-Factor Source Description:				
	Is this a public entrance door?: Yes			Door enclosed within a vestibule?: No vestibule				