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Architect

February 24, 2017 (Revised 03-11-2017)

Salt Lake County  
Planning & Development  
2001 South State Street  
Salt Lake City, Utah 84190

RE: Brighton Recovery Campus  
Plan Review Comment Responses  
Building 'E'  
4931 South 900 East  
Salt Lake County, Utah

CODE REVIEW COMMENT RESPONSES:

A1. Sheet A0.1

- A. Please refer to Sheet A0.1, for updated building code summary, concerning Change of Occupancy.
- B. Please refer to Sheet A0.1, for Condition 1 requirement clarification.
- C. The Table 1017.2 note, was taken from the 2015 International Building Code, for Corridor Exit Travel Distance. Not certain what is meant by "incorrect section", since it is clearly called out in the Code. But for clarification purposes, it has been removed from the project Code Information.
- D. Please refer to Sheet A0.1, for note showing the Sprinkler system to be NFPA 13. It is also called out clearly on Sheet P02 of the original submitted Construction Documents.
- E. i. Please refer to sheet A0.1, for note showing separation wall between Group A and Group R-4 occupancies. Also refer to sheet A8.1 for vertical details showing typical separation wall attachments to floor and roof sheathing.
  - II. Please refer to Sheet A2.5A for fire rated wall location and information.
  - III. Please refer to Sheet A0.1, and A2.1A for listed design for the fire rated wall.
  - IV. Please refer to Sheet A8.1 for fire wall extension to underside of existing roof sheathing.
  - V. Please refer to Sheet A8.2 for penetrations through fire rated assemblies.
  - VI. Please refer to Mechanical drawings for duct penetrations through fire rated assemblies.
- F. Please refer to Sheet A0.1 for building construction type allowing increased square footage for each occupancy area, due to NFPA 13 fire sprinkling system.
- G. Please refer to Sheet A2.5, A2.5A, and A4.6 for new Men's restroom, new drinking fountain and new mop sink in the assembly area.

A2. Sheet A1.1

- A. Please refer to Sheet A1.1 for all property line call-outs.
- B. Please refer to Sheet A1.1 for location of imaginary lines between the existing buildings. The imaginary lines are the property lines around each building. Dimensions are shown on this

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sheet, showing the approximate distance between the existing buildings, and the approximate distance between the roof overhangs.

- C. Please refer to sheet A1.1, and item B above for clarification of distance between existing buildings.
- D. Please refer to Sheet A1.1, and item B above for clarification of distance between existing roof eaves.
- E. Please refer to Sheet A1.1, clouded notes, for new one hour fire rated wall assembly at existing walls located adjacent to other existing buildings, existing building roof overhangs, and existing breezeway roof structures. And Refer to sheet A8.1 for fire rated wall detail at roof, between buildings.
- F. Please refer to Sheet A0.1, Title Sheet, and Sheet A1.1, Site Plan, for location of existing breezeways, and clarification notes for fire rated walls, and fire sprinkling systems at existing roof overhangs and breezeway structures. Also refer to Sheet A8.1 for fire rated wall detail at roof, between buildings.
- G. I. Please refer to sheet A1.1, Site Plan, for new note stating verification of existing sidewalk, and modifications if required.  
II. Please refer to Sheet A1.1, Site Plan, showing that the parking spaces and access aisles are designed so that cars and vans, when parked, will not obstruct the required clear width of the adjacent accessible routes.  
III. There are no locations along the accessible routes where edge protection may be required.
- H. Please refer to Sheet A1.1 for new accessible route from building complex, to existing sidewalk, adjacent to 900 east street. This existing sidewalk is the route taken to public transportation stops.
- I. I. Please refer to Sheet A1.1 for calculations concerning percentage of number of ADA accessible stalls within parking lot.
  - a. Please refer to sheet A1.1 for ADA parking stalls below existing parking canopy roof.
- II. Please refer to Sheet A1.1 for identification of the Van Accessible ADA parking stalls.
  - a. The van parking stalls and the vehicular route to and from the stalls have a clear vertical clearance of 8'-2". Stalls are parked outside, and not within a parking garage.
- III. Please refer to Sheet A1.1 for dimensions concerning the Van Accessible stalls.
- IV. Please refer to Sheet A1.1 for access aisle layouts for adjacent accessible parking stalls. Dimensions, and markings meet section 502.4 and ICC a117.1 requirements. Also the access aisles do not overlap the vehicular way, and are located on an accessible route.
- V. Please refer to Sheet A1.1, and Sheet C100 for relocation of grease interceptor and sampling manhole away from accessible parking stalls.
- VI. Please refer to Sheet A1.1, for new note concerning required slope at accessible parking stalls and aisles.



