



COMcheck Software Version 4.0.0  
Envelope Compliance Certificate

Section 1: Project Information

Energy Code: 2009 IECC	Owner/Agent:	Designer/Contractor:
Project Title: SpringHill Suites		
Project Type: New Construction		
Construction Site:		
5910 Holly Avenue		
Albuquerque, NM 87113		
Building Location (for weather data):	Albuquerque, New Mexico	
Climate Zone:	4b	
Vertical Glazing / Wall Area Pct.:	29%	
Building Use: Activity Type(s)	Floor Area	
1.bldg (Hotel) : Nonresidential	60682	

Section 2: Envelope Assemblies and Requirements Checklist

Envelope ASSEMBLIES: Design 4% better than code.						
Envelope Assemblies:						
Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor <sup>(a)</sup>	
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - bldg]	14749	38.0	0.0	0.027	0.027	
Exterior Wall 1: Wood-Framed, 16" o.c., [Bldg. Use 1 - bldg]	22461	19.0	4.0	0.051	0.089	
Window 1: Metal Frame with Thermal Break, Perf. Specs.: Product ID solarban60, SHGC 0.40, [Bldg. Use 1 - bldg] (b)	2818	---	---	0.270	0.550	
Window 2: Metal Frame Curtain Wall/Storefront, Perf. Specs.: Product ID solarban 60, SHGC 0.38, [Bldg. Use 1 - bldg] (b)	3461	---	---	0.290	0.500	
Door 1: Insulated Metal, Swinging [Bldg. Use 1 - bldg]	42	---	---	0.700	0.700	
Door 2: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID solarban 60, SHGC 0.38, PF 0.40, [Bldg. Use 1 - bldg] (b)	132	---	---	0.290	0.850	
Floor 1: Slab-On-Grade,Unheated, Vertical 2 ft., [Bldg. Use 1 - bldg]	690	---	10.0	---	---	

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.  
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- ☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- ☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- ☐ 5. Other components have supporting documentation for proposed U-factors.
- ☐ 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☐ 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- ☐ 8. Cargo doors and loading dock doors are weather sealed.
- ☐ 9. Recessed lighting fixtures installed in the bualding envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- ☐ 10 Building entrance doors have a vestibule equipped with self-closing devices.

Exceptions:

Project Title: SpringHill Suites  
Data filename: C:\Users\Peter\Documents\COMcheck\SpringHill\_Holly.ckk  
Report date: 08/23/16  
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- ☐ Building entrances with revolving doors.
- ☐ Doors not intended to be used as a building entrance.
- ☐ Doors that open directly from a space less than 3000 sq. ft. in area.
- ☐ Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
- ☐ Doors opening directly from a sleeping/dwelling unit.

Section 3: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.0 and to comply with the mandatory requirements in the Requirements Checklist.

Name - TitleSignatureDate

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SITE	
STRUCTURAL	
ARCHITECTURAL	
MECHANICAL & PLUMBING	
ELECTRICAL PLANS	
GEO-TECH	

SYMBOLS LEGEND

	NORTH ARROW		INTERIOR ELEVATIONS		REF. DWG. No. -2 REF. SHT. No. -
	STRUCTURAL GRID		ROOM NUMBER		LOCATED ROOM No. - DR. SEQ. No. -
	BUILDING SECTION		DOOR NUMBER		WINDOW TYPE
	WALL SECTION		EQUIPMENT TYPE		ASSEMBLY TYPE
	EXTERIOR ELEVATION		ACCESSORY TYPE		REVISION NUMBER
	DETAIL (SECTION)		KEYED NOTE NUMBER		ELEVATION MARK
	DETAIL (PLAN)		MATCH LINE		MATCH LINE
	WHEEL CHAIR ACCESSIBLE				
	HEARING LOSS ACCESSIBLE				

ARCHITECT

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STRUCTURAL ENGINEER

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Albuquerque, NM 87114  
Phone: (505)-944-6216

MECHANICAL ENGINEER

Fieght Engineering, Inc.  
8416 Estates Dr. NE  
Albuquerque, New Mexico 87122  
505-263-2368  
Fax: 505-213-0804

ELECTRICAL ENGINEER

Tarleton Engineering, Inc.  
7556 Calyx DR. NW  
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FAX: (866) 325-3187

