

ENVELOPE COMPLIANCE SUMMARY

PRCNC20240424

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	Wesley Bradley Park Phase 2 - Care Center - 2021 WSEC		For Building Department Use: City of Puyallup Building ACCEPTED Permit 06/20/2024 7:04 AM FULL SIZED LEDGIBLE COLOR REPORT IS REQUIRED TO BE PROVIDED BY THE PERMITTEE ON SITE FOR ALL INSPECTIONS City of Puyallup Development & Permitting Services ISSUED PERMIT Building Planning Engineering Public Works Fire Traffic	Date: Dec 03, 2024
	Project Address	707 39th Ave. SE Puyallup, WA 98374			
	Applicant Name	Jill Krance			
	Applicant Phone	952-252-4822			
	Applicant Email	jill.krance@INSITEARCHITECT.COM			
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)	Healthcare, Senior Care Community	Building Cond. Floor Area	37,315
Project Scope	New Building	Space Conditioning Categories	Fully Conditioned	Project Cond. Floor Area	37,315
				Floors Above Grade	1
				Compliance Method	General Prescriptive
Envelope Project Description					

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	Component performance	11.14% / 0%	Enhanced envelope performance - 15% lower UA than WSEC target	No alternates selected	COMPLIES

Additional Energy Efficiency (AEC) Measures Included	Enhanced envelope performance - 15% lower UA	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	Wesley Bradley Park Phase 2 - Care Center - 2021 WSEC				Date	Dec 03, 2024
Scope & Space Conditioning	NEW BUILDING - FULLY CONDITIONED				Compliance Verification	COMPLIES
Window-to-wall Ratio	11.14%	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)
Insulation entirely above deck	SHEET A5.4	pool roof	Exterior		R-38 (< 0.04%)		U-0.023	2,638
	Sloped Roof & Tapered Insulation: Sloped with tapered insulation			U-Factor Source: WSEC Appendix A Default				
	U-Factor Source Description:							
Attic and other	SHEET A5.1-A5.5	wood roof truss	Exterior	R-49	(< 0.04%)		U-0.020	7,992
	U-Factor Source: ASHRAE 90.1 Appendix A			U-Factor Source Description:				
	Roof Framing Type: Advanced			Roof Framing Depth (Inches): 24"				
	Roof Framing Spacing (OC): 24" o.c.			Roof Framing Material: Wood-framed				
	Ceiling/Attic Venting: Vented							
Insulation above & below deck	SHEET A5.1-A5.5	flat wood trusses	Exterior	R-49	R-30 (< 0.04%)		U-0.020	25,745
	U-Factor Source: WSEC Appendix A Default			U-Factor Source Description:				
	Roof Framing Type: Advanced			Roof Framing Depth (Inches): 24"				
	Roof Framing Spacing (OC): 24" o.c.			Roof Framing Material: Wood-framed				
	Ceiling/Attic Venting: Vented							
Walls	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)
Wood-framed and other - Commercial	SHEET A1.0N, A1.1N, A1.1S	ABOVE GRADE WALLS	Exterior	R-21	R-12 (< 0.04%)		U-0.032	18,735

Which code target does wall comply with?: R-20 Cavity + R-3.8 CI		PRCNC20240424		U-Factor Source: ASHRAE 90.1 Appendix A				
U-Factor Source Description:		Wall Framing Type: Standard						
Framing Depth: 2x6		Other Framing Depth:						
Framing Spacing (OC):								
Mass (precast concrete) - Commercial	SHEET A1.0N, A1.1N, A1.1S	BELOW GRADE WALLS	Wall is below grade		R-12 (< 0.04%)	No	U-0.057	2,559
Does assembly include insulated wall furring?: No		Other Framing Depth:						
Framing Spacing (OC):		U-Factor Source: ASHRAE 90.1 Appendix A						
U-Factor Source Description:								
Floors and Edges	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)		U-Factor	Net Area (SF)
Wood-framing/joist	SHEET A5.1-A5.5	WOOD TRUSSES	Exterior	R-30	(< 0.04%)		U-0.028	17,017
U-Factor Source: ASHRAE 90.1 Appendix A		U-Factor Source Description:						
Floor Framing Type (Joist, Post & Beam): Wood Joist		Framing Depth: Other Framing Depth						
Other Framing Depth: 24" DEEP TRUSS		Framing Spacing (OC): 24 O.C.						
Slab-on-grade Floors	Location in Documents	Assembly ID	Assembly Location	Slab Edge	Under Slab		F-Factor	Perimeter Length (SF)
Unheated slab	SHEET A1.1S	UNHEATED SLAB	At grade level	R-10	R-0		F-0.54	492
Slab Insulation Method: 2 ft vertical (from top of slab downward)		F-Factor Source: ASHRAE 90.1 Appendix A						
F-Factor Source Description:								
Unheated slab	SHEET A1.0N	UNHEATED SLAB	Floor is below grade	R-10	R-0		F-0.52	371
Slab Insulation Method: 2 ft vertical (from top of slab downward)		F-Factor Source: ASHRAE 90.1 Appendix A						
F-Factor Source Description:								
Fenestration & Opaque Door Assemblies								
				Insulation R-Values				
Opaque Doors	Location in Documents	Assembly ID	Assembly Location	Door Insulation			U-Factor	Rough Opening (SF)
Swinging	SHEET A1.0N	OPAQUE DOOR	Exterior				U-0.37	42
What percentage of this opaque door is glazing?: 50% or less		U-Factor Source:						
U-Factor Source Description:		Is this a public entrance door?: No						
Vertical Fenestration	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
Fixed - All other types	SHEET A1.0N, A1.1N, A1.1S. A11.1	FIXED WINDOWS	Exterior		PF < 0.2	SHGC-0.38	U-0.26	681
U-Factor & SHGC Source: NFRC Rating		U-Factor Source Description:						
Operable - All other types	SHEET A1.0N, A1.1N, A1.1S. A11.1	windows	Exterior		PF < 0.2	SHGC-0.33	U-0.26	1,486
U-Factor & SHGC Source: NFRC Rating		U-Factor Source Description:						
Glazed Doors	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
Swinging entrance door	SHEET A1.0N, A1.1N, A1.1S. A11.1	GLASS DOOR	Exterior		PF < 0.2	SHGC-0.33	U-0.60	187
U-Factor & SHGC Source: NFRC Rating		U-Factor Source Description:						
Is this a public entrance door?: Yes		Door enclosed within a vestibule?: Yes						

