

August 18, 2015

K.E. Project #: 215-525-003

Weber County
Building Inspection Department
2380 Washington Boulevard, Suite 240
Ogden, Utah 84401
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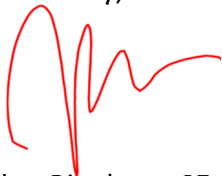
Attention: Craig Browne, Building Official

Subject: 7914 E Heartwood Dr. #13 – Follow-up Plan Review Comments

Mr. Browne:

Kimball Engineering has completed the second review of the above mentioned project. Responses, plan revisions and supplemental information were submitted electronically to Kimball Engineering on 8/13/2015. These responses and revisions were provided in regards to our initial plan review comments which were dated 7/31/2015. 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,



Joe Bingham, SE
Attachment: Comments

Plan Review Comments – No. 2

Project Name: 7914 E Heartwood Dr. #13

Location(s): 7914 E Heartwood Dr. #13, Eden, Utah

Code Review by: Cody Richards

Structural by: Joe Bingham

Date of Comments: 08/18/2015

Checked By: Mike Molyneux

GENERAL INFORMATION:

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 Kimball Engineering dated 7/31/2015. 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. – A12. *Resolved.*

CODE REVIEW COMMENTS:

W1. – W6. *Resolved.*

W7. After the property hazard level has been established and a conforming or non-conforming water supply and defensible space has been provided, please determine the Ignition-Resistance Construction Classification that is required from IWUIC table 503.1. Please specify that classification on the plans and note on the plans how the construction will comply with the required classification.

PC2: *Now that it has been established that the home will meet the requirements for Ignition Resistant 1 Construction (IR 1) please address the following new items.*

W8.PC2: *Please list on the plans that the exterior construction will meet the requirements of IR 1.*

W9.PC2: *Please show on the plans materials for the decks that will provide a one hour rating of construction. IWUIC 504.7*

W10. PC2: Because a metal roof is being used, most often at the roof ends there is an opening in the metal roof corrugation and the roof decking. Please show on the plans how this space will be fire blocked according to IWUIC 504.2.

W11. PC2: Please note on the plans how all windows and doors to the exterior will meet the requirements of IWUIC 504.8 and 504.9.

STRUCTURAL COMMENTS:

Structural Drawings:

S1. – S5. Resolved.

S6. Sheet S4.2: Concrete pier details do not meet the tie requirements of Section 7.10.5.3 of ACI 318-11. Please provide additional ties as required.

PC2: Section 7.10.5.3 of ACI 318-11 states that vertical bars should be tied in such a fashion as to ensure the maximum distance between laterally tied bars is less than or equal to 6-inches. Please provide cross ties as required.

S7. – S8. Resolved.

Structural Calculations:

S9. Please provide calculations for the foundation walls.

PC2: Foundation wall calculations could not be found.

S10. It appears that shear walls are supported by steel framing at the back of the home or are supported by framing that cantilevers beyond the steel supports. This is an in-plane discontinuity in vertical lateral force-resisting element irregularity as defined by Table 12.3-2 of ASCE 7-10. Please show how this is being addressed and verify that all of the ASCE 7-10 requirements for this irregularity have been met.

PC2: Please be specific on how ASCE 7-10 requirements for this irregularity have been met and provide calculations showing that the requirements of Sections 12.3.3.3 and 12.3.3.4 of ASCE 7-10 have been met. Calculations should show that the forces have been amplified as required.

S11. Resolved.

S12. Please provide calculations for the porch awning (detail 3/S4.1).

PC2: These calculations could not be found.

S13. Resolved.