908 WEST GORDON AVE. SUITE #3
LAYTON, UT 84041
(801) 547-8133

June 12, 2018

SECOND REVIEW
WC[3] Project #: *217-534-003*
SLCO Project#: *180695*

Salt Lake County
Planning and Development
2001 South State Street
Salt Lake City, Utah 84190
Phone: (385) 468-6680

Attention: Trent Sorensen Building Official

Subject: Brighton Recovery Bldg. D – Plan Review Comments 2nd Review

Mr. Sorensen:

West Coast Code Consultants, Inc. (WC[3]) has completed the second review of the proposed Brighton Recovery Bldg. D project located in Salt Lake City, UT. This review was based upon the following:

1. Architectural drawings dated 12/28/2016 by Donald L Welch Architect, sealed and signed by Donald L Welch, Licensed Architect. An Envelope Certificate (ECC) was also provided.
2. Civil drawings dated 2/13/2017 by Ensign, sealed and signed by David A Jenkins, Professional Engineer.
3. Mechanical drawings and Plumbing dated 4/24/2017 by Spectrum Engineers, sealed and signed by Benjamin J Schlup, Professional Engineer. A Mechanical Compliance Certificate (MCC) was also provided.
4. Electrical drawings by Donald L Welch Architect, sealed and signed by Peter E Johansen, Licensed Professional Engineer. An Interior Lighting Compliance Certificate (ILCC) was also provided. An Exterior Lighting Compliance Certificate (ELCC) was also provided.

The 2015 International Codes and 2014 NEC, as adopted by the State of Utah, were used as the basis of our review. Specific comments regarding this project are enclosed with this cover letter. If you have any questions regarding this review, please contact me.

Sincerely,

Alexa Nielsen ,
Plans Examiner

Attachment: Comments

CC:
CC:

CC:
CC:

Plan Review Comments

Project Name: Brighton Recovery Bldg. D

Code Review by: DeAnn Wilde

Location(s): 4905 South 900 East, Salt Lake City, UT

Checked By: Todd Snider

OCCUPANCY & BUILDING SUMMARY:

Type of Construction	Use Group(s)	Occupant Load	Risk Category	Square Footage	Building Height	Sprinklers
V-B	A-3, A-2	254	II	4,800 ft²	1-story	Yes

GENERAL INFORMATION:

The submitted documents for the above-mentioned project, as outlined in the cover letter, have been reviewed. The following comments address areas of concern, non-compliance with the governing code, potential errors, or omissions in the proposed design. The appropriate design professional must address each comment below and submit a written response in addition to revised plans and calculations if necessary. **Please cloud any revisions made to the construction drawings and provide the date of the latest revision on each revised sheet.**

CODE REVIEW COMMENTS:

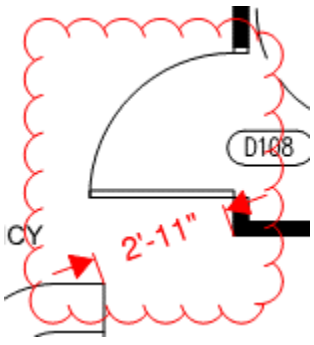
A1. – A3. Resolved.

A4. Sheet A4.2A: Please address the following:

A. Resolved.

B. Identify on the plans the dimensions of the accessible toilet compartments as required by ICC A117.1-09 604.9. Per ICC A117.1-09 604.9.3 toilet compartment doors shall not swing into the required minimum area of the compartment.

PC2: The comment regarding door swing is regarding the toilet compartment, not the entrance into the toilet room. Based on the change made to Door D108, it conflicts with passage from the reception/office area when the door is open. Please address.



C. – F. Resolved.

G. The following doors do not appear to have adequate maneuvering clearance as required by Section 404.2.3 of ICC A117.1-09: Door D105 and D117.

PC2: The response indicates refer to Sheet A2.4A for maneuvering clearances. However, no information is provided on Sheet A2.4A to show compliance with ICC A117.1-09 Section 404.2.3. Please address.

H. – I. Resolved.

A5. – A10. Resolved.

MECHANICAL REVIEW COMMENTS:

PC2: The response from Spectrum Engineers indicating the modifications to Building D are similar to the latest round of comments for Building C are insufficient. Building D comments do not correspond with the residential living units. Please provide complete responses to the review comments listed below.

M1. Restaurant Supply Sheets, including (plumbing and electrical sheets): Please coordinate layout of equipment and furnishings with plumbing and electrical plans and provide scaled and dimensioned details.

M2. Please clarify which, if any, part of the duct system is being re-used.

A. Factory made air ducts shall be listed and labeled as Class 0 or 1comply with UL 181 and closure system (i.e., tape) shall be per UL 181B. IMC 603.6

M3. Please address the following:

A. Roof top mechanical access. An RTU appears to be placed directly on top of the RTU access.

M4. Provide typical details and routing and approved termination location for the condensate drains per IMC 307.

M5. Please provide information for the seismic bracing of the mechanical equipment, including the kitchen hood, per IMC 301.18 and Chapter 13 of ASCE 7-10.

