



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

July 25, 2018

FIRST REVIEW
WC³ Project #: 218-525-058
Weber County

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

Attention: Craig Browne Building Official

Subject: Kingsbury - SFD – Plan Review Comments 1st Review

Mr. Browne:

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

1. Architectural drawings dated 6/21/2018 by Scandinavian LLC. An Envelope Certificate (ECC) was also provided.
2. Geotechnical investigation report (#594-004) dated 7/11/2018 by GeoStrata, sealed and signed by J. Scott Seal, Professional Engineer.

The 2015 IRC, as adopted by the State of Utah, were used as the basis of our review. Specific comments regarding this project are enclosed with this cover letter. If you have any questions regarding this review, please contact me.

Sincerely,

Mike Molyneux, P.E.
Senior Plan Review Engineer

Attachment: Comments



Plan Review Comments

Project Name: Kingsbury - SFD

Code Review by: Josh Goodman

Location(s): 8492 E Spring Park, Eden, UT

Structural by: Joe Bingham

Checked By: Mike Molyneux

SQUARE FOOTAGE SUMMARY:

Main Level	Upper Level	Finished Basement	Unfinished Basement	Deck(s)	Covered Patio(s)	Garage
1019 ft2	766 ft2	397 ft2	-	229 ft2	152 ft2	302 ft2

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

GENERAL INFORMATION:

The submitted documents for the above-mentioned project, as outlined in the cover letter, have been reviewed. The following comments address areas of concern, non-compliance with the governing code, potential errors, or omissions in the proposed design. The appropriate design professional must address each comment below and submit a written response in addition to revised plans and calculations if necessary. **Please cloud any revisions made to the construction drawings and provide the date of the latest revision on each revised sheet.**

CODE REVIEW COMMENTS:

- A1. Sheet 1.0: Please address:
 - A. The site location is shown as Park City, Utah. Please update the plans to reflect the actual location in Weber County, Utah.
- A2. Per IRC R302.7, detail on the plans the useable space under the stairs will be protected with a minimum of ½ inch gypsum board.
- A3. It appears a wood burning fireplace is being installed. Is a factory-built chimney to be used? If a factory-built chimney is being used and if the chimney will have an offset, please note on the plans the chimney must be at an angle not more than 30 degrees from the vertical and the assembly will not contain more than 4 elbows, per R1005.7.
- A4. Per R1003.9, fuel-fired chimneys (wood burning), shall extend not less than 2 feet higher than any portion of the building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof. Please detail these requirements on the plans.
- A5. Please detail on the plans how the spiral staircase will meet all the requirements of R311.7.10.1.

MECHANICAL REVIEW COMMENTS:

No mechanical review comments.

PLUMBING REVIEW COMMENTS:

No plumbing review comments.



ELECTRICAL REVIEW COMMENTS:

- E1. Please provide electrical plans, which include the following:
 - A. General notes
 - B. Receptacle locations, per E3901.
 - C. GFCI protection requirements, per E3902.
 - D. Lighting requirements, per E3903.
 - E. Smoke/CO detector requirements, per R314, R315, and Utah State Amendments.
- E2. Please detail how the electrical will be ran in/through the “Scandinavian wall.”

ENERGY REVIEW COMMENTS:

- N1. Sheet 4.1: Please address:
 - A. The REScheck states the flat ceiling is to be insulated at an R-49, while the plans call for an R-47. Please ensure the REScheck and the plans provide the same information regarding the building envelope.

STRUCTURAL COMMENTS:

General:

- S1. A reference to the soils report should be made on the general structural note sheet. This reference should state the name of the company that performed the investigation as well as the number and date of the report.

Structural Drawings:

- S2. Sheet S0: Please address the following:
 - A. A “seismic use group” has been indicated on the plans. This designation is per an older version of the IBC that is no longer used. A “risk category” should be identified per IBC 1604.5.
 - B. Miscellaneous Note E makes reference to ICBO. This is an outdated standard. Please update.
 - C. The Roof Trusses Notes list the live load for truss design as 100 psf. This conflicts with the Design Criteria which shows 188 psf snow load.
- S3. Sheet S1: The Footing Plan shows a footing F7.5 which has not been included in the footing schedule. Please address.
- S4. Please verify that there is a note on the plans stating that all fasteners (i.e. nails, screws, anchor bolts, etc.) which are to be installed in preservative treated wood (i.e. sill plates) shall meet the requirements of IBC 2304.10.5.
- S5. Section 4.3.6.4.3 of AWC SDPWS-2015 requires 3”x3”x0.229” plate washers at shear walls. Please verify that this requirement is clearly noted on the plans.



Structural Calculations:

- S6. The passive, active and at rest pressures listed on page 3 of the calculations do not match those listed in the soil report. Please address.
- S7. The proposed structure includes in-plane discontinuity in vertical lateral force-resisting element irregularities as defined by Table 12.3-2 of ASCE 7-10. Please confirm that the requisite forces were increased as required by Sections 12.3.3.3 and 12.3.3.4 of ASCE 7.
- S8. The proposed structure includes nonparallel system irregularities as defined by Table 12.3-1 of ASCE 7-10. Please confirm that the requirements of Sections 12.5.3 and 12.7.3 of ASCE 7 have been met and that the requisite forces were increased as required by Section 12.5.3.

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]