Eugene Building & Permit Services

eBuild SI Review Comments

May 12, 2023

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Response to comments
Satre Group- Planting Plan & Irrigation Plan

Re: Project Name: New Wilco - W11th and Willow Creek
Project Address: 4818 W 11TH AVE
Permit Number: 23-01679-01

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eBuild SI Review Comments

Our staff has completed a review of supplemental information submitted for your project and has determined that some items require additional information. These items need to be individually addressed in a response letter with attachments and revised drawings as necessary.

This document includes two attachments. The first is the **Plan Review Issue Summary**. This document details issues that need to be addressed prior. Drawings with markup have also been included in this transmittal in order to provide context for the plan review comments. The second attachment is a **Plan Review Requirement Summary**. This document details requirements that will be noted on your approved plan set. Requirements are provided for your reference and require no action prior to permit issuance.

To respond to these plan review issues:

- Log in to your eBuild account.
- Click the **Upload** button for the project.
- Submit a **Response to SI Review Comments** including all additional materials requested.

For additional information on responding to review comments, see eBuild Help: Review Comments.

When responding to SI review comments, please remember the following:

- You do not need to submit new copies of drawings which haven't changed.
- If you submit a revised drawing, make sure it has **the exact same file name** as the original. Do **not** indicate in the file name that the drawing has been revised. If you do, you will be asked to resubmit your response.
- When uploading a response or supplemental information, be sure to click on the **Check File Names** button before uploading your drawings. eBuild will tell you if you are uploading files with new file names. This will give you an opportunity to fix any file name issues before you upload and save time.
- You can submit new drawings in the response if they should be considered as part of the review.
- You should try to submit everything needed to address all issues in one response.
- It's very helpful to "cloud" revised information if the submittal contains both new and previously submitted information. This helps us identify the revised information and results in a quicker review.

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If you have any questions, feel free to contact me and I'll be happy to assist you. I'm available Monday through Friday, 9:00 AM to 5:00 PM.

Chris Strang
Project Coordinator
Christopher.M.Strang@ci.eugene.or.us
541-682-8115

Building Codes in Effect	
EC	Eugene Code 1971 with Updates
FC	2021 Eugene Fire Code
OEESC	2021 Oregon Energy Efficiency Specialty Code
OESC	2021 Oregon Electrical Specialty Code
OMSC	2019 Oregon Mechanical Specialty Code
OPSC	2021 Oregon Plumbing Specialty Code
ORSC	2021 Oregon Residential Specialty Code
OSSC	2019 Oregon Structural Specialty Code
SHSC	2019 Small Home Specialty Code
SMM	City of Eugene Storm Water Management Manual

Project Contacts			
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Fire Protection	KAHaggas	keith.a.haggas@ci.eugene.or.us	541-682-5261
Land Use	MHDenberg	matt.h.denberg@ci.eugene.or.us	541-682-5226
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SDC	JMMcEvoy	jaime.m.mcevoy@ci.eugene.or.us	541-682-5316
Stormwater	JMMcEvoy	jaime.m.mcevoy@ci.eugene.or.us	541-682-5316
Structural	JSLeGrue	jeremiah.s.legrue@ci.eugene.or.us	541-682-6053

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Project Name: New Wilco - W11th and Willow Creek
Project Address: 4818 W 11TH AVE
Permit Number: 23-01679-01

Issues are items identified during plan review that need to be addressed prior to permit issuance, usually with a response letter and revised drawings. Revised plans submitted after permit issuance may raise additional issues through plan review that must be resolved prior to inspection of work.

Any items not fully addressed from previous plan check notices retain their original sequence number followed by an asterisk. If a clarifying comment has been added, it appears below the original comment.

Accessibility

ACC1 02_A002 ADA REQUIREMENTS.pdf, page 1

It appears that the note for the future installation of grab bars is a drafting error. Grab bars are required to be installed at accessible w.c.(s) ICC A117.1 section 604.5 and 609.

Please revise.

ACC2 07_A701 INTERIOR ELEVATIONS.pdf, page 1

If providing for a parallel approach to the sink, the DW door must allow for toe clearances.
ICC A117.1 section 804.5.3

Please provide documentation demonstrating compliance or revise.

