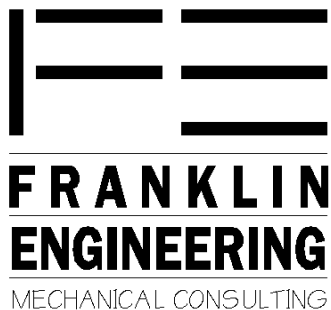
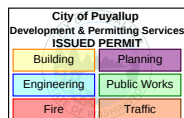




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PRCTI20250997

April 11, 2025

ENVELOPE SUMMARY

RE: Prologis Puyallup 1
1601 Industrial Parkway Suite 101
Puyallup, WA

Conversion of existing semi-heated warehouse to conditioned Office space. Project complies with 2021 WSEC, Commercial Provisions, using the Component Performance approach. Original building was permitted prior to the 2009 WSEC or was unconditioned which allows this project to be within 110% of the Target UA per exception 1 listed under section C505.1

Roof (Existing): R-23 minimum rigid insulation above roof deck. $U=0.043$, default Table A102.2.6(1)

Wall (Metal, Opaque, Warehouse): 6" metal studs, 16" oc with R-21 batt insulation, $U=0.106$, default Table A103.3.6.1(1)

Wall (Mass, Opaque, Exterior, Floor to 9'-0" AFF): Concrete, min 6" thick, air gap, 3-1/2" metal studs, 24" oc with R-13 batt insulation, plus R-13 continuous batts, $U=0.045$, default Table A103.3.6.1(1) per footnote (c) to Table A103.3.7.1(4)

Wall (Mass, Opaque, Exterior, 9'-0" AFF to Roof): Concrete, min. 6" thick, with continuous R-13 batt insulation on stickpins, $U=0.070$, default Table A103.3.7.1(4)

Slab on Grade (Existing): No Insulation, $F=0.73$, default Table A106.1

Doors (Swinging, Opaque): Insulated metal, $U=0.37$, default Table A107.1(1)

Vertical Glazing (Existing, Fixed): Metal frame, NFRC certified assembly, $U=0.40$, $SHGC=0.38$

Vertical Glazing (Existing, Entrance Door): Metal frame, $U=0.65$, $SHGC=0.33$, Code default

Please note that these values are minimum insulation requirements for code compliance. Higher insulation values may be installed. SHGC = Solar Heat Gain Coefficient. VT = Visible Transmittance.

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	Prologis Puyallup 1 - 2021 WSEC	For Building Department Use:	Date: Apr 11, 2025
	Project Address	1601 Industrial Parkway Suite 101 Puyallup, WA 98371		
	Applicant Name	Mike Snyder		
	Applicant Phone	206-260-1199		
	Applicant Email	mikesnyder@twinsteparch.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)	Warehouse, General Storage	Building Cond. Floor Area	385,000
Project Scope	Change in Space Conditioning (Semi-heated converted to Fully Conditioned)	Space Conditioning Categories	Fully Conditioned	Project Cond. Floor Area	2,500
				Floors Above Grade	1
				Compliance Method	General Prescriptive
Envelope Project Description	Convert Semi-heated warehouse to new office space.				

Envelope Compliance Scope and Method	Scope	Space Conditioning Category	Compliance Method	WWR/SRR per Category	UA Calculation Adjustment	Fenestration Alternates	Compliance Verification
	Change in Space Conditioning	Fully Conditioned	Component performance	9.40% / 0%	Change of space conditioning allowance 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 load management measure credits included in project
Air Barrier Testing	Standard building thermal envelope test	Air Barrier Comments	

Project Title	Prologis Puyallup 1 - 2021 WSEC				Date	Apr 11, 2025
Scope & Space Conditioning	CHANGE IN SPACE CONDITIONING - FULLY CONDITIONED				Compliance Verification	COMPLIES
Window-to-wall Ratio	9.40%	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	-	Existing R-23 above deck	Exterior		R-23 (< 0.04%)		U-0.043	2,500
	Sloped Roof & Tapered Insulation: Not sloped			U-Factor Source: WSEC Appendix A Default				
	U-Factor Source Description:			New, upgraded or unaltered existing?: New assembly				
Walls	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)
Steel-framed - Commercial	-	Mtl Furr	Exterior	R-21	R-0 (< 0.04%)		U-0.106	1,337
	U-Factor Source: WSEC Appendix A Default			U-Factor Source Description: Table A103.3.6.1(1)				
	Framing Depth: 2x6			Other Framing Depth:				
	Framing Spacing (OC): 16" oc			New, upgraded or unaltered existing?: New assembly				
Mass (precast concrete) - Commercial	-	Conc + Mtl Furr	Exterior & above grade	R-13	R-13 (< 0.04%)	Yes	U-0.045	801
	Does assembly include insulated wall furring?: Yes			Wall Furring Material: Steel-frame				
	Framing Depth: 2x4			Other Framing Depth:				
	Framing Spacing (OC): 24" oc			U-Factor Source: WSEC Appendix A Default				
	U-Factor Source Description: Table A103.3.6.1(1)			New, upgraded or unaltered existing?: New assembly				
Mass (precast concrete) - Commercial	-	Conc + Stickpin	Exterior & above grade		R-21 (< 0.04%)	No	U-0.070	2,980
	Does assembly include insulated wall furring?: No			Other Framing Depth:				

