

# PORT OF TACOMA

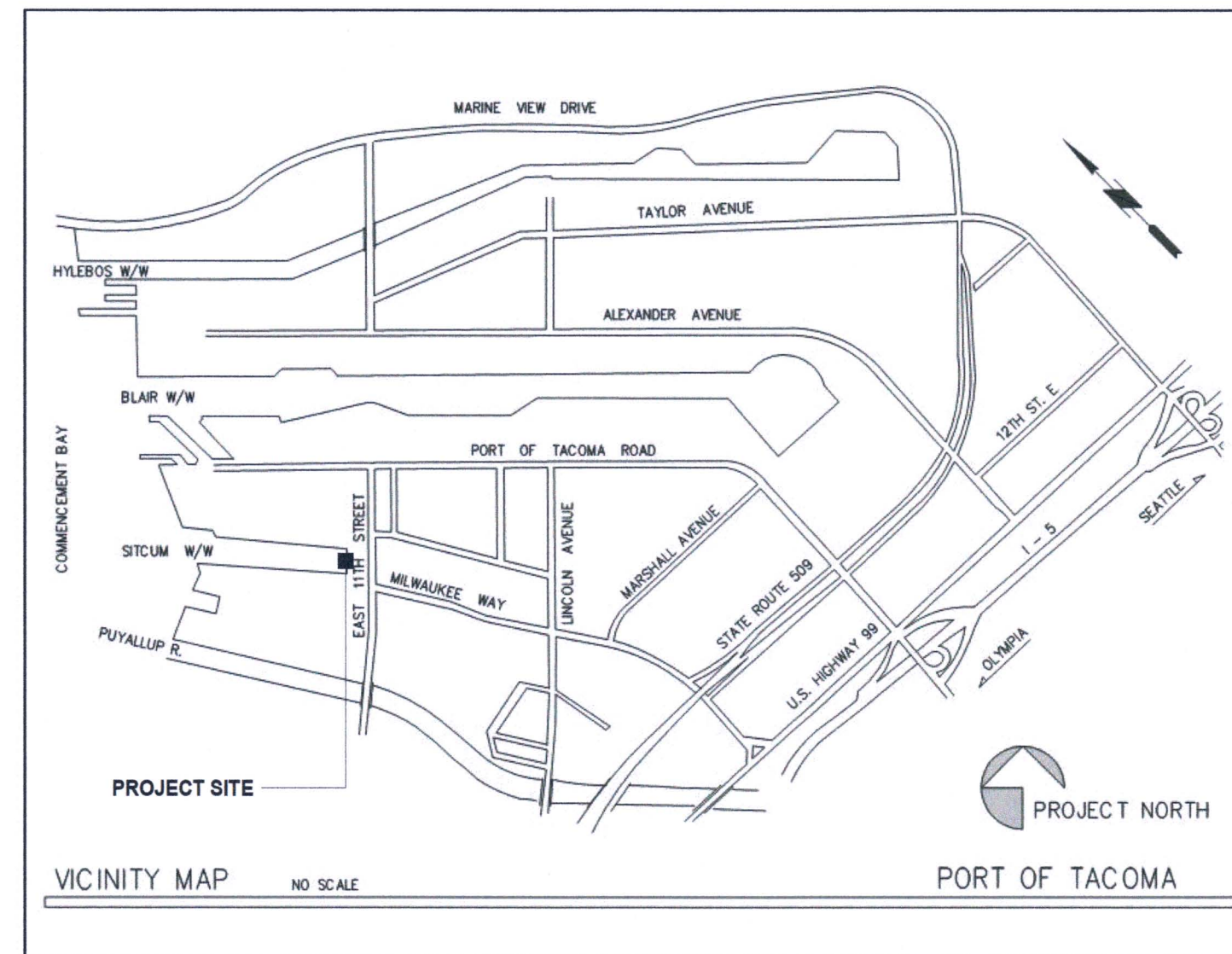
## ADMINISTRATION BUILDING ROOF REPLACEMENT PROJECT NO. 101339.04 CONTRACT NO. 071518

