

Plan Review Comments Response

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Project No: Summit Powder Mountain Bldg. 4
Footings & Foundation Only

Total pages: 1 of 7

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The following is a formal response to the Plan Review Comments completed by Alexa Nielsen (Code) and Joe Bingham (Structural), checked by George Williams.
Oct. 31, 2016. (Received Nov. 01, 2016)

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.

Please see accompanying letter from Summit Powder Mountain.

- A. *Because a phased approval is being sought for this project, the owner must submit a letter to the building official stating that they understand that they will be proceeding at their own risk in accordance with IBC 107.3.3. Please include a detailed scope of work outlining exactly what portions of the work will be included in this permit, such as site work, utilities, underground plumbing, etc.*

Please see accompanying letter from Summit Powder Mountain.

- A2. Sheet 1.02: Please address the following:

- A. *Please clearly identify the Building or Buildings to be built under this permit, as this sheet does not make it clear. Identify with bold line work, hatching or leader arrows the specific building associated with this permit. Otherwise it is assumed this permit is for a single building (Bldg. 4) as indicated in the permit application.*

This permit is for a single building (Bldg. 4). Please see supplemental civil drawings specific to Buildings 3 and 4.

- B. *Please provide information on the Parking Facilities provided to this project. Please clarify the location of such parking, the number of parking stalls provided, and the number of accessible and van accessible parking stalls in compliance with IBC Section 1106.1 and 1106.5. This is applicable if common buildings and or spaces are provided.*

Common buildings and or spaces are not provided.

- I *If more than one parking facility is provided on the site, which is what appears to be the case, the number of parking stalls required to be provided to be accessible shall be calculated separately for each parking facility.*

Please see response to Comment C for more information. Complete information relating to parking facilities will be provided as part of the documentation for Building Permit.

C. Please provide the following Details and Information concerning the accessible parking provided:

Building 4 is an individually owned single dwelling unit residential project classified under the 2015 IBC as R3 Occupancy. As per 1107.6.3 and 1106.5 accessible parking is not required.

I. Please identify the number and location of accessible parking stalls.

Not applicable. See above.

II. Please identify the location of the van accessible parking. Per IBC 1106.5 at least one (1) van accessible stall shall be provided for every 6 or fraction of 6 parking stalls.

Not applicable. See above.

III. Please ensure that all accessible parking is dispersed to be near all accessible entrances, in compliance with IBC 1106.6.

Not applicable. See above.

IV. Please indicate the width of the accessible and van accessible parking stalls per Section 502.2 of ICC A117.1-09. Car parking spaces shall be 8 feet minimum in width and van parking shall be a minimum of 11 feet. (Van parking is also permitted to be 8 feet wide where adjoining an 8 foot wide access aisle.)

Not applicable. See above.

V. Section 502.4 of ICC A117.1 requires that an access aisle be provided adjacent to all accessible parking stalls. (Two parking stalls shall be permitted to share the same access aisle.) Please address the following:

a. The access aisle shall not overlap the vehicular way and shall be located on an accessible route.

Not applicable. See above.

b. The minimum width of the access aisle is 5 feet.

Not applicable. See above.

c. The access aisle is required to be marked to discourage parking in them

Not applicable. See above.

VI. Provide signage as required by IBC 1111.1 and Section 502.7 of ICC A117.1-09 for the accessible parking. Signs shall be located a minimum of 60 inches above the surface of the parking.

Not applicable. See above.

A In addition to the International Symbol of Accessibility, stalls for vans shall be marked "Van Accessible".

Not applicable. See above.

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.

We will comply and complete information relating to boardwalks will be provided as part of the documentation for Building Permit.

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.

See above.

b. Handrails provided.

See above.

c. Stairway landings.

See above.

II. Please provide complete information and details on any ramps provided, in compliance with Section 1012.

We will comply and complete information relating ramps will be provided as part of the documentation for Building Permit.

a. Ramp slope and cross slope.

See above.

b. Vertical Rise

See above.

c. Landings for the ramps

See above.

d. Length of the ramp.

See above.

e. Any changes in direction.

See above.

A4. Sheet A101: Please address the following:

A. Chapter 6 – Construction Type:

I. Please clarify the two different Occupancies listed on the table shown. As it shows both an R-2 and R-3.

Building 4 is designated as individually owned single dwelling units classified under the 2015 IBC as R3 Occupancy. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16 has been revised.

B. Chapter 5 – Building Heights and Areas:

Please revise the Allowable Area Calculations, as it appears that the 2012 IBC was used for the calculations. Please revise to reflect the 2015 IBC Standard.

I. Please clarify the construction type, as it is shown as I-A and V-A, but was indicated to be V-B. Please address.

Revised. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

II. Please note, per Table 506.2 of the 2015 IBC, the allowable area for an R-3 Occupancy with V-B construction is unlimited.

a. Please clarify where the value of 7,000 sf was found.

