

June 16, 2023

City of Eugene  
99 W 10<sup>th</sup> Ave  
Eugene, OR 97401

**Project Name:** New Wilco  
**Project Address:** 4818 W 11th  
**Permit Number:** 23-10679-01  
**RE:** Plan Review 1 responses

## 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.

**RESPONSE:** *Detail has been corrected*

### 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

**RESPONSE:** *Detail has been corrected*

### ACC3

Please provide documentation demonstrating compliance or revise. 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)

**RESPONSE:** *Detail has been corrected*

### 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)

**RESPONSE:** *Details have been corrected*

## ARCHITECTURAL

**A1** 01\_A000 COVER SHEET.pdf, page 1 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.

**RESPONSE:** *List has been corrected.*

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

**RESPONSE:** *Item has been corrected and is for the Garden Center (not a "Greenhouse")*

Although covering this area can be under a separate permit, the drawings seem to indicate that this would be considered an addition to the main building, which may limit the maximum area based on 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.

**RESPONSE:** Acknowledged

**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

**RESPONSE:** Area calculations have been added to FLS01 and plumbing calculations have been added to FLS02

**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)

**RESPONSE:** Acknowledged

Please provide a building valuation for the hay shed. **RESPONSE:** \$70,000

**A4** 01\_A000 COVER SHEET.pdf, page 1

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

**RESPONSE:** Code information has been provided on FLS02

**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.

**RESPONSE:** Wall assembly type 7 has been added to A003 and noted on A101 (keynote 23)

**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 than 15' above the floor per ASHRAE 90.1 section 5.5.4.2.3. Please provide.

**RESPONSE:** Skylights have been added – see A207

**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

**RESPONSE:** Tempered glass intent has been clarified on A601

**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.

**RESPONSE:** All exits meet required means of egress

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

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.

**RESPONSE:** *Occupant load has been revised*

**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 therefore be 1:50 net per OSSC table 1004.5. Please revise

**RESPONSE:** *Occupant load has been revised*

**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

**RESPONSE:** *Occupant load has been revised*

## **ENERGY**

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**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.

**RESPONSE:** *All COMCheck fomrs and reports have been completed and uploaded*

## **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.

**RESPONSE:** *Blower door requirement has been noted on sheet A003*

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**

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**F1** 07\_A101 SITE PLAN.pdf, page 1

Please provide information about the materials to be stored in the Hay shed 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.

**RESPONSE:** *Hay storage materials have been noted on sheet A101*

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#### 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.

**RESPONSE:** *Bike racks have been shown on A101 and details on A201*

**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.

**RESPONSE:** *Bike racks have been shown on A101 and details on A201*

**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 include dimensions.

**RESPONSE:** *Bike racks have been shown on A101 and details on A201*

**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 bed 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.

**RESPONSE:** *Landscape drawings have been revised to be in compliance*

**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 to the need for this required landscape buffer along the west property line.

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.

**RESPONSE:** *Landscape drawings have been revised to be in compliance*

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#### 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. ***RESPONSE:** This is part of the civil engineering work and compliance indicated on SSW drawings.*

**PW5** 01\_A000 COVER SHEET.pdf, page 1

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=>

***RESPONSE:** This is part of the civil engineering work as provided by SSW and is still under review*

**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.

***RESPONSE:** Trash enclosure doors have been revised to open 180 degrees to not block 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.

***RESPONSE:** This is part of the off-site civil engineering work as provided by SSW and is still in process with ODOT*

**PW8** 07\_A101 SITE PLAN.pdf, page 1

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

***RESPONSE:** Wilco uses the overhead door 104E of the Warehouse in the wire yard to unload their products and materials*

**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 ***RESPONSE:** See attached responses from the structural engineer.*

**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

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)

Sincerely,

A handwritten signature in blue ink, appearing to read "Terry J Novak".

Terry J Novak  
*Architect*