

WEST HAVEN CITY COUNCIL AGENDA

AMENDED

October 6, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **October 6, 2021** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM:** COUNCIL WORKSHOP **6:00 PM:** REGULAR WEDNESDAY CITY COUNCIL MEETING. PER HB294 MASKS ARE REQUIRED WHEN THERE ARE 50 PEOPLE OR MORE IN ATTENDANCE OR WHEN A 6 FOOT DISTANCE FROM EACH OTHER CANNOT BE MAINTAINED. JOIN US DIGITALLY FOR THE WORK SESSION [HTTPS://US06WEB.ZOOM.US/J/89257756705](https://us06web.zoom.us/j/89257756705) AND COUNCIL MEETING [HTTPS://US06WEB.ZOOM.US/J/87663045062](https://us06web.zoom.us/j/87663045062). OR JOIN USE LIVE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCFEEQNQBTFZJWGTGPHMCNCBA](https://www.youtube.com/channel/UCFEEQNQBTFZJWGTGPHMCNCBA).

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Dixon
 - B. PRAYER/MOMENT OF SILENCE Councilmember Vanderwood
3. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a Question about any issue that **IS NOT ON THE AGENDA** No action can or will be taken on any issue(s) presented.

AGENDA ACTION ITEMS

4. RATIFY-BROKEN HEARTS RODEO COMPANY-INVOICE 2975 IN THE AMOUNT OF \$13,800.00
5. ACTION ON CONSENT AGENDA

	MEETING HELD	September 15, 2021
A. CITY COUNCIL MINUTES		
B. GRANITE	\$65,900.58	Inv.#2056017
C. WEBER COUNTY ANIMAL	\$23,144.00	Inv.#32406-32407
D. GARDNER ENGINEERING	\$25,929.50	Inv.#0821168-0821173
E. SALT LAKE BEES	\$13,470.50	Inv.#JB172-IN
F. WASTE MANAGEMENT	\$25,662.90	Inv.#2062636-2682-5
6. REPORT-2021 FALL RODEO-BROCK RANDALL
7. REPORT-AN EVENING OF ART-ALAN GRIFFIN
8. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. SETBACK APPROVAL-PARKER ESTATES PHASE 2
9. ACTION ON RESOLUTION 30-2021-DECLARING CERTAIN CITY PROPERTY AS SURPLUS TO ALLOW TO AUCTION OR TO SELL

Property as follows: 2 Armless Side Chairs, 7 Low Back Conference Chairs, 5 Wood Arm Side Chairs, 2 Green Fabric Wood Arm Side Chairs, 5 Wood Arm Blue-Green Side Chairs, 14 Green Club Chairs with Castors, 11 Low Back Wood Arm Side Chairs, 10 Polka Dot Wood Arm with Castors Chair, 1 Polka Dot Wood Arm High Back Chair, and 16 Assorted Office Task Chairs.
10. ADVICE & CONSENT OF: ONE (1) WHSSD BOARD MEMBER APPOINTMENT Submitted by Mayor Bolos To fill one, remaining 4 term position available due to the resignation of Karen Barnes. The remaining term will be from January 1, 2020 thru December 31, 2023.
11. UPCOMING EVENTS

Dumpster Days-October 14-16, 2021
Senior Luncheon-October 20, 2021-11:00 AM
Meet the Mayor-October 21, 2021-5:00 PM
Pumpkin Walk-October 29-6:00 PM
12. COUNCIL UPDATES
13. ADJOURNMENT

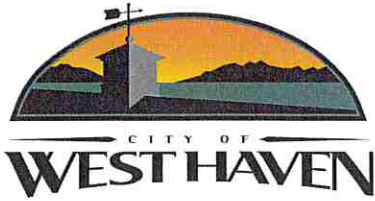
Emily Green

Emily Green, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



**WEST HAVEN CITY
PRE-COUNCIL WORKSHOP AGENDA
HELD PRIOR TO CITY COUNCIL MEETING
WEDNESDAY OCTOBER 6, 2021**

@

5:00 PM – In City Council Chambers

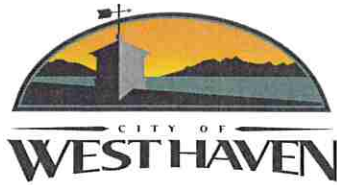
*NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING
PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.*

MEETING TO ORDER:

MAYOR BOLOS

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-3300 S Road Project-Gardner Engineering



WEST HAVEN CITY COUNCIL MEETING MINUTES

September 15, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present: Sharon A. Bolos Mayor
Randy Hunter Councilmember
Carrie Call Councilmember
Kim Dixon Councilmember
Nina Morse Councilmember
Rob Vanderwood Councilmember

Staff Present: Emily Green City Recorder
Matthew Jensen City Manager
Amy Hugie City Attorney

5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Matthew Jensen presented closing 2200 S in order to help with traffic issues for HBH Development.

City Council suggested a traffic study before the public hearing to vacate the road.

Mayor Bolos suggested adding it to the newsletter.

City Council went over the options for the services TextMyGov, Bird Electric Scooter, and Broadband.

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the Council Chambers.

Mayor Bolos brought the Meeting to order at 6:00 pm. and welcomed those in attendance.

2. OPENING CEREMONIES

A. Lead by Councilmember Call

B. Lead by Councilmember Morse

3. PUBLIC PRESENTATION

Donald Gregory asked if the City Council knew about litigation against the city, and if they knew there was pending and current litigation.

4. ACTION ON CONSENT AGENDA

	MEETING HELD	September 15, 2021
A. CITY COUNCIL MINUTES	\$31,914.79	Inv.#125225
B. AMERICAN PAVEMENT MARKING LLC	\$67,509.89	Inv.#1106925-1
C. KILGORE CONTRACTING	\$15,571.80	Inv.#8.10.2021
D. WEBER COUNTY CLERK/AUDITOR-ELECTIONS OFFICE	\$103,106.63	Inv.#2840
E. ADVANCED PAVING & CONSTRUCTION LLC	\$20,531.67	Inv.#022-01260764-022-01272505
F. WEBER COUNTY TRANSFER STATION	\$25,408.00	Inv.#2057913-2682-5
G. WASTE MANAGEMENT		

Council agreed to pay the bill for the Broken Heart Rodeo in the amount of \$13,800.00.

Councilmember Morse made a motion to approve the consent agenda. Councilmember Dixon seconded the motion. Roll Call: Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; Councilmember Morse, aye; Vote was unanimous.

5. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

A. PRELIMINARY SUBDIVISION APPROVAL-KENWORTH SUBDIVISION-1750 S 1350 W-MIKE MCKAY

Mike Patterson presented the final subdivision.

Councilmember Vanderwood made a motion to give preliminary subdivision approval. **Councilmember Morse seconded** the motion. Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

B. FINAL SITE PLAN APPROVAL-WORLDWIDE MEDICAL SYSTEMS-1679 W 2100 S-SANDERS ASSOCIATES

Councilmember Dixon asked if it was only employees that would come to their location.

Shane Sanders confirmed that it will only be employees.

Councilmember Vanderwood asked what their business model is.

Matthew Jensen said that they refurbish medical machines and ship them out.

Councilmember Morse asked if the building material is corrugated metal.

Mr. Sanders confirmed it is.

Councilmember Call asked if there was a tenant in the front building.

Mr. Sanders said there is not yet.

Councilmember Dixon made a motion to give final site plan approval. **Councilmember Morse seconded** the motion. Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

C. FINAL SUBDIVISION APPROVAL-TUSCAN MEADOWS PHASE 4-APPROX. 2250 W 3300 S-SHELLY ROVIRA

Councilmember Morse asked if there was a master development agreement.

Shelly Rovira said there is not.

Councilmember Call asked if the lots are smaller.

Mrs. Rovira said these lots may be a little smaller but phase 5 will have a little bigger lots.

Councilmember Morse made a motion to give final subdivision approval. **Councilmember Hunter seconded** the motion. Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

6. **PRESENTATION-ENGINEER-EDWARD MIGNONE**

Matthew Jensen presented Edward Mignone.

7. **ACTION ON RESOLUTION 29-2021-ELECTRONIC PARTICIPATION**

Councilmember Dixon made a motion to adopt resolution 29-2021. **Councilmember Call seconded** the motion. **Roll Call:** Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

8. **DISCUSSION/ACTION ON PUBLIC HEARING-Action on possible parking restrictions on the north side of 4225 S and 4250 S (3450 W) in the Canterbury Crossing Subdivision.**

David Reed presented original comments on the Canterbury Crossing Subdivision that said that the streets must be unobstructed.

Councilmember Morse asked how wide the trucks are when the ladder is extended.

Mr. Reed said about 16 feet.

Councilmember Hunter asked where else roads this size exist in the city.

Matthew Jensen said there are no roads like this in the city.

Councilmember Vanderwood suggested buying some of the lots owned by Rocky Mountain Power on 3250 S and widening the road.

Councilmember Vanderwood made a motion to table. Councilmember Dixon seconded the motion. Councilmember Morse, aye; Councilmember Hunter, nay; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Call, aye; **Motion passes 4:1.**

9. DISCUSSION-STRATEGIC PLAN

Matthew Jensen suggested reconvening for a better strategic plan.

10. EXECUTIVE SESSION-The Council will enter into a closed meeting for the purpose of a strategy session to discuss the character and professional competence of an individual and the purchase, exchange, or lease of real property to be held in accordance with the provisions of Utah Code 52-4-205.

Councilmember Morse made a motion to enter into an executive session. Councilmember Call seconded the motion. Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Dixon, aye; Councilmember Call, aye; **Vote was unanimous.**

Councilmember Dixon made a motion to leave the executive session. Councilmember Morse seconded the motion. Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Dixon, aye; Councilmember Call, aye; **Vote was unanimous.**

Mayor Bolos stated that the executive session was used to discuss the character and professional competence of an individual and the purchase, exchange, or lease of real property to be held in accordance with the provision of Utah Code 52-4-205.

11. DISCUSSION/POSSIBLE ACTION-MEDIATION AGREEMENT WITH STEEL CONCEPTS

Councilmember Hunter made a motion to no longer pursue the acquisition of property for a road right of way in from Steel Concepts. Councilmember Morse seconded the motion. Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Call, aye; **Vote was unanimous.**

12. UPCOMING EVENTS

Meet the Mayor-September 16, 2021-5:00 PM

Fall Rodeo-September 17-18-7:30 PM

Evening of Art-September 25, 2021-4:00 PM

13. COUNCIL UPDATES

Councilmember Dixon said that the pumpkin walk will be October 29, 2021.

Councilmember Vanderwood said the VIPS has had some huge hotspots on 21st street.

14. ADJOURNMENT

Councilmember Morse moved to adjourn at 8:50 P.M. Councilmember Vanderwood seconded the motion. Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: _____

City Council Staff Review Memo

September 30, 2021

Shari Phippen, Community Development Director



Parker Estates PRUD- Phase 2

Request: Discuss an amendment to the PRUD approval for Parker Estates, specifically regarding the side yard setbacks.

Property Address: Approx 2300 S. 3125 W.

Property Zone: R-2 w/PRUD Overlay

Property Size: Approx 3.3 acres

Applicant: Reeve & Associates Engineers

Governing Document(s): West Haven City Zoning Code

Planning Commission Recommendation: Approve the request, with the condition outlined in staff's recommendation.

Staff Recommendation: Approve the amendment regarding side setbacks, with the condition that each 12' setback be adjacent to that of an adjoining lot in order to maximize distance between homes where an RV is parked.

The developer of Parker Estates has requested an amendment to Phase 2 of the project. Specifically, they have requested that they be allowed alternate side yard setbacks, 12' and 5' rather than 8' and 8'. Regarding setbacks, West Haven Zoning Code 10.06.050(1)(b) states:

Side Setbacks- 8 feet minimum on each side, except 20 feet minimum for side fronting on a street. Variance can be given for odd-shaped lots by the Planning Commission

While our zoning code does allow the Commission to approve the change of side setbacks in the R-2 zone (the underlying zone for Parker Est), because this is a PRUD, the Council is vested with the authority to review and decide all approvals and amendments (WHZC 32.20).

Staff supports the developer's request for the following reasons:

- 1- It will prevent RVs from being parked in the road
- 2- Overall, it creates more setback on the property than the traditional 8' and 8'
- 3- The goals and purposes of the PRUD remain fulfilled

Accordingly, it is staff's recommendation that the Commission approve the request for 12' setbacks on one side and 5' setbacks on the other, with the condition that the 12' setbacks are adjacent in order to maximize space between homes with an RV.

SHIP 6 NORTH, RANGE 7 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH

NARRATIVE

THE PURPOSE OF THIS PAF WAS TO BRING THE SUBJECT COMPANY INTO THE AIR FORCE'S AIRCRAFT REPAIR PROGRAM. THE COMPANY'S AIRCRAFT REPAIR PROGRAM WAS TO BE A 50% SHARE WITH THE AIR FORCE AND ASSOCIATES.

[illegible]

- - CEMENT, PORTLAND
- - 5" x 12" BRICK, VIT
- - PLASTER, 1/2" THICK
- - "BONE & ASPHALT"
- - SET STAFF, PENTAGON, 1/2" DIA
- - CONCRETE, 1/2" DIA

SCALE: 1000

THIS COMBINATION FAILS IN ALL 3 OF THE CRITERIA HAS MODERATE
CONCENTRATION OF THE STOCKS AND EMPLOYERS ARE APPROPRIATE AS
PART OF THE BOLD PLANES WITH EMPLOYED 100% AND OPEN
CENT

THIS INDUSTRY ASSOCIATION WILL BE RECOMMENDED TO OWN AND
MAINTAIN FINANCIAL STRENGTH

EMPLOYEES SHOULD BE AWARE THAT COMBINATION CAN BE CONSIDERED
AS A STRATEGY TO IMPROVE THE COMPANY'S FINANCIAL POSITION

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Author's address: Department of Mathematics, University of Illinois at Chicago, Chicago, IL 60607-7143, USA.