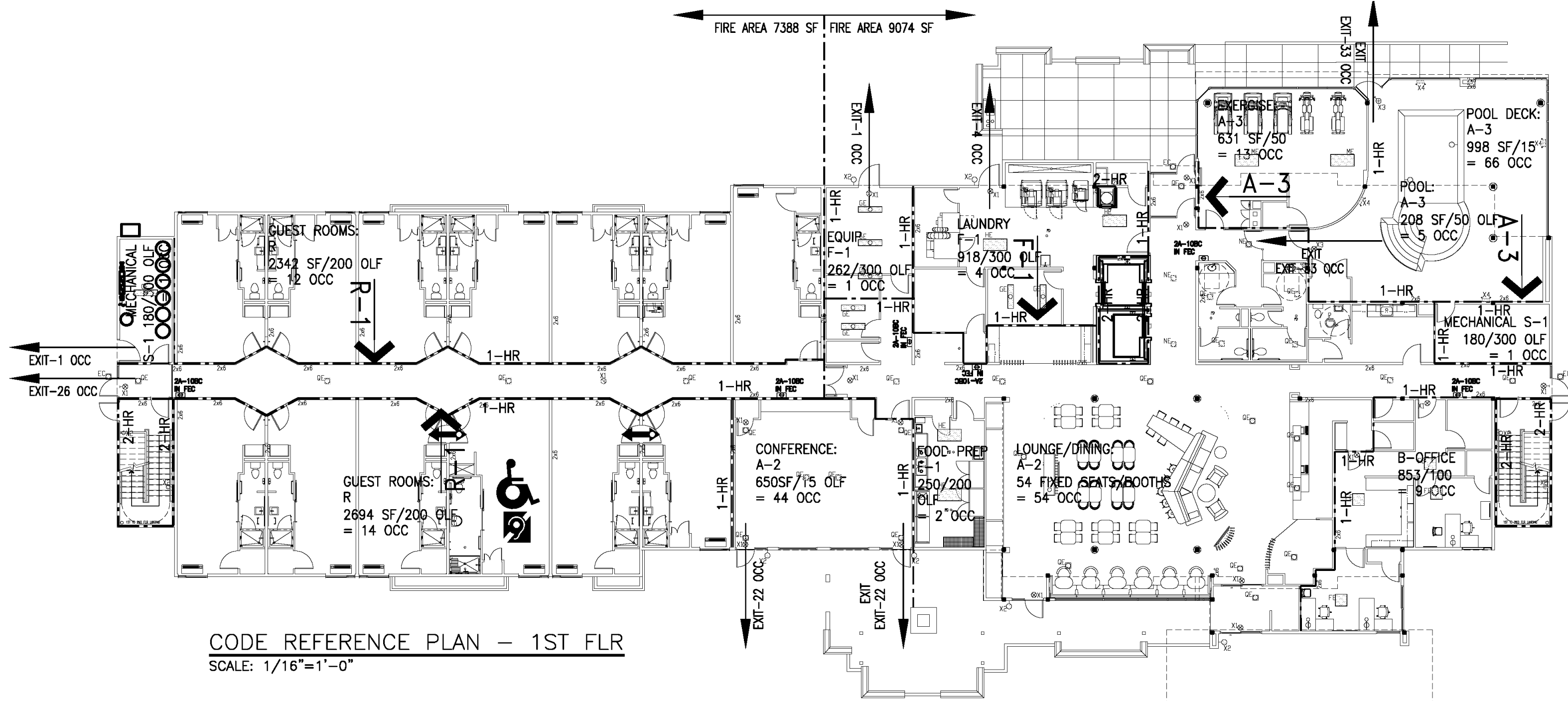
CIVIL ENGINEER

Rio Grande Engineering  
1606 Central Ave SE, Suite 201  
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DATE ISSUED: OCTOBER 1, 2016

Spring Hill Suites - 8361 NM  
5910 Holly Avenue NE  
Albuquerque New Mexico, NM 87113

