

City of Puyallup
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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	BPLC Properties - 2021 WSEC		For Building Department Use: <div>PRCTI20250103</div>	Date: Mar 27, 2025
	Project Address	2511 Inter Avenue Puyallup, WA 98373			
	Applicant Name	Michael Grimit			
	Applicant Phone	253-927-4421			
	Applicant Email	grimitarchitecture@centurylink.net			
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)	Services, Repair/Maintenance	Building Cond. Floor Area	11,040
Project Scope	Alteration	Space Conditioning Categories	Fully Conditioned Semi-heated	Project Cond. Floor Area	11,040
				Floors Above Grade	1
				Compliance Method	General Prescriptive
Envelope Project Description		Office area upgrade to include mezzanine.			

Envelope Compliance Scope and Method	Scope	Space Conditioning Category	Compliance Method	WWR/SRR per Category	UA Calculation Adjustment	Fenestration Alternates	Compliance Verification
	Alteration	Semi-heated	Prescriptive	12.12% / 0%	No Calculation Adjustments allowed	No alternates selected	COMPLIES
	Alteration	Fully Conditioned	Prescriptive	12.75% / 0%	No Calculation Adjustments allowed	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 load management measure credits included in project
Air Barrier Testing		Air barrier testing not included	Air Barrier Comments	Installation is already accomplished.

Project Title	BPLC Properties - 2021 WSEC				Date	Mar 27, 2025
Scope & Space Conditioning	ALTERATION - SEMI-HEATED			Compliance Verification	COMPLIES	
Window-to-wall Ratio	12.12%	Skylight-to-roof-ratio	0%	Vertical Fenestration Alternate	No alternates selected	

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)		
				R-25	R-11 (< 0.04%)	R-22		
				U-Factor Source: WSEC Appendix A Default				
				Roof Framing Depth (Inches): 8				
Metal building (purlins)	A9	A9	Exterior	New, upgraded or unaltered existing?: Unaltered existing assembly				9,400
	Thermal Spacer Block R-Value: R-3.5			Roof Framing Spacing (OC): 48				
	U-Factor Source Description: Table A			Is liner system included?: Yes				
Slab-on-grade Floors								
	Location in Documents	Assembly ID	Assembly Location	Slab Edge	Under Slab		F-Factor	Perimeter Length (SF)
Unheated slab	A9	A9	At grade level	R-10			F-0.54	408
	Slab Insulation Method: Uninsulated slab			F-Factor Source: WSEC Appendix A Default				
	F-Factor Source Description:			New, upgraded or unaltered existing?: Unaltered existing assembly				
Fenestration & Opaque Door Assemblies								
Opaque Doors	Location in Documents	Assembly ID	Assembly Location	Insulation R-Values			U-Factor	Rough Opening (SF)
				Door Insulation				
				U-Factor Source: WSEC Appendix A Default				
				New, upgraded or unaltered existing?: Unaltered existing assembly				
Other Non-Swinging	A8	A8	Exterior	What percentage of this opaque door is glazing?: 50% or less				920
	U-Factor Source Description: Table A			U-Factor Source Description: Table A				

Project Title	BPLC Properties - 2021 WSEC				Date	Mar 27, 2025
Scope & Space Conditioning	ALTERATION - FULLY CONDITIONED			Compliance Verification	COMPLIES	
Window-to-wall Ratio	12.75%	Skylight-to-roof-ratio	0%	Vertical Fenestration Alternate	No alternates selected	

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)		
				R-49	R-11 (< 0.04%)			
				U-Factor Source: WSEC Appendix A Default				
				Roof Framing Type: Standard				
				Roof Framing Depth (Inches): 9.25				
				Roof Framing Material: Wood-framed				
				Ceiling/Attic Venting: Unvented				
				New, upgraded or unaltered existing?: Upgraded existing assembly				
Walls	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)

Wood-framed and other - Commercial	A9	Elevation 13	Exterior	R-32	R-11 (< 0.04%)			2,332
	Which code target does wall comply with?: Wall Assembly U-factor			U-Factor Source: WSEC Appendix A Default				
	U-Factor Source Description: Table A			Wall Framing Type: Standard				
	Framing Depth: 2x6			Other Framing Depth:				
	Framing Spacing (OC): 16"			New, upgraded or unaltered existing?: Upgraded existing assembly				
Slab-on-grade Floors	Location in Documents	Assembly ID	Assembly Location	Slab Edge	Under Slab		F-Factor	Perimeter Length (SF)
Heated slab	A9	Elevation 13	At grade level	R-10	R-10			192
	Slab Insulation Method: Fully insulated slab (slab edge and underneath)			F-Factor Source: WSEC Appendix A Default				
	F-Factor Source Description:			New, upgraded or unaltered existing?: Unaltered existing assembly				
Fenestration & Opaque Door Assemblies								
				Insulation R-Values				
Vertical Fenestration	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
Mulled - Fixed & operable sections	A6-7	A6-A7	Exterior		PF < 0.2	SHGC-0.2	U-0.28	286
	U-Factor & SHGC Source: WSEC Chapter 3 Default			U-Factor Source Description: Table A				
	New, upgraded or unaltered existing?: Upgraded existing assembly							