

08/13/15

Linda Hermosilla  
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260 Addie Roy Road  
Suite 210  
Austin, Texas 78746

**RE: CREEKSIDE ON PARMER LANE – City Comment Responses**

**PLUMBING**

**Comment 1**

- Authorized Agent: Utility Site Plan

Provide two (2) RED STAMPED sets of the City of Austin approved Utility Site Plan signed by:

Austin Water Utility and City of Austin Fire Department, if applicable.

Note: The plumbing plan reviewer may require signatures and/or letters from other city departments at the time of review/next review, based on information supplied.

***Response***

*Refer to plans by others.*

**Comment 2**

- Authorized Agent: Water & Wastewater Tap Receipts

Provide three (3) copies of the wastewater tap receipt & the water meter tap receipt for a domestic water meter.

Sites with a total of 10,000 square feet or more are also required to have a dedicated irrigation meter; include three (3) copies of this meter receipt as part of the submittal. The domestic and irrigation meter locations and sizes must be shown on the approved site plan.

These may be obtained at the Austin Water Utility Taps Office located at 625 E. 10th Street, 2nd Floor. Phone (512) 972-0000.

***Response***

*Refer to plans by others.*

### Comment 3

- MEP Engineer; Residential Water Heating: Residential buildings, as defined by the Energy Code, having existing or planned natural gas service or equivalent district gas service located in the adjacent right-of-way, shall not use electric resistance as the primary means for heating water.

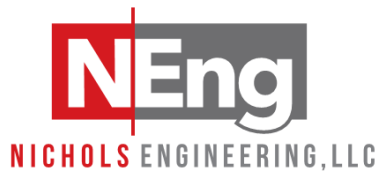
Residential buildings, as defined by the Energy Code and not having natural gas service or equivalent district gas service locate within the adjacent right-of-way, may install electric resistance water heaters having a minimum efficiency of 93% in conjunction with a preprogrammed water heater timer in lieu of gas fired water heating. The timer shall be preprogrammed to turn the water heater off between the hours of 3:00PM and 7:00PM from June 1 to September 30 and from 12:00AM to 4:00AM throughout the rest of the year. The timer shall have a readily accessible override, as defined by the building official, capable of restoring power to the water heater for one hour when activated.

Exceptions:

- a. Electric resistance water heater that is secondary to a primary system where the primary system is documented to provide at least 75% of the hot water from June 1 to September 30 and at least 50% of the hot water from October 1 to May 31. The secondary electric resistance water heater in such a system shall be controlled by a preprogrammed timer.
- b. Heat pump water heaters where electric resistance is the second means of heating
- c. Existing residential buildings where the furnace and water heater are housed in a common interior mechanical room. Electric resistance water heaters installed in these buildings shall be controlled by a preprogrammed timer
- d. Electric resistance water heaters with a rated requirement of 3000 watts or less

### Response

*Exception D: Electric water heaters with a rated requirement of 3000 watts. Minimum efficiency of 93% in conjunction with preprogrammed timers. Refer to water heater schedule on sheet P-5.4.*



If you have any questions please feel free to contact our office.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Bryan R Smith', is positioned above the printed name.

Bryan R Smith  
Production Manager



08/21/2015

NICHOLS ENGINEERING, LLC  
F-15582