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STATE OF TEXAS)
COUNTY OF DALLAS)
ss: I, the undersigned, being a duly qualified Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

[illegible][illegible]

REORDER
Free Pail
Plant for Dinner and
BY

IT IS REPORTED THAT THE DISSEMINATION OF THIS MESSAGE
WAS MADE BY THE NEW YORK CITY ATTORNEY

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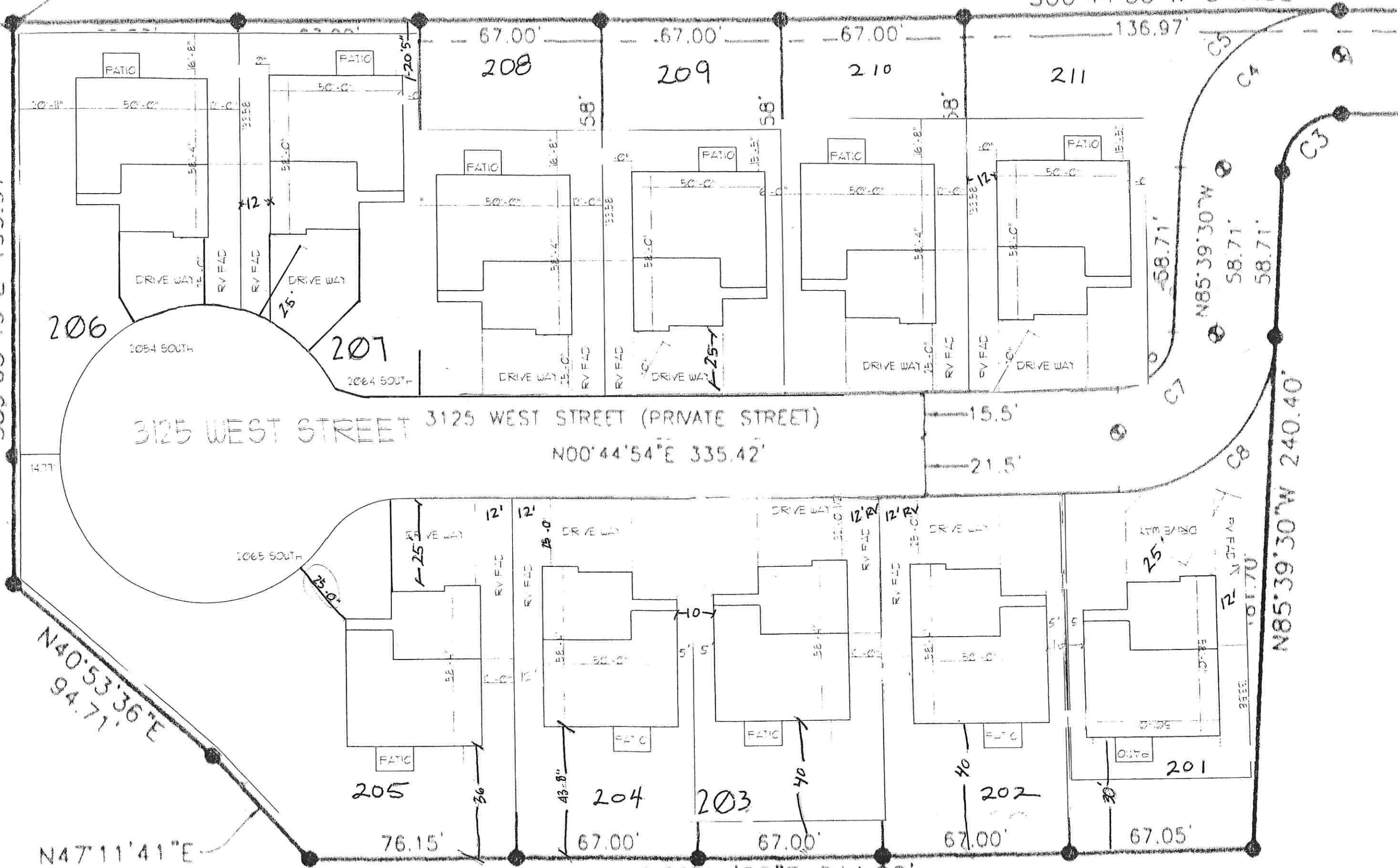
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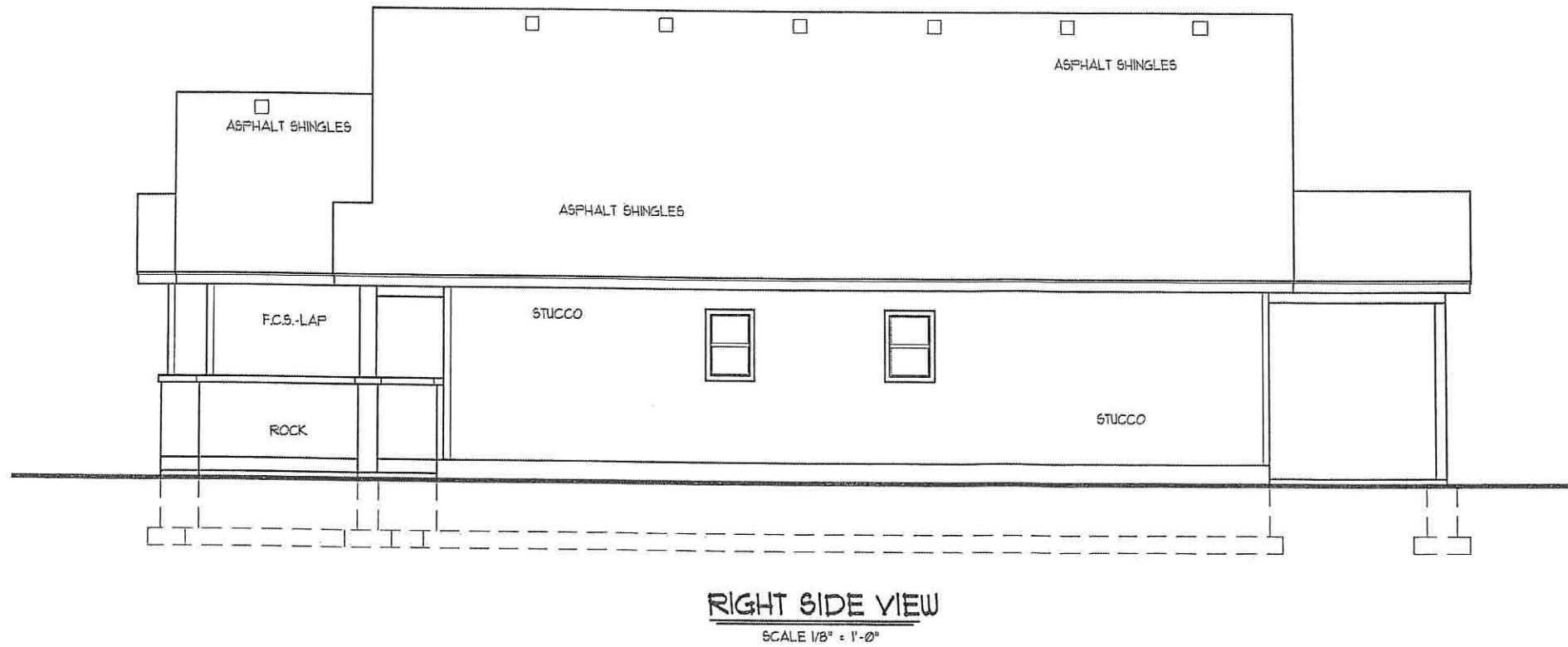
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BRICK VENEER	R103.1
CORROSION RESISTANT ANCHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2" INCH, WITH NOT LESS THAN 3/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.	
CORROSION RESISTANT #1 GAGE X 7/8" OR NO. 8 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 20 SQUARE FEET OF WALL AREA.	
STEEL ANGLE - MIN. 6"x4"x3/8" WITH THE LONG LEG VERTICAL. COMPLY WITH SECTION R103.121	
ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R103.1	
ATTIC VENTILATION	R806
ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.	
THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R806.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103	
STUCCO(EFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568	
FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.	
VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3615	
ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 775 OR D 3462, CLASS "A"	
BUILDING ADDRESS	IRC R319.1
BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/8" INCH.	



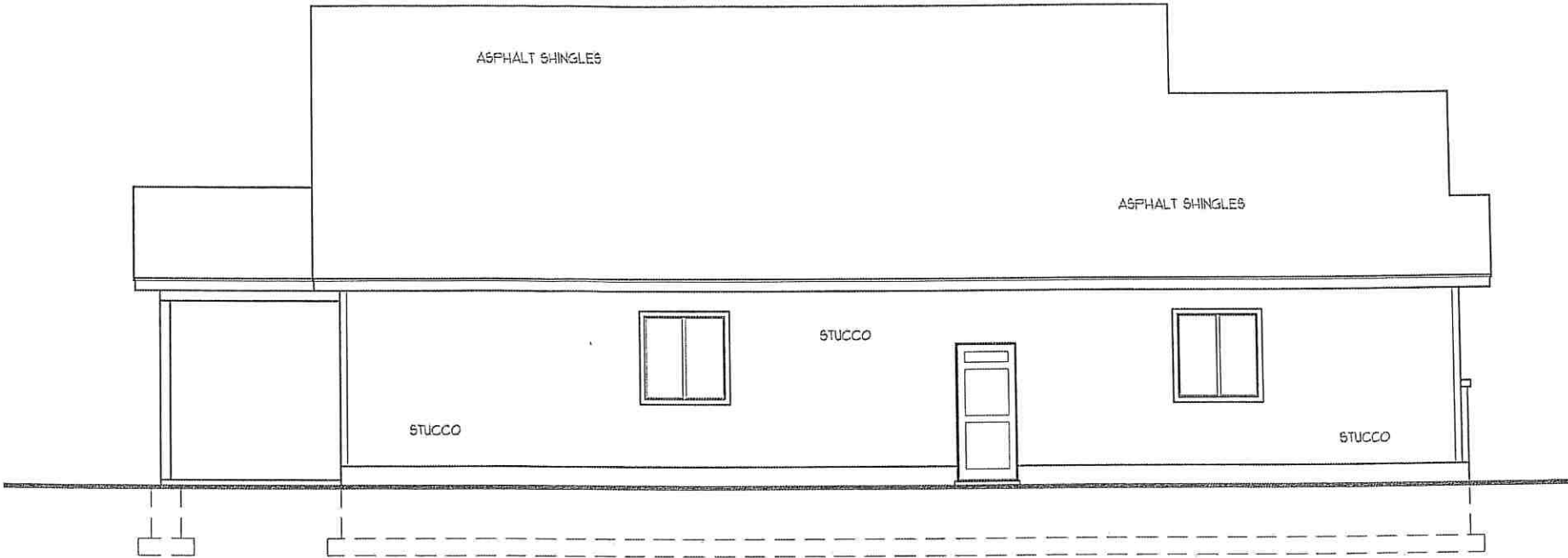
WARNING!
SIGNATURE MUST BE IN RED. PLANS AND CALCULATIONS SUBMITTED AFTER 45 DAYS FROM SIGNED DATE ARE VOID. PLANS AND CALCULATIONS ARE FOR ONE TIME USE ONLY ON DESIGNATED LOT.

**LOT 23 - PARKER ESTATES
BELL BUILT HOMES - BISON**

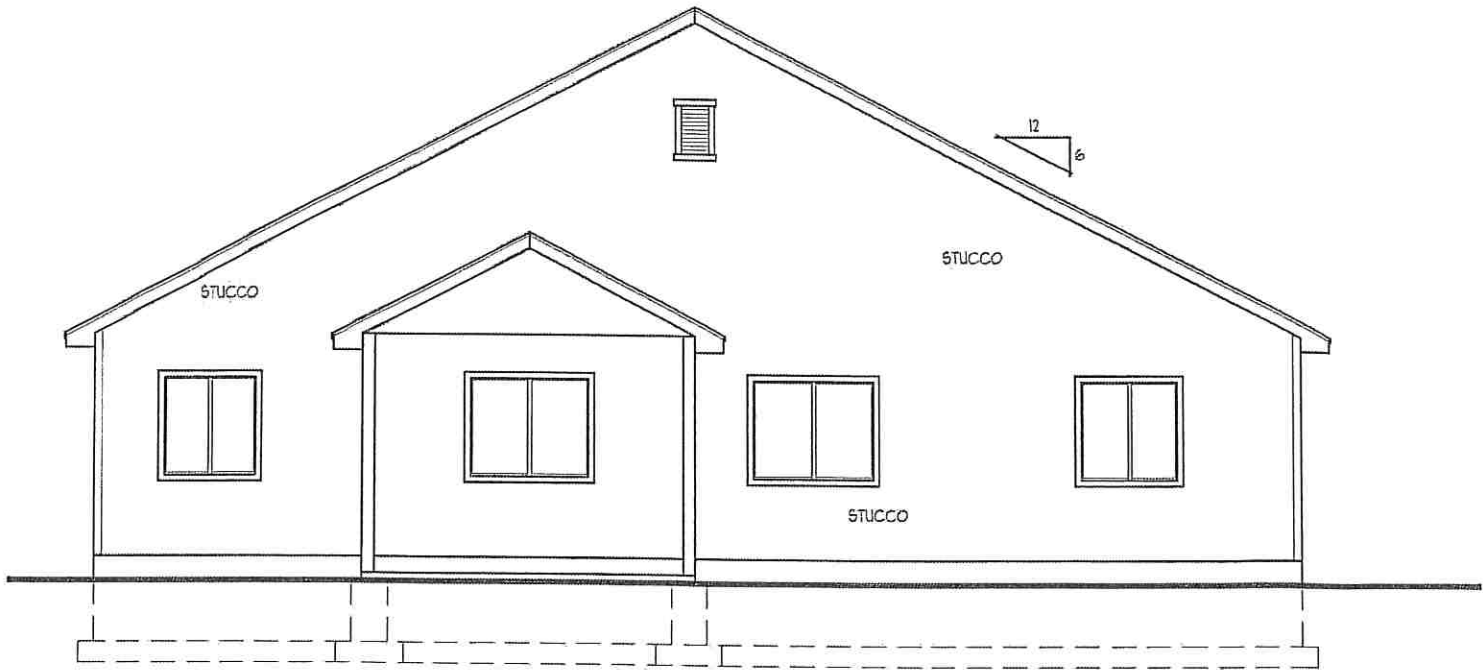
Kustom House Plans
RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
NATE KARRAS P.E. (801) 786-0849 email: kustomhk@gmail.com
NOTE: THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS. DO NOT COPY WITHOUT WRITTEN PERMISSION.

SCALE
1/8" = 1'-0" 11x17
1/4" = 1'-0" 24x36
PLAN NUMBER
R1633A-20 **A1**

BRICK VENEER	R103.1
CORROSION RESISTANT ANCHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2" INCH, WITH NOT LESS THAN 5" MORTAR OR GROUT COVER TO OUTSIDE FACE.	
CORROSION RESISTANT 22 GAGE X 7/8" OR NO. 9 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.0 SQUARE FEET OF WALL AREA.	
STEEL ANGLE - MIN. 6"x4"x3/8" WITH THE LONG LEG VERTICAL. COMPLY WITH SECTION R103.1.2J	
ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R103.1	
ATTIC VENTILATION	R806
ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.	
THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/50th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/320th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R806.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103	
STUCCO (EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568	
FIBER CEMENT SIDING - PANEL AND LAF SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.	
VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3679	
ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462, CLASS "A"	
BUILDING ADDRESS	IRC R319.1
BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/8" INCH.	