ACC3 07_A702 INTERIOR ELEVATIONS.pdf, page 1

Bench to be 20"-24" in depth per ICC A117.1 section 903.3.

Please revise. (note, the callout on sheet A203 is compliant)

ACC4 07_A703 INTERIOR ELEVATIONS.pdf, page 1

Dispensers mounted above the grab bar and protrude more than 1/4" must be at least 12" above the grab bar. ICC A117.1 section 609.3.
Please revise. (multiple locations)

Architectural

A1 01_A000 COVER SHEET.pdf, page 1

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A1 In the "Separate Permits/Deferred Submittals:" section:

item 3 - Civil and Landscape work are included under phase#1 of this permit.

item 4 - Fire Alarms and Sprinklers to be a deferred submittal under this permit.

item 5 - It appears that this is intended to be for the Garden Center (vs "Greenhouse"). Please verify.

Although covering this area can be under a separate permit, the drawings seem to indicate that this would be considered an addition the main building, which may limit the maximum area based the type of construction, sprinklers and yardage increase (OSSC chp 5) w/o a firewall separating the two. (See also the plan review comment requiring a height/area analysis of the main building) Please acknowledge.

A2 01_A000 COVER SHEET.pdf, page 1

Please provide a code analysis, including height/area calculations as well as required plumbing fixture calculations. OSSC 107.2.1

A3 01_A000 COVER SHEET.pdf, page 1

The hay shed permitting, including assessing fees, inspections, etc. will be done under permit # 23-03218-01. All construction documents for the hay shed will be contained in eBuild record 23-01679-01 (the permit record with the main building and site work)

Please provide a building valuation for the hay shed.

A4 01_A000 COVER SHEET.pdf, page 1

For the hay shed, please provide an Architectural code summary and analysis. OSSC 107.2.1

A5 07_A101 SITE PLAN.pdf, page 1

The exterior wall of the hay shed that is 5'-10' from the property line must be 1 hr fire rated per OSSC table 602.
Please provide.

A6 07_A204 OVERALL CEILING PLAN.pdf, page 1

Skylights are required in storage areas that are greater than 2500 sf and have ceilings more that 15' above the floor per ASHRAE 90.1 section 5.5.4.2.3.
Please provide.

A7 07_A601 DOOR AND WINDOW SCHEDULE.pdf, page 1

Please clarify the intent of this note, when other details have the circle-T symbol to designate tempered glazing. OSSC 107.2.1

A8 07_FLS-2 FIRE LIFE SAFETY PLAN GARDEN.pdf, page 1

Mercantile spaces with an occupant load of more than 49 require two means of egress. OSSC table 1006.2.1

Please ensure both means of egress meet all of their code requirements as a required means of egress.

A9 07_FLS01 FIRE LIFE SAFETY PLAN.pdf, page 1

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A9 EMERGENCY EGRESS LIGHTING REQUIRED
OSSC: Per section 1008.2 the means of egress path of travel, including the exit discharge, shall be illuminated at all times the room or space is occupied. Per section 1008.3 an emergency electrical power system is required. The illumination levels are to be at levels specified by sections 1008.2.1/1008.3.5 with the performance of the system to be field inspected.

The areas included are to include, but not limited to: corridors, aisles, vestibules and areas leading to the exit discharge, exterior landings at exits. Also, public restrooms that are more than 300 sf in area.

Please provide documentation depicting the proposed paths to be lit under emergency power.

A10 07_FLS01 FIRE LIFE SAFETY PLAN.pdf, page 1

The Training area occupant load factor would be most similar to Educational - vocational area, and thereforebe 1:50 net per OSSC table 1004.5. Please revise

A11 07_FLS01 FIRE LIFE SAFETY PLAN.pdf, page 1

The occupant load factor for break rooms would be most similar to assembly, loose tables and chairs, and therefore be 1:15 net per OSSC table 1004.5. Please revise

Energy

EN1 01_A000 COVER SHEET.pdf, page 1

There are a few energy forms that must be submitted.