### PORT COMMISSIONERS:

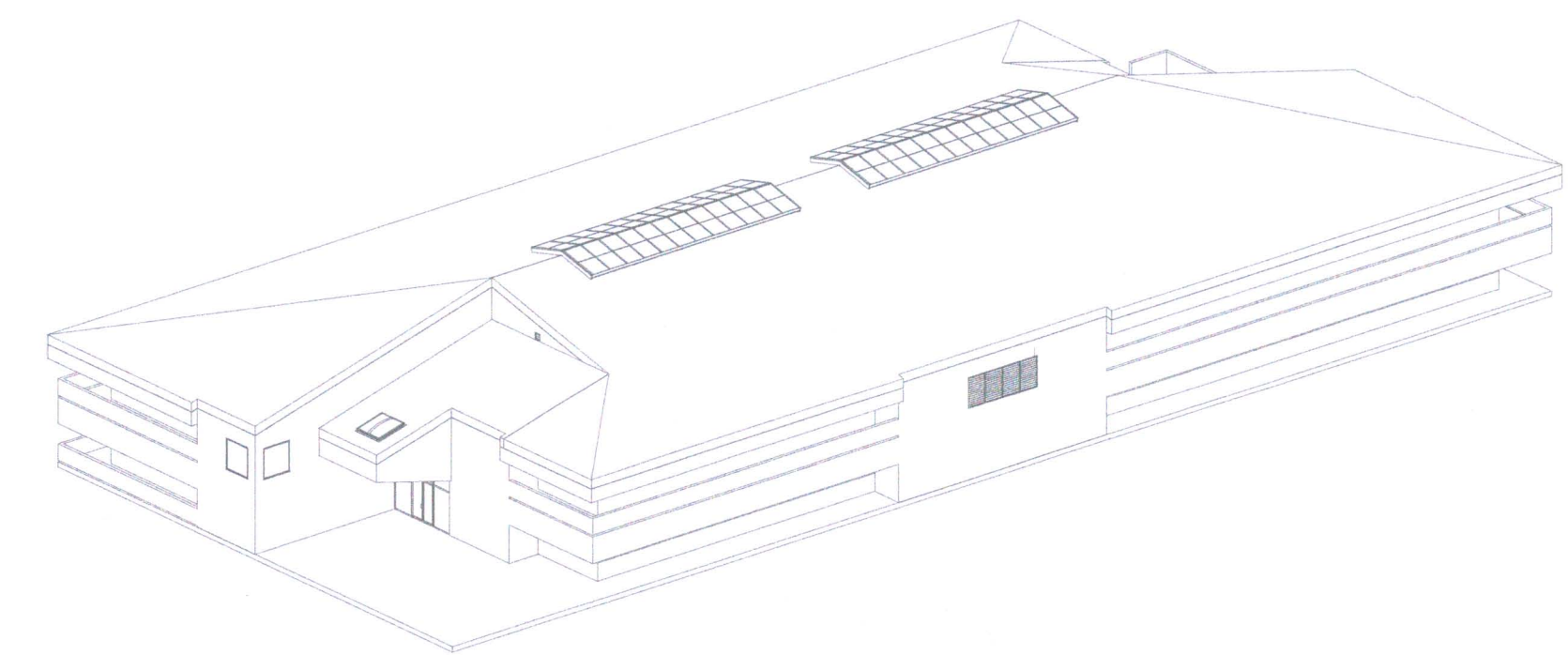
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### PORT STAFF:


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Director of Engineering  
  
NORMAN GILBERT, P.E.  
Project Manager



DRAWING LIST			
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CONSULTANT:




ARCHITECT:  
OSBORN ARCHITECTS INC, PS  
1011 SW Klickitat Way, Suite 208  
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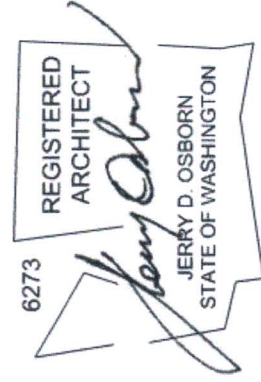
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6273  
REGISTERED ARCHITECT  
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APPROVED: *[Signature]*  
DIRECTOR ENG. DATE: JUN 7/14/11

CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROJECT ENGR. DATE: \_\_\_\_\_

6661  
**G1.0**  
SHT #1 OF 20

ADMINISTRATION BUILDING  
ROOF REPLACEMENT  
COVER SHEET

TOWNSHIP: 21 RANGE: 03 SECTION: 34  
DATE=HRZ: WA83-SF VERT: \_\_\_\_\_  
M. ID: 101339.04 PARCEL: \_\_\_\_\_  
PHASE: 100% SUBMITTAL DRAWING SCALE: 1/2" = 1'-0"

MARK: \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_

APPR: \_\_\_\_\_ DATE: \_\_\_\_\_

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### ABBREVIATIONS

<b>A</b> A/E ARCHITECT/ENGINEER AB ANCHOR BOLT ABV ABOVE ACC ACCESSIBLE ACS DR ACCESS DOOR ACS PNL ACCESS PANEL ACT ACOUSTICAL CEILING TILE ADA AMERICANS WITH DISABILITIES ACT AFF ABOVE FINISHED FLOOR AHU AIR HANDLING UNIT AIB AIR INFILTRATION BARRIER ALT ALTERNATE ALUM ALUMINUM ANOD ANODIZED APPROX APPROXIMATE ARCH ARCHITECT ASSY ASSEMBLY AVG AVERAGE	<b>F</b> FCO FLOOR CLEANOUT FD FLOOR DRAIN FF INSUL FOIL FACED INSULATION FFSAM FOIL FACED SELF-ADHERED MEMBRANE FIN FINISH FIN FLR FINISH FLOOR FLR FLOOR FM FACTORY MUTUAL FPA FALL PROTECTION ANCHOR FR FIRE RESISTANT FRMG FRAMING FSTNR FASTENER FT FEET FTG FOOTING FV FIELD VERIFY	<b>N</b> N NEW NA NOT APPLICABLE NFPA NATIONAL FIRE PROTECTION ASSOCIATION NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL NTS NOT TO SCALE	<b>S</b> SAM SELF-ADHERED MEMBRANE SB SPLASH BLOCK SCHED SCHEDULE SF SQUARE FOOT (FEET) SFTWD SOFTWOOD SHT MTL SHEET METAL (FLASHING) SHTHG SHEATHING SIM SIMILAR SKLT SKYLIGHT SLNT SEALANT SPEC SPECIFICATION SQ SQUARE SQ IN SQUARE INCH SQ YD SQUARE YARD SSMR STANDING SEAM METAL ROOF SST STAINLESS STEEL STD STANDARD STRUCT STRUCTURAL SUB FL SUBFLOOR SV SHEET VINYL SW SIDEWALK
<b>B</b> BD BOARD BLDG BUILDING BLKG BLOCKING BOS BOTTOM OF STEEL BOT BOTTOM BP BUILDING PAPER BRKT BRACKET BTWN BETWEEN BUR BUILT-UP ROOFING	<b>G</b> GALV GALVANIZED GB GRAB BAR GFRG GLASS-FIBER-REINFORCED GYPSUM GLZ GLAZING GTR GUTTER GYP BD GYPSUM BOARD GYP PLAS GYPSUM PLASTER GWB GYPSUM WALL BOARD	<b>O</b> OA OVERALL OC ON CENTER OD OUTSIDE DIAMETER OFD OVERFLOW DRAIN OPNG OPENING OPP OPPOSITE OPQ OPAQUE OPR OPERABLE ORD OVERFLOW ROOF DRAIN ORIG ORIGINAL	<b>T</b> T&G TONGUE & GROOVE TC TERRA COTTA TD TRENCH DRAIN TEMP TEMPORARY TFF TOP OF FINISH FLOOR THK THICKNESS THRU THROUGH TMP GD TEMPERED GLASS TN TRUE NORTH TOF TOP OF FOOTING TOM TOP OF MASONRY TOP TOP OF PARAPET TOPO TOPOGRAPHY TOS TOP OF SLAB TOW TOP OF WALL TRANS TRANSOM TRTD TREATED TYP TYPICAL
