



City of South Jordan

Building Division

1600 W Towne Center Drive
 South Jordan, UT 84065
 801-254-3742
 http://www.southjordancity.org

Permit #	42741
Project #	2012-15583
Permit Cat.	Building Permit
Permit Type	Commercial Add/Alter
Issue Date	8/9/2012

Construction Permit

Address	Assessors Parcel No.	Tract Parcel Map Number	Lot Number
9894 JORDAN GATEWAY S, Apt. (500 W)	2712300067	PHEASANT HOLLOW BUSINESS PARK	BLDGS 10 & 11

Description of work.

TI/DELTA VALVE
 BLDG 11 PHEASANT HOLLOW
 MAX OCCUPANCY LOAD 312

Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$841,000.00	Commercial	Type V B		True	27608.00	

Contractor	Address	Telephone	Email
* RLS CONSTRUCTION INC - DBA SQUIRES CONSTRUCTION	1125 WEST 725 NORTH STE B CENTERVILLE UT 84014	801-299-0121	csquires@atl.net
Lic. Information	5676721	Exp. Date: 11/30/2013	

Applicant	Address	Telephone	Email
* RLS CONSTRUCTION INC - DBA SQUIRES CONSTRUCTION	1125 WEST 725 NORTH STE B CENTERVILLE UT 84014	801-299-0121	csquires@atl.net
Lic. Information	5676721	Exp. Date: 11/30/2013	

Fees						
Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
Commercial Add/Alter				\$11,583.29	\$11,583.29	\$0.00
	State Fee	.01	8,973.89	\$0.00	\$89.74	(\$89.74)
	BLDG Add/Alter PME Plan Check	.15	3,106.00	\$0.00	\$465.90	(\$465.90)
	Plumbing	690.00	1.00	\$0.00	\$690.00	(\$690.00)
	Mechanical	759.00	1.00	\$0.00	\$759.00	(\$759.00)
	Electrical	1,657.00	1.00	\$0.00	\$1,657.00	(\$1,657.00)
	BLDG Add/Alter Plan Check	.35	5,867.89	\$0.00	\$2,053.76	(\$2,053.76)
	Valuation	.00	.00	\$0.00	\$5,867.89	(\$5,867.89)
	State Fee	.01	8,973.89	\$89.74		\$89.74
	BLDG Add/Alter PME Plan Check	.15	3,106.00	\$465.90		\$465.90
	Plumbing	690.00	1.00	\$690.00		\$690.00
	Mechanical	759.00	1.00	\$759.00		\$759.00
	Electrical	1,657.00	1.00	\$1,657.00		\$1,657.00
	BLDG Add/Alter Plan Check	.35	5,867.89	\$2,053.76		\$2,053.76
	Valuation	.00	.00	\$5,867.89		\$5,867.89
Totals				\$11,583.29	\$11,583.29	\$0.00

Receipt Summary					
Receipt ID	Payment	Type	Paid By	LOGINID	Date Time
9594	\$11,583.29	Credit Card	RLS CONSTRUCTION INC	alund-bix	8/9/2012 5:41 PM
Totals	\$11,583.29				

"D" CUBBY

BUILDING PERMIT APPLICATION
BECOMES PERMIT WHEN SIGNED

Plan 8056

Print Form

SOUTH JORDAN CITY

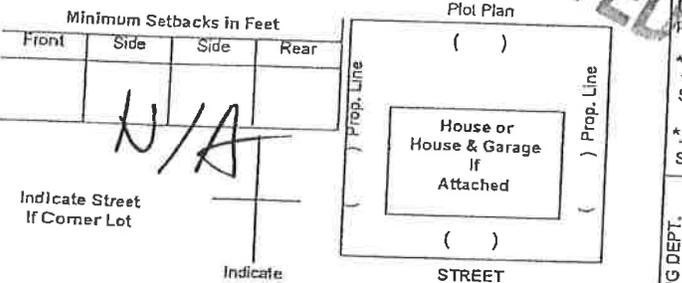
Date of Application: 4/5/12
 Date Work Starts: ASAP
 Proposed Use of Structure: Office / Delta Valve
 Bldg. Address: 9890 South Jordan Gateway 500W
 Assessor's Parcel No.: 2712380067
 Subd. Name & Number: Pheasant Hollow
 Owner of Property: Pheasant Hollow Business Park LLC
 Architect or Engineer: PLGAW
 General Contractor: RLS CONST
 Electrical Contractor: Red Line Electric
 Plumbing Contractor: Broderick Plumbing
 Mechanical Contractor: Harwood Mechanical