Per OSSC chp 13, section E104.2, please provide a completed COMcheck report(s) and the 2021 OEESC Compliance form for overall energy code compliance. A fillable .pdf for can be found at:
https://www.oregon.gov/bcd/codes-stand/Documents/oeesc-compliance-form.pdf

This form also requires a ZERO Code 2.0 Calculator report which can be generated at this website:
https://zero-code.org/energy-calculator/

Also, there is a COMcheck Supplement form from the Oregon BCD which can be found here:
https://www.oregon.gov/bcd/codes-stand/Documents/oeesc-comcheck-supplement.pdf

The COMcheck report and the associated forms from Oregon BCD are forms that assist in demonstrating compliance. The COMcheck reports have an inspection checklist section with a comment/assumptions area that for applicable items should reference where in the construction documents this information is to be found. Please provide and please do not self reference the COMcheck report or the forms from BCD.

EN2 01_A000 COVER SHEET.pdf, page 1

Whole building air leakage testing is required per ASHRAE 90.1 section 5.4.3.

A completed 2021 OEESC Compliance form for Blower Door Results Reporting to be provided to the Inspector. A fillable .pdf for can be found at:
https://www.oregon.gov/bcd/codes-stand/Documents/oeesc-blower-door.pdf

Please acknowledge this requirement is understood and that failure to provide may affect the building final inspection.

If the intent is to utilize exception 3, please indicate the contracted 3rd party and also note that the form will still be required with the appropriate sections completed.

Fire Protection

F1 07_A101 SITE PLAN.pdf, page 1

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F1 Please provide information about the materials to be stored in the Hayshed and configuration of the storage (racks, piles, height). This building is usable for high-piled combustible storage and may need to comply with EFC Ch. 32 req'ts.

Land Use

Z4 07_A101 SITE PLAN.pdf, page 1

Per EC Table 9.6105(4)(c), when 6 short term bicycle parking spaces are required, 100% of these spaces must be sheltered by a roofed cover. Please provide details showing the roof sheltering these short term bicycle parking spaces.

Z5 07_A101 SITE PLAN.pdf, page 1

Per 9.6105(2)(b)1., Short term bicycle parking spaces shall be at least 6 feet long and 2 feet wide with an overhead clearance of at least 7 feet, and with a 5 foot access aisle. This minimum required width between short term bicycle parking racks may be reduced to 36 inches. See EC Figure 9.6105(2) for details. Please provide details showing the proposed racks and include the dimensions of the rack and bicycle parking spaces.

Z6 07_A101 SITE PLAN.pdf, page 1

Per 9.6105(2)(b)4., The pie-shaped bicycle lockers proposed for the long term bicycle parking shall be at least 6 feet long, 3 feet wide at the widest end, and 4 feet high, and have a 5 foot access aisle. Please provide specifications for the long term bicycle parking lockers which inlcude dimensions.

Z7 05_L-1.0_PLANTING PLAN.pdf, page [1] L1.0

Per EC 9.6415(2) and 9.6420(3), a 7 foot wide L-2 landscape buffer is required at the driveway entrance and along the perimeter of parking areas, loading areas, and service drives. Please provide a revised plan that includes this required landscape area along the south boundary of the paved area shown on this plan.
If the area south of the building is not intended to be used for vehicle access other than fire access and for occasional building maintenance needs, please provide a revised plan proposing bollards or a locked gate to restrict vehicle access within this area and a description clarifying the limitations for the use of this area for vehicle access. If bollards or a locked gate are proposed, the L-2 landscape be should extend from the southeast corner of the developed portion of the site up to the Eastern edge of the building.
Otherwise, the landscape bed must extend along the southern boundary of the developed area up to the entry of the Wire yard. Alternatively, you could apply for an adjustment to these standards through the Adjustment Review process. 7' wide buffer provided, planting revised.

Z8 05_L-1.0_PLANTING PLAN.pdf, page [1] L1.0

Per EC 9.6420(3)(d), this Perimeter Parking Area landscape bed is required to be landscaped with a 7 foot L-2 landscape bed. The proposed bulk bin area does not provide an exemption tot he need for this required landscape buffer along the west property line. Planting revised to meet requirement.
Per EC 9.2610, L-2 landscape beds must be designed so that living plant materials will cover a minimum of 70 percent of the required landscape area within 3 years of planting. Please revise the planting plan to include a 2nd row of shrubs, or ground cover plants to satisfy this requirement. Planting revised to meet requirement.

