



Jeff Brown Architecture

December 13, 2021

Janelle Montgomery, Senior Plans Examiner
Ray Cockerham, Building Official
City of Puyallup
333 South Meridian
Puyallup, WA 98372

RE: Revision Letter to revise **B-21-0727 (Classroom Addition)**

Thanks for providing comments on the B-21-0727 Classroom Addition for Cascade Christian School.

The school requested that instead of having admin area, they would like to have (1) additional classroom; convert (3) general classroom into (3) science classroom. The science rooms are for 7th grade's earth science and 8th grade's life science. None of the curriculum requires corrosive, strong irritants, or toxic chemical. (thus, no need for eye washing nor emergency shower).

Your comments regarding these changes are reflected in the following narrative in red.

Janelle Montgomery's comments:

B101: Provide if the buildings are structurally independent, is a separation between the buildings provided to allow for independent movement in seismic events. Due to code discrepancies between Phase II designed with 2015 IBC and Phase III design 2018 IBC assess how this affects the structures. During the review of Phase III there are many reference to B-20-0306 which was approved under 2015 IBC codes. The foundations shown as existing in B-20-0306 is different at stairwell than reflected in B-21-0727 and does not reflect elevator sump pump. Upon research Phase II construction has not begun, the City recommends submitting the portion of work proposed in Phase III, elevator, stairwell, canopy, janitor's closer and electrical rooms which all is located in Phase II to be submitted as a revision to B-20-0306 under the 2015 code to complete the work. All work in that area should be completed together under the same permit. Submit a revision to B-20-0306 for this work. Respond to the comments for Phase III, B-21-0727 that effects classrooms and admin offices as a separate permit designed under the 2018 I-codes. Provide how the connectivity of two areas of the buildings in related to the addition constructed to the 2018 IBC to the existing building permitted in the 2015 IBC. If the *addition* is not structurally independent of the *existing structure*, the *existing structure* and its *addition* acting together as a single structure shall be shown to meet the requirements of Sections 1609 and 1613 of the *International Building Code* using full seismic forces.

Lobby addition structurally stands by itself as it is designed. When subsequent classroom addition (B-21-0727) is constructed, the structure design is integrated with lobby addition to act as one building under 2018 IBC.

Please see the documents **CCSPhaseIIIA-Rev01_Doc-StructuralNote**, and **CCSPhaseIIIA-Rev01_Doc-StructuralCalc** from the structural engineer in record. (This documents submitted with lobby addition revision under the different name; **CCSLobby-Rev03_Doc-StructuralNote** and **CCSLobby-Rev03_Doc-StructuralCalc**)



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Although reviewer requested to separate Lobby and classroom submittal, we experienced an unforeseen issue. There was a plumbing scope changed which required some additional design and coordination relative to the science classroom. Thus, for this classroom addition, we are including items below in the lobby area:

We include a hand sink, mop sink, and a larger water heater that supplies to the classroom in the Phase 3 plan.

B102: A5.21 – Provide fire-rated walls with U.L. number and location of where can be found in plans for construction and inspections. Submit revision to B-20-0306 as referenced in this phase was approved under 2015 IBC codes. If fire walls are designed with I-codes provide what method from Table 721.1(2) you are choosing, include fastening details from code. Reference design on plan.

Please see 1/A4.3

B103: Provide complete framing detail for elevator shaft, include attachment details. Walls only reference 2 x 6, did not locate details.

This information is included in B-20-0306, Lobby addition

B104: A2.1 – Notes 1-Hr Fire-rated wall see 2/A4.2. A4.2 is installation of suspended ceiling detail. Appears correct sheet is A4.3, revise. On sheet A4.3, provide prescriptive code reference or U.L. rated assembly, include reference number for 1-HR rated wall detail or prescriptive method from I-code from Table 721.1(2) you are choosing, include fastening details from code. Reference design on plan.

Please see 1/A4.3

B105: S2.1 – Elevator notes to see F4/S3.1. On sheet S3.1 F4~F5 is blank. Provide all details in this permit as B-20-0306 was approved under 2015 IBC, include all details on addition/elevator plans. Note foundation plan shown on S2.1 does not match B-20-0306 foundation plan, revise to match original or provide new structural details for modification. (Per telephone conversation, these revisions will be provided on B-20-0306 as work in completed in that portion of structure.

