



908 W. GORDON AVE., STE #201
LAYTON, UTAH 84041
OFFICE: (801) 547-8133
FAX: (801) 820-9089

July 7, 2016

SECOND REVIEW
WC³ Project #: 216-525-018

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

Attention: Craig Browne, Building Official

Subject: Turner Residence – Plan Review Comments

Mr. Browne:

West Coast Code Consultants (WC³) has completed the second review of the above mentioned project. Responses, plan revisions and supplemental information were submitted electronically to WC³ on 6/30/2016. These responses and revisions were provided in regards to our initial plan review comments which were dated 6/16/2016. While the majority of our initial comments have been addressed, there are just a few simple items that need to be resolved before we can sign off on this project. Our follow-up comments follow this cover letter. If you have any questions in regards to this project please do not hesitate to contact me.

Sincerely,

Chris Kimball, SE, MCP, CBO

Attachment: Comments



Plan Review Comments – No. 2

Project Name: Turner Residence

Follow-up Review by: Chris Kimball

Location(s): 7914 E Heartwood Dr. #3, Eden, Utah

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 6/16/2016. 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. – A6. *Resolved.*

A7. Please provide the listing and manufacturer's installation instructions for the gas fireplace per IRC R1004.1. Also clarify the air supply being provided for combustions per IRC R1006.

PC2: The response provided refers to a keynote that was added to the plans. This keynote could not be found on the revised plans provided. In addition, it does not seem that a keynote would be sufficient to address this comment.

A8. Please show or specify combustion air for all fuel-burning appliances. If a single duct will be used for combustion air, please specify a minimum duct size of 1 sq inch per 3000 Btu/hour input. The one opening must be in the top 12 inches of the room. –IRC G2407.6.2

PC2: The response provided states that this will be a deferred submittal item provided to the County at 4-way. Please list these items on the cover sheet as deferred submittals and make it clear that these items must be provided to the County for review and approval prior to installation per IBC 107.3.4.1.

A9. – A11. *Resolved.*

A10. Please clarify the location of the water heater.

PC2: The response provided states that this will be a deferred submittal item provided to the County at 4-way. Please list these items on the cover sheet as deferred submittals and make it clear that these items must be provided to the County for review and approval prior to installation per IBC 107.3.4.1.

A12. – A16. *Resolved.*

STRUCTURAL COMMENTS:

S1. Please provide the geotechnical report referenced on Sheet S101 of the structural plans.

PC2: The response states that the geotechnical report has been provided to the County yet our office has not been provided the report for review. Please email an electronic version of the report to us for review.



Structural Drawings:

S2. – S9. *Resolved.*

If you have any questions regarding the above comments, please contact Chris Kimball at chrisk@wc-3.com or by phone at 801-547-8133.

[END]