Receipt No.: 15383
 Date Issued: _____
 Permit Number: _____
 Square Ft. of Building: 27,608
 Valuation #: 840,062
 Building Fees: 8220
 Plan Check Fees: _____
 Electrical Fees: 1657
 Plumbing Fees: 690
 Mechanical Fees: 759
 Subtotal: _____
 Water: _____
 Sewer: _____
 Storm Sewer: _____
 Moving or Demo: _____
 Temporary Conn.: _____
 Re-inspection: _____
 State Fee: _____
 Total: 11,583.29

Special Approvals	Required	Received	Approved
Board of Adjustment			
Health Dept.			
Fire Dept. South Jordan Bldg Dept		255,852	
Soil Report			
Water or Well Permit			
Traffic Engineer		34,210	
Flood Control			
Sewer or Septic Tank			
City Engineer (on site)			
Gas			

RECEIVED
 JUN 05 2012
 MEZZANINE IS UNFINISHED
 WILL REQUIRE PERMIT WHEN
 IT WILL BE FINISHED
 THIS IS ONLY GOOD UP TO
 4-WAY ISSUES MUST BE
 RESOLVED BEFORE 4-WAY
 INSPECTION

Dwell. Units Now on Lot: _____
 Assory Bldgs. Now on Lot: _____
 Type of Improvement / Kind of Const.: Remodel Addition
 Sign Build Convert Use Demolish
 Repair Move
 No. of off-street parking spaces: _____
 SUB-CHECK: Zone 1-F, Date 06-07-12, Sub-Ck. By [Signature]



This application does not become a permit until signed below.
 Plan Chk. OK by: [Signature]
 Signature of Approval: _____ Date: 7-27-2012
 Signature of Owner (if Owner): _____ Date: _____
 Census Tract: _____ Traffic Zone: _____ Coordinate Ident. No.: _____
 New S.L.U. Code No.: _____ Old S.L.U. Code No.: _____
 Certificate of Occupancy: _____

Note: 24 Hours notice is required for all inspections

Building Project Inspection History Report



City of South Jordan

Building Division

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Project #: 2012-15583

Address: 9894 JORDAN GATEWAY S, Apt. (500 W)

**Project Description: TI/DELTA VALVE
 BLDG 11 PHEASANT HOLLOW
 MAX OCCUPANCY LOAD 312
 CO ISSUED 3/12/14**

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
143874	42741	*	Nelson, Jason	Building	10/19/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Four-Way (Frame, elec, mech, plumb, sheathing)	10/19/2012	12:00 AM	Reschedule / Correction	ONLY INSPECTED EAST EXTERIOR WALL FROM NORTH VESTIBULE TO SOUTH VESTIBULE. 1. NEED TO CORRECT ADDRESS.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
143910	42741	*	Hardy, Jim	Building	10/22/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	10/22/2012	12:00 AM	None / Not Ready	
Re-Four Way	10/22/2012	12:00 AM	Reschedule / Correction	- call for 4way inspection. (inspected east wall between vestibules)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
144102	42741	*	Nelson, Jason	Building	10/24/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Four-Way (Frame, elec, mech, plumb, sheathing)	10/24/2012	12:00 AM	Reschedule / Correction	<ol style="list-style-type: none"> 1. protect plumb through metal studs 2. call for sheerwall inspection including bolts and hold downs 3. complete grab bar blocking north restroom 4. provide exhaust fan north restroom 5. complete front office framing and ventilules 6. install stair treads to measure rise and run 7. provide access under landing north stairway also complete framing details both stalrways 8. complete duct work upper floor 9. provide bushings for conduit ends 10. provide final plan for break room to city for approval 11. complete floor for future elevator shaft area note shaft will need to be 1hr rated and sprfnkier main cant be in shaft 12. insulate hot water lines

