



908 WEST GORDON AVE. SUITE #201
LAYTON, UT 84041
(801) 547-8133

November 22, 2016

SECOND REVIEW
WC³ Project #: 216-525-068

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

Attention: Craig Browne, Building Official

Subject: Summit Powder Mtn Bldg 3 – Footing & Foundation Only – Plan Review Comments (2nd Review)

Mr. Browne:

West Coast Code Consultants has completed the second review (Footing & Foundation Only) of the proposed Summit Powder Mtn Bldg 3 project located in Eden, UT. This review was based upon the following:

1. Architectural drawings by MacKay-Lyons Sweetapple, sealed and signed by Brian MacKay-Lyons, Licensed Architect.
2. Civil drawings dated 10/5/2016 by NV5, sealed and signed by Ryan W Cathey, Professional Engineer.
3. Structural drawings and calculations by Blackwell, sealed and signed by Michael F Sullaway, Professional Structural Engineer.
4. Mechanical drawings by Mechanical Systems & Service, Inc.
5. Electrical drawings dated 8/1/2016 by Salmon Electrical Contractors, sealed and signed by Douglas Max Stewart, Professional Engineer.

The 2015 International Codes and 2014 NEC, 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,

Alexa P. Neilson,
Plans Examiner

Attachment: Comments



Plan Review Comments – No. 2

Project Name: Summit Powder Mtn Bldg 3

Code Review by: Alexa Nielsen

Location(s): 7760 East Horizon Bldg 4, Eden, UT

Structural by: Joe Bingham

Checked by: George Williams

OCCUPANCY & BUILDING SUMMARY:

Type of Construction	Use Group(s)	Occupant Load	Risk Category	Square Footage	Building Height	Sprinklers
V-B	R-3	N/A	II*	1,727 ft ²	2-story, -feet	Yes NFPA-13R

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

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 10/31/2016. 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:

This building has been requested to be completed under a Phased Permit, as indicated by Weber County. A detailed scope of work outlining exactly what portion of work is being proposed such as site work, underground work (electrical, mechanical, plumbing), footings, foundation walls, P.T. slab, etc.) needs to be provided.

A1. – A2. *Resolved.*

A3. Sheet A100: Please address the following:

- A. Please provide complete construction details and information for the boardwalks provided, as not information on the construction of such boardwalks has been provided.

PC2: Please clarify where this information is found within the permit set, as it appears that it has not been provided with the resubmittal.

- I. Please provide complete details on what appears to be stairs within the boardwalk, in compliance with Section 1011.
 - a. Please provide information on the stair treads and risers.
 - b. Handrails provided.
 - c. Stairway landings.



- II. Please provide complete information and details on any ramps provided, in compliance with Section 1012.
- a. Ramp slope and cross slope.
 - b. Vertical Rise
 - c. Landings for the ramps
 - d. Length of the ramp.
 - e. Any changes in direction.

A4. *Resolved.*

MECHANICAL REVIEW COMMENTS:

Not a part of this phase.

PLUMBING REVIEW COMMENTS:

Not a part of this phase.

ELECTRICAL REVIEW COMMENTS:

E1. *Resolved.*

ENERGY REVIEW COMMENTS:

Not a part of this phase.

STRUCTURAL COMMENTS:

S1. – S2. *Resolved.*

S3. 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.

PC2: Please provide a copy of the referenced soils report.

S4. – S8. *Resolved.*

If you have any questions regarding the above comments, please contact Alexa Neilson at alexan@wc-3.com or by phone at (801) 547-8133.

[END]