<b>C</b> CFLSH COUNTERFLASHING CFMF COLD-FORMED METAL FRAMING CIP CAST-IN-PLACE CJ CONTROL JOINT CL CENTER LINE CLG CEILING CLG HT CEILING HEIGHT CLR COLOR CMU CONCRETE MASONRY UNIT CO CLEANOUT COL COLUMN CONC CONCRETE CONT CONTINUOUS COORD COORDINATE CTR CENTER CU FT CUBIC FEET	<b>H</b> HDPE HIGH DENSITY POLYETHYLENE HDW HARDWARE HEPA HIGH EFFICIENCY PARTICULATE AIR (FILTER) HM HOLLOW METAL HORIZ HORIZONTAL HTSAM HIGH TEMP SELF-ADHERED MEMBRANE	<b>P</b> PAR PARAPET PAT PATTERN PCT PERCENT PERF PERFORATED PERIM PERIMETER PH PHASE PL PROPERTY LINE PL GL PLATE GLASS PLAM PLASTIC LAMINATE PLAS PLASTER PLBG PLUMBING PLYWD PLYWOOD PMMA POLYMETHYL METHACRYLATE FLASHING PNL PANEL PRCST PRECAST PREFIN PREFINISHED PT PRESSURE TREATED PVC POLYVINYL CHLORIDE	<b>U</b> UNO UNLESS NOTED OTHERWISE
<b>D</b> DBL DOUBLE DEMO DEMOLISH DET DETAIL DIA DIAMETER DIR DIRECTION DIST DISTANCE DS DOWNSPOUT	<b>I</b> IBC INTERNATIONAL BUILDING CODE INSUL INSULATION INT INTERIOR	<b>Q</b> QTY QUANTITY	<b>V</b> VAR VARIES VIF VERIFY IN FIELD VTR VENT THROUGH ROOF
<b>E</b> E EXISTING EA EACH EJ EXPANSION JOINT ELEV ELEVATOR EPS EXPANDED POLYSTYRENE EQ EQUAL EXIST EXISTING EXP EXPOSED EXT EXTERIOR	<b>J</b> JBC INTERNATIONAL BUILDING CODE INSUL INSULATION INT INTERIOR	<b>R</b> RB RESILIENT BASE RBM REINFORCED BRICK MASONRY RBR RUBBER RC REINFORCED CONCRETE RCP REFLECTED CEILING PLAN RD ROOF DRAIN RDG INS RIGID INSULATION, SOLID REC RECESSED REF REFERENCE REM REMOVE REP REPAIR REPL REPLACE REQD REQUIRED REST RESTROOM RFG ROOFING RH ROOF HATCH RL ROOF LEADER RLG RAILING RM ROOM RO ROUGH OPENING RSD ROLLING STEEL DOOR RTU ROOFTOP UNIT RV ROOF VENT	<b>W</b> W/ WITH W/O WITHOUT WD WOOD WP WATERPROOFING WRB WEATHER RESISTIVE BARRIER
<b>K</b> KIT KITCHEN KPL KICKPLATE	<b>L</b> LAM LAMINATE LAV LAVATORY LUBR LUBBER LBS POUND LF LINEAR FEET (FOOT) LIN LINEAR LT LIGHT LVR LOUVER	<b>M</b> MATL MATERIAL MAX MAXIMUM MECH MECHANICAL MEMB MEMBRANE MFR MANUFACTURER MID MIDDLE MIN MINIMUM MIRR MIRROR MISC MISCELLANEOUS MOD MODIFY MB MOISTURE BARRIER MTL METAL MWP METAL WALL PANEL	<b>Y</b> Y VENT THROUGH ROOF