LEFT SIDE VIEW
SCALE 1/8" = 1'-0"



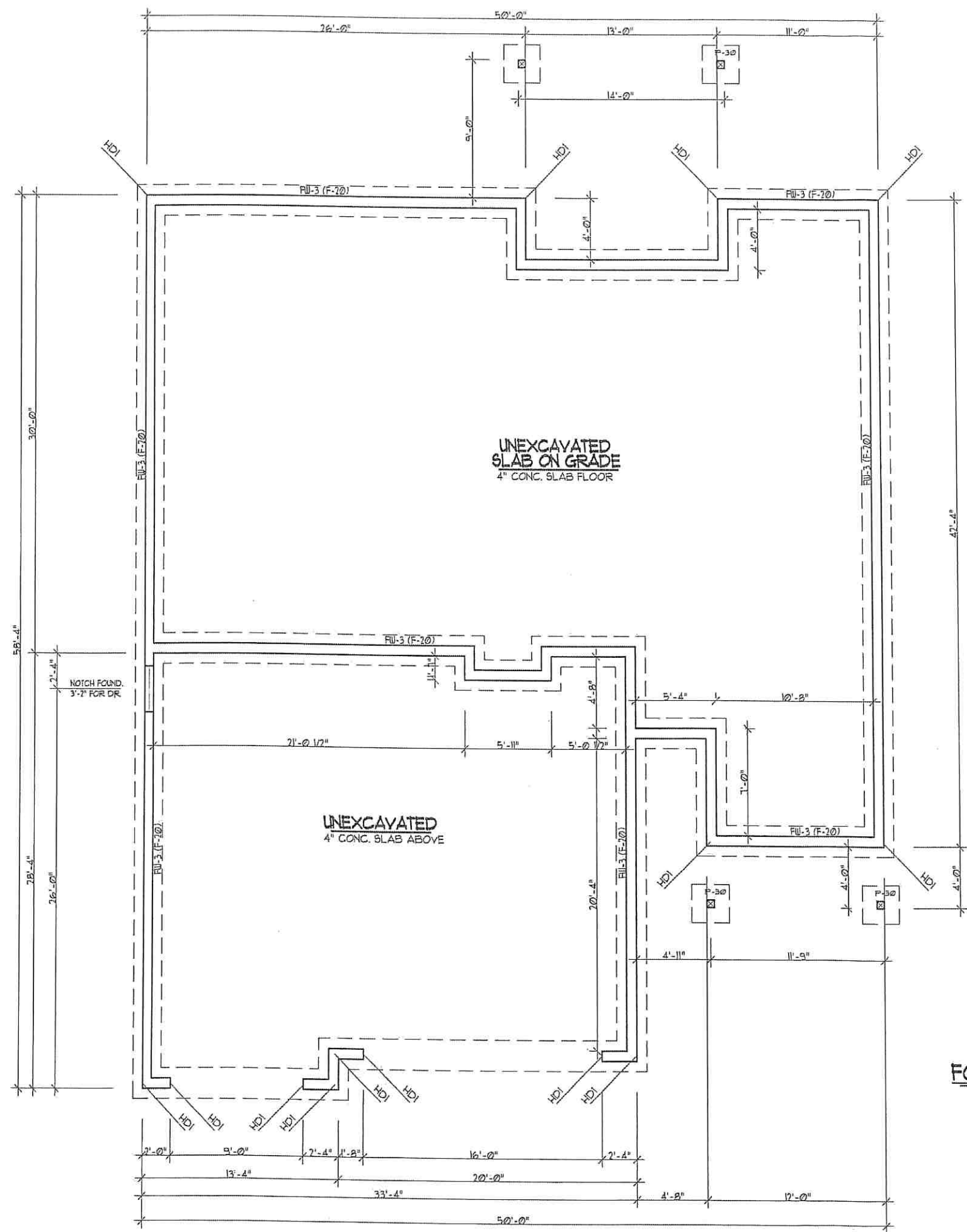
REAR SIDE VIEW
SCALE 1/8" = 1'-0"

LOT 23 - PARKER ESTATES
BELL BUILT HOMES - BISON



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SCALE	1/8" = 1'-0"	11x17
	1/4" = 1'-0"	24x36
PLAN NUMBER	RJ633A-20	



- NOTES: GENERAL**
1. CONTRACTOR IS TO VERIFY DESIGN DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
 2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
 3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
 4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
 5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.
- NOTES: STRUCTURAL**
- SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3

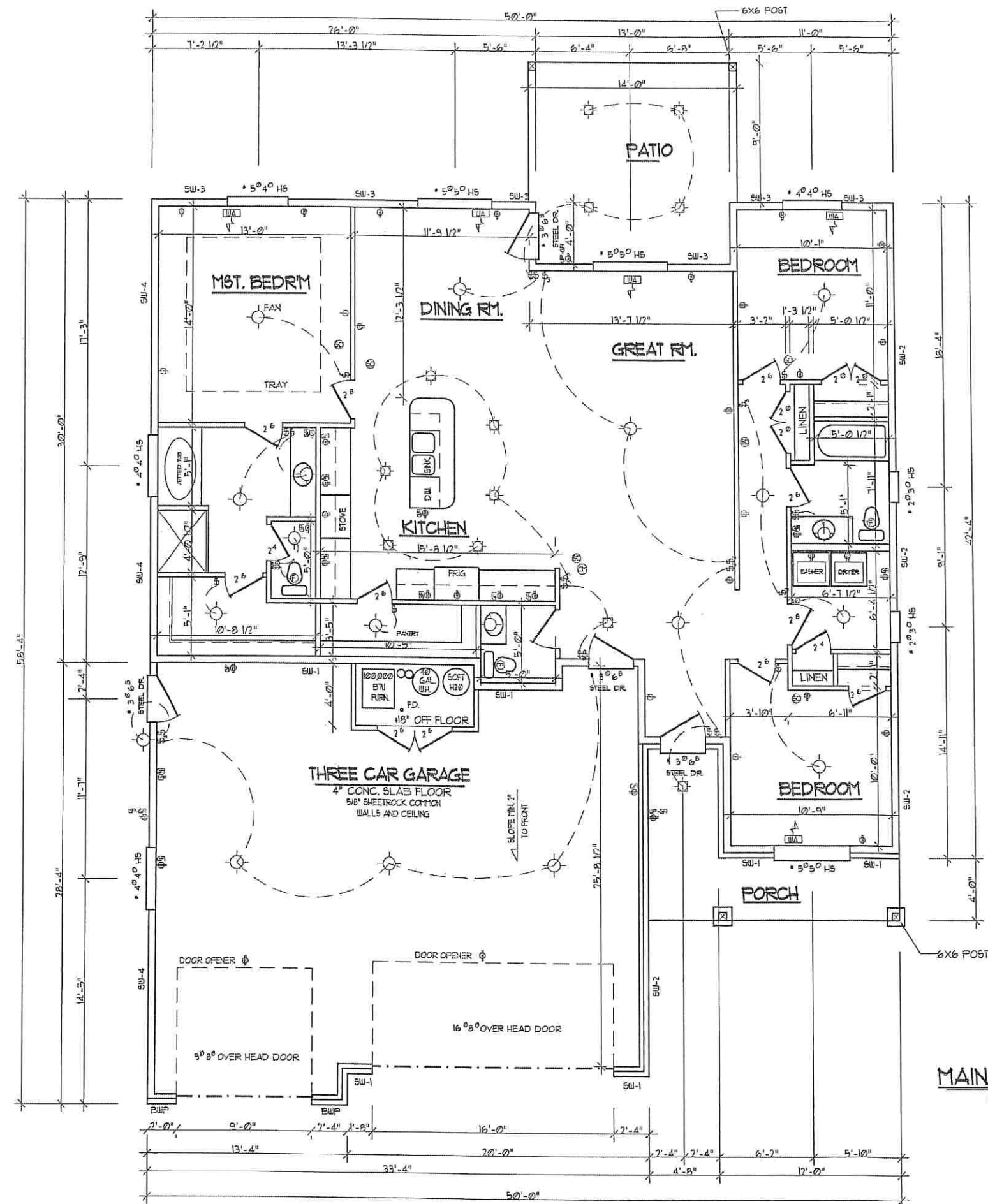


**Lot 23 - PARKER ESTATES
BELL BUILT HOMES - BISON**

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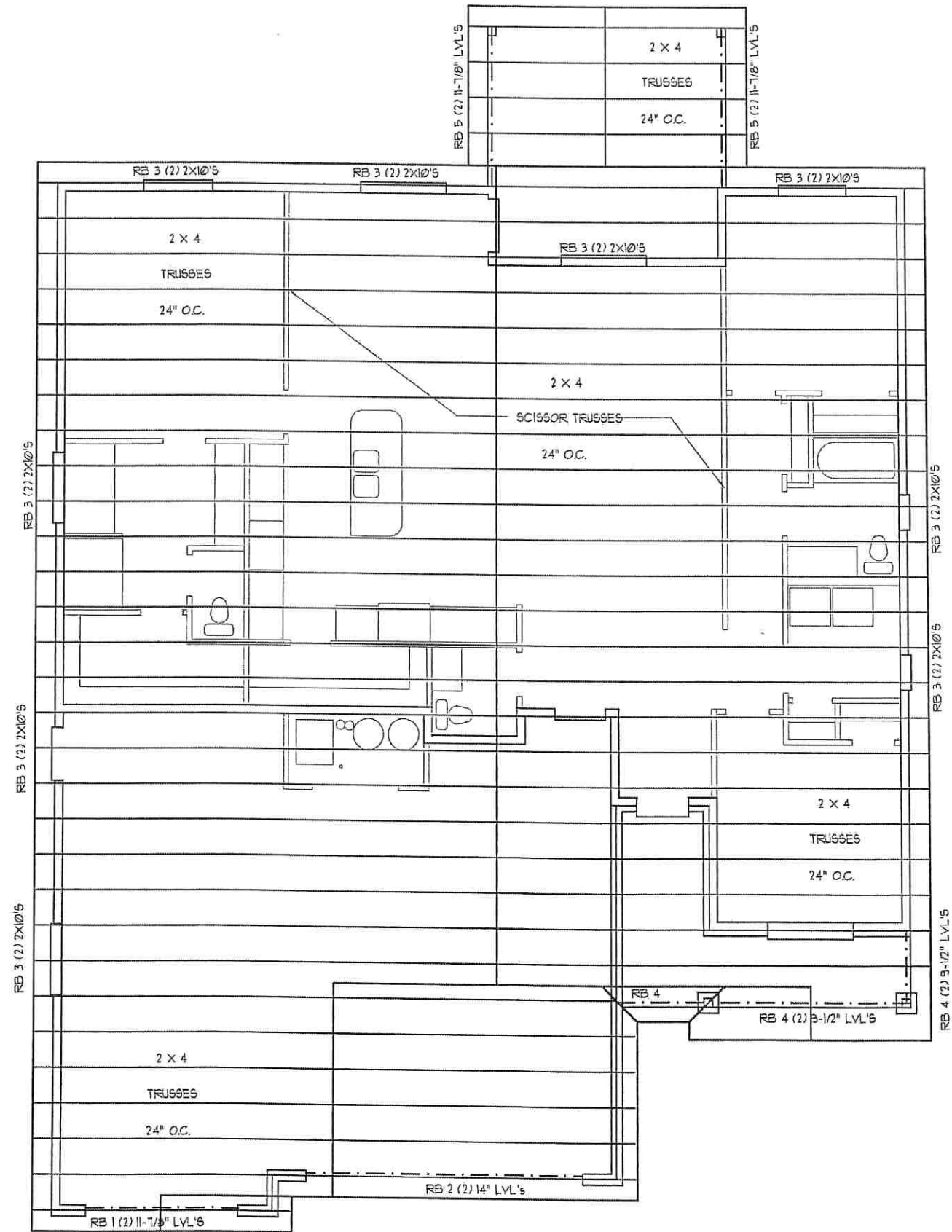
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SCALE	11x17
1/8" = 1'-0"	24x36
1/4" = 1'-0"	
PLAN NUMBER	A3
R1633A-20	



LOT 23 - PARKER ESTATES
BELL BUILT HOMES - BISON

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NOTES: PRE-MANUFACTUR TRUSSES

PRE-MANUFACTURED TRUSSES SHALL CONFORM WITH SECTION RB0210 AND R50211.

TRUSS MANUFACTURE SHALL PROVIDE DETAILS AND INSTRUCTION FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF TRUSSES BEFORE AND AFTER CONSTRUCTION.

TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R10261.

NO ALTERATIONS SHALL BE MADE TO THE TRUSSES OR THE TRUSS LAYOUT.

ANY CHANGES TO THE ROOF FRAMING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO MANUFACTURING AND OR CONSTRUCTION OF SAID TRUSSES.

TRUSS DESIGN DRAWINGS SHALL COMPLY WITH SECTION R50211.4 & R50211.01.

NOTES: GENERAL

1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.

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3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.

4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.

