

U P W A L L D E S I G N
A R C H I T E C T S
1930 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84106 (801) 485-0708 FAX(801) 485-6992

29 September, 2017

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

Attn: Craig Browne, Building Official

Re: Carter - SFD, WC3 Plan Review Comments – 13 September, 2016

Mr. Browne,

The Following responses address the Plan Review Comments referenced above.

CODE REVIEW COMMENTS:

A1. Sheet 1 of 1 identifies the street as Spring Park. Other sheets throughout the plans identify the street as Parley's Lane. Please clarify and make necessary corrections.

Response:

Street name has been corrected to read as Spring Park. See Sheet A1.1

A2. Sheet A2.0: Please address the following: A. Bunk Rooms 1 and 2 constitute sleeping rooms and are required to have emergency escape and rescue openings meeting the requirements of IRC R310.2.

Response:

Dividing Wall and doors have been replaced with curtains. See floor plan on sheet A2.0 and updated door schedule on sheet A6.0

A3. Sheet A6.3: Please address the following: A. Utah State Amendments identify the stair riser height at 8-inches maximum and the tread depth at 9- inches minimum. Please note this information on the plans.

Response:

Note has been updated. See sheet A6.3

MECHANICAL REVIEW COMMENTS:

No Comments

PLUMBING REVIEW COMMENTS:

No Comments

ELECTRICAL REVIEW COMMENTS:

No Comments

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ENERGY REVIEW COMMENTS:

E1. The REScheck submitted is for the Hollis Residence in Park City, UT. Provide an accurate REScheck based upon the 3,386 SF residence in Weber County, UT

Response:

Rescheck has been updated to reflect the address for the home in weber county, and the calculated square footage from the title sheet. See Rescheck and sheet 0T-1

A. Per the Utah State Amendments, IECC Section R401.2, a new number 4 requires compliance be shown by demonstrating a result, using the software REScheck 2012 Utah Energy Conservation Code of: (a) on or after January 1, 2017, and before January 1, 2019, at “3 percent better than code”.

Response:

Rescheck is now based off of the 2012 Utah Energy Conservation Code, and is in compliance by more than 3% better than code. See Rescheck.

B. The REScheck identifies the slab-on-grade as unheated with an R-15 continuous insulation. Based upon the plans, hydronic heating is being provided in the slab floor. Additionally, the cross sections provided on Sheet A3.7 do not identify any type of slab insulation.

Response:

Rescheck is now showing heated slab and sections now calling out slab insulation. See Rescheck and Sheet A3.7.

C. Please make all necessary corrections to the REScheck and the plans to ensure the same accurate information is provided throughout.

Response:

Insulation table in general notes and Wall sections updated to match Rescheck. Rescheck has been updated to match information in plans. See Sheets A0.0, A3.7, & Rescheck

E2. Per IECC R401.3, please note on the plans that a permanent certificate shall be completed and located in an approved location that lists the predominant R-values of the insulation installed in the ceiling/roof, walls, foundation and ducts outside conditioned spaces, and U-factors for fenestration.

Response:

Note 24 added to sheet A0.0

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STRUCTURAL COMMENTS:

General:

S1. Detail A/A1.5 shows a schedule for rock walls up to 14 feet in height, but also includes a note that walls over 4 feet must be designed and inspected by a qualified state licensed engineer. Please address whether rock walls over 4 feet in height are to be constructed and provide engineering for these walls.

Response:

There will be no rock walls constructed on this project. Detail A/A1.5 Has been removed.

S2. Response:

See response letter from Iridium AE

S3. Response:

See response letter from Iridium AE

S4. Response:

See response letter from Iridium AE

S5. Response:

See response letter from Iridium AE

Please let me know if you have any questions.

Sincerely,



Josh Arrington
Architect, Upwall Design Architects