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Corrections Notice

Permit Application Number: PRAB231048

August 29, 2023

Dear Applicant,

Following are the comments regarding the plan review for the below referenced application. We have noted several concerns and/or non-conforming items regarding the work to be performed. These items must be addressed through revised drawings and/or addendums submitted to the CityView Portal for us to complete our review and approval, thank you.

Property Address: 29563 COUNTY ROAD 14D, ROUTT, CO 80487

Parcel No: 946253003;

Application Type: Accessory Building

Type of Not Applicable

Construction:

Occupancy:

Building Code Review (Reviewed By: Ted Allen)

Comments: 1. The valuation of work of \$15,000 appears to be inadequate to the Routt County Regional Building Department (RCRBD). The valuation, or value, to be used in computing the building permit and building plan review fees shall be the total value of construction work for which the permit is issued, including electrical, plumbing, mechanical, finish work, painting, roofing, and any other permanent equipment, based on reasonable material and labor estimates – even if you have separate permits for duplexes when the value all of your materials for and labor for doing the work (even if this is yourself), you must assess a reasonable value to the work being done. RCRBD suggests \$70000 for total, otherwise submit valuation worksheet for materials and labor for review.

2. RCRBD has also adopted the 2018 International Energy Conservation Code. Will the garage be heated? If so:

A minimum of R-10 insulation is required from the top of the slab or concrete downward 48" without gaps.

Above grade walls require a minimum of R-27 batt and ceiling requires R-49. Fenestration U-factors for windows and doors (include garage door if garage is heated) will be required to be indicated on the approved plans as per energy code path to compliance used.

The builder shall leave the National Fenestration Rating Council (NFRC) labels on all windows and doors with glazing at time of rough inspections so inspectors can verify the glazing requirements.

3. This building may contain structural elements that are either unconventional or exceed the prescriptive limitations of the code in particular the exterior walls of wood-frame construction shown with what appears as a single continuous top plate elevations acting as a hinge at approximately 8'-0 and not in accordance with Figures R602.3(1) and R602.3(2), or in accordance with AWC NDS, ceiling bracing or other methods of lateral load transfer for gable end-wall designed in accordance with the AWC WFCM or accepted engineering



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practice. Please clarify and note if this is intermediate blocking for plywood shear walls notes on Sheet S1 indicates sheathing is to be placed with 8' dimension perpendicular to framing with end joints staggered requiring similar intermediate blocking at 4' and double top plate at top of wall.

□ 1. The valuation of work of \$15,000 appears to be inadequate to the Routt County Regional Building Department (RCRBD). The valuation, or value, to be used in computing the building permit and building plan review fees shall be the total value of construction work for which the permit is issued, including electrical, plumbing, mechanical, finish work, painting, roofing, and any other permanent equipment, based on reasonable material and labor estimates – even if you have separate permits for duplexes when the value all of your materials for and labor for doing the work (even if this is yourself), you must assess a reasonable value to the work being done. RCRBD suggests \$70,000 for total, otherwise submit valuation worksheet for materials and labor for review.

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Planning Review (Reviewed By: Michael Fitz)

Comments: Garage; contains plumbing. Setbacks and height comply. Plumbing Agreement required.

□ Plumbing Agreement required prior to sign off. Contact the Planning Department for a draft of the agreement. There is \$150 fee for the agreement.

If I can provide any further information to you, please feel free to contact me at (970) 870-5334 or by email at mmichael-ferrier@co.routt.co.us.

Thank you,

A handwritten signature in cursive script, reading 'Malea Michael-Ferrier'.

Malea Michael-Ferrier
Sr Permit Tech/Plan Reviewer Assistant
Building Services