5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

NOTES: STRUCTURAL

SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3

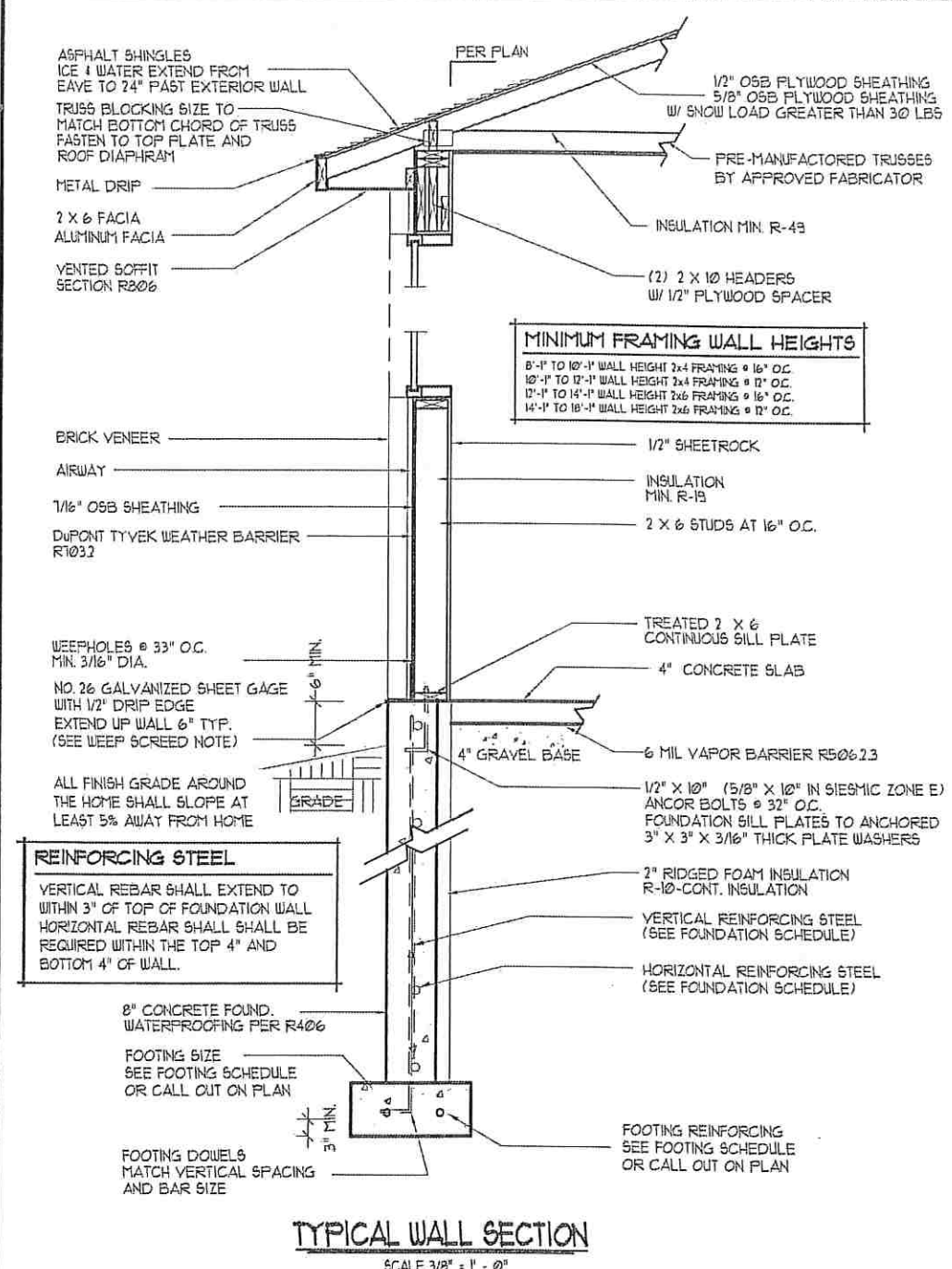


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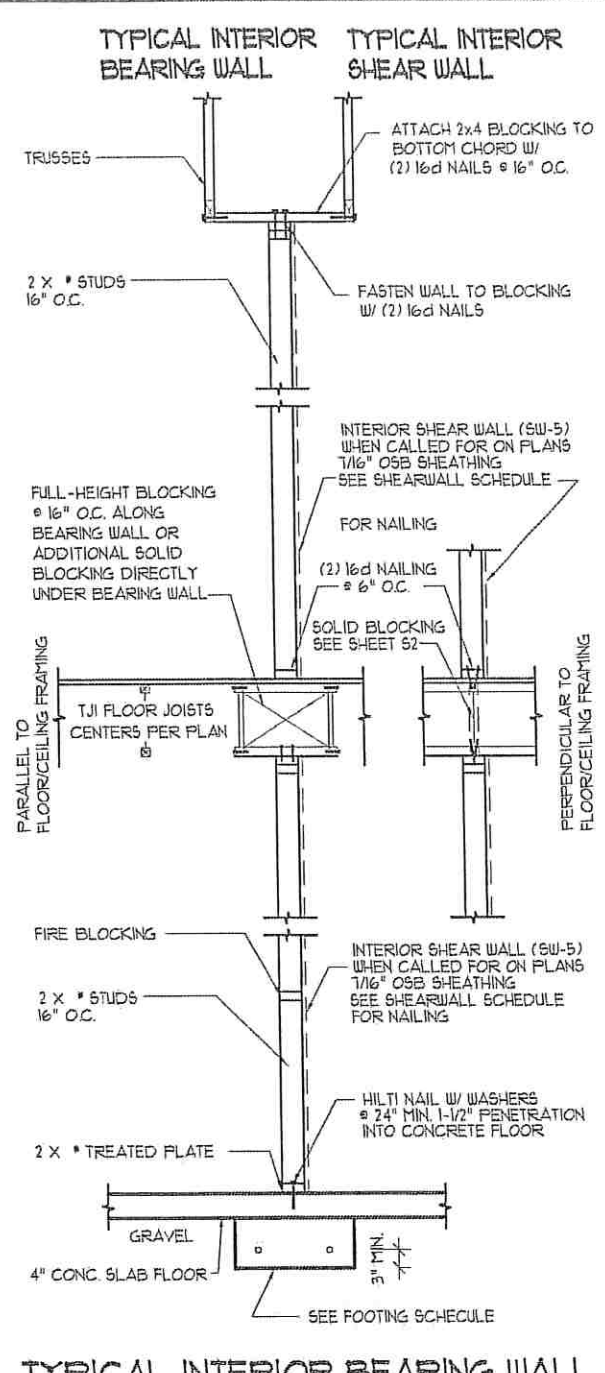
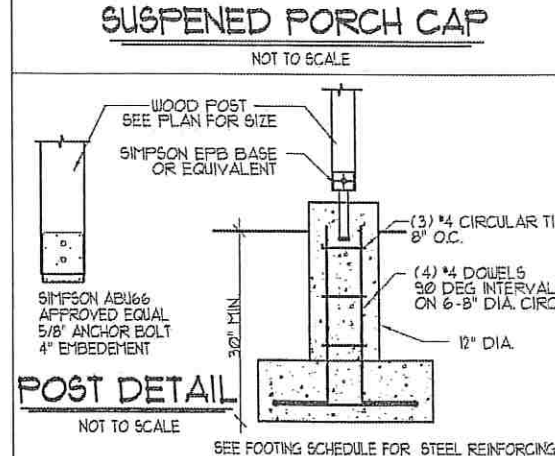
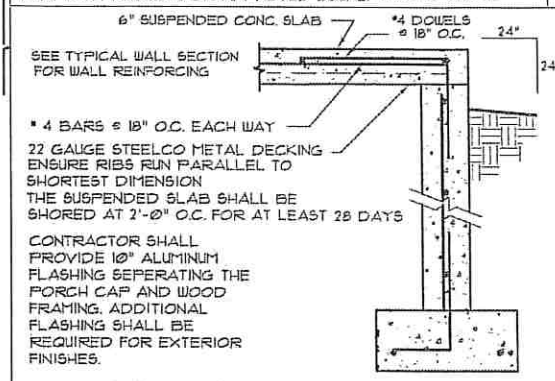
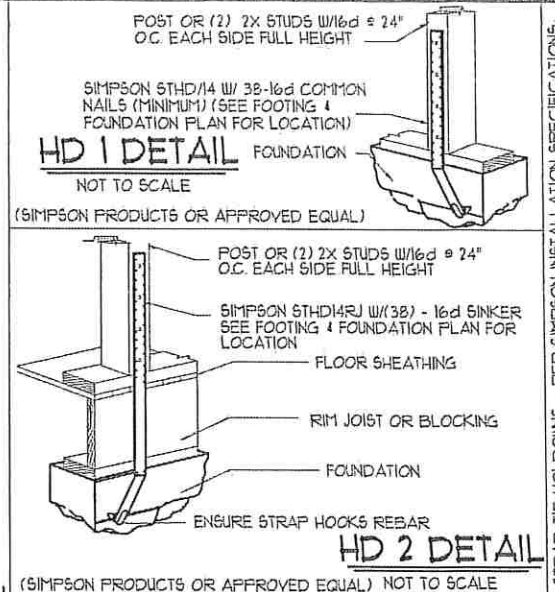
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LOT 23 - PARKER ESTATES
BELL BUILT HOMES - BISON



CONCRETE Fc - 3,000 psi
STEEL Fy - 60,000 psi



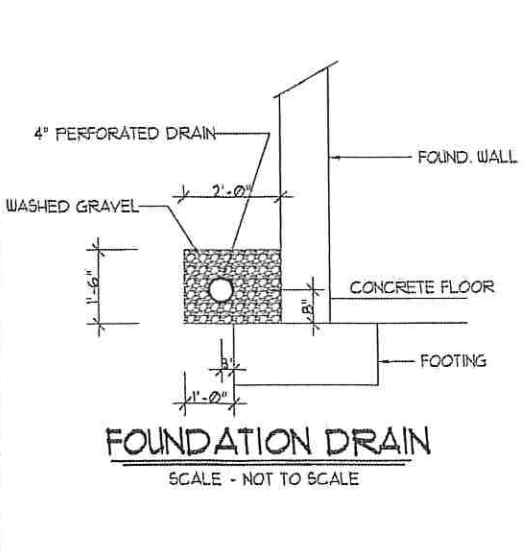
SCALE 3/8" = 1' - 0"

FOUNDATION WALL SCHEDULE									
CONCRETE Fc - 3,000 psi STEEL Fy - 60,000 psi									
MARK	WALL HEIGHT	WIDTH	REINFORCING STEEL SPACING				NOTES		
			HORIZONTAL BAR	* OF BARS	VERTICAL BAR	* OF BARS			
FW-3	3'-0"	8"	* 4 BARS @ 8" O.C.	3	* 4 BARS @ 32" O.C.	3	PER STATE AMENDMENT (SEE WALL SECTION)		
FW-4	3'-6"	8"	* 4 BARS @ 13" O.C.	4	* 4 BARS @ 24" O.C.	4	PER STATE AMENDMENT (SEE WALL SECTION)		

FOOTING SCHEDULE								CONCRETE Fc = 3,000 psi STEEL Fy = 60,000 psi	
MARK	NOMINAL SIZES		LENGTH	REINFORCING STEEL				NOTES	
	WIDTH	THICK- NESS		LENGTHWISE	* OF BARS	CROSSWISE	* OF BARS		
F-20	20"	10"	CONT.	* 4 BARS	2			(SEE WALL TYPICAL WALL SECTION)	
F-24	24"	10"	CONT.	* 4 BARS	3			(SEE WALL TYPICAL WALL SECTION)	
F-30	30"	12"	CONT.	* 4 BARS	3			(SEE WALL TYPICAL WALL SECTION)	
F-36	36"	12"	CONT.	* 4 BARS	4			(SEE WALL TYPICAL WALL SECTION)	
F-24	24"	10"	24"	* 4 BARS	3	* 4 BARS	3	(SEE POST DETAIL)	
F-30	30"	10"	30"	* 4 BARS	3	* 4 BARS	3	(SEE POST DETAIL)	
F-36	36"	12"	36"	* 4 BARS	4	* 4 BARS	4	(SEE POST DETAIL)	
ACTUAL SIZES - F-24 (24"x9.25") - F-30 (30"x11.25") - F-36 (36"x12")									

- GENERAL NOTES**
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 3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
 4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
 5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

- FOUNDATION WALL NOTES**
1. WALLS GREATER THAN 10'-0" SEE ENGINEERING
 2. REINFORCING STEEL SHALL BE PLACED IN CENTER OF WALL
 3. FOOTING DOUELS SHALL MATCH VERTICAL STEEL AND EXTEND A MIN. OF 18" INTO FOUNDATION WALL
 4. MIN. SPLICE LENGTH * 4 BAR 24" INCHES * 5 BAR 30" INCHES
 5. CORNER REINFORCING - LAP 24" INCHES
 6. OPENINGS - BARS SHALL BE PLACED WITHIN TWO INCHES OF OPENINGS AND EXTEND 24" BEYOND THE EDGE OPENING.



- NOTES: FOUNDATION DRAINAGE - R405**
- LAND DRAIN - IF A LAND DRAIN IS AVAILABLE THE FOUNDATION DRAIN SYSTEM SHALL BE EXTENDED AND CONNECTED TO THE LAND DRAIN.
- A SUMP SHALL BE PROVIDED TO DRAIN THE POROUS LAYER AND FOOTINGS. THE SUMP SHALL BE AT LEAST 24 INCHES IN DIAMETER OR 30 INCHES SQUARE. SHALL EXTEND AT LEAST 24 INCHES BELOW THE BOTTOM OF THE BASEMENT FLOOR AND SHALL BE CAPABLE OF POSITIVE GRAVITY OR MECHANICAL DRAINAGE TO REMOVE ANY ACCUMULATED WATER. THE DRAINAGE SYSTEM SHALL DISCHARGE INTO AN APPROVED SEWER SYSTEM OR TO DAYLIGHT.
- EXCEPTION - A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND GRAVEL MIXTURE SOILS ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1.
- PORTIONS OF THE DWELLING THAT ARE BELOW GRADE SHALL BE AT A DEPTH SIMILAR TO THE SURROUNDING DWELLINGS. IF GROUND WATER IS OBSERVED AT THE TIME OF EXCAVATION, A GEOTECHNICAL ENGINEER SHALL EVALUATE THE SITE AND PROVIDE RECOMMENDATIONS. ALL RECOMMENDATIONS THAT ARE PROVIDED SHALL BE FOLLOWED.
- GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 IN. OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

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SCALE

1/8" = 1'-0" 11x17

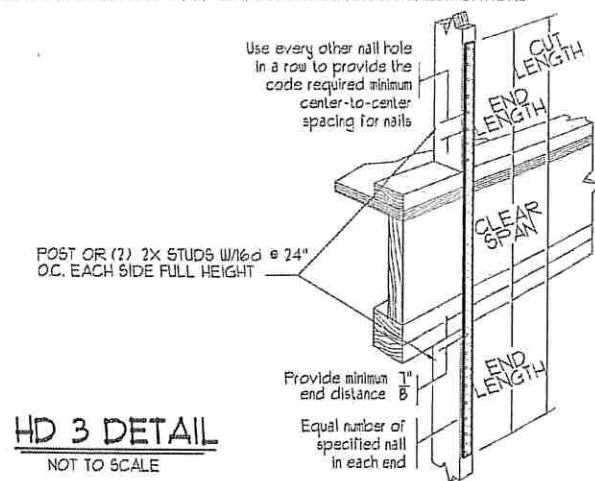
1/4" = 1'-0" 24x36

PLAN NUMBER

8-2020

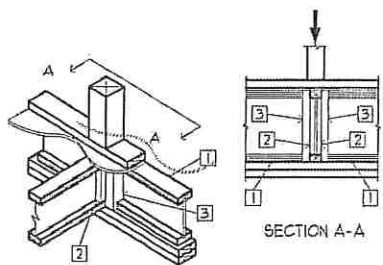
S1

SLAB ON GRADE



(SIMPSON PRODUCTS OR APPROVED EQUAL) SIMPSON M5T4B STRAP TIE

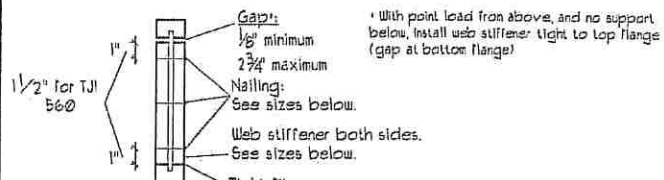
COLUMN LOADS CANNOT BE SUPPORTED BY WOOD JOISTS



- 1) BLOCKING PANEL BY JOIST MANUFACTURER
2) WEB STIFFENER BY JOIST MANUFACTURER EACH SIDE OF JOIST
3) 2 x 4 MIN BLOCKS BY CONTR. EA. SIDE OF JOIST TO SUPPORT COLUMN LOAD (LENGTH = JOIST DEPTH + 1)

SOLID BLOCKING

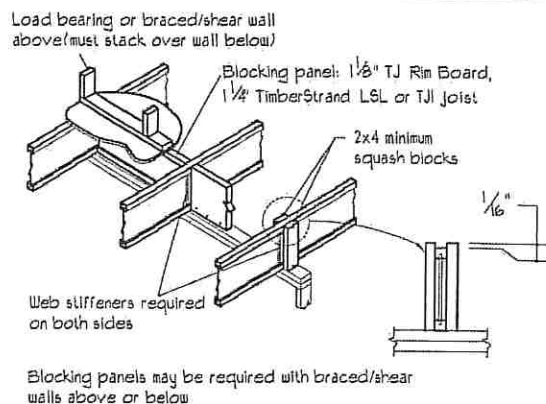
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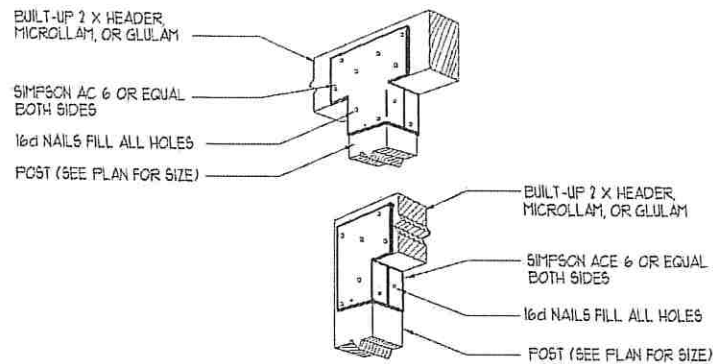
TJI Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements		
			Type	Number Nails	
110	All	5/8" x 2 3/4"	Ed (Ø113" x 2 1/4")	3	3
210	All	7/8" x 2 3/4"			
230 & 360	All	7/8" x 2 3/4"			
560	All	2x4	16d (Ø135" x 3 1/2")		