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VII. Please refer to Sheet A1.1, for ADA sign detail. "van accessible" note added to detail.

A3. Sheet A2.5

- A. Please refer to note on sheet A4.7 concerning fire extinguisher cabinets.
- B. Please refer to sheet A2.5 for detailed notes concerning Platform and steps.
- C. I. Please refer to Electrical sheet EL1.1E for exit sign locations
- D. Please refer to sheet A2.5 for detailed notes concerning Platform and steps.
- E. Please refer to sheet A0.1, Title Sheet, for notes concerning 30 minute fire construction rating of new interior walls, per IBC 420.2, 310.6, and 708.3.2. 1 hour fire rated wall construction is not required in a building with an approved automatic sprinkler system.
  - I. Please refer to Sheet A2.5 for 30 minute fire rated walls and ceiling constructions.
  - I. Please refer to Sheets A2.5 and A8.1, for fire rated partition and ceiling assembly listings & detail.
  - II. Please refer to New Sheet A8.2, for penetration details.
  - III. Please refer to sheet A2.5 for fire rating of doors in fire partitions.
  - IV. Please refer to Mechanical engineering review comment responses, and Mechanical drawings for protection of ducts in fire rated assemblies.

A4. A. Sheet A2.5A & A2.5B: Please refer to Sheet A8.1 for roof access ladder & attic access opening details. There is no roof hatch. Only a ¾" plywood platform leading from the access ladder to the existing opening in the mechanical roof well. Refer to Sheet A8.1 for roof access ladder details.

B. Please refer to sheet A0.1 for the listed design for the 1 hour fire barrier.

C. Please refer to sheet A2.5 and A2.5A for location of fire barrier between occupancy A-3 and R-4.

D.(A.) I. Please refer to sheet A2.5 and A2.5A for accessible Type sleeping units within the 8 unit sides of the building.

II. Please refer to Sheet A2.5 and A2.5A for type B sleeping units.

E.(B.) Accessible type units:

I. Please refer to sheet A2.5, A2.5A, and A4.4, for turning space required in each sleeping room. Also please note that the closets either have a required turning space, or are no longer than 4' deep, as required.

II. Please refer to sheet A2.5, A2.5A, and A4.4, for accessible maneuvering clearances for doors.

III. Please refer to sheet A8.2 for typical mounting height details, reach ranges, and operation of all operable parts.

IV. Please refer to sheet A8.2 for all lavatory vanity counter accessibility requirements.

V. Please refer to sheet A2.5 for storage facilities meeting accessibility requirements in each accessible sleeping unit. And Sheet A8.2 for shelf and rod requirements.

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VI. Please refer to sheet A2.5, A2.5A, and A4.4, for clear floor space on sides of beds.

F.(C.) Type B sleeping units:

- I. please refer to sheet A2.5 for primary entrance accessible routes.
- II. Please refer to Sheet A8.2 for mounting heights of operable parts including switches and outlets. Also refer to electrical drawings.
- III. Please refer to note on sheet A4.7 concerning blocking for future grab bars.
- IV. Please refer to sheet A2.5, A2.5A, A4.4, and A8.2, for lavatory clear floor space requirements.
- V. Please refer to sheet A2.5, A2.5A, A4.4, and A8.2 for clear floor space requirements around water closet and lavatories
- VI. Please refer to Sheet A2.5, A2.5A, A4.4, and A8.2 for clear floor space in front of shower.

G.(D.) Please refer to Sheet A2.5, A2.5A, A4.6, and A8.2, for accessible requirements for Kitchenettes, for counter height and sink.