### DRAWING LEGEND & SYMBOLS

	DEMOLITION KEYNOTE		GRIDLINE AND GRID MARK		DEMOLISH
	SHEET KEYNOTE		DETAIL MARK DRAWING NUMBER, SHEET NUMBER		(E) EXISTING WORK
	SUPPLEMENTAL KEYNOTE		ELEVATION/SECTION MARK DRAWING NUMBER, SHEET NUMBER		(N) NEW WORK
	ROOF/WALL ASSEMBLY		PROJECT NORTH DIRECTION		EXISTING WORK TO BE DEMOLISHED
	DOOR/WINDOW TAG		PHOTO REFERENCE PHOTO NUMBER, SHEET NUMBER		(N) SHEET METAL FLASHING
	REVISION TAG		ELEVATION/LEVEL MARK		(E) VENT THROUGH ROOF
	ROOM TAG ROOM NAME, OCCUPANCY ROOM NUMBER, ROOM AREA				

### GENERAL NOTES

- DRAWINGS HAVE BEEN PREPARED USING AVAILABLE RECORD DOCUMENTS AND OTHER INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THE INFORMATION USED IS BELIEVED TO BE RELIABLE, THE ENGINEER HAS NOT VERIFIED ACCURACY AND/OR COMPLETENESS OF THE INFORMATION, AND IS NOT RESPONSIBLE FOR ITS ACCURACY, NOR FOR ERRORS/OMISSIONS WHICH MAY BE INCORPORATED INTO THIS DOCUMENT AS A RESULT.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, PROPERTY LINES, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- THE ENGINEER WILL HAVE A REPRESENTATIVE ON SITE, PART-TIME TO OBSERVE THE CONSTRUCTION FOR COMPLIANCE WITH THE DESIGN INTENT AND TO ASSIST THE CONTRACTOR IN RESOLVING VARIATIONS IN THE EXISTING CONSTRUCTION. THESE DOCUMENTS ADDRESS ALL KNOWN CONDITIONS, BUT IT IS ANTICIPATED THAT HIDDEN CONDITIONS WILL BE ENCOUNTERED DURING CONSTRUCTION. THE ENGINEER WILL OBSERVE ALL SUCH HIDDEN CONDITIONS AND ISSUE ADDITIONAL CLARIFICATIONS OR MODIFICATIONS TO THE DESIGN IN ORDER TO ADDRESS SUCH CONDITIONS, AND WILL DOCUMENT ALL CHANGES.
- UNLESS OTHERWISE NOTED, ALL ANGLES TO BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED ARE TO BE CENTERED. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THAT ALL LINES ARE TRUE, LEVEL, PLUMB AND SQUARE.
- DETAILED AND/OR LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. POSTED DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY SCALED DIMENSIONS WITH ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL ATTACHMENTS, CONNECTIONS AND FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICES OF THE BUILDING INDUSTRY. DRAWINGS SHOW ONLY SPECIAL DETAILS OR REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT SHOW EVERY DETAIL.
- DETAILS SHOWN IN THESE DRAWINGS ARE TYPICAL AND WILL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN ARE TO BE OF THE SAME NATURE AS THOSE DRAWN FOR SIMILAR CONDITIONS.
- CONTRACTOR TO COORDINATE ALL OPERATIONS WITH ENGINEER, INCLUDING: SITE ACCESS, MATERIALS STORAGE AND STAGING, INTERRUPTION OF ELECTRICAL, MECHANICAL, FIRE-ALARM, LOW-VOLTAGE SERVICES AND TIMING OF NOISY OR DISRUPTIVE OPERATIONS. CONTRACTOR TO VERIFY SEQUENCE OF WORK WITH ENGINEER.
- ALL LUMBER OR PLYWOOD IN CONTACT WITH CONCRETE OR LUMBER INSTALLED AS NAILERS (EXCEPT PLYWOOD DECK OR CRICKETS) SHALL BE PRESSURE-TREATED WITH WATER-BORNE PRESERVATIVES.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE WORK.