WEB STIFFENERS DETAIL

NOT TO SCALE

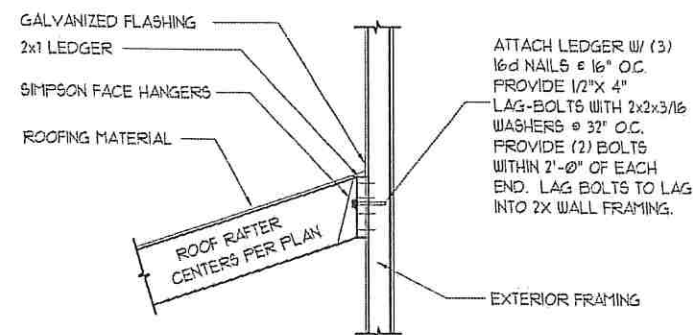
**FLOOR JOIST SOLID BLOCKING**

NOT TO SCALE

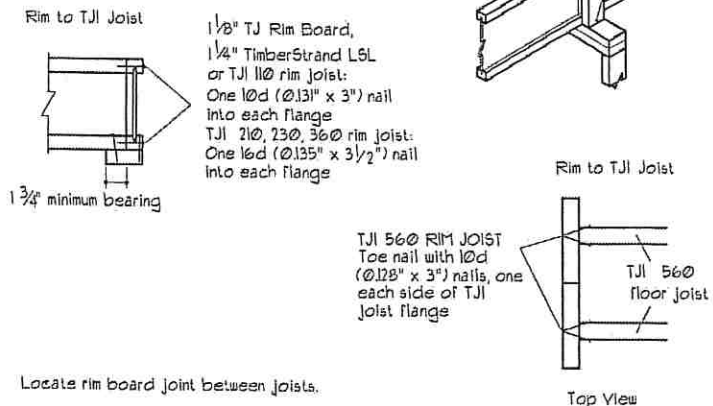
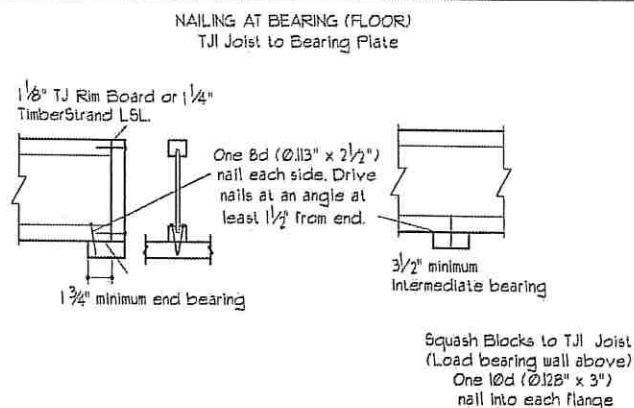
**POST CAP DETAIL**

NOT TO SCALE

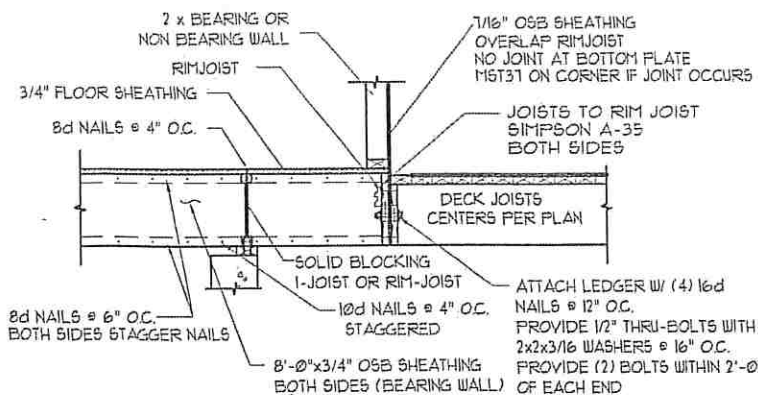
INSTALL SIMPSON HANGER PER SPECIFICATIONS.

**RAFTER ATTACHMENT**

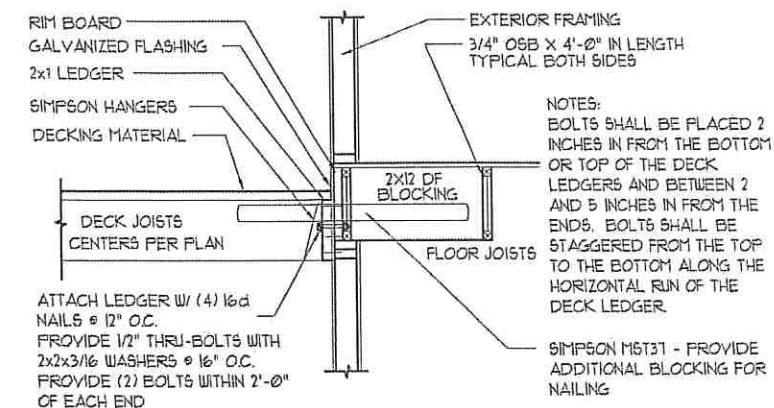
NOT TO SCALE

**FLOOR JOIST NAILING DETAILS**

NOT TO SCALE

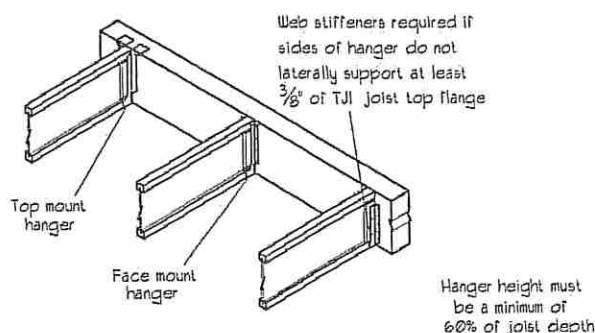
**CANTILEVER / DECK DETAIL**

NOT TO SCALE

**DECK ATTACHMENT**

NOT TO SCALE

INSTALL SIMPSON HANGER PER SPECIFICATIONS.

**FLOOR JOIST HANGERS**

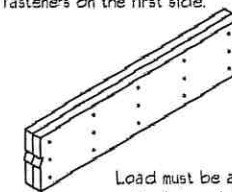
NOT TO SCALE

Multiple-Member Connections for Top-Loaded Beams
Fastener Installation Requirements

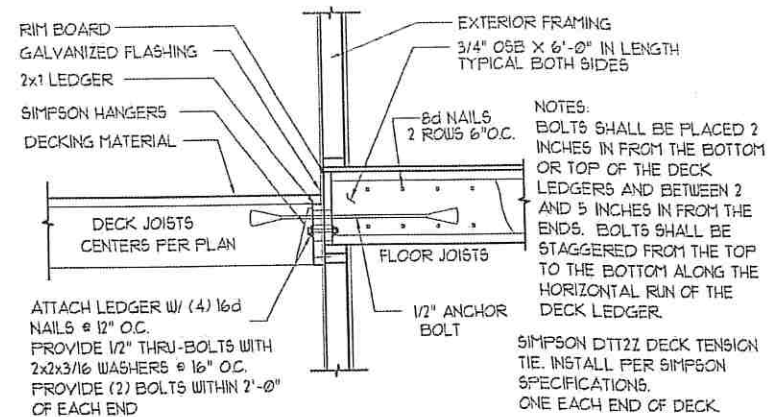
Plyce Width	# of Piles	Fastener				
		Type ⁽¹⁾	Min. Length	# Rows	O.C. Spacing	Location
1 3/4"	2	10d nails	3"	3 ⁽²⁾	12"	One side
		12d-16d nails	3 1/4"	2 ⁽²⁾	12"	
	3	Screws	3 3/8" or 3 1/2"	2	24"	Both sides
		10d nails	3"	3 ⁽²⁾	12"	
1 3/4"	3	12d-16d nails	3 1/4"	2 ⁽²⁾	12"	Both sides
		Screws	3 3/8" or 3 1/2"	2	24"	
	4	10d nails ⁽³⁾	3"	3 ⁽²⁾	12"	One side (per ply)
		12d-16d nails ⁽³⁾	3 1/4"	2 ⁽²⁾	12"	
1 3/4"	4	Screws	5" or 6"	2	24"	Both sides
			6 3/4"			

- (1) 10d nails are Ø128" diameter; 12d-16d nails are Ø148" - Ø162" diameter; screws are SDS, SDW, WS, or Truss-LOK-EWP.
(2) An additional row of nails is required with depths of 14" or greater.
(3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.



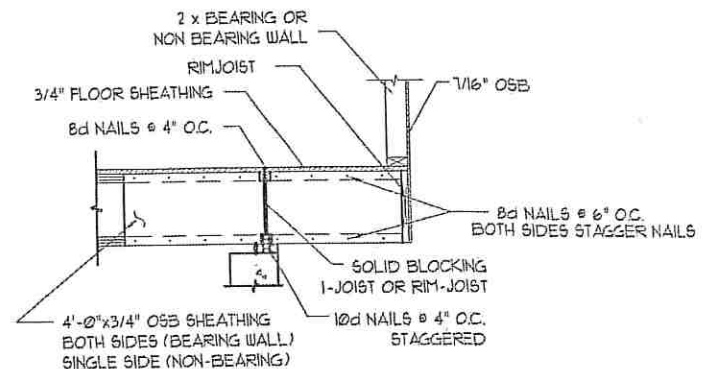
Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7"

**DECK ATTACHMENT**

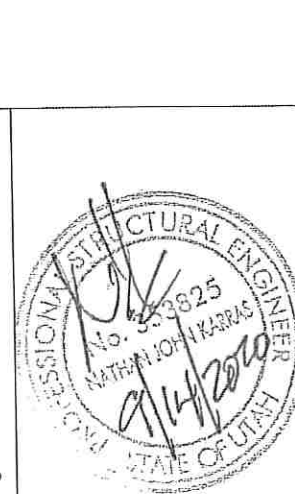
NOT TO SCALE

SIMPSON DTT2Z HOLDOWN - SPECIFICATIONS

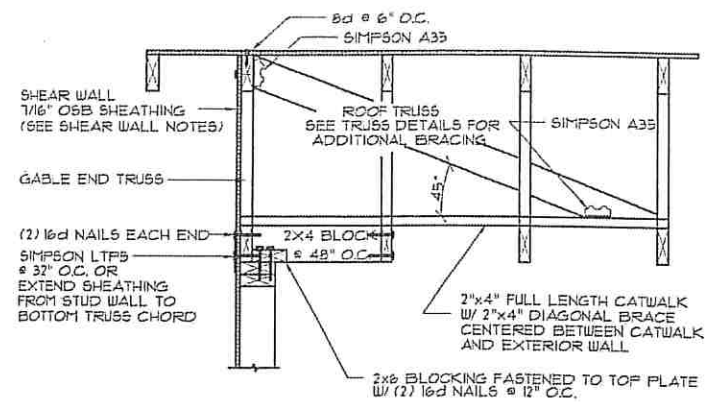
INSTALLATION - USE ALL SPECIFIED FASTENERS. 1/2" ANCHOR BOLT, 8-SDS 1/2"x1-1/2" SIMPSON SCREWS, STANDARD CUT WASHER INSTALLED BETWEEN THE NUT AND THE SEAT. SDS SCREWS INSTALL BEST WITH A LOW SPEED HIGH TORQUE DRILL WITH A 3/8" HEX. HEAD DRIVER. WHEN INSTALLING SCREWS PREVENT WOOD FROM SPLITTING.
HOLDOWNS-ANCHOR BOLT - DO NOT OVER-TORQUE, FINGER TIGHT PLUS 1/2 TO 1 TURN WITH A HAND WRENCH.
ATTACHMENT TO TJI FLOOR SYSTEM - INSTALL 3/8" OSB FLOOR SHEATHING BY 6'-0" WITH 8d COMMON NAILS TWO ROWS AT 6" O.C. TO BOTH SIDES OF 1-JOISTS.

**CANTILEVER DETAIL**

NOT TO SCALE

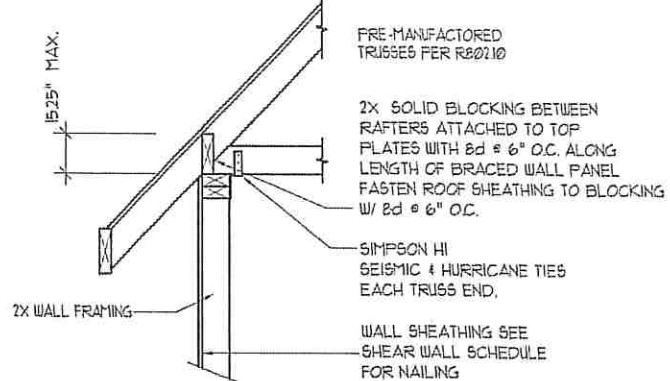
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SCALE
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1/4" = 1'-0" 24x36
PLAN NUMBER
8-2020 S2

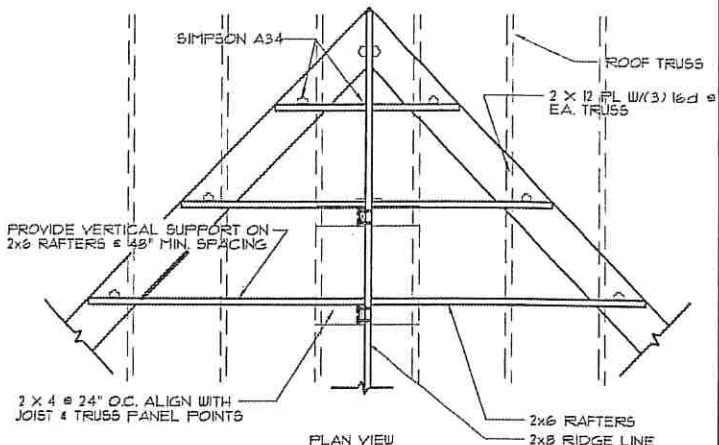


GABLE END DETAIL
NOT TO SCALE

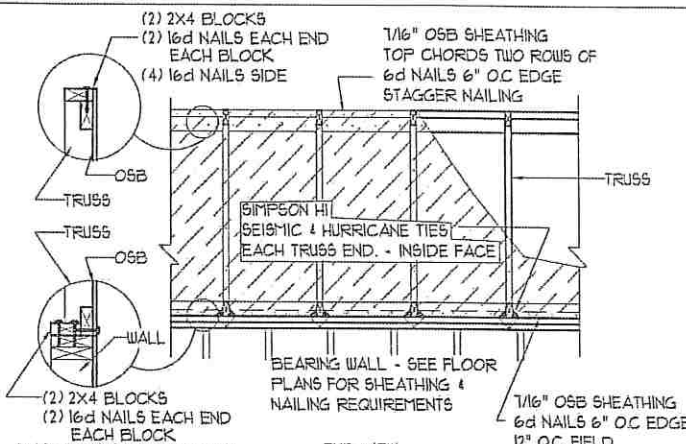
PROVIDE VENTING PER SECTION R206.
CONTRACTOR SHALL PROVIDE 1"x1" NOTCH IN BLOCKING OR SHALL
BE ALLOWED TO REMOVE 2X BLOCKING EVERY THIRD TRUSS