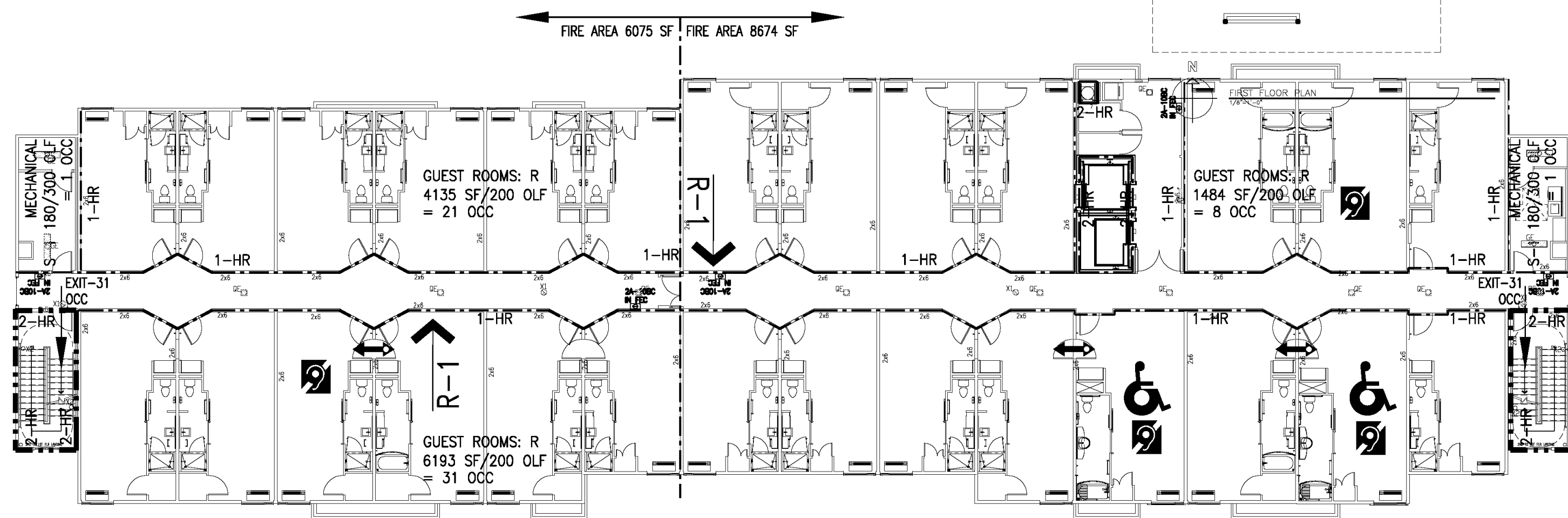


CODE REFERENCE PLAN - 1ST FLR

SCALE: 1/16"=1'-0"

RCP ACOUSTICAL CEILING INSTALLATION NOTE:

CONTRACTOR TO PROVIDE ACOUSTICAL CEILING SYSTEM MANUFACTURERS INSTALLATION DETAILS AND REQUIREMENTS PER SEISMIC ZONE 'D' TO CITY OF ALBUQUERQUE



CODE REFERENCE PLAN - TYPICAL UPPER FLR

SCALE: 1/16"=1'-0"

SYMBOLS LEGEND

	SURFACE CEILING LINEAR LED FIXTURE WITH EMERG. BATTERY BACKUP
	RECESSED CEILING OR EXTERIOR SOFFIT LED DOWNLIGHT FIXTURE WITH EMERG. BATTERY BACKUP
	RECESSED CEILING 2x4' LED TROFFER FIXTURE WITH EMERG. BATTERY BACKUP
	RECESSED CEILING 2x6' LED TROFFER FIXTURE WITH EMERG. BATTERY BACKUP
	EXIT SIGN LIGHT, WALL MOUNTED WITH EMERGENCY BATTERY BACKUP
	EXIT SIGN LIGHT, CEILING MOUNTED WITH EMERGENCY BATTERY BACKUP
	SURFACE WALL EMERGENCY LIGHT (NORMALLY OFF) WITH EMERGENCY BATTERY BACKUP
	EXIT SIGN LIGHT, WALL MOUNTED, NATATORIUM RATED WITH EMERGENCY BATTERY BACKUP
	EMERGENCY LIGHT, WALL MOUNTED, NATATORIUM RATED WITH EMERGENCY BATTERY BACKUP