A5. Please refer to sheet A8.1 for typical interior wall details at floor and ceiling.

A6. The address for each building is already existing on the exterior face of each building.

A7. Please refer to sheet A4.4, Enlarged laundry room plans, for clear floor space at equipment, and sheet A8.2 for height of equipment and location of operable parts.

A8. A4.6: A. Please refer to sheet A4.6 for deletion of details B, C, D, & F. Please note new enlarged floor plan B, Serving Center E140.

B. I. Please refer to sheet A2.5, A2.5A, and A4.6 for a work surface location in kitchens, and work surface notes, addressing work surface dimensions, clear floor space requirements, and location of work surface adjacent to oven.

II. Please refer to sheet A2.5, A2.5A, and A4.6 for kitchens sink, and notes, addressing height above floor, clear floor space requirements, and forward approach and toe and knee clearance.

III. Please refer to sheet A2.5, A2.5A, and A4.6 for clear floor space requirements, and forward approach and toe and knee clearance for appliances.

IV. Please refer to sheet A2.5, A2.5A, and A4.6 for notes concerning controls for over range microwave.

V. Please refer to sheet A2.5, A2.5A, and A4.6 for notes addressing oven and cooktop controls.

A9. Sheet A4.7: A., B., C. Please refer to sheet A8.2 for accessibility details for the transfer-type shower, including seat height and strength requirements, grab bar locations, and controls and hand shower requirements.



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A10. Sheet A4.7: A. I., II., III. Please refer to sheet A8.2 for accessibility details for the transfer-type shower, including seat height and strength requirements, grab bar locations, and controls and hand shower requirements.

B. Please refer to sheet A8.2 for dimensions and locations of toilet paper dispenser.

C. please refer to sheet A8.2 for grab bar requirements at toilets.

D. Please refer to sheet A8.2 for toilet flush control location.

E. Water closet compartment has been deleted from this sheet. Please note the restroom floor plans for the public area are shown on sheets A2.5, A2.5A, and A4.4, along with dimensional and clearance requirements shown on sheet A8.2.

F. Please refer to Sheet A8.2 for drinking fountain dimensions and clearances.

A11 Please refer to revised Electrical drawings, dated February 24, 2017, for information regarding carbon monoxide detectors.

**Mechanical Review Comments:**

Please refer to attached Mechanical drawings, for information concerning Mechanical review comments.

**Plumbing Review Comments:**

Please refer to attached Plumbing drawings, for information concerning Plumbing review comments.

**Electrical Review Comments:**

Please refer to attached Electrical drawings, for information concerning Electrical review comments.

**Energy Review Comments:**

N1 & N2: Please refer to RESCheck, attached to the end of the Mechanical/Plumbing pdf files, for extent of thermal envelope and corresponding R-values, and the energy compliance.

**Structural Comments:**

General:

S1. Sheets D2.1 and D3.1:

A. Please refer to attached written verification letter, submitted by a Utah licensed structural engineer (attached at the end of this letter), verifying the proposed demolition is not affecting the structural integrity of the building.

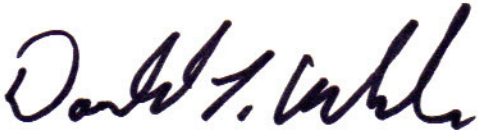
B. Please refer to attached written verification letter, submitted by a Utah licensed structural engineer (attached at the end of this letter), showing structural support information for new openings in exterior walls.

7533 SANDY LAND LANE  
MIDVALE, UTAH 84047

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CLARIFICATION-PLEASE NOTE THAT THE LETTERS SHOWN IN PARENTHESES, FOLLOWING THE CORRECT LETTERS, CORRESPOND TO THE LETTERS SHOWN ON THE PLAN CHECK REVIEW LETTER THAT THESE RESPONSES ARE ASSOCIATED WITH.

Thank you.

A handwritten signature in black ink, appearing to read "Donald L. Welch". The signature is fluid and cursive, with the first name "Donald" being more prominent than the last name "Welch".

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