

September 1, 2017

Erin Sellers, AICP, Senior Planner
Development Engineering Director (512) 990 6344
City of Pflugerville
Development Services Center
201-B East Pecan Street
Pflugerville, TX 78660

Regarding: Waiver Request
Case Number: SP1612-01
BSW-Pflugerville Hospital
2600 East Pflugerville Parkway
Pflugerville, Texas, 78660

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Dear Erin,

This letter is written to the attention of the Administrator of the Planning and Zoning Commission as a request for a Waiver under the provisions set forth in the UDC for Subchapter 9 (9.4)L in accordance with Subchapter 3. (3.14.1)

Specifically, the above referenced project having already been granted approval under the provisions set forth for exterior building material review under the UDC for the City of Pflugerville under 9.4 for Office, Retail, and Commercial Structures as the City of Pflugerville presently does not contain zoning measures for Institutional Facilities.

Per Table 9.4.2 of the UDC exterior material application may be 100% primary masonry which may be reduced to 40% if secondary masonry materials are implemented to a maximum of 60% or accent materials are utilized up to a maximum of 15%. The current hospital contains 40% Stucco as allowed and approved under the UDC. EIFS is only permitted as an accent material and only for up to 15% of the project and not within the first 9 feet of the structure.

Baylor Scott and White, the Architect, and the Building Envelope Design Consultant for this project have reviewed the accepted Stucco application as presently detailed (included herein) and are proposing a drainable EIFS application in lieu of the Stucco as a superior product for both longevity and constructability on this project. This is NOT a cost savings opportunity. We are respectfully asking for a waiver to allow the drainable EIFS as provided with the included wall section and technical data enclosed to be accepted as

an equivalency to Stucco and allowed to apply to the UDC as if a Stucco product.

As further back up to the information provided, with the use of the newer EICC energy codes, a combination of both rigid and batt insulation are required regardless of exterior finish application in order to achieve these "R" values within the exterior wall cavity. In addition, a continuous air barrier is required for the building envelope. Stucco- while a quality product for exterior veneer applications has some limiting factors such as the following:

1. Expanded metal lath attachment. This is the primary differentiator between systems. This lath is required to be attached through the continuous air barrier at 12" on center (multiple penetrations) each way creating 100's of potential leak opportunities within the building envelope.
2. Control Joints. As a cementitious product, the stucco is required to have control joints at no greater than 144 square feet. This places slots within the exterior envelope at approximately 12' on center each way which are another area of concern for water infiltration within the exterior envelope.

Industry Concerns for EIFS from twenty plus years ago. Most codes and development guidelines have been created over the years through a study of incidents of failures. EIFS certainly falls within that category. There are two items that are often referred to in the use of this product.

1. Durability. The idea that only an eighth of an inch of so of cementitious material is protecting the exterior skin assembly is first. The industry has addressed this concern through the use of "Panzer Mesh" as a product along with their elastomeric polymer finish coating which is less rigid than the cementitious product creates both strength and flexibility to the veneer application. This allows many less control joints to be required on the exterior walls because you do not have to account for thermal shrinkage of the building product. And the mesh provides a stiffener that allows high impact loading to take place without failure and this is at least as high of quality as the Stucco product.
2. Water Penetration / infiltration. With the original EIFS product, the polymer was applied to EPS foam in a glued on application. While the product, if installed correctly, was a high quality application, failures tended to occur at seams, window penetrations and edges of the product where poor installation assemblies were in place. With this new product- the insulation board is not a solid glued EPS foam. Vertical Ridges (flutes) are placed within the foam backing product allow for the insulation board to also act as a self- weeping drainage layer. This simply means that if water does get through or behind the initial envelop system; it flows downward with gravity and wicks out of the bottom of the assembly thus NOT penetrating through the wall into the building. And because this product is a fully adhered application; there are NO penetrations within the wall cavity as a part of the assembly process.

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We have included our wall sections from BOTH applications as well as technical data from BOTH applications herein for your review and evaluation.

We kindly request that you consider this design revision and grant approval for this waiver modification. Under 3.14.1 The Planning and Zoning Commission may grant a waiver to the architectural requirements creating this drainable EIFS product as an equal to Stucco.

Sincerely,



Robert F. Doane, AIA ACHA
Principal

c.c. Brian Jarrett, Baylor Scott and White
File