

December 7, 2023

RESPONSE TO REVIEWER COMMENTS

RE: HONG/KAO RESIDENCE REMODEL ADDITION AND NEW DADU
PERMIT 2306-124

ATTN: Crystal Kolke and Jacob Halverson

GENERAL:

1. The heated area listed on 3.2 for the upper floor is correct. The area is calculated from the inside face of stud.

NONSTRUCTURAL

1. The garage opening is not directly into a sleeping area. See original response. By your reasoning no sleeping area would be allowed without a door.
2. Type 'X' gypsum wall board is noted.
3. It is noted on D3.0. I added the note to 5/d3.1.
4.
 - a. Safety glass is noted on the schedule
 - b. Dimensions added to window types on schedule
 - c. Windows 7 & 11 are noted as safety glass
 - d. note added to schedule regarding ASTM F2090
 - e. The roof surface exterior to window 14 is two feet below the sill, less than 72". Window 15 is less than one foot above the roof below.
 - f. Window types for 20 and 21 were backwards and revised now
 - g. see f.
5. Door 5 is existing, as is door 6 and they are not planned to be replaced.
6.
 - a. ASTM F2090 is noted on the schedule
 - b. Fall protection noted at windows 2, 6 & 8
 - c. Window 8 revised for egress. If this space was directly connected to the lower floor garage access we wouldn't need the egress window. (See 1)
 - d. See window types
 - e. Safety glass added.
 - f. Safety glass added.
 - g. Safety glass added.
7. Safety glass noted. No door supplier will make a door without safety glass.

ENERGY AND VENTILATION

1. DADU condensing unit is shown on D1.0, the interior equipment is shown on 2.0 main floor utility room.
RESIDENCE condensing units are shown on 1.0, the interior equipment will go in room 109 labeled HVAC.
2. Table added to sheet 2.2
3. Ventilation rate note added to sheet 2.0 for residence. Note added to D2.1 of DADU plans.
4. Notes added to 2.0 and D2.1.

5. The PV array has been increased in size to provide 4200 kwh for a total of 3 points in that category
6. Air leakage has been changed to 2.1, 3.0 air changes per hour.
7. We are increasing the PV system size, a pvwatts calculation is attached.
8.
 - a. The number of panels is shown on 3.3
 - b. The panel weight is shown on 3.3
 - c. The equipment listing requirement is noted on 3.3
 - d.
 - e. Required pathways are shown, not sure this is applicable to a flat roof.

DADU

9. DADU lower floor area is 133 s.f., the upper floor is 386 s.f. for a total of 519 square feet.
10. Details 4 and 5 on D3.0 are revised, detail 11 was added for the garage area which is unconditioned.

Regards,

Dave Buck, architect