



908 WEST GORDON AVE. SUITE #3  
LAYTON, UT 84041  
(801) 547-8133

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July 31, 2017

SECOND REVIEW  
WC<sup>3</sup> Project #: 217-525-098

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

Attention: Craig Browne, Building Official

Subject: SPM – Parcel 2C Building – Plan Review Comments (2nd Review)

Mr. Browne:

West Coast Code Consultants has completed the second review of the proposed SPM – Parcel 2C Building project located in Eden, UT. This review was based upon the following:

1. Architectural drawings dated 7/25/2017 by R & A, sealed and signed by Christian Robert, Licensed Architect.
2. Civil drawings dated 7/21/2017 by Talisman Civil Consultants, sealed and signed by Ryan W Cathey, Professional Engineer.
3. Structural drawings and calculations dated 6/27/2017 by Reaveley Engineers, sealed and signed by Craig A Wilkinson, Professional Structural Engineer.
4. Electrical drawings dated 6/28/2017 by RC Hunt Electric, sealed and signed by Darrin B Sanders, Professional Engineer.

The 2015 International Codes and 2014 NEC, as adopted by the State of Utah, were used as the basis of our review. Specific comments in regards to this project are enclosed with this cover letter. If you have any questions in regards to this review, please do not hesitate to contact me.

Sincerely,

Alexa Nielsen

Attachment: Comments



## Plan Review Comments – No. 2

**Project Name:** SPM – Parcel 2C Building  
**Location(s):** 5752 Copper Crest, Eden, UT  
**Checked by:** DeAnn Wilde

**Code Review by:** Alexa Nielsen  
**Structural by:** Daniel Mooney  
**MEP by:** John Saunders

### OCCUPANCY & BUILDING SUMMARY:

Type of Construction	Use Group(s)	Occupant Load	Risk Category	Square Footage	Building Height	Sprinklers
Podium I-A	A-2, M S-1, S-2	560	II	21,766 ft <sup>2</sup>	2-story	Yes NFPA-13
Condos V-A	R-2, A-2,	275	II	22,435 ft <sup>2</sup>	3-story, 56-feet	Yes NFPA-13

\* - Items noted with an asterisk may change as a result of the plan review comments.

### 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 WC<sup>3</sup> dated 7/14/2017. 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. – A6. *Resolved.*

A7. Sheet A20.01: Please address the following:

A. Detail 1: Please address the following:

I. *Resolved.*

II. The door shown below reduces the required width of the hallway by more than half. Per Section 1005.7.1 this is not permitted. Please make all necessary corrections.

a. A similar comment also applies to the double doors from Trash 106.

**PC2:** *The double doors at Trash 106 have not been addressed. As currently designed, it still reduces the width of the hallway.*

b. *Resolved.*

III. *Resolved.*

B. *Resolved.*



C. *To be addressed in a later phase.*

A8. *Resolved.*

A9. Sheet A30.01: Please address the following:

**PC2: Revised Sheet A30.01 was not provided for review. Please provide and ensure the responses are identified on the plans.**

A. Key Note 055213: Please provide a callout for the detail showing the minimum height and opening requirements of the railing provided.

B. Please indicate where the address will be listed on the exterior of the building, as required by IBC 501.2.

A10. – A13. *Resolved.*

A14. *To be addressed in a later phase.*

A15. *Resolved.*

**MECHANICAL REVIEW COMMENTS:**

*To be addressed in a later phase.*

**PLUMBING REVIEW COMMENTS:**

*To be addressed in a later phase.*

**ELECTRICAL REVIEW COMMENTS:**

*To be addressed in a later phase.*

**ENERGY REVIEW COMMENTS:**

*No energy review comments for the footing and foundation phase.*

**STRUCTURAL COMMENTS:**

*All structural comments are resolved.*

If you have any questions regarding the above comments, please contact Alexa Nielsen at [AlexaN@wc-3.com](mailto:AlexaN@wc-3.com) or by phone at (801) 547-8133.

[END]