



908 WEST GORDON AVE. SUITE #201
LAYTON, UT 84041
(801) 547-8133

July 11, 2017

SECOND REVIEW
WC³ Project #: 217-525-086

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

Attention: Craig Browne, Building Official

Subject: Powdercat Townhomes – Residential Plan Review Only – Plan Review Comments (2nd Review)

Mr. Browne:

West Coast Code Consultants has completed the second review (Residential Plan Review Only) of the proposed Powdercat Townhomes project located in Eden, UT. This review was based upon the following:

1. Architectural drawings dated 6/1/2017 by Studio MA, sealed and signed by Daniel Hoffman, Licensed Architect.
2. Civil drawings dated 5/30/2017 by Talisman Civil Consultants, sealed and signed by Ryan W. Cathey, Professional Engineer.
3. Structural drawings and calculations dated 6/1/2017 by Rudow & Berry, Inc, sealed and signed by Mark A. Rudow, Professional Engineer.
4. Mechanical and plumbing drawings dated 5/31/2017 by Peterson Associates Consulting, sealed and signed by Mark J. Peterson, Professional Engineer.
5. Electrical drawings dated 5/31/2017 by Peterson Associates Consulting, sealed and signed by Elmer G. Paine, Professional Engineer.
6. Geotechnical investigation report (#01628-022) dated 1/16/2017 by IGES, sealed and signed by David A. Glass, Professional Engineer.
- 7.

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,

Mike Molyneux
Attachment: Comments



Plan Review Comments – No. 2

Project Name: Powdercat Townhomes

Code Review by: Jason vonWeller

Location(s): 8443-8477 E Cooper Crest, Eden, UT

Structural by: Mike Molyneux

Checked by: DeAnn Wilde

SQUARE FOOTAGE SUMMARY:

| Main Level | Upper Level | Finished Basement | Unfinished Basement | Covered Deck(s) | Covered Patio(s) | Garage | Carport |
|---------------------------------|-----------------------|-----------------------|----------------------|-----------------------|---------------------|-----------------------|---------------------|
| Lot 124 1,273 ft ² | 968 - ft ² | 672 - ft ² | 86 - ft ² | 286 - ft ² | 0 - ft ² | 356 - ft ² | 0 - ft ² |
| Lot 125 ft ² | * - ft ² | * - ft ² | * - ft ² | 214 - ft ² | 0 - ft ² | * - ft ² | 0 - ft ² |
| Lot 126 ft ² | * - ft ² | * - ft ² | * - ft ² | 217 - ft ² | 0 - ft ² | * - ft ² | 0 - ft ² |
| Lot 127 - ft ² | * - ft ² | * - ft ² | * - ft ² | 218 - ft ² | 0 - ft ² | * - ft ² | 0 - ft ² |
| Lot 128 - ft ² | * - ft ² | * - ft ² | * - ft ² | 217 - ft ² | 0 - ft ² | * - ft ² | 0 - ft ² |
| Lot 129 - ft ² | * - ft ² | * - ft ² | * - ft ² | 216 - ft ² | 0 - ft ² | * - ft ² | 0 - ft ² |
| Lot 130 - ft ² | * - ft ² | * - ft ² | * - ft ² | 212 - ft ² | 0 - ft ² | * - ft ² | 0 - ft ² |
| Lot 131 - ft ² | * - ft ² | * - ft ² | * - ft ² | 210 - ft ² | 0 - ft ² | * - ft ² | 0 - ft ² |
| Lot 132- ft ² | * - ft ² | * - ft ² | * - ft ² | 205 - ft ² | 0 - ft ² | * - ft ² | 0 - ft ² |
| Lot 133 1,075 - ft ² | 827 - ft ² | 582 - ft ² | 64 - ft ² | 245 - ft ² | 0 - ft ² | 290 - ft ² | 0 - ft ² |

* - 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 WC³ dated 6/20/2017. 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:

All code comments resolved.

MECHANICAL REVIEW COMMENTS:

No mechanical comments.

PLUMBING REVIEW COMMENTS:

No plumbing comments.

ELECTRICAL REVIEW COMMENTS:

- E1. Sheet A0.10 states “ref. electrical”. Electrical plans do not appear to be a part of the plans. Do to the lack of complete information, additional review comments may be forthcoming.

PC2: Sheet E2.0: Please address:

- A. All receptacles (including the garage door opener) shall be GFCI protected. E3902.2
- B. Dishwasher shall be located on a branch circuit that is GFCI protected. E3902.10
- C. Electrical sub-panel may not be located in the garage side of the common wall between the house and the garage unless protected in an approved manner for the rated wall assembly. Please address and revise.



ENERGY REVIEW COMMENTS:

All energy comments resolved.

WILDLAND-URBAN INTERFACE COMMENTS:

All WUIC comments resolved.

STRUCTURAL COMMENTS:

Structural Drawings:

- S1. Resolved.
- S2. Resolved.
- S3. Resolved.
- S4. Sheet s1.01: The large footings along gridline C do not meet the minimum reinforcement requirements of Section 13.3.2.1 and 7.6.1 of ACI 318-14. Please address.

PC2: The footings along gridline C do not meet the minimum reinforcement ratio of 0.0018 as required by the ACI. Please address.

Structural Calculations:

- S5. – S12. Resolved.

If you have any questions regarding the above comments, please contact Mike Molyneux at mikem@wc-3.com or by phone at (801) 547-8133.

[END]