	Framing Spacing (OC):			U-Factor Source: WSEC Appendix A Default				
	U-Factor Source Description: Table A103.3.7.1(2)			New, upgraded or unaltered existing?: New assembly				
Slab-on-grade Floors	Location in Documents	Assembly ID	Assembly Location	Slab Edge	Under Slab		F-Factor	Perimeter Length (SF)
Unheated slab	-	Uninsulated Slab	At grade level	R-0	R-0		F-0.73	198
	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								
				Insulation R-Values				
Opaque Doors	Location in Documents	Assembly ID	Assembly Location	Door Insulation			U-Factor	Rough Opening (SF)
Swinging	-	Man Doors	Exterior				U-0.37	84
	What percentage of this opaque door is glazing?: 50% or less			U-Factor Source: WSEC Appendix A Default				
	U-Factor Source Description: Table A107.1(1)			Is this a public entrance door?: No				
	New, upgraded or unaltered existing?: New assembly							
Vertical Fenestration	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
Fixed - Class AW or site built	-	NFRC Windows	Exterior		PF < 0.2	SHGC-0.38	U-0.40	519
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description:				
	New, upgraded or unaltered existing?: Unaltered existing assembly							
Glazed Doors	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
Swinging entrance door	-	NFRC Mtl Entrance	Exterior		PF < 0.2	SHGC-0.33	U-0.65	21
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description:				
	Is this a public entrance door?: Yes			Door enclosed within a vestibule?: No vestibule				
	New, upgraded or unaltered existing?: Unaltered existing assembly							

Project Title	Prologis Puyallup 1 - 2021 WSEC					Date	Apr 11, 2025	
U x A Calculation		CHANGE IN SPACE CONDITIONING - FULLY CONDITIONED				COMPLIES		
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	Existing R-23 above deck	0.043	2,500.0	107.5	0.027	2,500.0 (1)	67.5	
Walls	Assembly ID	Wall Assembly U-factor	Net Area (SF)	U x A	Wall Assembly U-factor	Net Area (SF)	U x A	
Steel-framed - Commercial	Mtl Furr	0.106	1,337.0	141.7	0.055	1,337.0 (1)	73.5	
Mass (precast concrete) - Commercial	Conc + Mtl Furr	0.045	801.0	36.0	0.104	801.0 (1)	83.3	
Mass (precast concrete) - Commercial	Conc + Stickpin	0.070	2,980.0	208.6	0.104	2,980.0 (1)	309.9	
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	Uninsulated Slab	0.73	198.0	144.5	0.54	198.0 (1)	106.9	
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	Man Doors	0.37	84.0	31.1	0.37	84.0 (1)	31.1	
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 - Class AW or site built	NFRC Windows	0.40	519.0	207.6	0.34	519.0 (1)	176.5	
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	NFRC Mtl Entrance	0.65	21.0	13.7	0.60	21.0 (1)	12.6	
	Proposed Area	Proposed UxA	Target Area	Target UxA	Target UxA with Adjustment			
Project Totals	8,440	891	8,440	861	947			
NOTE: Change in space conditioning or occupancy allowance applied - 1.10 multiplier has been applied to the Total Target UxA for exterior areas only. Refer to Target UxA with Adjustment.								

Project Title	Prologis Puyallup 1 - 2021 WSEC						Date	Apr 11, 2025	
SHGC x A Calculation		CHANGE IN SPACE CONDITIONING - 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	NFRC Mtl Entrance	PF < 0.2	0.33	21.0	6.9	0.33	21.0 (1)	6.9	
Vertical Fenestration	Assembly ID	PF	Fenestration SHGC	Assembly Rough Opening (SF)	SHGC x A	Fenestration SHGC	Assembly Rough Opening (SF)	SHGC x A	
Fixed - Class AW or site built	NFRC Windows	PF < 0.2	0.38	519.0	197.2	0.38	519.0 (1)	197.2	
		Proposed Area		Proposed SHGC x A		Target Area		Target SHGC x A	
Project Totals		540		204		540		204	