



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

July 26, 2019

FIRST REVIEW
WC³ Project #: 219-525-085
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: SMHG - Utility Building – Plan Review Comments 1st Review

Mr. Browne:

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

1. Architectural drawings dated 8/22/2018 by Bowen Collins & Associates, sealed and signed by Hans Richard Hoffman, Licensed Architect.
2. Civil drawings dated 8/22/2018 by Bowen Collins & Associates, sealed and signed by Eric W. Neil, Professional Engineer.
3. Structural drawings dated 8/22/2018 by MATIX Corporation, sealed and signed by Chris D. Patten, Professional Structural Engineer.
4. Mechanical drawings dated 8/22/2018 by Bowen Collins & Associates, sealed and signed by Eric W. Neil, Professional Engineer.
5. Electrical drawings dated 8/22/2018 by Bowen Collins & Associates, sealed and signed by Douglas Max Stewart, Licensed Professional Engineer.

The 2018 International Codes and 2017 NEC, 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: SMHG - Utility Building

Code Review by: John Saunders

Location(s): 7670 East Summit Pass Road, Eden, UT

Structural by: Joe Bingham

Checked By: Mike Molyneux

OCCUPANCY & BUILDING SUMMARY:

Type of Construction	Use Group(s)	Occupant Load	Risk Category	Square Footage	Building Height	Sprinklers
V-B	U	3	*	800 ft ²	1 -story, -feet	No

* - 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:

The comments listed below are comments that can be address in the field with the Building Inspector. No response is needed.

A1. Sheet S-06:

- A. Please show the height of the handrails and the Guard along the stairs as provided for in Section 1011 and 1015 of the IBC. There are references to Detail S/4425 on this sheet.
- B. Please provide this detail for review. Please specify the riser height and tread length as per Section 1011.5.2 of the IBC.
- C. Please indicate the distance between the guard rail horizontal rails as per Section 1015.4 ex. #3 of the IBC.

- A2. In Detail B2 on Sheet A-2 it appears that there may be a step down onto the landing at the main entry door however in Detail 10/A-3 no difference in elevations are shown. As provided for in Section 1010.1.5 of the IBC the landings on each side of the door needs to be level. Please review Details and clarify.

MECHANICAL REVIEW COMMENTS:

No Mechanical review comments.

PLUMBING REVIEW COMMENTS:

No plumbing review comments.



ELECTRICAL REVIEW COMMENTS:

No electrical review comments.

ENERGY REVIEW COMMENTS:

No energy review comments.

STRUCTURAL COMMENTS:

General:

- S1. A soils report was not provided for this project. Because the project is located within Seismic Design Category 'D', a soils report must be provided complying with the requirements of IBC 1803.6. Prior to submitting the report, please ensure that all construction documents accurately represent the requirements of the soils report so as to avoid any future delays in obtaining a building permit.
 - A. 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.
 - B. Please justify the 4200 psf allowable soil bearing pressure noted on the plans.

Structural Drawings:

- S2. Sheet GS-01: A Risk Category (IBC 1604.5) has not been identified on the plans, but it appears from the importance factors noted that this is to be a Risk Category IV structure. Please confirm and identify on the plans.
- S3. The plans must provide a "Statement of Special Inspections" per IBC 1704.2.3 and as defined in IBC 1704.3. Not only should this list all special inspection and structural testing items that are required by the IBC, but detail the extent and frequency of the inspections/tests. Please address.
- S4. Because the building is a Risk Category IV structure, structural observations are required per IBC 1704.6. Please address the following on the plans:
 - A. Provide a written statement to the building official identifying the frequency and extent of structural observations.
 - B. Indicate that a copy of the structural observation report will be submitted to the building official at the conclusion of the work. This report should note any identified deficiencies that have yet to be corrected.
- S5. 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.
- S6. Section 19.3.1.1 of ACI 318-14 requires the design professional to assign exposure classes to structural concrete members in accordance with Table 19.3.1.1.

Structural Calculations:

- S7. Structural calculations were not provided for review. Please provide. **Additional comments may be made upon review.**



- S8. The roof snow load is listed as 236 psf. Please confirm that a percentage of the snow was considered in the seismic weight of the structure as required by Sections 1605.3.1 and 1605.3.2 of the Utah Amended Code.

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]