Public Works Engineering

PW4 01_A000 COVER SHEET.pdf, page 1

Since this development is within the Special Flood Hazard Area please demonstrate compliance with the floodplain standards beginning in EC 9.6709. A base flood elevation will need to be determined and an elevation certificate will be required. Submittal of an elevation certificate during the building permit would be helpful to ensure compliance with the flood standards.

PW5 01_A000 COVER SHEET.pdf, page 1

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PW5 This site is located within the special flood hazard area (Zone "AE") and the proposed development requires a floodplain development permit (application can be downloaded using the following url https://www.eugene-or.gov/DocumentCenter/View/30060/Floodplain-Development-Permit-Application?bidId=

PW6 07_A101 SITE PLAN.pdf, page 1

Trash enclosure doors cannot open into the drive aisle. Please revise the plans to show the trash enclosure doors blocking the drive aisle.

PW7 07_A101 SITE PLAN.pdf, page 1

Please provide approval from ODOT for any work in the West 11th right-of-way.

PW8 07_A101 SITE PLAN.pdf, page 1

Will this building have a material transfer area or loading dock?

Stormwater

SW8 07_A101 SITE PLAN.pdf, page 1

Stormwater to be reviewed and approved under Phase 2 of this permit. Please transfer all required stormwater documents to this phase of the permit.

Structural

S1 06_S0.0 STRUCTURAL NOTES.pdf, page 1

Special inspection of mechanical and electrical equipment and their structural supports is required for the sprinkler systems unless flexible hose fittings are used. (OSSC 1705.12.6 item 6)

S2 06_S0.0 STRUCTURAL NOTES.pdf, page 1

Please provide a list of deferred structural submittals (e.g., roof open-web steel joists). (OSSC 107.3.4.1)

S3 06_S1.0 FOUNDATION PLAN.pdf, page 1

Indicate the location and extent of the facade stem wall (det. C/S3.3) on the foundation plan. (OSSC 107.2.1)

S4 06_S1.0 FOUNDATION PLAN.pdf, page 1

Specify the three CMU piers on line F between lines 6 and 7. They appear to be type P1. (OSSC 107.2.1)

S5 06_S2.0 ROOF FRAMING PLAN.pdf, page 1

Please clarify the wall anchorage and sub-diaphragm design for the east and west walls. It does not appear that the joist girders are anchored to the walls or have been detailed to form continuous ties. Ledger anchorage (det. A/S4.2) is adequate, but there does not appear to be a load path to transfer out-of-plane wall forces into the diaphragm or distribute them to the perpendicular walls. (OSSC 1604.4; ASCE 7 12.11.2)

S6 06_S2.1 ENLARGED ROOF FRAMING PLAN.pdf, page 1

Please clarify the lateral force resisting systems for the structures shown on this sheet. Wind loads applied to portions of the entry-facade and tower-facade projecting above the main building roof should be designed as rooftop structures and subject to the wind load factors of ASCE 7 29.4.1. (OSSC 1609.1, 1613.1)

S7 06_S2.1 ENLARGED ROOF FRAMING PLAN.pdf, page 1

Detail A: Please clarify the wall framing at the center section of the facade. The foundation plan appears to show solid CMU wall in center section. (OSSC 107.2.1)

S8 06_S3.2 SECTIONS.pdf, page 1

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S8 Provide positive attachment between the facade roof structure and the CMU wall to resist the nominal lateral forces of ASCE 7 12.1.3.