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U x A Calculation			NEW BUILDING - FULLY CONDITIONED			COMPLIES			
PRCNC20240424	Opaque Envelope Assemblies			PROPOSED			TARGET		
	Roof/Ceiling	Assembly ID	Roof/Ceiling Assembly U-Factor	Net Area (SF)	U x A	Roof/Ceiling Assembly U-Factor	Net Area (SF)	U x A	
	Insulation entirely above deck	pool roof	0.023	2,638.0	60.7	0.027	2,638.0 (1)	71.2	
	Attic and other	wood roof truss	0.020	7,992.0	159.8	0.021	7,992.0 (1)	167.8	
	Insulation above & below deck	flat wood trusses	0.020	25,745.0	514.9	0.021	25,745.0 (1)	540.6	
Walls			Assembly ID	Wall Assembly U-factor	Net Area (SF)	U x A	Wall Assembly U-factor	Net Area (SF)	U x A
Wood-framed and other - Commercial			ABOVE GRADE WALLS	0.032	18,735.0	599.5	0.051	18,735.0 (1)	955.5
Mass (precast concrete) - Commercial			BELOW GRADE WALLS	0.057	2,559.0	145.9	0.104	2,559.0 (1)	266.1
Floors and Edges			Assembly ID	Floor Assembly U-Factor	Net Area (SF)	U x A	Floor Assembly U-Factor	Net Area (SF)	U x A
Wood-framing/joist			WOOD TRUSSES	0.028	17,017.0	476.5	0.029	17,017.0 (1)	493.5
Slab on Grade Floors				PROPOSED			TARGET		
Slab-on-grade Floors			Assembly ID	F-Factor	Perimeter Length (LF)	U x A	F-Factor	Perimeter Length (LF)	U x A
Unheated slab			UNHEATED SLAB	0.54	492.0	265.7	0.54	492.0 (1)	265.7
Unheated slab			UNHEATED SLAB	0.52	371.0	192.9	0.54	371.0 (1)	200.3
Fenestration Assemblies				PROPOSED			TARGET		
Opaque Doors			Assembly ID	Door Assembly U-Factor	Assembly Rough Opening (SF)	U x A	Door Assembly U-Factor	Assembly Rough Opening (SF)	U x A
Swinging			OPAQUE DOOR	0.37	42.0	15.5	0.37	42.0 (1)	15.5
Vertical Fenestration			Assembly ID	Fenestration U-Factor	Assembly Rough Opening (SF)	U x A	Fenestration U-Factor	Assembly Rough Opening (SF)	U x A
Fixed - All other types			FIXED WINDOWS	0.26	681.0	177.1	0.26	681.0 (1)	177.1
Operable - All other types			windows	0.26	1,486.0	386.4	0.28	1,486.0 (1)	416.1
Glazed Doors			Assembly ID	Glazed Door U-Factor	Assembly Rough Opening (SF)	U x A	Glazed Door U-Factor	Assembly Rough Opening (SF)	U x A
Swinging entrance door			GLASS DOOR	0.60	187.2	112.3	0.60	187.2 (1)	112.3
	Proposed Area	Proposed UxA	Target Area	Target UxA	Target UxA with Adjustment				

Project Totals	77,945	3,107	77,945	3,682	3,130
NOTE: Enhanced envelope credit applied - 0.85 multiplier has been applied to the Total Target UxA for exterior areas only. Refer to Target UxA with Adjustment.					

Project Title	Wesley Bradley Park Phase 2 - Care Center - 2021 WSEC						Date	Dec 03, 2024	
SHGC x A Calculation		NEW BUILDING - FULLY CONDITIONED				COMPLIES			
Fenestration Assemblies			PROPOSED			TARGET			
Glazed Doors	Assembly ID	PF	Glazed Door SHGC	Assembly Rough Opening (SF)	SHGC x A	Glazed Door SHGC	Assembly Rough Opening (SF)	SHGC x A	
Swinging entrance door	GLASS DOOR	PF < 0.2	0.33	187.2	61.8	0.33	187.2 (1)	61.8	
Vertical Fenestration	Assembly ID	PF	Fenestration SHGC	Assembly Rough Opening (SF)	SHGC x A	Fenestration SHGC	Assembly Rough Opening (SF)	SHGC x A	
Fixed - All other types	FIXED WINDOWS	PF < 0.2	0.38	681.0	258.8	0.38	681.0 (1)	258.8	
Operable - All other types	windows	PF < 0.2	0.33	1,486.0	490.4	0.33	1,486.0 (1)	490.4	
		Proposed Area	Proposed SHGC x A		Target Area		Target SHGC x A		
Project Totals		2,354	811		2,354		811		