THE UNIVERSITY OF UTAH

COMMON CODE PLAN REVIEW COMMENTS

MARCH 18, 2016

1. It is the intent of plan reviews to identify all code issues which will need to be resolved before the construction documents are stamped by the Building Official as Code Approved. However, the Building Official and Code Inspector reserve the right to require any and all non-compliant code issues found subsequent to construction documents approval, during inspections or subsequent to the issuance of the Certificate of Occupancy be corrected (IBC 105.4, 109.6 and 110.4).

2. Please provide revised plans and calculations **along with a written response** for each of the items listed below to facilitate a shorter back check time.

3. Plans and Specification Cover sheets require the electronic signed and dated seal of Architect and Engineers for code approved documents. All other sheets can be electronically stamped without date or signature of the responsible design professional who prepared the document.

4. Completed code and design criteria per University Design Standards for complete code review. Code analysis from can be found on Building Officials section under code analysis on the web site at www.facilities.utah.edu. Include only those sections applicable to the project.

5. Show 2012 IBC, IFC, IMC, IPC, IECC, 2010 ADA Standards, 2011 NEC, and 2009 ICC/ANSI A 117.1 as applicable adopted codes.

6. The code analysis sheet shall include a list of deferred submittals and the approximate date that they will be submitted to the building official. Deferred submittals are those portions of the design that are not submitted at the time of the application. The full requirements can be found in IBC Section 107.3.4.1. Include all deferred submittals in part 12 of the code analysis. Include date deferred submittals will be submitted for review.

7. On drawings include details identifying insulation materials and their *R*-values; fenestration *U*-factors and SHGCs; area-weighted *U*-factor and SHGC calculations; mechanical system design criteria; mechanical and service water heating system and equipment types, sizes and efficiencies; economizer description; equipment and systems controls; fan motor horsepower (hp) and controls; duct sealing, duct and pipe insulation and location; lighting fixture schedule with wattage and control narrative; and air sealing details.

Office of the Building Official
V. Randall Turpin University Services Building
1795 E. South Campus Drive, Room 211
Salt Lake City, Utah 84112-9404
Phone: (801) 581-5953 / (801) 581-6081 Fax / bryan.romney@fm.utah.edu

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8. Submit an energy analysis showing compliance with the 2012 International Energy Conservation Code. The analysis forms shall be signed and dated.

9. Provide a fire assembly locator sheet. Include locations of fire barriers, fire partitions, incidental use areas, occupancy separations, shafts, fire command center, etc. Show the fire resistive rating for each assembly.

10. Provide a sheet showing all fire stopping assemblies through rated floors and partitions with UL listing.

11. The interior wall sections shall address deflection from the floor-ceiling and roof-ceiling assembly. Provide top-of-wall details for rated and non-rated walls. The head detail for rated walls shall be a complete U.L. listed assembly.

12. Every structure, and portion thereof, including nonstructural components that are permanently attached to structures and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7-10. Include all suspended ceiling clouds and systems as well as exhibits on floor and walls. Submit plans and calculations showing compliance. Reference IBC Section 1613.1 Form to submit can be found on Building Officials section under code analysis on the web site at www.**facilities.utah.edu**.

13. In accordance with IBC Section 3411.7, up to 20% of construction budget amount must be allocated to improving the path of travel to the primary function area for accessibility requirements. Please provide information which shows this compliance requirement. Show required improvements in part 10 of code analysis.

14. The drawings shall include a statement of special inspection by the registered design professional in responsible charge. The submittal shall include any approved fabricator requirement for structural steel, pre-engineered wood and steel trusses, precast concrete and prefabricated metal buildings. The required special inspections form can be found on Building Officials section under code analysis on the web site at www.**facilities.utah.edu**.

15. Include on drawings minimum piping insulation requirements. Ref. IECC sec. 503.2.8

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16. Include minimum HVAC insulation R-value on drawings. Per IECC sec. 503.2.7

17. Plans shall include an architectural site plan showing a complete exterior accessible route addressing all the requirements of IBC Sections 1104.1 through 1104.3. Identify all slopes, cross-slopes, ramps, curb ramps, loading areas, finish surface and truncated domes. The accessible route shall be identified with either arrows or contrast shading. 60% of all entrance required to be accessible.

18. Provide a fire assembly locator sheet. Include locations of fire barriers, fire partitions, incidental use areas, occupancy separations, shafts, fire command center, etc. Show the fire resistive rating for each assembly.

19. Plans required to be bookmarked for electronic reviews. Book marks are required to open assigned sheets. Include brief description of sheet content on book marks.

20. Architect to provide fixture count calculations to verify that plumbing fixture count can be reduced.

21. Show required NEC working clearance requirements in front of VAV controls.

22. Verify ADA maneuvering clearance requirements at doors.

23. On drawings provide complete stair details showing riser height, tread dimension, handrail, guard, and landing requirements.

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