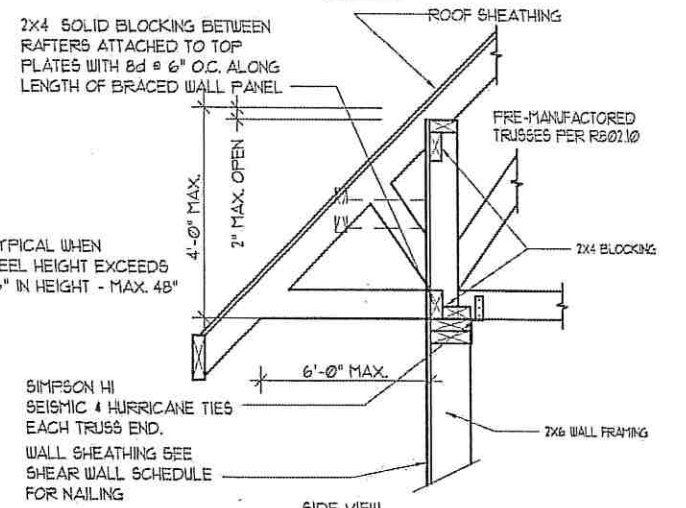
WALL TO ROOF TRUSS CONNECTION
NOT TO SCALE



PLAN VIEW

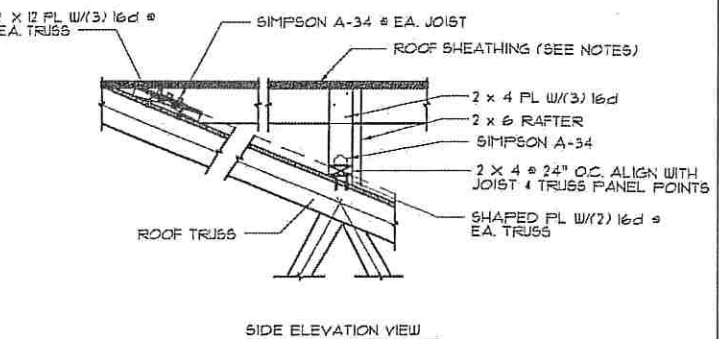


END VIEW



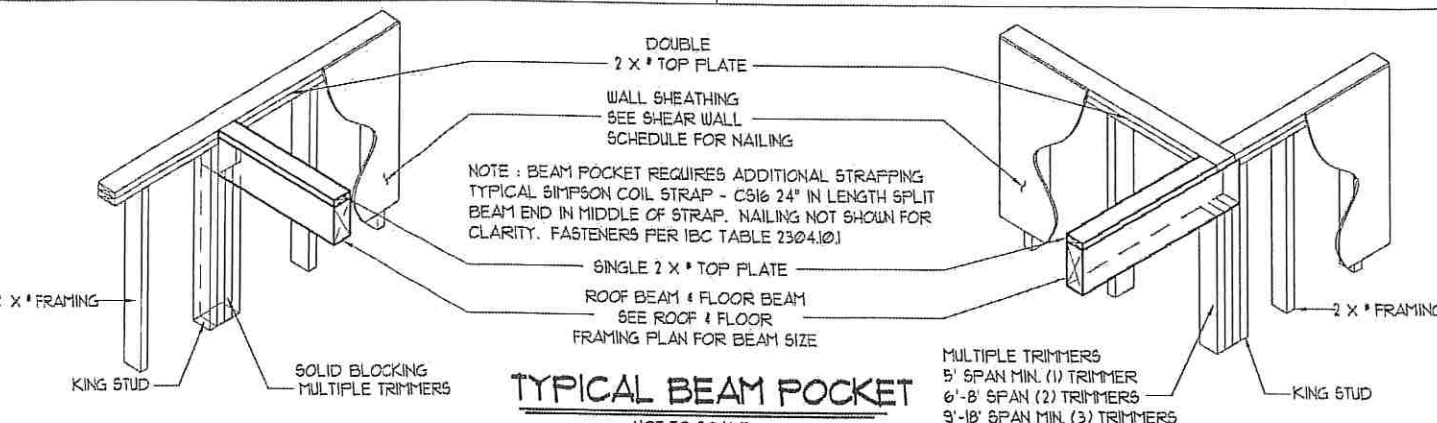
SIDE VIEW

WALL TO RAISED HEEL ROOF TRUSS CONNECTION
NOT TO SCALE

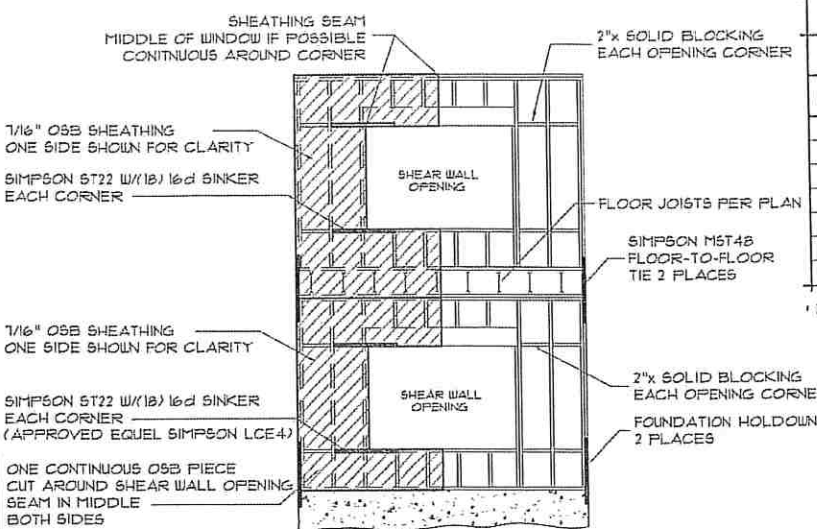


SIDE ELEVATION VIEW

OVERBUILD DETAIL
NOT TO SCALE



TYPICAL BEAM POCKET
NOT TO SCALE

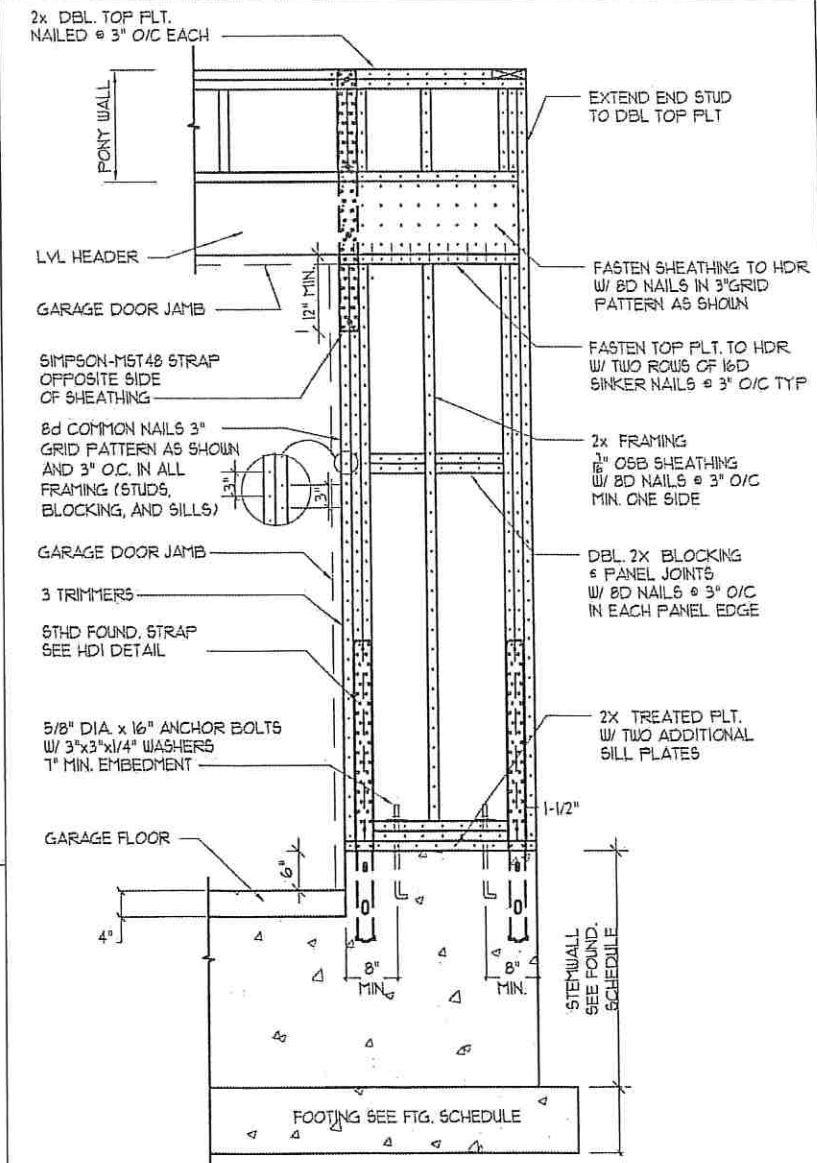


PERFORATED SHEAR WALL FRAMING DETAIL
NOT TO SCALE

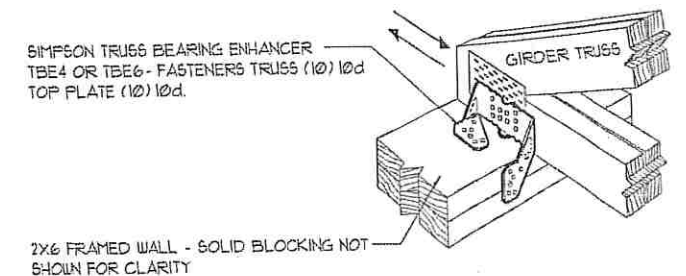
SHEAR WALL SCHEDULE									
WIND	115 MPH	EXPOSURE	C	SEISMIC	ZONE = D2, R = 6				
MARK	OSB SHEATHING	SIZE	EDGE	FIELD	DIA	LENGTH	SPACING	NOTES	
SW-1	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-2	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-3	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-4	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-5	7/16"	8d	6"	12"				INTERIOR SHEARWALL	
SWP	7/16"	8d	3"	3"	5/8"	16"	TWO	NO STAPLES	
PSW	7/16"	8d	3"	12"	1/2"	10"	32"	NO STAPLES	

* FOUNDATION SILL PLATES TO ANCHORED WITH 3" X 3" X 0.223" THICK PLATE WASHERS

TABLE OF EQUIVALENT FASTENERS									
* GAUGE		NAILS, STAPLES, & T-NAILS							
** PENETRATION		VALID FOR LATERAL LOADS ONLY							
COMMON NAIL SPACING	STAPLE SPACING				T-NAIL SPACING				
	16" 1"	18" 1 1/2"	24" 2"	36" 3"	18" 1 1/2"	24" 2"	36" 3"	48" 4"	60" 5"
*NO STAPLES EQUIVALENT FOR BUP & PSW SEE DETAILS FOR NAILING FOR BUP & PSW									
6d @	4"	3 1/2"	4"	5"	4"	7"	5"	3"	1 1/2"
	6"	5"	6"	7"	5"	9 1/2"	6"	4"	10"
	8"	6 1/2"	8"	9 1/2"	6"	12"	8"	5"	12"
	10"	8 1/2"	10"	12"	6"	14 1/2"	10"	6"	14 1/2"
8d @	4"	2 1/2"	3 1/2"	4"	3 1/2"	5"	4"	4"	6"
	6"	4"	5"	6"	4"	8"	5"	6 1/2"	10"
	8"	5 1/2"	6 1/2"	8"	5"	10"	6"	8"	12"
	10"	6 1/2"	8"	10"	6"	12"	8"	9 1/2"	12"
	12"	8"	10"	12"	6"	14 1/2"	10"	10"	14 1/2"



BRACED WALL PANEL DETAIL (BUP)
NOT TO SCALE



LATERAL BRACING - SIMPSON TBE4/6
NOT TO SCALE



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2015 INTERNATIONAL BUILDING/RESIDENTIAL CODE

CONTRACTOR/OWNER SHALL COMPLY WITH BOTH IBC AND IRC BUILDING CODE REQUIREMENTS.

CONTRACTOR/OWNER SHALL COMPLY WITH UTAH ADMINISTRATIVE CODE RULE R500-56.

DESIGN CRITERIA

GOVERNING CODE	2015 IRC
SEISMIC	ZONE D1 Sa = 116.7 Fa = 103
WIND LOADS	
ULTIMATE WIND SPEED	115 MPH
ROOF LOADS	EXPOSURE C
DEAD	15 PSF
ROOF SNOW	50 PSF
FLOOR LOADS	
DEAD	10 PSF
LIVE	40 PSF
DECK LOADS	
DEAD	20 PSF
LIVE	40 PSF
SOIL BEARING PRESSURE	1500 PSF

STRUCTURAL STEEL

1. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:

- AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, WITH " COMMENTARY.
- AISC "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING: SECTION 3.4 , SECTION 4.4, SECTION 4.4I
- OR "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS"
- AMERICAN WELDING SOCIETY (AWS), STRUCTURAL WELDING CODE (SPECIFIC ITEMS DO NOT APPLY WHEN THEY CONFLICT WITH AISC REQUIREMENTS).
- OR AISC "SEISMIC PROVISION FOR STRUCTURAL STEEL BUILDINGS"

CONCRETE

- CONCRETE
- ALL CONCRETE SHALL BE MIN. OF 3000 PSI CONCRETE
 - TYPE I/II CEMENT COMPLYING WITH ASTM C-150 SHALL BE USED FOR ALL CONCRETE.
 - THE WATER/CEMENT RATIOS AND AIR ENTRAINMENT SHALL MEET THE REQUIREMENTS OF ACI 318.
 - REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVER:

- CAST IN PLACE CONCRETE. CLEAR COVER
- CAST AGAINST PERMANENTLY EXPOSED TO EARTH. 3"
- FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 THRU #8 BARS. 2"
 #5 AND SMALLER BARS. 1-1/2"
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
 SLABS, WALLS, JOISTS: #1 BARS AND SMALLER. 3/4"
 BEAMS, COLUMNS: PRIMARY REIN, TIES, STIRRUPS,
 SPIRALS. 1-1/2"
5. REINFORCING MIN. LAP SPLICE - #4 BARS 24" - #5 BARS 30"

FOOTING & FOUNDATION

R403 & R404

FOOTINGS AND FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTIONS R403 AND R404.

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SITE AND GEOTECHNICAL CONDITIONS ARE IN COMPLIANCE WITH THE DESIGN CRITERIA LISTED ABOVE.

- FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA.
- ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISH GRADE.
- THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT THE SOIL MOISTURE CONTENT MEETS THE IBC AND IRC REQUIREMENTS.
- ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
- COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTING OF FILL.
- FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 1" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLT PER WALL SECTION. 3"x3"x0.225" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT AND PLATE. SEE CROSS SECTION FOR SIZE AND SPACING.
- GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.
- HOLDINGS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENERS HOOK THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.

CONCRETE-ENCASED ELECTRODE

E306.08.12

AN ELECTRODE ENCASED BY AT LEAST 2 INCHES OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH DIAMETER, OR CONSISTING OF AT LEAST 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE USUAL STEEL TIE WIRE OR OTHER EFFECTIVE MEANS.

FOOTINGS ON OR ADJACENT TO SLOPES

R403.1.7

THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL (33.3-PERCENT SLOPE) SHALL CONFORM TO SECTIONS R403.1.1 THROUGH R403.1.4

BUILDING CLEARANCES FROM ASCENDING SLOPE SURFACES

R403.1.1.1

IN GENERAL, BUILDINGS BELOW SLOPES SHALL BE SET A SUFFICIENT DISTANCE FROM THE SLOPE TO PROVIDE PROTECTION FROM SLOPE DRAINAGE, EROSION AND SHALLOW FAILURES.

FOOTING SETBACK FROM DESCENDING SLOPE SURFACES

R403.1.1.2

FOOTINGS ON OR ADJACENT TO SLOPE SURFACES SHALL BE FOUNDED IN MATERIAL WITH AN EMBEDMENT AND SETBACK FROM THE SLOPE SURFACE SUFFICIENT TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE FOOTING WITHOUT DETRIMENTAL SETTLEMENT.

FOUNDATION ELEVATION

R403.1.1.3

ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (303 MM) PLUS 2 PERCENT.

STRUCTURAL FILL

STRUCTURAL FILL SHALL BE IMPORTED FILL MATERIAL.

IMPORTED FILL MATERIAL SHALL CONSIST OF WELL-GRADED SANDY GRAVELS TO SILTY SANDS WITH A MAXIMUM SIZE OF 4" AND 5 TO 20 PERCENT FINES (MATERIALS PASSING NO. 200 SIEVE). THE LIQUID LIMIT OF THE FINES SHALL NOT EXCEED 35% AND THE PLASTICITY INDEX SHALL BE BELOW 15.

CLEAN GRAVEL RANGING FROM #4 GRAVEL TO 4" WITH LESS THAN 5 PERCENT FINES AND SAND COMBINED MAY ALSO BE USED AS STRUCTURAL FILL.

ALL FILL SOILS SHALL BE FREE FROM TOPSOIL, HIGHLY ORGANIC MATERIAL, FROZEN SOIL, AND OTHER DELETERIOUS MATERIALS.

THE THICKNESS OF EACH LIFT SHALL BE APPROPRIATE FOR THE COMPACTION EQUIPMENT BEING USED. MAX. 6" LIFT FOR HAND COMPACTION. MAX. 8" FOR TRENCH COMPACTORS.

THE FULL THICKNESS OF EACH LIFT OF STRUCTURAL FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

CLEAN GRAVEL FILL MAY BE PLACED IN MAX. 24" LIFTS. THE GRAVEL WILL NEED TO BE COMPACTED WITH AT LEAST 4 PASSES OF A VIBRATORY PLATE OR DRUM COMPACTOR.

WOOD - GENERAL FRAMING NOTES

R502 & R602

WOOD FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTIONS R502 AND R602. FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS PER TABLE R602.3(1).

- FRAMING LUMBER SHALL BE #2 DOUGLAS FIR-LARCH OR BETTER UNLESS NOTED OTHER WISE.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESURE TREATED OR BE REDWOOD.
- ALL FRAMING ANCHORS, POST CAPS, HOLD DOWNS, COLUMN BASES, ETC. SHALL BE PROVIDED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
- ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES. SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST SPLICE IN ADJOINING TOP PLATE.
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS SHALL HAVE (2) 2x10 DF No. 2 W/ILLER UNLESS NOTED OTHERWISE ON DRAWING.
- ALL HEADERS SUPPORTING A GIRDER TRUSS SHALL BE A MIN. OF (2) 1-3/4"x5-1/2" LVLs UNLESS NOTED OTHERWISE ON DRAWING.
- MULTIPLE BEAMS AND HEADERS SHALL BE NAILED TOGETHER ACCORDING TO DETAIL ON SHEET S2.
- ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION. SEE SHEETS S1-S3.
- MULTIPLE TRIMMERS - SEE TYPICAL BEAM POCKET SHEET 3.
- USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.
- TALL WALL FRAMING SHALL BE BALLOON FRAMING - WALL FRAMING SHALL BE FULL HEIGHT AND CONTINUOUS FROM FLOOR TO CEILING. SEE TYPICAL WALL SECTION OR FLOOR PLANS FOR FRAMING MATERIAL AND SIZES.
- MULTI LEVEL FRAMING - MULTI LEVEL FRAMING SHALL BE STAKE AND VERTICALLY ALIGNED TO CREATE DIRECT LOAD PATH.

FLOOR SHEATHING NOTES

R503

- TYPICAL FLOOR SHEATHING SHALL BE 3/4" T&G WAFFER BOARD NAILED W/ 8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTER-MEDIATE FRAMING MEMBERS.
- SOLID JOIST BLOCKING REQUIRED AT ALL BEARING POINTS.
- INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
- USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.
- USE DOUBLE FLOOR JOISTS UNDER ALL SHEAR WALLS RUNNING PARALLEL WITH FLOOR JOISTS. NAIL BOTTOM PLATE TO JOISTS W/ 16d NAILS @ 3" O.C.
- USE DOUBLE JOISTS TO SOLID BLOCK UNDER ALL SHEAR WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. NAIL BOTTOM PLATE TO BLOCKING W/ 16d NAILS @ 3" O.C.
- FLOOR JOIST INSTALLATION PER MANUFACTORS SPECIFICATIONS.

SHEAR WALL NOTES

- AS A MINIMUM, ALL EXTERIOR WALL SHALL BE SHEATHED WITH 1/16" APA RATED C-D OR C-C SHEATHING AND NAILED WITH 8d's 4" O.C. EDGE AND 12" O.C. FIELD. IF NOT INDICATED ON PLANS. SEE SHEARWALL SCHEDULE.
- SHEATHING SHALL EXTEND CONTINUOUS FROM MUD SILL TO TOP PLATE AND NAILED AT LEAST 1" O.C. ALONG SILL PLATE. SHEATHING SHALL EXTEND FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS.
- NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH. NAIL SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

WOOD TRUSS NOTES

R802.10

FIRE-MANUFACTURED TRUSSES SHALL CONFORM WITH SECTION R802.10 AND R802.11.

TRUSS MANUFACTURE SHALL PROVIDE DETAILS AND INSTRUCTION FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF TRUSSES BEFORE AND AFTER CONSTRUCTION.

TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R806.

NO ALTERATIONS SHALL BE MADE TO THE TRUSSES OR THE TRUSS LAYOUT.

ANY CHANGES TO THE ROOF FRAMING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO MANUFACTURING AND OR CONSTRUCTION OF SAID TRUSSES.

TRUSS DESIGN DRAWINGS SHALL COMPLY WITH SECTION R802.11.4 & R802.10.1.

DEFERRED TRUSS DESIGN SHALL BE SUBMITTED TO KARRAS ENGINEERING AND THE BUILDING OFFICIAL FOR REVIEW AND GENERAL CONFORMANCE PRIOR TO INSTALLATION IN ACCORDANCE WITH IBC 1013.4.1.

CONTRACTOR SHALL PROVIDE MINIMUM 22" X 30" ATTIC ACCESS. - FIELD LOCATE PROVIDE WEATHER STRIPPING AROUND OPENING. R802.1.

THE CONTRACTOR SHALL BLOCK BETWEEN TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON HI CONNECTORS.

GABLE ENDS SHALL HAVE SIMPSON STRONGTIE STRAPS @ 32" O.C. CONNECTING GABLE TRUSS TO WALL FRAMING.

TRUSSES TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS.

BLOCKING BETWEEN TRUSSES SHALL MATCH BOTTOM CHORD OF TRUSS.

BRACING - TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERL STABILITY.

ROOF SHEATHING NOTES

R803

- SHEATHING SHALL BE 7/16", 24/16, APA RATED SHEATHING. NAIL W/ 8d's @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTER-MEDIATE FRAMING MEMBERS. (5/8" SHEATHING WITH SNOW LOADS GREATER THAN 30 LBS)
- LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

BRICK VENEER SUPPORT / LINTELS

R103.12.1

A MINIMUM 6 INCHES BY 4 INCHES BY 1/2 INCH STEEL ANGLE, WITH THE LONG LEG PLACED VERTICALLY, SHALL BE ANCHORED TO DOUBLE 2 INCHES BY 4 INCHES WOOD STUDS AT A MAXIMUM ON-CENTER SPACING OF 16 INCHES. ANCHORAGE OF THE STEEL ANGLE AT EVERY DOUBLE STUD SPACING SHALL BE A MINIMUM OF TWO 1/2" DIAMETER BY 4 INCH LAG SCREWS.

STEEL LINTELS SHALL BE SHOP COATED WITH RUST INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

FASTENERS

R317.3

FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE - TREATED WOOD SHALL BE HOT DIPPEED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. EXCEPTIONS 1/2" DIAMETER OR GREATER STEEL BOLTS.

DWELLING/GARAGE SEPERATION

R302.6

STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY FIRE-RESISTIVE CONSTRUCTION. 1"-INCH GYPSUM BOARD TYPICAL. 5/8"-INCH TYPE X GYPSUM BOARD FOR HABITABLE ROOMS ABOVE THE GARAGE.

COMPLY WITH SECTION R302.6.

CEILING HEIGHT

R305

HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BASEMENTS 6'-8" MIN. EXCEPTIONS UNDER BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

WINDOW WELLS

R310.2

WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZ. DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. COMPLY WITH SECTION R310.2.1

BASEMENT - WINDOW SILL HEIGHT

R310.2.2

BASEMENT WINDOWS SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44-INCHES ABOVE THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE THE WINDOW SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH R310.2.3.

WINDOW SILL HEIGHTS

R312.2.1

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISH GRADE OR SURFACE BELOW, THE LOWEST PART OF THE OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIA. SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

MEANS OF EGRESS

R311

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS. (2%)

GUARDS AND WINDOW FALL PROTECTION

R312

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAFTS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.

OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

SMOKE ALARMS

R314

SMOKE ALARMS SHALL BE IN ACCORDANCE WITH SECTION R314.

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND UNINHABITABLE ATTICS.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

CARBON MONOXIDE ALARMS

R315

CARBON MONOXIDE ALARMS SHALL BE IN ACCORDANCE WITH SECTION R315.

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH HABITABLE LEVEL WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLINGS UNITS THAT HAVE ATTACHED GARAGES.

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND NFPA 720.

GLAZING

R308

1. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

3. GLAZING IN WALLS ENCLOSING STAIRWAY LANDING OR WITHIN 60 INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

WEATHER-RESISTANT BARRIER

R103.6.3

WEATHER-RESISTANT BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R103.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WEATHER-RESISTANT VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

WEEP SCREEDS

R103.6.2.1

A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

ARC-FAULT PROTECTION

E3902.12

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUN-ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

TUB AND SHOWER

R301

BATHTUB AND SHOWER SPACES - R302.2

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

LIMIT WATER TEMPERATURE TO A MAX. 120° F. PER SECTION P2108.3 AND P2113.3.

JETTED TUB ACCESS - 12"x12" ACCESS PER IRC P2120.

GENERAL NOTES

- CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
- ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
- ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
- ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
- HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.



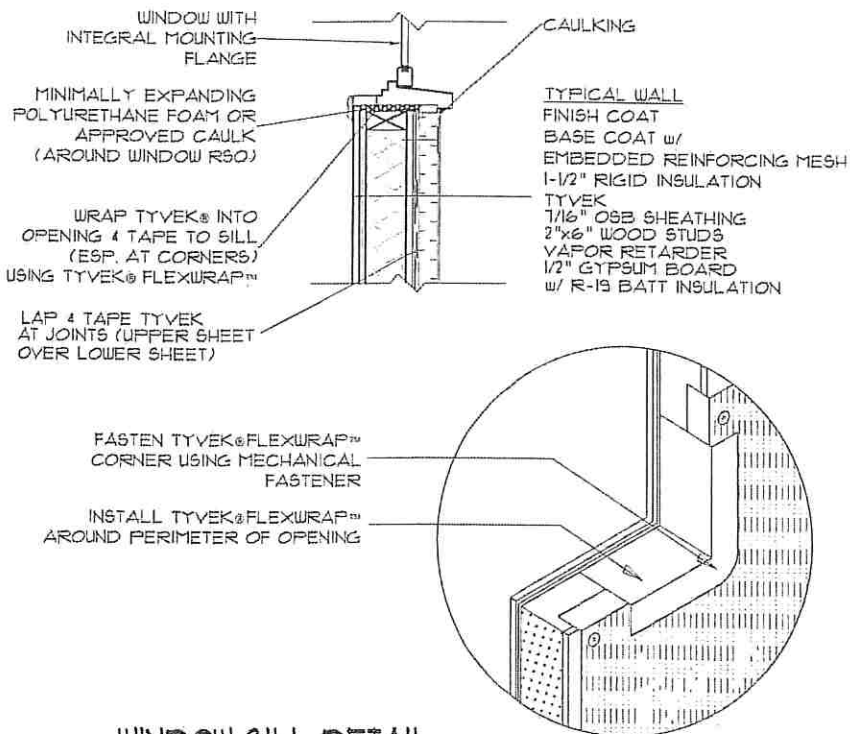
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SCALE	1/8" = 1'-0"	11x17
	1/4" = 1'-0"	24x36
PLAN NUMBER	8-2020	S4

WEATHER RESISTIVE BARRIER (R103.2)