TABLE 502.2(1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES			
CLIMATE ZONE	CLIMATE ZONE 4B		PROVIDED
	ALL OTHER	GROUP 4B	
ROOFS			
INSULATION ENTIRELY ABOVE DECK	R-20ci	R-20ci	
ATTIC AND OTHER	R-38	R-38	R-38
WALLS, ABOVE GRADE			
MASS	R-11.4ci	R-13.3ci	
METAL BUILDING	RT-13 + R-5.6ci	RT-13 + R-5.6ci	
METAL FRAMED	RT-13 + R-7.5ci	RT-13 + R-7.5ci	
WOOD FRAMED AND OTHER	R-13 + R3.8ci	R-13 + R3.8ci	R-19 + R4ci
SLAB ON GRADE FLOORS			
UNHEATED SLAB	NO REQUIREMENT	R-10-24in BELOW	R-10-24in BELOW
OPAQUE DOORS			
SWINGING	U-0.70	U-0.70	U-0.13: HM DOOR
ROLL UP & SLIDING	U-0.50	U-0.50	

TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS - FENESTRATION		
CLIMATE ZONE	CLIMATE ZONE 4B	PROVIDED
VERTICAL FENESTRATION (40% MAXIMUM OF ABOVE GRADE WALL)		
U-FACTOR		
METAL FRAMING WITH OR WITHOUT THERMAL BREAK		
CURTAIN WALL/STOREFRONT U FACTOR	.45	.45 MAX
ENTRANCE DOOR U FACTOR	.70	.70 MAX
ALL OTHER U FACTOR	.55	.29 MAX
SHGC - ALL FRAME TYPES		
SHGC: PF < .25	.4	.27
SHGC: PF .25 < .PF < .5	NO REQUIREMENTS	.27

ZONING DATA

SEE ATTACHED APPROVED SITE PLAN FOR BUILDING PERMIT

CODE DATA

APPLICABLE BUILDING CODES

INTERNATIONAL BUILDING CODE  
2009 EDITION  
NM BUILDING CODE 2009 EDITION

2009 IECC WITH AMENDMENTS  
2014 NEC  
2012 UPC  
2012 UMC

OCCUPANCY TYPE:

HOTEL (TRANSIENT) - R-1 (IBC 310.1)

CONSTRUCTION TYPE:

TYPE V-A (IBC 503.1) - SPRINKLER (PER IBC 903.2.8) (PER IBC 903.3.1.1 NFPA 13)

BASE ALLOWABLE BUILDING AREAS AND HEIGHT (TABLE 503) PERMITTED W/ NFPA13 ONLY

12,000 PER FLOOR / 3 STORIES / 50' HEIGHT

ACTUAL FLOOR AREA

AREA INCREASE CALCULATION:  
(EQUATION 5-1)

$$A_a = \{A_t + [A_t \times I_f] + [A_t \times I_s]\}$$

$$A_a = \{12000 + [12000 \times .28] + [12000 \times 2]\}$$

$$A_a = 39,000$$

INCREASED ALLOWABLE AREA:  
39,000 SF

FRONTAGE INCREASE CALCULATION:  
(EQUATION 5-2)

$$I_f = 100 \left[ \frac{F}{P} - .25 \right] \frac{W}{30}$$

$$I_f = 100 \left[ \frac{310}{605} - .25 \right] \frac{30}{30} = 26\%$$

ACTUAL AREAS:

1st FLOOR - 16,435 SF HEATED  
1ST FLOOR PORTE COCHERE - 1,540  
TOTAL AREA 1ST FLOOR = 17,950 (< 39,000 SF PER FLOOR)

2nd FLOOR - 14,749 SF (< 39,000 SF PER FLOOR)

3rd FLOOR - 14,749 SF (< 39,000 SF PER FLOOR)

4th FLOOR - 14,749 SF (< 39,000 SF PER FLOOR)

HEIGHT MODIFICATIONS (SECTION 504.2)

4 STORIES / 70' HEIGHT

FIRE RESISTIVE RATING REQUIREMENTS FOR BLDG. ELEMENTS - TABLE 601

BUILDING ELEMENT	TYPE V-A
STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES)	1
BEARING WALLS:	1
EXTERIOR	
INTERIOR	
NON BEARING WALLS AND PARTITIONS	TABLE 602
EXTERIOR	
INTERIOR	0
NON BEARING WALLS AND PARTITIONS	
EXTERIOR	
INTERIOR	
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1

TYPES OF CONSTRUCTION - FIRE RESISTIVE REQUIREMENTS (TBL. 602)

