



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

Shane Pace
CHIEF ADMINISTRATIVE OFFICER

RE: 9854 S 700 E Condo Plat Response

To whom it may concern,

We visited the above-mentioned site at the request of the 2 potential buyers of this building. It was requested to walk the building and discuss issues that need to be addressed to obtain positive approval for subdividing the building for Condos. The Fire Marshalls, Building Officials, and potential owners were at this site visit. After walking through the Black Lion space, interior corridors, and restrooms the following are the recommendations from the Building and Safety Division.

The accessible route and means of egress shall meet current code requirements. Specifically, Panic hardware shall be added to all corridor exits and exits from the Black Lion space. Emergency egress lighting shall be functional and located in all areas required by code. IBC 1008.3. Exit signs need to be in place and function as required by IBC 1013. Open electrical boxes, receptacles, and switches need to be concealed and guarded. Sprinkler and alarms systems as required in chapter 9 of the IBC shall function correctly as determined by the Fire Marshall.

There are additional items that should be taken care of as part of building maintenance but not required for subdivision approval. Some spaces within the building were finished without permits. We would need to inspect these spaces for code compliance. There are a lot of concealed spaces that sprinkler coverage does not comply. Open framing exists and is allowed with sprinkler coverage. We recommend finishing the open framing with approved materials. Corridor contains flooring that may contain trip hazards and current thresholds do not meet accessibility standards. We also recommend having a licensed electrician inspect the existing wiring system and correct all code violations.

Regards
Willie Chidester

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Assistant Chief Building Official

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.6094
C: 801.381.0056
wchidester@sandy.utah.gov