

PCR/ASI-2

Wesley Bradley Park 2 – East Brownstone
(Permit App# PRMU20230881)
Puyallup, WA
June 17, 2025

Architect: InSite Architects
1000 University Avenue West, Suite 130 / St. Paul, MN 55104
Phone 612.252.4822

Owner: Wesley Homes

The revisions, deletions, corrections, and clarifications contained herein shall apply to the **drawings for the Permit set originally December 2, 2024** and **specifications dated 12/2/2024 Permit Set** for the above-mentioned project and shall be included in the scope of the work. Changes noted may apply to any or all contracts or subcontracts.

ARCHITECTURAL SPECIFICATIONS - None

ARCHITECTURAL DRAWINGS:

ALL SHEETS REFERENCED BELOW ARE REISSUED IN THEIR ENTIRETY

Clouded changes/clarifications are as follows:

SHEET T1.1 TITLE SHEET

- Revise Energy Code Compliance Summary:
 - Energy Options credits are being revised
 - 1.2 – will be revised to 1.7
 - 2.1 will be revised to 2.2
 - All insulation values remain as noted previously.
 - Glazing U-factor: is revised to .28 max (per credit option 1.7)

SHEET A1.0 GARAGE LEVEL OVERALL PLANS

- Relocate electric car charging stations closer to garage entrance per Owner and Fire Department request.



SHEET A1.0N GARAGE LEVEL BROWNSTONE B – NORTH

- Relocate electric car charging station to parking stalls 66-71 near the garage entrance per Owner and Fire Department request due to potential fire hazard. Placing close to the entrance will facilitate easy access and removal should an emergency response be needed.
- Add DAS main equipment room at Res Storage 0012. A new room 0013A will be created with door 0013A per RFI 115.

SHEET A1.0S GARAGE LEVEL BROWNSTONE B – SOUTH

- A new 2-HR RATED room - DAS 0013A - will be created with door 0013A per RFI 115.

SHEET A1.1S FIRST LEVEL BROWNSTONE B – SOUTH

- Add 2-hr rated shaft for DAS system at Orcas unit 1009 per RFI 115.

SHEET A1.2S SECOND LEVEL BROWNSTONE B – SOUTH

- Add 2-hr rated shaft for DAS system at Orcas unit 2009 per RFI 115.

SHEET A1.3S THIRD LEVEL BROWNSTONE B – SOUTH

- Add 2-hr rated shaft for DAS system at Orcas unit 3009 per RFI 115.

SHEET A11.1 DOOR & WINDOW & ROOM FINISH SCHEDULES AND TYPES

- Revise window U and SHGC values as provided by the manufacturer. Note: per updated Energy Code worksheets, average U-value per credit 1.7 of U-0.28 is met.

END OF MEMO

Attachments:

Sheets as noted above
Revised glazing schedule
Revised Multifamily Prescriptive Worksheet
Cc:

Kevin Anderson, Wesley
Christine Tremain, Wesley
Anthony Mizin, Walsh Construction

Ryan Reed, Senior Housing Partners
Steve Nornes, Senior Housing Partners
Qasim Gill, Walsh Construction

**2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Multifamily (effective February 1, 2021)**

Version 1.2

**These requirements apply to Group R-2 buildings three stories or less in height above grade plane.
Other Group R-2 buildings must comply with the commercial energy code.**

| Project Information |
|---|
| Wesley Bradley Park Phase 2 - Brownstone East |

| Contact Information |
|---|
| Jill Krance - InSite Architects |
| jill.krance@insitearchitect.com; 952-412-5546 |

Instructions: This multifamily project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

| | | | | |
|----------------------------------|---|---|-------------|---------|
| Authorized Representative |  | <small>Digitally signed by Jill Krance DN: cn=US, email=Jill.krance@insitearchitect.com, o=InSite Architects, c=US, ou=Krance Date: 2023.07.07 11:43:18 -0500</small> | Date | 6/20/25 |
|----------------------------------|---|---|-------------|---------|

| All Climate Zones (Table R402.1.1) | | |
|---|-----------------------------|------------------------------|
| | R-Value ^a | U-Factor ^a |
| Fenestration U-Factor ^b | n/a | 0.30 |
| Skylight U-Factor ^b | n/a | 0.50 |
| Glazed Fenestration SHGC ^{b,e} | n/a | n/a |
| Ceiling ^e | 49 | 0.026 |
| Wood Frame Wall ^{b,h} | 21 int | 0.056 |
| Floor | 30 | 0.029 |
| Below Grade Wall ^{c,h} | 10/15/21 int + TB | 0.042 |
| Slab ^{d,f} R-Value & Depth | 10, 2 ft | n/a |

- a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.
- b The fenestration U-factor column excludes skylights.
- c "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
- d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- e For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
- f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
- g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.
- h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

For Building Officials Only

**2018 Washington State Energy Code – Residential
 Prescriptive Energy Code Compliance for All Climate Zones in Washington
 Multifamily (effective February 1, 2021)**