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
144249	42741	*	Hardy, Jim	Building	10/29/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	10/29/2012	12:00 AM	None / Not Ready	
Re-Four Way	10/29/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - call for shearwall inspection need to check nailing, bolts, holdowns, stud sizes - complete grab bar blocking. - complete front office and vestibule framing - install stair treads - complete upper floor mech - provide bushings for conduit ends. - provide new breakroom plan to city for approval - complete floor for future elevator. shaft needs to be rated and cannot have sprinkler main in shaft. - insulate hot water lines - install all hot water lines and test. - run exhaust fans to exterior. - complete a-35's at stairs.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
144356	42741	*	Hardy, Jim	Building	10/30/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Gas Line	10/30/2012	12:00 AM	None / Not Ready	
Insulation	10/30/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide com-check (R11 on exterior wall) - complete insulation on demising wall.
Re-Four Way	10/30/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - shearwalls need to be full height, - have eng approve screws (not per plan) - need to verify gauge of studs in sw2. - sw2 cannot be broken at columns - complete items marked on plan.(20) - complete front office and vestibule framing - install stair treads - complete upper floor mech. - provide bushings for conduit ends - provide new breakroom plan to city for approval - complete floor for future elevator. shaft needs to be rated and cannot have sprinkler main in shaft. - insulate hot water lines - install all hot water lines and test - run exhaust fans to exterior.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
144482	42741	*	Hardy, Jim	Building	11/1/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Gas Line	11/1/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide gasline diagram - install regulators, test lees, and drip legs
Re-Four Way	11/1/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - complete front office and vestibule framing - install stair treads - complete upper floor mech. - provide bushings for conduit ends - provide new breakroom plan to city for approval - complete floor for future elevator. shaft needs to be rated and cannot have sprinkler main in shaft - Insulate hot water lines. - install all hot water lines and test - run exhaust fans to exterior - complete #3 and #4 on eng letter - complete shearwall screws on west wall
Re-Insulation	11/1/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide com-check.(R22 installed)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
144608	42741	*	Hardy, Jim	Building	11/2/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	11/2/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - complete front office and vestibule framing. - install stair treads. - complete upper floor mech - provide bushings for conduit ends - provide new breakroom plan to city for approval - complete floor for future elevator. shaft needs to be rated and cannot have sprinkler main in shaft. - insulate hot water lines. - install all hot water lines and test - run exhaust fans to exterior. - complete #3 and #4 on eng. letter - complete shearwall screws on west wall
Re-Gas Line Test	11/2/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide gasline diagram - install regulators, test tees, and drip legs.
Re-Insulation	11/2/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide com-check (R22 installed)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
144681	42741	*	Hardy, Jim	Building	11/6/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	11/6/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - complete front office and vestibule framing - install stair treads - complete upper floor mech. - provide bushings for conduit ends - provide new breakroom plan to city for approval - complete floor for future elevator. shaft needs to be rated and cannot have sprinkler main in shaft. - insulate hot water lines. - install all hot water lines and test - run exhaust fans to exterior. - complete #3 and #4 on eng. letter. - complete shearwall screws on west wall
Re-Gas Line Test	11/6/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide gasline diagram. - install regulators, test tees, and drip legs.
Re-Insulation	11/6/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide com-check (R22 installed)
Sheetrock	11/6/2012	12:00 AM	None / N/A	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
144875	42741	*	Hardy, Jim	Building	11/8/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	11/8/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - complete front office and vestibule framing - install stair treads. - complete upper floor mech - provide bushings for conduit ends. - provide new breakroom plan to city for approval - complete floor for future elevator. shaft needs to be rated and cannot have sprinkler main in shaft - insulate hot water lines. - install all hot water lines and test - run exhaust fans to exterior. - on shearwall 4 need 2 studs for holddowns, cannot trim studs, complete anchor bolts, complete screws in holddowns, need screws 2" o.c
Re-Gas Line Test	11/8/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide gasline diagram - install regulators, test tees, and drip legs
Re-Insulation	11/8/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide com-check, (R22 installed)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
145048	42741	*	Hardy, Jim	Building	11/13/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	11/13/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - complete front office and vestibule framing. - install stair treads - complete upper floor mech - provide bushings for conduit ends - provide new breakroom plan to city for approval. - complete floor for future elevator shaft needs to be rated and cannot have sprinkler main in shaft. - insulate hot water lines - install all hot water lines and test - run exhaust fans to exterior - on shearwall 4 need 2 studs for holddowns, cannot trim studs, complete anchor bolts, complete screws in holddowns.
Re-Gas Line Test	11/13/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide gasline diagram. - install regulators, test tees, and drip legs.
Re-Insulation	11/13/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide com-check (R22 installed)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
145362	42741	*	Hardy, Jim	Building	11/19/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Ceiling Grid	11/19/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide return air for offices - secure lights in server room - complete 7" run in room 109 - secure studs for cloud (two locations) - insulate duct in room 114. - call for inspection of front office when ready.
Re-Four Way	11/19/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - complete vestibule - install stair treads - complete upper floor mech - provide new breakroom plan to city for approval. - complete floor for future elevator shaft needs to be rated and cannot have sprinkler main in shaft - run exhaust fans to exterior
Re-Gas Line Test	11/19/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide gasline diagram - install regulators, test tees, and drip legs.
Re-Insulation	11/19/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide com-check.(R22 installed)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
145487	42741	*	Hardy, Jim	Building	11/21/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-ceiling grid	11/21/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide return air for offices. - secure lights in server room.
Re-Four Way	11/21/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - complete vestibule - install stair treads - complete upper floor mech - provide new breakroom plan to city for approval. - complete floor for future elevator shaft needs to be rated and cannot have sprinkler main in shaft - run exhaust fans to exterior.
Re-Gas Line Test	11/21/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide gasline diagram. - install regulators, test tees, and drip legs.
Re-Insulation	11/21/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide com-check.(R22 installed)
Sheetrock	11/21/2012	12:00 AM	None / Approved	*warehouse*

