

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

5 October, 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 – 5 October, 2017

Mr. Browne,

The Following responses address the Plan Review Comments referenced above.

CODE REVIEW COMMENTS:

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:

The family room that constitutes the “sleeping room” has rescue openings that meet the requirements of IRC R310.2. See door schedule on sheet A6.0

PC2: By removing the walls and doors and replacing them with curtains, the entire family room now qualifies as a sleeping room and must meet the requirements of code. Please address the following:

Per R315 and Utah State Amendments, provide a minimum of one carbon monoxide alarm within bedrooms where fuel-burning appliances exist. Alarms shall receive their primary power from the building wiring and shall have battery backup.

Response:

Added CO alarm adjacent to sleeping areas, and keynote addressing wiring & battery backup, on electrical plan. See sheet E2.0

Per R314, smoke detectors are required in all sleeping rooms. Please note, combination carbon monoxide/smoke detectors are acceptable.

Response:

Added smoke detector adjacent to sleeping areas on electrical plan. See sheet E2.0

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A R C H I T E C T S

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Please identify if the clothes dryer is gas or electric. If it is electric, please provide manufacturer's installation instructions of the unit. If it is to be gas, please note the laundry room comply with IRC G2406.2, and show the weather-stripped door on the plans.

Response:

Clothes dryer will be gas. Added door 113 to entry level plan & noted that door is to be weather stripped on door Schedule. See sheets A2.0 & A6.0

Please let me know if you have any questions.

Sincerely,



Josh Arrington
Architect, Upwall Design Architects