FIRE SEPARATION DISTANCE (FEET)	TYPE OF CONSTRUCTION	GROUP R
≥10 TO <30	OTHERS	1
>30	ALL	0

CORRIDOR FIRE RESISTANCE RATING (TBL. 1018.1)

OCCUPANCY	OCCUPANT LOAD/W/ SPRINKLER	FIRE RESISTANCE RATING REQUIRED
R	>10	1.5 HR (1-HR PROVIDED)

FIRE DOOR PROTECTION RATINGS (TBL. 715.4)

TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING	MIN. FIRE DOOR RATING
FIRE WALLS AND FIRE BARRIERS	4	3
HAVING A REQUIRED FIRE RESISTANCE RATING GREATER THAN 1 HR	3	3
FIRE BARRIERS HAVING A FIRE RESISTANCE OF 1 HR	2	1.5
THEN 1 HR	1.5	1.5
FIRE BARRIERS HAVING A FIRE RESISTANCE OF 1 HR		
SHAFT EXIT ENCLOSURE AND EXIT PASSAGE WAY WALLS	1	1
OTHER FIRE BARRIERS	1	3/4 (45 MIN.)
FIRE PARTITIONS		
CORRIDOR WALLS	.5 HR	1/3 HR (20 MIN.)
OTHER FIRE PARTITIONS	1 HR	3/4 HR (45 MIN.)

DRAFTSTOPPING 717:

717.3.2 DRAFTSTOPPING @ FLOOR/CEILINGS  
GROUPS R-1, NOT REQUIRED PER EXCEPTION #1  
WITH NFPA 13 (SECTION 903.3.1.1) SYSTEM THROUGHOUT

717.4.2 DRAFTSTOPPING @ ATTICS GROUPS R-1,  
NOT REQUIRED PER EXCEPTION #2 WITH NFPA 13  
(SECTION 903.3.1.1) SYSTEM THROUGHOUT (ATTIC  
REQUIRED TO BE SPRINKLER)

INCIDENTAL USE AREAS (TABLE 508.2.5)

ROOM OR AREA	SEPARATION
*LAUNDRY ROOMS OVER 100 S.F.	1-HR OR AUTOMATIC SPRINKLER
*WASTE OR LINEN ROOMS OVER 100 S.F.	1-HR OR AUTOMATIC SPRINKLER
*SPRINKLER PROVIDED, NO 1-HR SEPARATION REQUIRED	

ACCESSORY AREAS (508.3.1)

ANY OTHER ACCESSORY AREA SHALL NOT BE REQUIRED TO BE SEPARATED BY A FIRE BARRIER PROVIDED THE ACCESSORY USE AREA OCCUPIES AN AREA NOT MORE THEN 10% OF THE AREA OF THE STORY IN WHICH IT IS LOCATED:

ALLOWABLE AGGREGATE ACCESSORY AREA = 10% x 16,345 S.F. = 1,634.5 S.F.

ACTUAL ACCESSORY AREAS = 1,578 S.F.

SEPARATION 508.4

\* NO SEPARATION OF OCCUPANCIES REQUIRED

TABLE 508.3.3 REQUIRED SEPARATION OF OCCUPANCIES

OCCUPANCY	A-E	S	NS	S	NS	S	NS	S	NS	S	NS
A-E	N	N	1	2	1	2	N	1	1	2	
I	-	-	-	N	N	1	NP	1	2	1	2
R	-	-	-	-	-	N	N	1	2	1	2
F-2-S-2-U	-	-	-	-	-	-	-	N	N	1	2
BF-1-M-S-1	-	-	-	-	-	-	-	-	-	N	N

S - PER 903.1.1 (NFPA 13 SYSTEM ONLY, NFPA 13R PER 903.1.2 EXCLUDED)

OCCUPANT LOAD

ASSEMBLY - UNCONCENTRATED	54 OCC
ACCESSORY STORAGE AREAS	2 OCC.
LAUNDRY AREA	4 OCC.
OFFICE	9 OCC.
EXERCISE ROOM	13 OCC.
PANTRY/KITCHEN	2 OCC.
POOL	71 OCC.
MECHANICAL EQUIPMENT ROOMS	2 OCC.
RESIDENTIAL 1st FLR	26 OCC.
TOTAL OCCUPANT LOAD 1st FLR	183 OCCUPANTS

RESIDENTIAL 2nd FLR	60 OCC.
MECH./STORAGE 2nd FLR	2 OCC.
RESIDENTIAL 3rd FLR	60 OCC.
MECH./STORAGE 3rd FLR	2 OCC.
RESIDENTIAL 4th FLR	60 OCC.
MECH./STORAGE 4th FLR	2 OCC.

