

March 25, 2016

K.E. Project #: 215-525-001

Weber County
Building Inspection Department the
2380 Washington Blvd., Suite 240
Ogden, Utah 84401
Phone: (801) 399-8374

Attention: Craig Browne, Building Official

Subject: Falcone Residence – Plan Review Comments

Mr. Browne:

West Coast Code Consultants (WC³) has completed the second review of the above mentioned project. Responses, plan revisions and supplemental information were submitted electronically to WC³ on 03/18/2016. These responses and revisions were provided in regards to our initial plan review comments which were dated 05/29/2015. While several items have been addressed there are still some items that require further clarification. These items are included in the comments attached to this cover letter. If you have any questions in regards to this project please do not hesitate to contact me.

Sincerely,



Mike Molyneux, P.E.

Attachment: Comments

Plan Review Comments – No. 2

Project Name: Falcone Residence

K.E. Project #: 215-525-001

Location(s): 7947 East Heartwood Dr., Weber County, Utah

Structural By: Mike Molyneux

Code Review By: Cody Richards

Reviewed By: Joe Bingham

Date of Comments: 03/25/2016

The responses and revisions provided for the above noted project have been checked. These responses and revisions were made in reference to comments made by WC³ dated 05/29/2015. The following items require correction, clarification, or additional details before they can be approved. The appropriate design professional must address each comment below and submit a written response in addition to revised plans, specifications and calculations as necessary. **Please cloud any revisions made to the construction drawings and provide the date of the latest revision on each revised sheet.**

Normal font: initial plan review comments

PC2: second plan review comments

CODE REVIEW COMMENTS:

- A1. The REScheck shows that the windows and glass doors are to have a U-factor of .29, but sheet A6.0 shows the windows and glass doors as having a minimum U-factor of .34. Please assure that the U-factors on the plans are consistent with the REScheck so there will not be any confusion to what windows will be installed.

PC2: The REScheck lists the U-factor as 0.31 and the plans state 0.34. Please coordinate (Be aware that the REScheck is listing the code as 2012 IECC by using the 2012 Utah Energy Code compliance could possibly be shown using the 0.34 on the REScheck.)

- A2. Resolved.

- A3. The REScheck shows an R32 cavity insulation for the exterior walls, which doesn't seem to be consistent with the wall section on sheet A3.2. The wall section shows a rigid insulation which is typically a continuous insulation. Please confirm and detail how the exterior walls are to be insulated and how an R32 will be achieved.

PC2: This has not been addressed. R-32 cavity insulation is not possible in a wood framed wall.

- A4. Resolved.

- A5. – A6. Resolved.

A7. The exterior wall construction is conflicting from the typical details on sheet A0.1 and the wall sections on sheet A3.2. Please confirm if the exterior walls will be constructed of 2X6 studs or 2X8 studs.

PC2: No response provided.

A8. Please verify that wall "W4" separating the garage from the dwelling will have a minimum of ½ gypsum board as required in IRC Table 302.5. It appears from the elevations that these walls will not have concrete.

PC2: No response provided. Item does not appear to be addressed on the plans

A9. Because there is living space above the garage, please show or note that the ceiling of the garage will have a separation of 5/8 inches, type X, gypsum board as required in IRC R302.6.

PC2: No response provided. Item does not appear to be addressed.

A10. – A12. Resolved.

STRUCTURAL COMMENTS:

Structural Drawings:

S1. The plans must provide a "Statement of Special Inspections" per IBC 1704.2.3 and as defined in IBC 1704.3. Not only should this list all special inspection and structural testing items that are required by the IBC, but detail the extent and frequency of the inspections/tests. Please address.

PC2: This item has not been addressed.

S2. Resolved.

S3. No details or notes are provided for endwall blocking at the floor joists which run parallel to the foundation walls. Please provide a detail showing the blocking requirements as required by Section 12.11.2.2 of ASCE 7-10.

PC2: This item has not been addressed.

S4. Resolved.

S5. Sheet S1.1: Please address the following...

A. Resolved.

B. Please provide a wall section for the 18" thick pool foundation wall indicated in key note 8. From the details provided an 18" thick wall is not shown. Detail 3/S1.2 does not provide the required reinforcement.

PC2: Reinforcement has not been specified in the plans.

C. Resolved.

S6. Sheet S2.1: Please address the following...

A. *Resolved.*

B. Provide collector/drag elements around opening in the diaphragm for the stairs and elevator and show how diaphragm shear forces are transferred to the foundation.

PC2: This item has not been addressed.

S7. *Resolved.*

S8. *Resolved.*

S9. Sheet S3.4: Please address the following...

A. Please provide shotcrete notes per Section 1910 of the IBC with attention given to clearance, splices, and rebound.

PC2: This item has not been addressed.

B. *Resolved.*

C. *Resolved.*

S10. *Resolved.*

S11. *Resolved.*

Structural Calculations:

S12. *Resolved.*

S13. *Resolved.*

S14. The proposed structure includes re-entrant corner irregularities as defined by Table 12.3-1 of ASCE 7-10. Please confirm that the requisite forces were increased as required by Section 12.3.3.4 of ASCE 7.

PC2: Written response not provided. Please clarify where this item is addressed.

S15. -S21. *Resolved.*