M6. MP1D: Please address the following:

A. Please provide complete and full details including graphically representing the necessary guards required by 304.11 IMC.

B. Please address the working platform requirements and construction details for the control side of all roof top appliances and equipment in accordance with 306.1

C. Please address roof top access to equipment. Such access shall not require climbing over obstructions 30” or higher and walking on slopes greater that 4 units vertical and 12 units horizontal.

D. Please provide roof top ladder details and extensions. IMC 306.5

E. Please clearly indicate the minimum distances required for vents and exhausts from all building air intake openings.

M7. Sheet M12: Please address the following:

A. Please submit complete plans and details for the automatic fire suppression system to the local fire authority for review and approval. The submittal should adequately demonstrate compliance with the IBC and the IFC and include shutdown device(s).

B. Detail 2: Please address the following:

I. This detail does not appear to match the plans. No information is provided on the architectural drawings for a gypsum board fire rated enclosure on the architectural plans. Additionally, from sheet M18, it appears that the intent may be to provide a listed duct wrap system for the required fire rated enclosure.

II. Please update listing requirement for ICC instead of ICBO.

M8. Please provide notes on the plans referencing the following required tests, reports and inspections:

A. Provide a performance test as well as a capture & containment test for all Type I hood systems. The capture and containment test is a visual field test with the inspector, the performance test involves testing and balancing by a qualified third party. Testing and balancing reports required at time of final inspection. IMC 507.6

B. Provide a "light test" for all grease ducts prior to enclosing or concealing. IMC 506.3.2.5

C. The permit holder shall provide the necessary test equipment and devices required to test the equipment. IMC 507.6.

M9. Provide specifications, installation details and current ICC Evaluation Reports for the proposed grease duct wrap system.

A. The wrap shall extend from 18 inches below any combustible truss or wood joist to a point 18 inches above the surface of the roof covering **or** provide an 18-inch clearance to combustible material for the same distance **or** provide a non-combustible one-hour fire-rated shaft with gyp board and 3 inches minimum required clearance.

M10. Please provide details specifying the location, size and orientation of all code required grease duct cleanouts. IMC 506.3.7

A. Grease ducts must be a minimum of 12" x 12". IMC 506.3.9

B. Must be spaced not more than 20 feet apart, and no more than 10 feet from changes in direction over 45 degrees. IMC 506.3.9

C. Cleanouts must have gaskets with a rating not less than 1500 F. IMC 506.3.8

PLUMBING REVIEW COMMENTS:

P1. Please address the following:

PC2: Please respond in writing and on the plans to the comments listed below.

A. Please provide calculations for the proposed grease interceptor per IPC 1003.2.

B. Resolved.

C. Sheet C200: Please show proper venting of the proposed grease interceptor. IPC 1003.9

P2. Sheet C100: Please show the cleanout at the juncture of the Building Sewer and Building drain and every 200 feet as indicated in Section 708 of the IPC.

PC2: Please clarify where this information has been provided on the plans.

P3. Please provide water hammer arrestors in all locations as required by IPC 604.9. This includes all ice machines, washing machines and dishwashers.

PC2: Please clarify where this information has been provided on the plans.

ELECTRICAL REVIEW COMMENTS:

All electrical review comments are resolved.

NEW PC2 COMMENT: The electrical sheets bear the seal, but not the signature of the design professional. Please address.

ENERGY REVIEW COMMENTS:

NEW PC2 COMMENT: Sheet EE0.01 identifies a residential smoke detector as an addition to the plans. Since Building D is a commercial use, a residential detector may not be used. Please address.

N1. Please provide complete information on the plans showing the extent of the thermal envelope and the corresponding R-values as required by IECC C402.1.3.

PC2: The Envelope COMcheck identifies the attic/roof with R-19 cavity insulation and R-20 continuous insulation. The detail provided on Sheet A8.1 identifies R-38 blown or batt insulation in the attic space and does not identify continuous insulation. If some type of continuous insulation is being applied to the existing roof, please detail this information on the plans and provide a cut sheet for the listed product to be used. Make necessary corrections.

N2. – N3. Resolved.

N3. Please clarify how demand critical ventilation is provided for assembly and other high occupancy areas in accordance with IECC C403.2.6.1.

PC2: Please clarify in writing and on the plans how the requirements of IECC C403.2.6.1 has been addressed.

N4. Sheet P11: Please address the following:

A. For the recirculating pumps please clarify, per IECC C404.6.1, automatic controls are required for the circulation pump which will automatically shut off the pump when not in use or when the design temperature is reached within the circulation loop.

PC2: The response indicates refer to electrical drawings for this comment. Please clarify in writing and on the plans where the requirements of IECC C404.6.1 have been addressed.

N5. – N11. Resolved.

STRUCTURAL COMMENTS:

All structural comments are resolved.

If you have any questions regarding the above comments, please contact DeAnn Wilde at DeAnnW@WC-3.com or by phone at (801) 547-8133. **[END]**