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
145918	42741	*	Hardy, Jim	Building	12/3/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-ceiling grid	12/3/2012	12:00 AM	Reschedule / Correction	- provide return air for offices. - secure lights in server room - for today not sure what needs to be looked at
Re-Four Way	12/3/2012	12:00 AM	Reschedule / Correction	- complete vestibule - install stair treads - complete upper floor mech. - provide new breakroom plan to city for approval. - complete floor for future elevator shaft needs to be rated and cannot have sprinkler main in shaft - run exhaust fans to exterior.
Re-Gas Line Test	12/3/2012	12:00 AM	Reschedule / Correction	- provide gasline diagram - install regulators, test tees, and drip legs.
Re-Insulation	12/3/2012	12:00 AM	Reschedule / Correction	- provide com-check (R22 installed)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
146372	42741	*	Hardy, Jim	Building	12/12/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Commercial Check List	12/12/2012	12:00 AM	None / Assigned	
Final	12/12/2012	12:00 AM	None / Not Ready	Dave Dansie did inspection. Not Ready did give contractor a generic list list not specific and not complete
Re-ceiling grid	12/12/2012	12:00 AM	None / Assigned	
Re-Four Way	12/12/2012	12:00 AM	None / Assigned	
Re-Gas Line Test	12/12/2012	12:00 AM	None / Assigned	
Re-Insulation	12/12/2012	12:00 AM	None / Assigned	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
146530	42741	*	Hardy, Jim	Building	12/14/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Final	12/14/2012	12:00 AM	None / Not Ready	
Re-ceiling grid	12/14/2012	12:00 AM	None / Approved	moved item to 4way list
Re-Four Way	12/14/2012	12:00 AM	Reschedule / Correction	- provide return air in all offices. - provide new breakroom plan to city for approval. - seal all duct work on level 2 - provide new mech. plan to city for approval (upper floor not matching)
Re-Gas Line Test	12/14/2012	12:00 AM	Reschedule / Correction	- provide gasline diagram - install regulators, test tees, and drip legs.
Re-Insulation	12/14/2012	12:00 AM	Reschedule / Correction	- provide com-check (R22 installed)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
146580	42741	*	Hardy, Jim	Building	12/17/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Final	12/17/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide new mech. plan to city for approval (upper floor not matching) - provide panel and transformer in warehouse from impact. - insulate water lines and water heater in warehouse - complete elect. in unisex restroom. - secure water heater in warehouse. - gfci receptacle in north breakroom - complete backsplashes on sinks. - need occ sensors in all rooms. - secure whips at cubicles. - gfci drinking fountain receptacle. - urinal partitions are too small (12" from floor, 60" tall) - install all trap guards. - towel dispensers need to be at 48" - cover elect. in restrooms, shower rooms, and kitchen. - gfci all receptacles in kitchen. - secure range - need front access (roll under) to kitchen sink and work space. - secure handrails - guard rails need to be 42" tall measured from walking space - cannot have more than 4" opening in guardrails. - secure elect. on upper floor. - need emergency lights in north side, above stairs, and warehouse. - need exit signs in warehouse.
Re-Four Way	12/17/2012	12:00 AM	None / Approved	transferred item to final.
Re-Gas Line Test	12/17/2012	12:00 AM	Reschedule / Correction	- provide gasline diagram.
Re-Insulation	12/17/2012	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
146764	42741	*	Hardy, Jim	Building	12/26/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final	12/26/2012	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide new mech. plan.(upper floor not matching) - urinal partitions are too small.(12" from floor, 60" tall) - towel dispensers need to be at 48" - secure handrails - need emergency lights over stairs
Re-Gas Line Test	12/26/2012	12:00 AM	Reschedule / Correction	- provide gasline diagram

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
151362	42741	*	Hardy, Jim	Building	4/17/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final	4/17/2013	12:00 AM	Reschedule / Correction	<ul style="list-style-type: none"> - provide new mech. plan.(upper floor not matching) - need emergency lights over stairs.
Re-Gas Line Test	4/17/2013	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
154718	42741	*	Hardy, Jim	Building	6/20/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final	6/20/2013	12:00 AM	Reschedule / Correction	- provide new mech. plan for upper floor.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
167885	42741	*	Nelson, Jason	Building	3/12/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final	3/12/2014	12:00 AM	None / Approved	