EXISTING REQUIREMENTS (TABLE 1005.1)

MINIMUM TOTAL WIDTHS	
STAIR WIDTH	186 x .3" = 55.8"
STAIR WIDTH PROVIDED	101"
DOOR OPENING WIDTH	369x .2" = 73.4"
DOOR OPENING WIDTH PROVIDED	252"

PLUMBING REQUIREMENTS

NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)

ASSEMBLY (125 OCCUPANTS TOTAL, SIMILAR A-2-1:75 REQUIRED)

MEN (63 OCCUPANTS)

WOMEN (63 OCCUPANTS)

WATER CLOSETS REQUIRED = 2

LAVATORIES REQUIRED (1 PER 200) - 1

RESIDENT GUEST ROOMS

WATER CLOSETS PROVIDED: 1 PER GUEST ROOM (PROVIDED)

LAVATORIES PROVIDED: 1 PER GUEST ROOM (PROVIDED)

TOTAL WATER CLOSETS REQUIRED = 94

WATER CLOSETS PROVIDED = 94 WC

TOTAL LAVATORIES REQUIRED = 94

LAVATORIES PROVIDED = 94

DRINKING FOUNTAINS REQUIRED - 1

DRINKING FOUNTAINS PROVIDED - 2

SERVICE SINK REQUIRED - 1

SERVICE SINK PROVIDED - 1

ROOM QUANTITIES

	First Floor	Second Floor	Third Floor	Fourth Floor	Totals
STANDARD ROOMS					
King Shower	7	11	11	11	40
Queen Queen Shower	5	10	10	10	35
Queen Queen Tub		4	5	5	14
ADA ROOMS (MOBILITY FEATURES) ♿					
ADA Queen Queen Tub		2 (RM 222 & 226)			2
ADA King Tub			1 (RM 322)		1
ADA King Shower				1 (RM 422)	1
ADA Q-Q Shower	1 (RM 108)			ROLL-IN SHOWER	1
TOTAL	13	27	27	27	94

GUEST ROOMS WITH MOBILITY FEATURES REQUIRED: 76-100 ROOMS REQUIRES 5 (INCLUDES 2 ROLL-IN SHOWER)  
GUEST ROOMS WITH COMMUNICATION FEATURES REQUIRED: 76-100 ROOMS REQUIRES 8 (9 PROVIDED)

2010 STANDARDS GUEST ROOMS WITH COMMUNICATION FEATURES

	King Shower	Queen Queen Shower	Queen Queen Tub	Queen Queen Tub	ADA Queen Queen Tub	ADA King Tub	ADA King Shower	ADA Q-Q Shower	
TOTAL NUMBER OF UNITS PROVIDED									MINIMUM NUMBER WITH COMMUNICATION FEATURES
51 TO 75									7 REQUIRED
76 TO 100	1	2	1	2	1	1	1		9 REQUIRED (9 PROVIDED)
101 TO 150									12 REQUIRED

TABLE 1107.6.1.1 (TABLE 224.2 2010 STANDARDS GUEST ROOMS WITH MOBILITY FEATURES)

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM NUMBER W/O ROLL-IN SHOWERS	MINIMUM NUMBER W/ ROLL-IN SHOWERS	REQUIRED NUMBER ACCESSIBLE UNITS
51 TO 75	3	1	4
76 TO 100	4	1 (1 PROVIDED)	5 (5 PROVIDED)
101 TO 150	5	2	7

Spring Hill Suites - 8361 NM  
5910 Holly Avenue NE  
Albuquerque New Mexico, NM 87113

SHEET NO.