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Architecture & Planning  
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REGISTERED ARCHITECT  
BERRY D. OSBORN  
STATE OF WASHINGTON  
6273

APPROVED: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT ENGR: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED BY: \_\_\_\_\_

ADMINISTRATION BUILDING  
ROOF REPLACEMENT

GEN. NOTES, SYMBOLS, & ABBREVIATIONS  
TOWNSHIP: 21 RANGE: 03 SECTION: 34

DATE: 07/15/18

DATE: 07/15/18

6661

G1.1

SHT #2 OF 20

CONTR/CONS: 071518

M. ID: 101339.04

DATE-HRZ: WA83-SF

VERT: \_\_\_\_\_

PARCEL: \_\_\_\_\_

PHASE: 100% SUBMITTAL

DRAWING SCALE: As indicated

TACOMA, WA 98401-1837

PORT ADDRESS: ONE SITCUM WAY

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# CODE SUMMARY:

**PROJECT NAME:** ADMINISTRATIVE BUILDING METAL ROOF REPLACEMENT

**PROJECT ADDRESS:** ONE SITCUM PLAZA  
TACOMA, WA 98421

**LEGAL DESCRIPTION:** SW 1/4 OF SECTION 34, T 21 N, R. 3E, WM.

**SCOPE OF WORK:** REMOVE AND REPLACE EXISTING METAL ROOF AND FASCIA WALL PANELS

**PROJECT DESCRIPTION:** ALTERATION/REPAIR

**JURISDICTION:** CITY OF TACOMA  
PLANNING AND DEVELOPMENT SERVICES  
747 MARKET STREET, 3RD FLOOR  
TACOMA, WA 98402  
P. (253) 591-5030

**BUILDING CODE EDITION:** 2018 INTERNATIONAL BUILDING CODE WITH CITY OF TACOMA AMENDMENTS  
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2018 WASHINGTON STATE ENERGY CODE (WSEC)  
- WAC 51-11C (COMMERCIAL)

**CONSTRUCTION TYPE:** TYPE V, FULLY SPRINKLERED  
*11-FR, V-1 HR (PER ORIGINAL CONSTRUCTION DOCUMENTS, DATED 1981. RECLASSIFIED AS TYPE V, FULLY SPRINKLERED IN 2002 RENOVATION)*

**DATE BUILT:** 1981

**SQUARE FEET:** 21,264 SF (FIRST FLOOR)  
19,542 SF (SECOND FLOOR)  
1,216 SF (ATTIC FLOOR)  
42,022 SF

**OCCUPANCY:** (B) BUSINESS

# CONTACT INFORMATION:

**OWNER:** PORT OF TACOMA  
ONE SITCUM PLAZA  
TACOMA, WA 98421

NORMAN GILBERT, PE  
P. (253) 383-9406  
E. ngilbert@portoftacoma.com

**ARCHITECT:** OAI, PS  
1011 SW KLUCKITAT WAY, SUITE 208  
SEATTLE, WA 98134

JERRY OSBORN | AIA, NCARB, LEED AP

# ENERGY CODE ANALYSIS

## Alterations Worksheet - 2018 Washington State Energy Code

<i>Project Information</i>		<i>Contact Information</i>	
Administrative Roof Replacement		OAI, PS	
One Sitcum Plaza		1011 SW Klickitat Way, Suite 208	
Tacoma, WA 98421		Seattle, WA 98134	

The WSEC requirements for alterations are located in Chapter 5 of the code text.  
**Alterations (remodels) do not need to obtain energy credits from Table R406.3**

Additions must meet the requirements for new construction. This includes nonconditioned space being altered to become conditioned space.

