

REED Response to Building Permit/Plan Review June 2022

1. We need Architectural details provided on the plans-

- *please see revised plans uploaded via portal.*

2. Energy Code Items:

- *All floors will be heated/conditioned with radiant heat.*
- *House will have Exhaust only as indicated in Mechanical Room venting to outside.*
- *ResCheck report with window/door desc. And U factors has been uploaded via portal.*
- *R values for foundation insulation (frost walls), underslab and exterior are noted on revised plans.*
- *Below slab "crete-heat panels" used for radiant tubing are an R-10 insul value as well as have integrated vapor barrier for below slab and foundation walls.*
- *Egress windows have been noted on revised plans and location of smoke/co detectors are indicated as well.*

3. Whole House Ventilation:

- *exhaust only per the IRC to meet whole house ventilation.*

4. Label all bedrooms with Egress Windows, state egress window on the floor plans, also state Smoke/CO Detectors will be provide per code, then do you have any windows that fall into hazardous locations that require them to be tempered glass, if so label windows tempered on the plans.

- *Labeled and noted on revised plans uploaded via portal*

5. Garage Space: It does appear there will be no garage, but if there is a garage then garage/dwelling separation details should be provided to us.

- *NO GARAGE SPACE*

6. Exterior Roof: Currently you show R-40 insulation, our local code required R-49. Also you only state permafelt roofing underlayment, however if this is not an ice-n-water product, at minimum you have to install ice-n-water from the eave to a point of not less than 24" inside the exterior wall plumb up to the roof.

- *R-50 Insulation upgrade made to our project and to plans. Please see detail.*
- *Also updated and noted is underlayment and I&W shield product on eaves*

7. Roof Ventilation: How will the roof be ventilated.

- *Please see revised plan for roof and system detail/notes*

8. Interior wall and ceiling finishes are not included, please include.

- *Please see notes on revised plans. Interior walls will be combination of drywall and pine shiplap*

9. Radon information is not included

- *Please see notes on revised plans. Below slab radon mitigation will be installed and exit through mechanical room*

10. Underslab vapor barrier, no information has been provided, not sure if the rigid insulation will provide a vapor barrier, or you need to add another product on top or below the insulation board.

Please see foundation detail on revised plans for rigid insulation Crete-Heat interlocking panels will be used for radiant tubing. Crete_heat panels have a 2" nominal thickness and provide easy install of radiant tubing as well R-10 insulation factor and built in vapor barrier on all interlocking panels.

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Blower Door Test results must be provided prior to us proving a CO for your home, 3.0 ACH or lower score, nothing needed at this time just making you aware.

- *Understood and aware. Thank you.*

The Structural Engineer of record who stamped the plans, must reference in his general notes that he has received, read, and designed this project in accordance with the Soils Report you submitted.

- *Please see indication and stamped acknowledgment uploaded via the portal.*

Thank you for reviewing our project.

Christopher Reed
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