10/1/16

DRAWING NAME

REVISIONS



peter butterfield

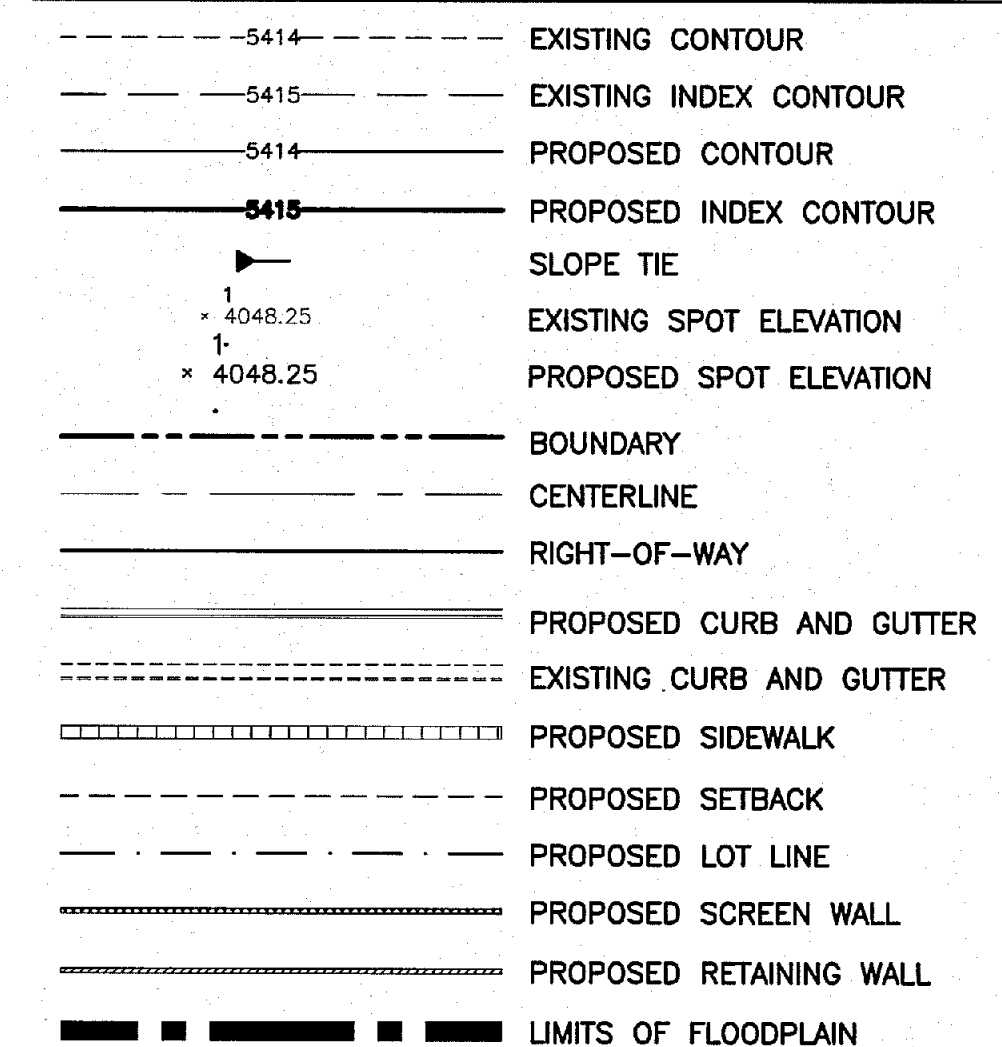
architect 13013 glenwood hills ct. ne

albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901




BUILD RETENTION POND  
1:1 SLOPE MAX  
W/ ROCK PLATTING  
SEE DETAIL HTIS SHEET  
TOP=5208.00  
BOTTOM=5204.00  
REQUIRED VOLUME=1569 CU. FT.  
PROPOSED VOLUME=16491 CU. FT.

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



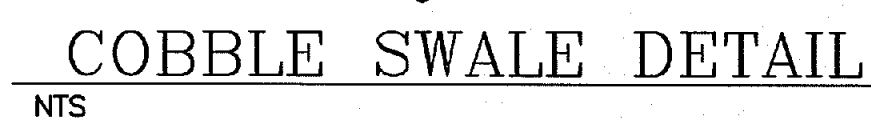
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JOB #  
21127

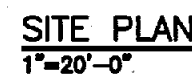


*Rio Grande  
Engineering*

1606 CENTRAL AVENUE SE  
SUITE 201  
ALBUQUERQUE, NM 87106  
(505) 872-0999



—BUILD WATER HARVESTING POND  
TOP=5210.50  
BOTTOM=5209.50  
PROPOSED VOLUME=74 CU. FT.



A1