



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

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October 5, 2017

SECOND REVIEW  
WC<sup>3</sup> Project #: 217-525-154

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

Attention: Craig Browne, Building Official

Subject: Carter SFD – Plan Review Comments (2nd Review)

Mr. Browne:

West Coast Code Consultants has completed the second review of the proposed Carter SFD project located in Eden, UT. This review was based upon the following:

1. Architectural drawings dated 9/27/2017 by Upwall Design, sealed and signed by Joshua Dean Arrington, Licensed Architect.
2. Structural drawings and calculations dated 2/24/2017 by Iridium AE, sealed and signed by Kimly C Mangum, Licensed Professional Engineer.
3. Mechanical drawings dated 9/29/2017 by Upwall Design, sealed and signed by Joshua Dean Arrington, Licensed Architect.
4. Electrical drawings dated 9/29/2017 by Upwall Design, sealed and signed by Joshua Dean Arrington, Licensed Architect.

The 2015 IRC, 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,

DeAnn Wilde, CBO  
Senior Plans Examiner

Attachment: Comments



## Plan Review Comments – No. 2

**Project Name:** Carter SFD

**Code Review by:** Josh Goodman

**Location(s):** 8452 East Spring Park, Eden, UT

**Structural by:** Joe Bingham

**Checked by:** DeAnn Wilde

### QUARE FOOTAGE SUMMARY:

Main Level	Upper Level	Finished Basement	Unfinished Basement	Covered Deck(s)	Covered Patio(s)	Garage	Carport
1,462-ft <sup>2</sup>	1924-ft <sup>2</sup>	-	-	482-ft <sup>2</sup>	148-ft <sup>2</sup>	506-ft <sup>2</sup>	-

### 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 9/13/2017. 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. *Resolved.*

A2. Sheet A2.0: Please address the following:

- A. Bunk Rooms 1 and 2 constitute sleeping rooms and are required to have emergency escape and rescue openings meeting the requirements of IRC R310.2.

*PC2: By removing the walls and doors and replacing them with curtains, the entire family room now qualifies as a sleeping room and must meet the requirements of code. Please address the following:*

*Per R315 and Utah State Amendments, provide a minimum of one carbon monoxide alarm within bedrooms where fuel-burning appliances exist. Alarms shall receive their primary power from the building wiring and shall have battery backup.*

*Per R314, smoke detectors are required in all sleeping rooms. Please note, combination carbon monoxide/smoke detectors are acceptable.*

*Please identify if the clothes dryer is gas or electric. If it is electric, please provide manufacturer's installation instructions of the unit. If it is to be gas, please note the laundry room comply with IRC G2406.2, and show the weather-stripped door on the plans.*



*B. Resolved.*

**MECHANICAL REVIEW COMMENTS:**

*No Comments*

**PLUMBING REVIEW COMMENTS:**

*No Comments*

**ELECTRICAL REVIEW COMMENTS:**

*No Comments*

**ENERGY REVIEW COMMENTS:**

*All energy review comments have been resolved.*

**STRUCTURAL COMMENTS:**

*All structural comments resolved.*

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

[END]