Structural drawing and details are updated.

B106: Provide compliance forms to meet the 2018 WSEC for addition. E001 provided Lighting Summary forms for interior and exterior lighting but were complete on incorrect forms “2015 Seattle Energy Code Compliance”. Compliance reports are required to meet current adopted energy code 2018 Washington State Energy. See www.waenergycodes.com and select 2018 code for compliance forms to complete for Phase III. See notes on A4.1 in reference to C402.5.1 #5.

Updated to 2018 Washington State Energy Code

B107: M6 - #5 notes OU-01 requires 1000 lbs support for unit, S2.3 roof framing plan does not reflect additional support for the equipment. Also, recommend showing additional support for future unit as currently does not reflect structural support noted for future outdoor unit (1500 lbs) on roof plans.

Note has been changed



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B108: M7 – Detail #1 note from mechanical engineer states to see structural drawing for Inline Exhaust fan provide where to locate and reference on plan. Did not locate.

Detail #1 is not in use

B109: M2 – Note on all items that require fire-rated.

Changed from Recessed to “Surface mount” under “heater schedule” note #3

B110: M5 - #2 – piping continues on 1/MH103, did not locate sheet reference.

Detail Reference call out changed

B111: M6 – 2/M3 reference is unclear, does not appear to be correct.

Detail Reference call out changed.

Ray Cockerham’s comments:

- 1) This items is to clary if the cover page comments related to fire prevention review related to sheet G0.1 CHAPTER 9: FIRE PROTECTION SYSTEMS
 - a. Understood- 903.2.3 GROUP E
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED
Yes. thank you
 - b. I don’t understand this comment; the access to fire extinguishers applies to new and existing buildings. <https://codes.iccsafe.org/content/WAFC2018P1/chapter-9-fire-protection-and-life-safety-systems#action-wrapper-17898652>
906.1 EXCEPTIONS TO INSTALL FIRE-EXTINGUISHER
PHASE IIIA DOES NOT INCLUDE ANY OF 1~6 EXCEPTIONS, NO
NEED FOR MIN
2-A:20-B:C FIRE EXTINGUISHER REQUIRED
Fire extinguishers are added on the hallway as well as classrooms.
Please see A2.1
 - c. The City of Puyallup requires total coverage in accordance with PMC [Chapter 17.16 FIRE ALARM SYSTEMS \(codepublishing.com\)](#)
907.2.3 GROUP E
A MANUAL FIRE ALARM SYSTEM THAT INITIATES THE OCCUPANT
NOTIFICATION
SIGNAL UTILIZING AN EMERGENCY COMMUNICATION SYSTEM IS
REQUIRED.
ALSO, AUTOMATIC SPRINKLER SYSTEM SHALL BE CONNECTED
TO THE BUILDING
FIRE ALARM SYSTEM

Thank you



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- 2) G0.1 please add FIRE ALARM to the deferred permits required as modification to the design may be required for the elevator and other changes.
It is noted on G0.1 “deferred submittal.”
- 3) Note: based on the structural design the engineer of record needs to address seismic isolation of the automatic fire sprinkler system.
Please see **CCSPhaseIIIA-Rev01_Doc-StructuralNote** from the structural engineer of record.
- 4) Unfinished areas of the building will require the installation of fire alarm, fire sprinkler, and exit illumination per code minimum.
Please see A2.2 “FUTURE TI AREA NOTE”
- 5) What is the interim plan for the unfished areas?
Please also see A2.2 “Future IT Area Note”. It is
 - Non storage, vacant area (non occupied)
 - Walls for boundary, ceiling & structural purpose
 - Provide fire-alarm, fire sprinkler, and exit illumination
- 6) Please note the restrooms over 300 square feet will require exit illumination IBC 1008.
<https://codes.iccsafe.org/content/WABC2018P2/chapter-10-means-of-egress#action-wrapper-21547978> Red line note has been added on the plan sheet E200.
This information is included in B-20-0306, Lobby addition.

Thank you,

Jeff Brown, AIA NCARB
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