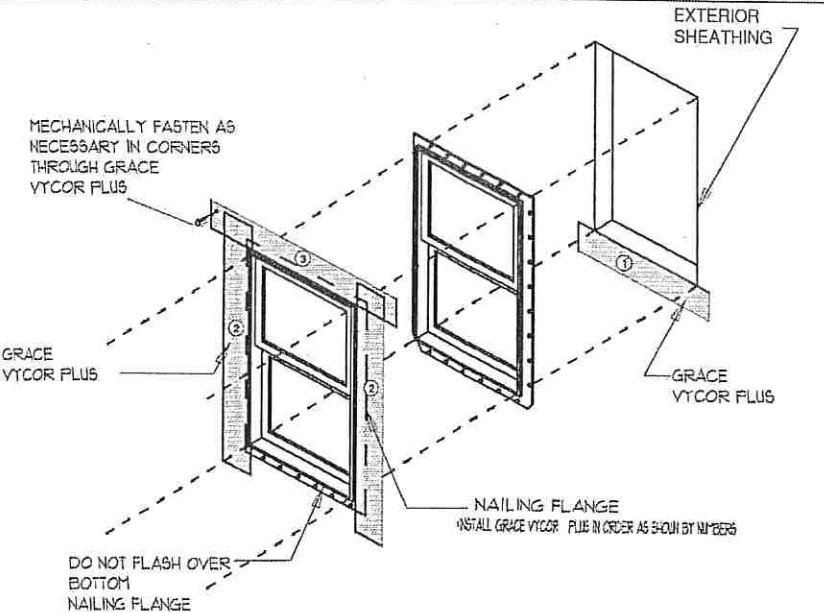


WINDOW SILL DETAIL

NOT TO SCALE

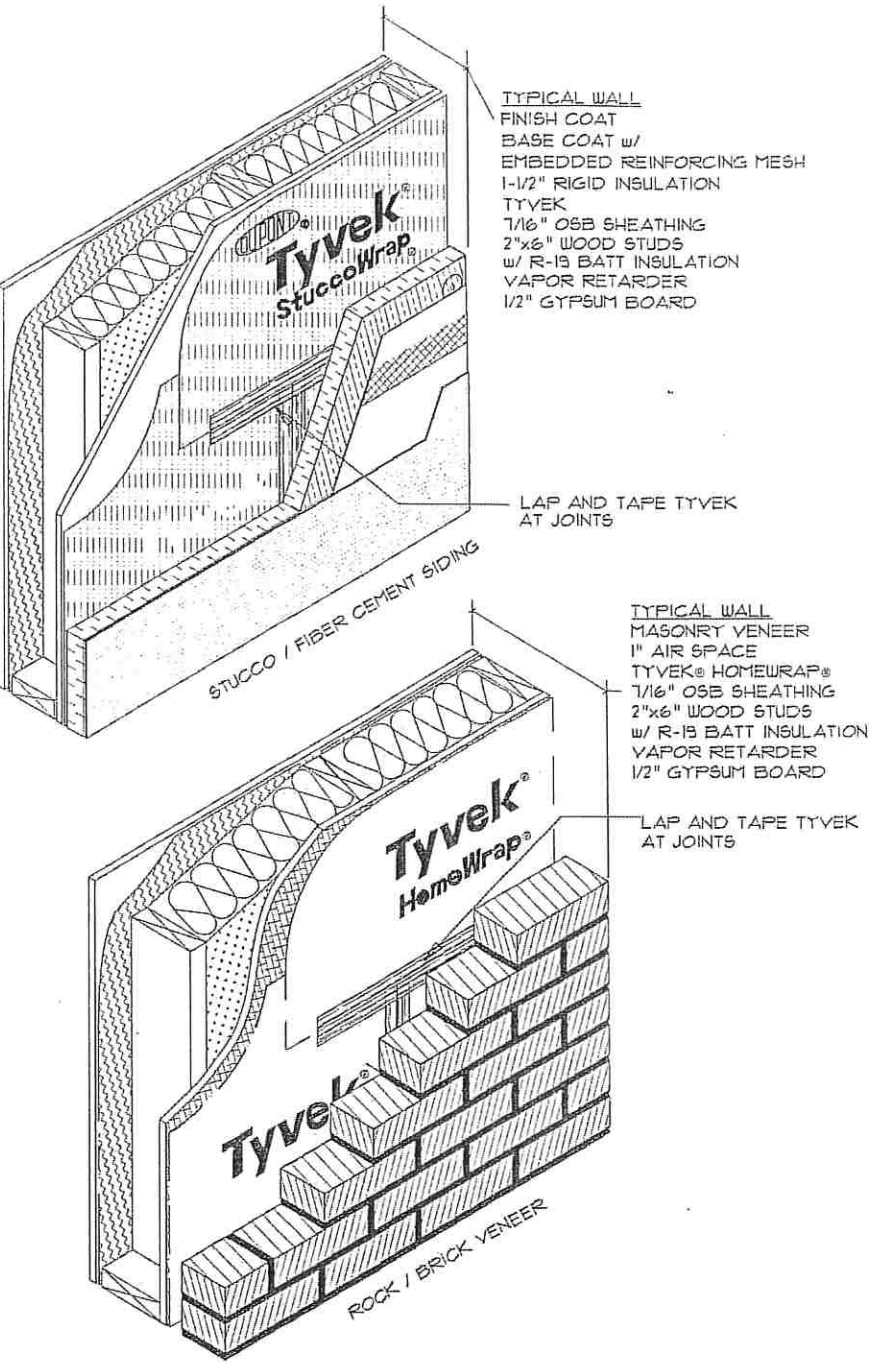
GENERAL NOTES

- *SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE (ex. DUPONT CONTRACTOR TAPE)
- *FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (ex. DUPONT WRAPCAPS)
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
- *INSTALL EIFS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



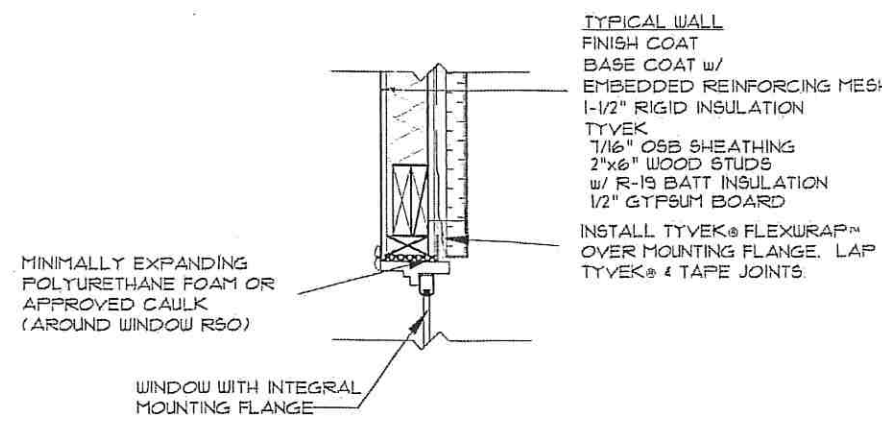
WINDOW / DOOR HEAD DETAIL

NOT TO SCALE



TYPICAL WALL ISOMETRIC

NOT TO SCALE



WINDOW / DOOR HEAD DETAIL

NOT TO SCALE

2015 IECC REQUIREMENTS FOR UTAH HOMES

	WINDOWS		INSULATION				FOUNDATION		
	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
ZONE 6	0.32	NR	49	20 + 5 OR 13 + 10	15/20	30	15/20	10, 4 FT	15/13
ZONE 5	0.32	NR	49	20 OR 13 + 5	13/17	30	13/17	10, 2 FT	15/13
ZONE 3	0.32	0.25	38	20 OR 13 + 5	8/13	13	8/13	0	5/13
ZONE 3	WASHINGTON		ZONE 5	BEAVER, DAVIS, EMERY, GARFIELD, GRAND, IRON, JUAB, KANE,					
ZONE 5	MILLARD, BIUTE, SALT LAKE, SAN JUAN, SANPETE, SEVIER, TOOELE UTAH, WAYNE, WEBER								
ZONE 6	BOX ELDER, CACHE, CARBON, DAGGETT, DUCHESNE, MORGAN, RICH, SUMMIT, UINTAH, WASATCH								

FENESTRATION (IECC SECTIONS R303.13, R402.3, R402.5)

FENESTRATION (INCLUDING ALL WINDOWS AND DOORS) AND SKYLIGHT U-FACTORS ARE MAXIMUM ACCEPTABLE LEVELS. THE GLAZED FENESTRATION SHGC MAXIMUMS APPLY TO ALL WINDOWS, SKYLIGHTS AND GLAZED DOORS. AN AREA-WEIGHTED AVERAGE OF FENESTRATION PRODUCTS IS PERMITTED TO SATISFY THESE REQUIREMENTS. (SEE IECC SECTION R402.3)

WINDOW, DOOR AND SKYLIGHT U-FACTORS AND SHGC'S MUST BE DETERMINED BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER, IN ACCORDANCE WITH A NATIONAL FENESTRATION RATING COUNCIL (NFRC) RATING. PRODUCTS WITHOUT AN NFRC LABEL MUST USE THE DEFAULT VALUES IN IECC SECTION R303.13

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS MUST BE LABELED TO SHOW THAT THEY MEET THE IECC'S AIR INFILTRATION REQUIREMENTS.

UP TO 15 SQUARE FEET OF GLAZED FENESTRATION IS PERMITTED TO BE EXEMPT FROM THE U-FACTOR AND SHGC REQUIREMENTS. ONE SIDE HINGED DOOR ASSEMBLY UP TO 24 SQUARE FEET IS EXEMPTED FROM THE FENESTRATION U-FACTOR REQUIREMENTS IN THERMALLY ISOLATED SUNROOMS. (IECC SECTION R402.3.5)

INSULATION (IECC SECTIONS R303.14 AND R402.2)

INSULATION R-VALUES ARE MINIMUM ACCEPTABLE LEVELS AND MUST BE DETERMINED ACCORDING TO FEDERAL TRADE COMMISSION RULE.

R-VALUES FOR WALLS REPRESENT THE SUM OF CAVITY INSULATION PLUS INSULATED SHEATHING, IF ANY. THE SECOND R-VALUE FOR MASS WALLS APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

THE INSULATION FOR BASEMENT WALLS MUST BE FROM THE TOP OF THE WALL DOWN 10 FEET BELOW GRADE OR TO THE BASEMENT FLOOR, WHICHEVER IS LESS. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED IN IECC FIGURE R301.1. INSULATION REQUIREMENTS FOR CRAWL SPACE WALLS ARE FURTHER SPECIFIED IN IECC SECTION R402.2.1

FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. REFER TO THE CODE FOR DETAILS ALLOWING INSULATION TO BE INSTALLED ON THE LOWER SIDE OF THE CEILING CAVITY.

ACCESS DOORS FROM CONDITIONED SPACES (E.G. ATTICS AND CRAWL SPACES) TO UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. VERTICAL ACCESS DOORS ARE PERMITTED TO MEET THE FENESTRATION REQUIREMENTS.

INSULATION REQUIREMENTS FOR SLAB ON GRADE FLOORS ARE FURTHER SPECIFIED IN IECC SECTION R402.2.10. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.

SPECIAL INSULATION EXCEPTIONS RELATED TO CEILINGS WITH OR WITHOUT ATTIC SPACES, MASONRY VENEER AND THERMALLY ISOLATED SUNROOMS ARE SET FORTH IN IECC SECTION R402.

DUCTS (IECC SECTION R403.3)

DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4cfm/100 SQ. FT. (OR 3cfm IF AIR HANDLER IS NOT INSTALLED), EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE CONDITIONED SPACE. AIR HANDLERS AND FILTER BOXES MUST ALSO BE PROPERLY SEALED.

SUPPLY AND RETURN DUCTS SHALL BE SEALED AND INSULATED AS FOLLOWS

DUCT LOCATION	LESS THAN 3 INCHES IN DIAMETER	GREATER THAN 3 INCHES IN DIAMETER
ATTIC	R-6	R-8
OTHER PORTIONS OF THE BUILDING	R-4.2	R-6
COMPLETELY INSIDE CONDITIONED SPACE	EXEMPT	EXEMPT

AIR SEALING (IECC SECTION R402.4)

THE BUILDING ENVELOPE IS REQUIRED TO BE PROPERLY SEALED AND TESTED, AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NO HIGHER THAN 3 ACH AT 0.2 INCH W.G. (50 PASCAL) IN CLIMATE ZONES 3, 5 AND 6. RECESSED LIGHTING MUST ALSO BE SEALED TO LIMIT AIR LEAKAGE.

DOCUMENTATION (IECC SECTIONS R103, R303.3, R401.3)

THE APPROPRIATE CONSTRUCTION DOCUMENTS AND PREVENTATIVE MAINTENANCE INFORMATION MUST BE PROVIDED, ALONG WITH A PERMANENT CERTIFICATE LISTING CERTAIN INSULATION, WINDOW AND HVAC PERFORMANCE INFORMATION.

SYSTEMS (IECC SECTION R403)

HVAC SYSTEM MUST BE PROPERLY SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED METHODOLOGIES. NEW OR REPLACEMENT HEATING AND COOLING EQUIPMENT MUST MEET OR EXCEED FEDERAL MINIMUM EFFICIENCY REQUIREMENTS FOR GEOGRAPHIC LOCATION IN WHICH IT IS INSTALLED.

TEMPERATURE CONTROLS MUST BE INSTALLED, INCLUDING A PROGRAMMABLE THERMOSTAT WHERE REQUIRED.

MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING MUST BE INSULATED TO R-3, WITH CERTAIN EXCEPTIONS.

SPECIFIC REQUIREMENTS APPLY TO CIRCULATING HOT WATER SYSTEMS, MECHANICAL VENTILATION, SNOW MELT SYSTEMS, AND POOLS.

LIGHTING (IECC SECTIONS R202 AND R404.1)

A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.



Karras Engineering

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Resolution No. 30-2021

RESOLUTION OF WEST HAVEN CITY DECLARING CERTAIN CHAIRS AS SURPLUS TO THE CITY'S NEEDS; AUTHORIZING THE SELLING OF SUCH SURPLUS PROPERTY; AND AUTHORIZING THE CITY MANAGER TO SIGN ALL DOCUMENTS NECESSARY TO EFFECTUATE THE DISPOSAL OF THE PROPERTY: AND AUTHORIZING THE MAYOR TO SIGN THIS RESOLUTION; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1 - RECITALS:

WHEREAS, the City Council of West Haven City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with Utah Code ("UC"), the governing body of the city may exercise all administrative powers by resolution; and,

WHEREAS, the City finds that it owns a number of different chairs; and

WHEREAS, the City finds that the chairs specifically outlined in this Resolution are deemed to be surplus to the City's needs; and

WHEREAS, the City finds that selling these chairs via competitive bidding or transferring them to another governmental agency, under terms favorable to the City is in the best interest of the City; and,

WHEREAS, the City finds that the public convenience and necessity, public safety, health and welfare is at issue and requires administrative action by the District as noted above.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Haven:

1. The City declares the City's following chairs as surplus to the City's needs:
 - a. Armless side chair - 2
 - b. Low back conference chair - 7
 - c. Wood arm side chair - 5
 - d. Green fabric wood arm side - 2
 - e. Wood arm blue-green side - 5
 - f. Green club chairs w/ casters - 14
 - g. Low back wood arm side - 11
 - h. Polk-a-dot wood arm w/ casters - 10
 - i. Polk-a-dot wood arm high back - 1
 - j. Assorted Office task chairs - 16
2. The City directs that these specific chairs be sold via competitive bidding, transferred to another governmental agency, or disposing the surplus property under terms favorable to the City.
3. The City authorizes the City Manager to sign all contracts, agreements, or other documents necessary to complete this property disposition, and authorizes the City Recorder to sign any documents as required attesting to the City Manager having been duly authorized to enter into such arrangements for the City.

4. The City authorizes the Mayor to sign this resolution.
5. That the foregoing recitals are incorporated herein by this reference.

BE IT FURTHER RESOLVED the foregoing recitals are incorporated herein and this Resolution shall become effective immediately upon its passage.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI - DATE OF EFFECT

This Resolution shall be effective on the 6th day of October, 2021, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 6th day of October, 2021.

WEST HAVEN CITY

Sharon Bolos
Mayor

ATTEST:

Emily Green
City Recorder