- Will the wall cavities be exposed?**  Yes  No  
**If yes:** Exposed wall cavities must be insulated -  
 2 X 4 wall studs require **R-15** insulation  
 2 X 6 wall studs require **R-21** insulation
- Will the roof/ceiling framing cavities or attic be exposed?**  Yes  No  
**If yes:** Exposed roof/ceiling assemblies must be insulated -  
 Vaulted ceilings: Insulate to the full depth of the framing member while allowing for the minimum 1" ventilated space  
 Flat ceilings: Install R-49 insulation or what the attic space can accommodate based on the roof pitch
- Will the floor framing cavities be exposed?**  Yes  No  
**If yes:** Exposed floor cavities must be insulated to R-30
- Are the windows and/or doors being replaced?**  Yes  No  
 (includes both window or door and frames)  
**If yes:** New windows and doors must have an area weighted average U-factor of  $\leq 0.30$
- Will the heating or cooling system be replaced?**  Yes  No  
**If yes:** New equipment must meet current requirements and ducts need to be tested
- Will the hot water system be altered?**  Yes  No  
**If yes:** New water heating equipment must meet current code requirements
- Are more than 50% of the light fixtures being changed?**  Yes  No  
**If yes:** 75% of all lamps must be high efficacy (LED or CFL)

**R503.1.1 Building envelope.** Building envelope assemblies that are part of the alteration shall comply with Section R402.1.1 or R402.1.4, Sections R402.2.1 through R402.2.11, R402.3.1, R402.3.2, R402.4.3 and R402.4.4.  
**Exception:** The following alterations need not comply with the requirements for new construction provided the energy use of the building is not increased:  
 1. Storm windows installed over existing fenestration.  
 2. Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation. 2x4 framed walls shall be insulated to a minimum of R-15 and 2x6 framed walls shall be insulated to a minimum of R-21.  
 3. Construction where the existing roof, wall or floor cavity is not exposed. **Note: neither the existing roof sheathing or existing roof insulation are exposed under this proposal.**  
 4. Roof recover.  
 5. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.  
 6. Surface-applied window film installed on existing single pane fenestration assemblies to reduce solar heat gain provided the code does not require the glazing fenestration to be replaced.

**R503.1.1.1 Replacement fenestration.** Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for U-factor and SHGC in Table R402.1.1. Where more than one replacement fenestration unit is being installed, an area-weighted average of the U-factor and SHGC of all replacement fenestration shall be permitted to be used to demonstrate compliance.

**R503.1.2 Heating and cooling systems.** New heating, cooling and duct systems that are part of the alteration shall comply with Section R403.  
**Exceptions:**

- Where ducts from an existing heating and cooling system are extended, duct systems with less than 40 linear feet in unconditioned spaces shall not be required to be tested in accordance with Section R403.2.2.
- Existing duct systems constructed, insulated or sealed with asbestos.

**R502.1.1.2 Heating and cooling systems.** New heating, cooling and duct systems that are part of the addition shall comply with Section R403.