S9 06_S3.2 SECTIONS.pdf, page 1

Detail A: Please specify the CFS track attachment to the beam and CMU and the CFS stud attachment to the HSS columns at the corners. (OSSC 107.2.1)

S10 06_S3.2 SECTIONS.pdf, page 1

Detail C: Please verify that the Titen screw spacing meets the manufacturer specifications and that the connection has adequate tension capacity to resist reactions due to lateral forces on the loading cover structure. (OSSC 1604.2)

S11 06_S3.3 SECTIONS.pdf, page 1

Detail C: The typical CMU wall footing detail (F/S4.0) shows the wall centered on the footing. This detail shows the CMU wall offset from the centerline of the footing. Please clarify the transition from detail F/S4.0 to detail C/S3.3. (OSSC 107.2.1)

S12 06_S4.0 STRUCTURAL DETAILS.pdf, page 1

Detail B: Please show the layout of the vertical bars at the pilaster. (OSSC 107.2.1)

S13 06_S4.1 STRUCTURAL DETAILS.pdf, page 1

Detail D: Clarify - the vertical reinforcement is shown in section B-B of detail C; not on the schedule on S1.0. (OSSC 107.2.1)

S14 06_S4.1 STRUCTURAL DETAILS.pdf, page 1

Detail B: TMS 402 7.3.2.6(d) requires that horizontal reinforcement in special masonry shear walls be hooked around vertical reinforcement at wall ends. This requirement appears to apply to all horizontal reinforcement and is not satisfied by hooking one of the two horizontal bars.

S15 12_M1.0 HVAC PLAN.pdf, page 1

Provide seismic anchorage calculations and details for mechanical and electrical components that weigh more than 400 lbs and are mounted less than four feet above the adjacent floor or roof level or that weigh more than 75 lbs and are mounted more than four feet above the adjacent floor or roof level. (OSSC 1613.1, 1613.4.2; ASCE 7-16 13.1.4)

S16 Hay Shed_Structural Calculations.pdf, page 7

Page 6: Please clarify how the forces used for anchor rod design have been determined. The forces shown on this page do not match those computed on pp 1-4. Additionally, it is not clear if the governing lateral forces are based on wind loads or seismic loads with the amplified seismic force. Seismic design has been set to "no" on this page. Please verify whether amplified seismic loads have been used and whether the anchor capacity should include reductions for seismic forces. (OSSC 1604.2; ACI 318-19 Ch. 17)

S17 07_A301 EXTERIOR ELEVATIONS.pdf, page 1

Detail B6: Sawcutting the CMU bed joint for installation of flashing reduces the effective moment of inertia of the CMU wall. Please verify the adequacy of the wall to resist out-of-plane loads. (OSSC 1604.2)

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eBuild Plan Review Requirement Summary

May 12, 2023

Project Name: New Wilco - W11th and Willow Creek
Project Address: 4818 W 11TH AVE
Permit Number: 23-01679-01

Requirements are provided for your reference and require no action prior to permit issuance. Inspectors will review completed work to verify that all requirements are met.

Accessibility

R-ACC1 07_A101 SITE PLAN.pdf, page 1

The ADA parking layout, painting and signage is required to meet Oregon Transportation Commission Standards for Accessible Parking Places August 2018, which can be found at: https://www.oregon.gov/ODOT/Engineering/DOCS_ADA/ADA_Standards-Accessible-Parking.pdf

(note: 4 spaces must be accessible, 1 of which needs to be van accessible - OSSC table 1106.1)

R-ACC2 07_A203 ENLARGED PLANS.pdf, page 1

When a refrigerator/freezer is provided, the freezers must have at least 50% of the compartment shelves (including the bottom) a maximum of 54" above the floor. ICC A117.1 section 804.5.6

R-ACC3 07_A601 DOOR AND WINDOW SCHEDULE.pdf, page 1

Per ICC A117.1 section 404.2.10, the bottom of glazing panels that permit viewing in doors must be a maximum of 43" above the floor.

R-ACC4 07_A702 INTERIOR ELEVATIONS.pdf, page 1

The front lip of the sink must be no more than 34" above the floor. ICC A117.1 section 606.

R-ACC5 07_A703 INTERIOR ELEVATIONS.pdf, page 1

The clear space below the grab bar must be at least 1.5" per ICC A117.1 section 609.3.

R-ACC6 07_A703 INTERIOR ELEVATIONS.pdf, page 1

The 40" max height is to the bottom of the reflecting surface. ICC A117.1 section 603.3

Architectural

R-A2 06_S3.4 SECTIONS.pdf, page 1

The 6" minimum is toe space clear of any obstruction. OMSC section 306.5.

