



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

October 12, 2017

SECOND REVIEW
WC³ Project #: 217-525-169

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

Attention: Craig Browne, Building Official

Subject: Seth Tan SFD – Plan Review Comments (2nd Review)

Mr. Browne:

West Coast Code Consultants, Inc. (WC³) has completed the second review of the proposed Seth Tan SFD project located in Eden, UT. This review was based upon the following:

1. Architectural drawings by livinghomes.
2. Structural drawings and calculations dated 10/3/2017 by Innovative Structural Engineering, sealed and signed by Shawn D Lothrop, Professional Engineer.
3. Mechanical drawings by livinghomes.

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,

Mike Molyneux, P.E.

Attachment: Comments



Plan Review Comments – No. 2

Project Name: Seth Tan SFD

Code Review by: Josh Goodman

Location(s): 7914 East Heartwood Drive, Eden, UT

Structural by: Daniel Mooney

Checked By: DeAnn Wilde

SQUARE FOOTAGE SUMMARY:

Main Level	Upper Level	Finished Basement	Unfinished Basement	Covered Deck	Covered Porch	Garage	Carport
720-ft ²	-	-	-	185 - ft ²	31- ft ²	-	-

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 10/2/2017. 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 A4.1: Please address the following:

A. The elevation drawings identify a crawl space. Detail the following on the plans.

- I. Per R 408.1 and R408.2, identify on the plans how the crawl space will be ventilated and show the size and locations of the vents. If the crawl space is to be unvented, please note how this is to be accomplished, per R408.3.

PC2: If the crawl space will indeed be conditioned, please explain how (per R408.3.) R408.3(1) has been addressed by noting a Class I vapor retarder will be installed. Please address R408.3(2) on the plans, including showing the required perimeter wall insulation. Both (1) and (2) are required to be addressed to meet the unvented crawl space requirements of R408.3.

If the crawl space is to be vented, please show the required from R408.1 and R408.2 in all pertinent places on the plans. Since the plans show a Class I vapor retarder, please note that the required net free ventilation opening can be reduced to 1 square foot per 1,500 square feet.

- II. – IV. *Resolved.*



MECHANICAL REVIEW COMMENTS:

All mechanical comments resolved.

PLUMBING REVIEW COMMENTS:

All plumbing comments resolved.

ELECTRICAL REVIEW COMMENTS:

All electrical comments resolved.

ENERGY REVIEW COMMENTS:

All energy comments resolved.

STRUCTURAL COMMENTS:

All structural review comments have been 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]