**Exception:** The following need not comply with the testing requirements of Section R403.3.3:

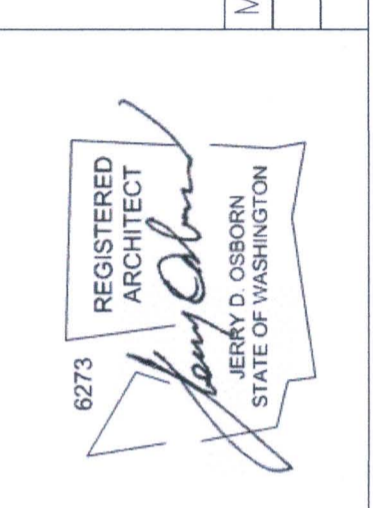
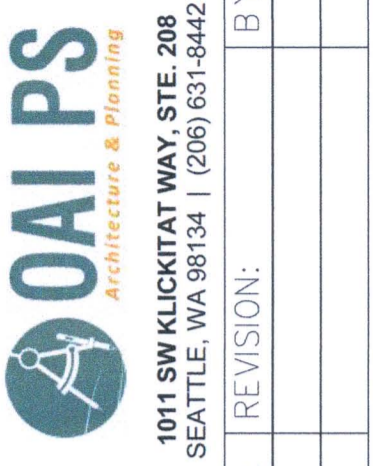
- Additions of less than 750 square feet.
- Duct systems that are documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in WSU RS-33.
- Ducts with less than 40 linear feet in unconditioned spaces.
- Existing duct systems constructed, insulated or sealed with asbestos.

**R503.1.3 Service hot water systems.** New service hot water systems that are part of the alteration shall comply with Section R403.5.

**R503.1.4 Lighting.** New lighting systems that are part of the alteration shall comply with Section R404.1.

**Exception:** Alterations that replace less than 50 percent of the luminaires in a space, provided that such alterations do not increase the installed interior lighting power.

**R503.2 Change in space conditioning.** Any nonconditioned or low-energy space that is altered to become *conditioned space* shall be required to be brought into full compliance with this code.



Checker	DATE
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PROJ. ENGR	DATE
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PORT ADDRESS:	ONE SITCUM WAY TACOMA, WA 98401-1837

APPROVED: *[Signature]*  
 DIRECTOR: *[Signature]*  
 RANGE: 03  
 SECTION: 34

**ADMINISTRATION BUILDING ROOF REPLACEMENT**

**CODE SUMMARY & WSEC CALCULATIONS**

TOWNSHIP: 21  
 RANGE: 03  
 SECTION: 34  
 DAT-HRZ: WA83-SF  
 VERT: DRAWING SCALE: PARCEL:

6661  
**G1.2**  
 SHIT #3 OF 20  
 CONT/CONS: 071518  
 M. ID: 101339.04  
 PHASE: 100% SUBMITTAL

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1  
A0.1

**SITE PLAN & STAGING LAYOUT**

NTS



<b>6661</b> <b>A0.1</b> SHT #4 OF 20 C/CONT/CONS: 071518 M. ID: 101339.04 PHASE: 100% SUBMITTAL	<b>ADMINISTRATION BUILDING</b> <b>ROOF REPLACEMENT</b>		APPROVED: <i>[Signature]</i> DIRECTOR: ENG. DATE: JUM PRINTED BY: JUM	CHECKED BY: _____ DATE: _____
	<b>SITE PLAN</b> RANGE: 03 TOWNSHIP: 21 DAT-HRZ: WA83-SF VERT: _____ PARCEL: _____		PORT ADDRESS: ONE SITCUM WAY TACOMA, WA 98401-1837	DATE: _____ APPR: _____ B.Y: _____ REVISION: _____
<b>6661</b> <b>A0.1</b> SHT #4 OF 20 C/CONT/CONS: 071518 M. ID: 101339.04 PHASE: 100% SUBMITTAL		<b>REGISTERED ARCHITECT</b> 6273 <i>[Signature]</i> JERRY D. OSBORN STATE OF WASHINGTON		<b>OAI PS</b> <b>Architecture &amp; Planning</b> 1011 SW KLUCKITAT WAY, STE. 208 SEATTLE, WA 98104   (206) 637-6442 MARK: REVISION: _____ B.Y: _____
		<b>Port of Tacoma</b> P.O. BOX 1837 TACOMA, WA 98401 (206) 385-9641		

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