Each dwelling unit *in a residential building* shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) so as to achieve the following minimum number of credits:

- **Multifamily R2 Dwelling Unit: 4.5 credits**

Before selecting your credits on this Summary table, review the details in Table 406.3 (Multifamily), on page 3.

| Summary (Table R406.2 and 406.3) | | | | |
|----------------------------------|--|--|-------------------------------------|----------------------------|
| Heating Options | Fuel Normalization Descriptions | Credits - select ONE heating option | | User Notes |
| 1 | Combustion heating minimum NAECA ^b | 0.0 | <input type="checkbox"/> | |
| 2 | Heat pump ^c | 1.0 | <input checked="" type="radio"/> | |
| 3 | Electric resistance heat only - furnace or zonal | -1.0 | <input type="checkbox"/> | |
| 4 | DHP with zonal electric resistance per option 3.4 | na | <input type="checkbox"/> | |
| 5 | All other heating systems | -0.5 | <input type="checkbox"/> | |
| Energy Options | Energy Credit Option Descriptions | Credits - select ONE energy option from each category ^d | | User Notes |
| 1.1 | Efficient Building Envelope | 0.5 | <input type="checkbox"/> | |
| 1.2 | Efficient Building Envelope | 1.0 | <input type="checkbox"/> | |
| 1.4 | Efficient Building Envelope | 1.0 | <input type="checkbox"/> | |
| 1.5 | Efficient Building Envelope | 1.5 | <input type="checkbox"/> | |
| 1.6 | Efficient Building Envelope | 2.0 | <input type="checkbox"/> | |
| * 1.7 | Efficient Building Envelope <input type="checkbox"/> | 0.5 | <input checked="" type="radio"/> | |
| * 2.1 | Air Leakage Control and Efficient Ventilation | 1.0 | <input type="checkbox"/> | |
| 2.2 | Air Leakage Control and Efficient Ventilation | 1.5 | <input checked="" type="radio"/> | |
| 2.3 | Air Leakage Control and Efficient Ventilation | 2.0 | <input type="checkbox"/> | |
| 2.4 | Air Leakage Control and Efficient Ventilation <input type="checkbox"/> | 2.5 | <input type="checkbox"/> | |
| 3.1 ^a | High Efficiency HVAC | 1.0 | <input type="checkbox"/> | |
| 3.3 ^a | High Efficiency HVAC | 1.0 | <input type="checkbox"/> | |
| 3.4 | High Efficiency HVAC | 2.0 | <input type="checkbox"/> | |
| 3.6 ^a | High Efficiency HVAC <input type="checkbox"/> | 3.0 | <input type="checkbox"/> | |
| 4.1 | High Efficiency HVAC Distribution System | 0.5 | <input checked="" type="checkbox"/> | |
| 5.1 ^d | Efficient Water Heating | 0.5 | <input checked="" type="checkbox"/> | |
| 5.2 | Efficient Water Heating | 0.5 | <input checked="" type="radio"/> | |
| 5.3 | Efficient Water Heating | 1.0 | <input type="checkbox"/> | |
| 5.4 | Efficient Water Heating | 2.0 | <input type="checkbox"/> | |
| 5.5 | Efficient Water Heating | 2.5 | <input type="checkbox"/> | |
| 5.6 | Efficient Water Heating <input type="checkbox"/> | 3.0 | <input type="checkbox"/> | |
| 6.1 ^e | Renewable Electric Energy (3 credits max) | 1.0 | <input type="checkbox"/> | |
| 7.1 | Appliance Package | 1.5 | <input type="checkbox"/> | |
| Total Credits | | 4.5 | | Calculate Total Clear Form |

- An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
- Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.**
- 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See Table R406.2 for full requirements and complete option descriptions.
- Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 and 2 of this worksheet for submission to your building official.

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| 0.0 | 0.00 |
| 0.0 | 0.00 |

Sum of Vertical Fenestration Area and UA
Vertical Fenestration Area Weighted U = UA/Area

| | |
|-------|---------|
| ##### | 3786.01 |
|-------|---------|

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|------|
| 0.28 |
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Overhead Glazing (Skylights)

| Component Description | Ref. | U-factor |
|--------------------------|------|----------|
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| Qt. | Width | | Height | |
|-----|-------|------|--------|------|
| | Feet | Inch | Feet | Inch |
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| Area | UA |
|------|------|
| 0.0 | 0.00 |
| 0.0 | 0.00 |
| 0.0 | 0.00 |
| 0.0 | 0.00 |
| 0.0 | 0.00 |
| 0.0 | 0.00 |
| 0.0 | 0.00 |

Sum of Overhead Glazing Area and UA
Overhead Glazing Area Weighted U = UA/Area

| | |
|-----|------|
| 0.0 | 0.00 |
| | 0.00 |

Total Sum of Fenestration Area and UA (for heating system sizing calculations)

| | |
|-------|---------|
| ##### | 3799.24 |
|-------|---------|