Fire Protection

R-F1 01_A000 COVER SHEET.pdf, page 1

*The fire alarm system shall be designed to OFC 907 and NFPA 72 standards. Shop drawings with equipment cut sheets, battery calcs and voltage drop calcs shall be submitted and approved prior to installation of the fire alarm system. OFC 901.2, OFC 907.1

R-F2 01_A000 COVER SHEET.pdf, page 1

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R-F2 *The underground fire main/hydrant system shall be designed to OFC 507 and NFPA 24 standards. Shop drawings with pipe material specs, trench detail, fire department connection location, and hydrant type and location information shall be submitted and approved prior to installation of the underground fire main. OFC 901.2

R-F3 01_A000 COVER SHEET.pdf, page 1

*The address shall be provided on the building in a location which is plainly visible from the street, of contrasting color, a minimum of 4 inches in height. OFC 505.1

R-F4 01_A000 COVER SHEET.pdf, page 1

*The fire sprinkler system shall be designed to OFC 903 and NFPA 13 standards. Shop drawings with hydraulic calculations must be submitted and approved prior to installation of the sprinkler system. OFC 903.1, OFC 903.4

R-F5 01_A000 COVER SHEET.pdf, page 1

*A Knox brand lock box shall be provided to allow for Fire Dept. entry. The box should be mounted to the left of the main entry, no higher than 6' above grade. Keys to allow entry into the building and access to all fire protection systems controls shall be provided at the time of the Final Fire inspection. OFC 506

R-F6 01_A000 COVER SHEET.pdf, page 1

*Provide a min. 2A-10B-C fire extinguisher within 75' of all portions of the space, mounted in a conspicuous, unobstructed and unobscured location. Fire extinguishers are to be mounted no more than 60" from the top of the handle to the floor (to comply with ADA requirements the handle must be between 15" and 48" above the floor). EFC 906 and NFPA 10.

R-F8 07_A101 SITE PLAN.pdf, page 1

*The installation of the propane tank will require a deferred submittal or separate permit showing compliance with EFC Chapter 61 and NFPA 58.

Land Use

R-Z4 07_A101 SITE PLAN.pdf, page 1

Note: Signs have not been reviewed for compliance with sign standards. In accordance with EC 9.6625(1), signs require a separate sign permit.

R-Z5 07_A101 SITE PLAN.pdf, page 1

Per EC 9.6780, Development sites shall have triangular vision clearance areas on all street corners to provide for unobstructed vision consistent with American Association of State Highway and Transportation Officials (AASHTO) standards. (See Figure 9.0500 Vision Clearance Area). Vision clearance areas shall be kept free of all visual obstructions from 2 ½ feet to 9 feet above the curb line.

R-Z6 07_A101 SITE PLAN.pdf, page 1

All new or reconstructed on-site utilities shall be placed underground per EC 9.6775 unless exempt per subsection (1) or not required in the zone.

R-Z7 07_A101 SITE PLAN.pdf, page 1

Eugene Code Section 9.6725 requires all new exterior lighting fixtures to comply with standards designed to minimize light extending toward the sky or toward surrounding properties, unless exempt per subsection (5).

Plumbing

R-P6 11_P1.0 PLUMBING PLAN.pdf, page 1

Provide trap primers for floor drains, floor sinks and trench drains where required. Section 1007, 2021 OPSC.

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Public Works Engineering

R-PW4 07_A101 SITE PLAN.pdf, page 1

Per EC 9.6707(1)(e) Above-ground tanks shall be installed at or above the base flood level or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.

Structural

R-S2 16_Z_C1 HAY SHED COVER SHEET.pdf, page 1

SPECIAL INSPECTION IS REQUIRED

Special Inspections are not a substitute for the regular City inspections. A special inspector is hired by the owner or the owner's agent, NOT the contractor. Special inspection field reports must be submitted to the contractor, principal designer, owner and the City Inspector. One copy of each field report signed by the special inspector shall be maintained at the job site available to the City Inspector. A final report must be submitted to the City inspector at the completion of each category of work inspected.

STEEL CONSTRUCTION (OSSC 1705.2)
STEEL CONSTRUCTION - SEISMIC (OSSC 1705.12.1)

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