

Building

- 1.) The crawl space ventilation calculations on Sheet A1.2 were revised to use a net ventilation area of 1:300...
/// Notes revised for 1:300 ventilation in crawlspace. Please see sheet A1.2.
- 2.) The net ventilation area needs to be considered per IRC R408.2 when determining the required ventilation. Typically, the mesh allows a net area of 75% of the gross opening area. The added details on sheet A1.2...
/// Dimensions and details revised to account for 75% net area at openings with mesh. Please see sheet A1.2.
- 3.) Crawl space access is required per IRC R408.4 to be 16" x 24" through walls. The exterior access opening is called out in plan with...
/// Plan dimension revised to show 24" width per detail 4/A1.2. Please see sheet A1.2.
- 4.) Roof drains cannot tie into footing drains. Please show roof drains separate from footing drains.
/// Detail 1/A5.0 and plans updated to show roof drains to tight line per civil.
- 5.) Enclosed attics and rafter spaces must have cross ventilation for each space per IRC R806.1. The minimum net free ventilating area of 1:150 must be provided unless the provisions of the exception to IRC R806.2 are met.
*/// a) Calculations updated to account for 75% net area at openings with mesh.
/// b) Calculations updated to reflect 24" on center framing.
/// c) Strip venting detail added. Please see detail 4/A2.2.*
- 6.) Attic access openings are required by IRC R807.1 and need to be located on the drawings. A 22" x 30" opening needs to be provided where the minimum unobstructed headroom in the attic is at least 30 inches.
/// Attic access revised. Please see sheet E1.0.

Energy

- 1.) Since the heating system sizing calculations are only on a separate document, please include the maximum heat equipment output sizing information on the drawings.
/// Maximum heat equipment output sizing information added to sheet M1.0.
- 2.) The location of exterior mechanical equipment must be clearly indicated on the drawings. We assume the heat pump will be on the exterior and the air handling unit will be on the interior. It is unclear where the exterior equipment for the heat pump is to be located.
/// Sheet M1.0 revised with exterior unit locations for heat pump w/central air handler.

- 3.) Energy Credit Option 2.2 has now been selected per WSEC Table R406.3 for Air leakage Control and Efficient Ventilation. This requires the tested air leakage rate in WSEC 402.4.1.2 to be reduced to 2.0 air changes per hour...
/// Additional energy note 5, Sheet G1.1 updated to require ACPH not to exceed 2.0.
- 4.) Energy Credit Option 3.5 has now been selected per WSEC Table R406.3 for High efficiency HVAC Equipment. This requires an air-source, centrally ducted heat pump...
/// Energy credit notes updated w/HSPF requirements. Please see sheet G1.1.
- 5.) Energy Credit option 4.1 has now been selected per WSEC Table R406.3 for High Efficiency HVAC Distribution System. Please address the following:
/// a) Mechanical room is intended to be conditioned space. U-factor called out in door schedule, note added to plan. Please see sheets G1.1 and A2.0.
/// b) Supply/return duct note added to sheet G1.1. Please see energy credit notes.
/// c) Note 8 added to additional energy notes on sheet G1.1 regarding mechanical equipment supply/return ducts per energy credit 4.1.
/// d) Duct leakage requirement noted on sheet G1.1.
- 6.) Energy Credit Option 5.4 has now been selected per WSEC Table R406.3 for Efficient Water Heating. An electric heat pump water heater must be provided that meets the standards for Tier 1 of NEEA's advanced water heating specification.
/// Water heater notes/energy credit notes updated. Please see sheet G1.1 and M1.0. Heat pump water heater supply/exhaust air to be ducted outside conditioned envelope per manufacturer instructions.
- 7.) Please update the notes on Sheet M1.0 to refer to the IRC, not the SRC.
/// Notes revised to call out IRC, not SRC. Please see updated notes on sheet M1.0.
- 8.) Per IRC M1505.4.1.1, whole-house ventilation fans must be rated for sound at a maximum of 1.0 sone. This sound rating shall be at a minimum of...
/// Note added to sheet M1.0 calling out maximum sound rating of 1.0 sone.