Revised. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

III. Please note that per Table 504.3 of the 2015 IBC, the allowable height of an R-3, Non-sprinklered building is 50 feet.

a. Please clarify where the value of 55 feet was found.

Revised. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

b. Please note that the allowable height of a building with an NFPA-13R system is 60 feet.

Revised. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

IV. Please clarify the S-2 Occupancy, as it is listed that the building(s) are single occupancy buildings.

Removed. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

V. Please clarify the listing for the R-1 Occupancy, as both R-2 and R-3 are indicated above in other sections.

Cabin 4 is designated as R-3 Occupancy. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

VI. Please note that per Table 506.2 of the 2015 IBC, the allowable area of a V-B, R-2 Occupancy with an NFPA-13R sprinkler system is 7,000 sf.

a. Please revise the area calculations to reflect the correct Construction Type, per Chapter 6 of the 2015 IBC.

Revised. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

b. Please revise the allowable area calculations to reflect the correct Use Group, in compliance with Chapter 3 of the 2015 IBC.

Revised. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

c. Please note, per 2015 IBC Section 506, there is no sprinkler increase with an NFPA-13R system. Please remove this increase from the calculations.

i. If the sprinkler increase is desired, an NFPA-13 system must be provided for the building.

Removed. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

VII. Please graphically indicate the areas used for frontage, in compliance with IBC Section 506.3.

- a. It appears that a frontage increase is not needed. Please remove this calculation from the allowable building calculations.

Removed. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

VIII. Chapter 7 – Fire-Resistance Rated Construction:

- a. Please revise the 718 Concealed Spaces notes, as an NFPA-13R system appears to be provided to the building.
 - i. Draftstopping, in compliance with Section 718.3.2, will be required in floors, as the exception does not comply.

Building 4 is an individually owned single dwelling unit residential project classified under the 2015 IBC as R3 Occupancy. As per 718.3.2 draftstopping in floors is not required. This article removed from Sheet A101.
 - ii. Draftstopping, in compliance with Section 718.4, will be required in the attic, as the exception does not comply.

Revised. See Sheet A101 - Issued for FDN Permit Revision 2, 2016.11.16.

MECHANICAL REVIEW COMMENTS:

M1. Not a part of this phase.

Correct.

PLUMBING REVIEW COMMENTS:

P1. Not a part of this phase.

Correct.

ELECTRICAL REVIEW COMMENTS:

E1. Please clarify whether this review includes site utilities. Some electrical drawings have been provided; however, they don't appear to be related to the individual buildings. Is the intent of this review to include an electrical review of what has been provided?

Please see supplemental civil drawings specific to Buildings 3 and 4 for site utilities.

ENERGY REVIEW COMMENTS:

N1. Not a part of this phase.

Correct.

STRUCTURAL COMMENTS:

General:

S1. Because a footing/foundation only permit is sought at this time only those items associated with the foundation have been reviewed. Once the design and drawings are complete the project will need to be submitted for a complete review of the entire structural system.

We understand that only the information pertaining to the foundations has been reviewed at this time. We will submit a complete structural drawing and calculation package for review with the superstructure permit submission.

S2. Because a phased approval is being sought for this project, the owner must submit a letter to the building official stating that they understand that they will be proceeding at their own risk in accordance with IBC 107.3.3.

Please refer to the Owner's letter referenced in Comment A.

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.

Please refer to the soils report by Intermountain GeoEnvironmental Services, Inc., dated August 3rd, 2016.

Structural Drawings:

S4. 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.

Statement of Special Inspections has been added on drawing S-002.

S5. Sheet S-100: Footing FTG1 does not meet the minimum reinforcement requirements of Section 24.4.3 of ACI 318-14).

Please refer to the revised FTG1 on S-100.

S6. Sheet S-400: Please address the following:

A. Please review the lateral tie requirements for the pier shown in detail 1. Vertical bars should be tied in such a fashion as to ensure the maximum distance between laterally tied bars is less than or equal to 6-inches (see ACI 318-14 Section 25.7.2.3).

Please refer to the revised pier reinforcing detail 1/S-400.

B. Please confirm the footing reinforcing shown in Detail 4. The bars depicted in the detail do not appear to match what is specified in the foundation schedule.

Please refer to the revised detail 4/S-400 and the revised description of FTG2 on S-100.

Structural Calculations:

S7. The roof snow load is listed as 192 psf. Please confirm that a percentage of the snow was considered in the seismic weight of the structure as required by Section 1605.3.1 and 1605.3.2 of the Utah Amended Code.

The seismic weight of the structure has been calculated using 29.6 per cent of the snow load, in accordance with the Utah Amended IBC. The Calculation Package and drawings have been updated accordingly.

S8. Concrete calculations and anchorage calculations were done per ACI 318-11. Please confirm that ACI 318-14 requirements have been met.

We have revised the specified anchorage to meet the requirements of ACI 318-14. Please refer to the revised Calculation Package and to revised detail 1/S-400.

END OF RESPONSE