

CODE REVIEW

PROJECT ADDRESS:
12300 County Road 56
Routt County, Colorado

PROJECT OWNER:
Shane Sunn
(970) 405-6281

LOT SIZE: 47.58 Acres

PROJECT SIZE: 1,012 sf (667sf + 345 sf)

PROJECT DESCRIPTION:
A light-frame, off-grid, single-family dwelling unit with a loft and two porches.

JURISDICTION: Un-Incorporated Routt County Building Department

GOVERNING CODES:

2018 International Residential Code
2018 International Energy Conservation Code

OCCUPANCY: R-3

CONSTRUCTION TYPE: V-B

BUILDING HEIGHTS

Max allowable building height: 35'-0"

Proposed building height: 23'-0" above average grade

MEANS OF EGRESS

Exit Requirements per Floor: 2

Loft Access (R311.7.12)

FIXTURE COUNT

1 SHOWER / TUB
1 TOILET
2 SINKS

EMERGENCY EGRESS AND RESCUE OPENINGS

1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR HEIGHT OF 24 INCHES AND A MINIMUM NET CLEAR WIDTH OF 20 INCHES. GRADE FLOOR EERO SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.0 SQUARE FEET PER R310.2.1.

2. BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC 2018 SECTION 310 AS AMENDED 5-308.

3. SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R314 AND NFPA 72.

4. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH FLOOR INCLUDING ASEMENTS AND HABITABLE ATTICS, AND NOT LESS THAN 3'-0" HORIZONTALLY FROM DOOR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAN THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

5. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND HERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R315.

7. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS THAT CONTAIN A FUEL-FIRED APPLIANCE AND/OR THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATED WITH THE DWELLING UNIT.

8. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPINGAREA. WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

9. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE UNITS

ENERGY REQUIREMENTS

1. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE ICATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD
2. AS REQUIRED PER N1102.4.4.
3. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4.
4. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER M1507.2.
5. MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER M1503.4.
6. ALL BATHROOMS AND TOILET ROOMS TO BE EQUIPPED WITH A MINIMUM 50 CFM INTERMITTENTLY OPERATING SOURCE SPECIFIC EXHAUST FAN. ALL KITCHENS TO BE EQUIPPED WITH A MINIMUM 100 CFM INTERMITTENTLY OPERATING SOURCE SPECIFIC EXHAUST FAN PER IRC M1507.4.
7. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127 PER R1004.1.

2018 INTERNATIONAL ENERGY CONSERVATION CODE - GENERAL PRESCRIPTIVE METHOD		
VAPOR RETARDER	R702.7	CLASS I = POLY
WINDOWS AND DOORS U-FACTOR	R402.1.5	U-FACTOR = 0.30
CEILING INSULATION WITHOUT ATTIC SPACE	R402.2.2	R-49
WOOD FRAMED WALL INSULATION	R402.2.7	R-20 IN THE CAVITY OF THE WALL AND R5 CONTINUOUS INSULATION. PROPOSED: R-23 IN CAVITY AND R6 CONTINUOUS INSULATION.
FLOOR INSULATION	R402.2.8	R-38
FENESTRATION AIR LEAKAGE: WINDOWS SLIDING DOORS, SKYLIGHTS	R402.4.3	<= 0.3 CFM/SF EXCEPTION FOR SITE BUILT WINDOWS, SKYLIGHTS, AND DOORS.
FENESTRATION AIR LEAKAGE: SWINGING DOORS	R402.4.3	<= 0.5 CFM/SF EXCEPTION FOR SITE BUILT DOORS.
AIR LEAKAGE: THE BUILDING THERMAL ENVELOP SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE		ALL PRODUCTS INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS AND BE LABLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 IECC
FIREPLACES, NEW WOOD-BURNING UNITS	R402.4.2	NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, WHERE USING TIGHT-FITTING DOORS ON FACTORY FIREPLACES LISTED AND LABLED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE
MECHANICL SYSTEM PIPING INSULATION:	R403.4	MECHANICAL PIPING CARRYING FLUIDS ABOVE 105 F OR BELOW 55 F SHALL BE INSULATED WITH R3 MIN.
HOT WATER PIPE INSULATION	R403.5.2	R3 REQUIRED.
LIGHTING EQUIPMENT	R404.1	NOT LESS THAN 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY BULBS
FUEL GAS LIGHTING SYSTEMS	R404.1.1	FUEL GAS LIGHTING SYSTEM SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS

SYMBOL LIST

NAME NUMBER	ROOM NAME AND NUMBER
	BUILDING SECTION 1=SECTION NO. A101= SHEET NO.
	WALL SECTION 1=SECTION NO. A101= SHEET NO.
	ELEVATION 1=ELEVATION NO. A101= SHEET NO.
	DETAIL SECTION 1=DETAIL NO. A101= SHEET NO.
	DETAIL CALLOUT 1=DETAIL NO. A101= SHEET NO.
	PARTITION MARK (REF. PARTITION TYPES)
	DOOR TAG
	WINDOW MARK
	NORTH ARROW
	CEILING TAG W/ HEIGHT
	LEVEL MARK
	COLUMN GRID
	FINISH FLOOR ELEVATION
	PLAN NOTE & DEMO NOTE
	REVISION
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR

REVIEWED
FOR
CODE
COMPLIANCE
02/22/2024

LIFE SAFETY LEGEND

FE ●	FIRE EXTINGUISHER AND WALL MOUNTING BRACKET
	MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT (USE THIS TAG IN CONJUNCTION WITH THE 'EGRESS DISTANCE' SCHEDULE FOR TOTALING OF ALL PATHS)

12300 County Rd 56
Routt County, CO

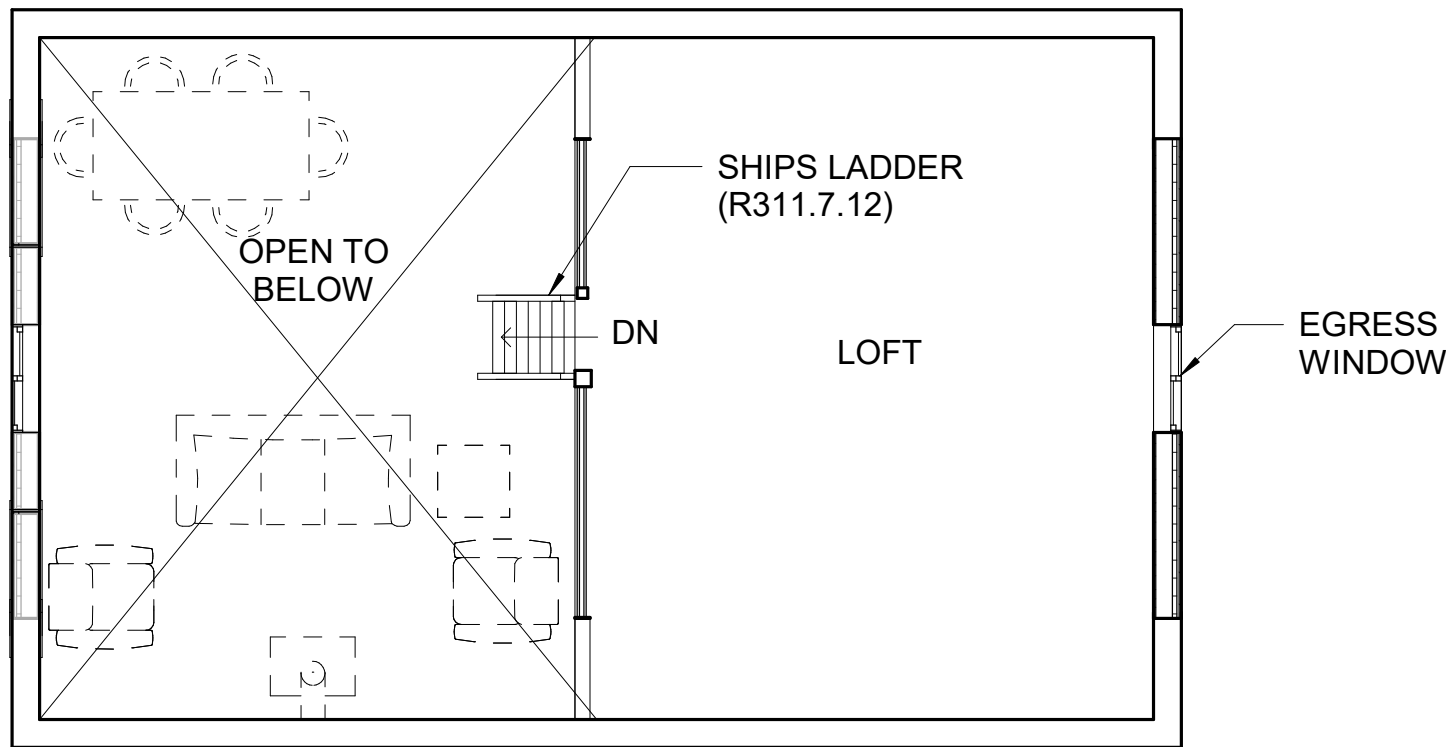


VICINITY MAP

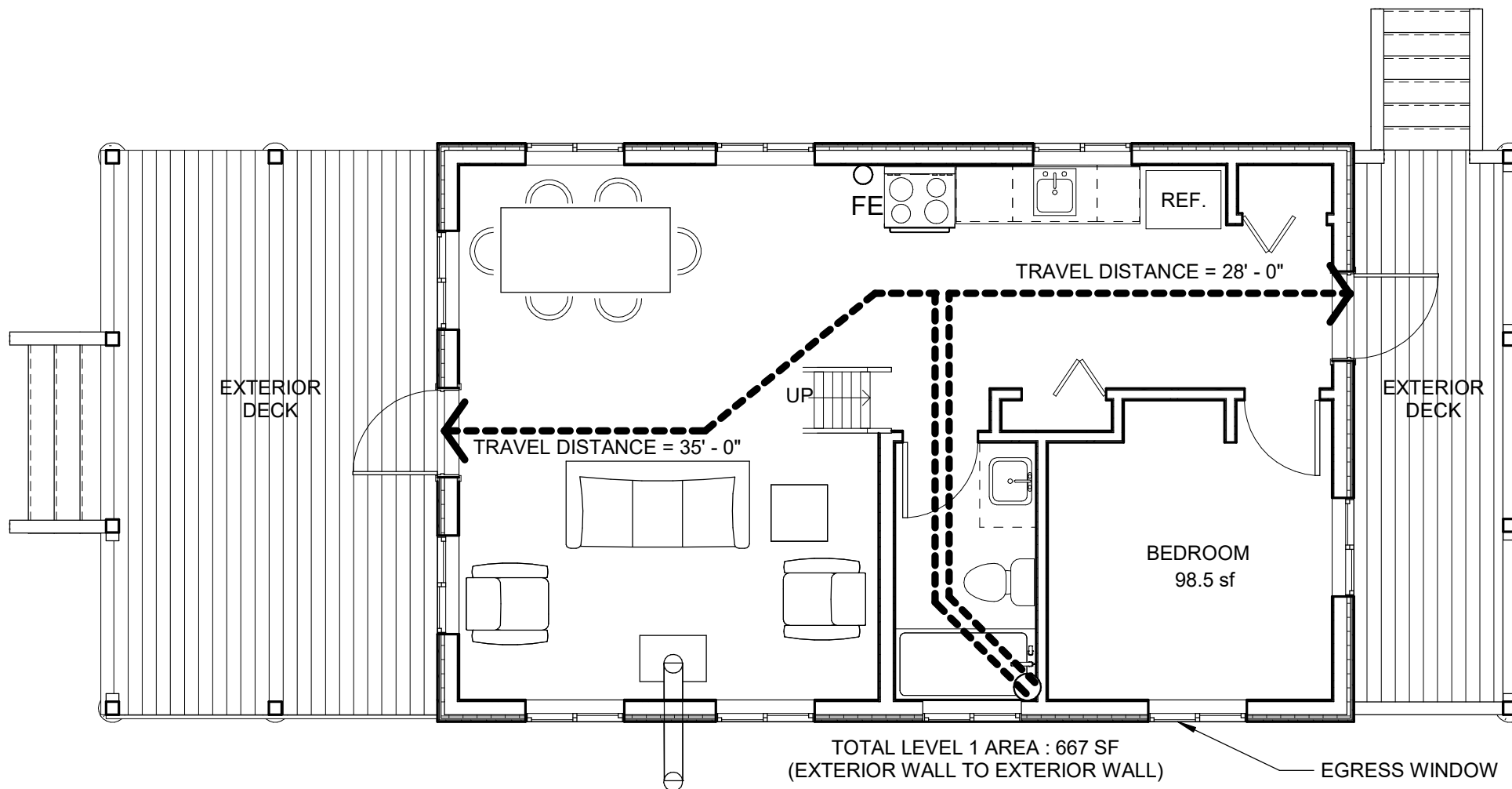
LOCATION OF PROPOSED
STRUCTURE



LOCATION MAP



LOFT CODE PLAN B1



MAIN FLOOR CODE PLAN A1

MATERIAL LEGEND

	FACE BRICK (PLAN/SECTION)
	CAST STONE (ELEVATION)
	RIGID INSULATION
	SPRAYED INSULATION
	CONCRETE MASONRY
	ASPHALT SHINGLES
	CONCRETE
	UNDISTURBED EARTH
	DISTURBED EARTH
	METAL STUD/STEEL
	GYPSUM BOARD
	DRAINAGE FILL
	PLYWOOD
	BLANKET OR LOOSE FILL INSULATION
	WOOD FINISH
	WOOD ROUGH
	DEMOLITION
	EXISTING
	NEW PARTITION

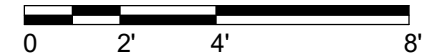
ELKHEAD CABIN
ROUTT COUNTY, COLORADO

Issued For:
Date: 10/27/23

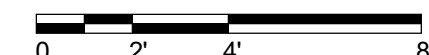
REVISIONS		
NO	DESCRIPTION	DATE

G001

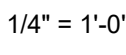
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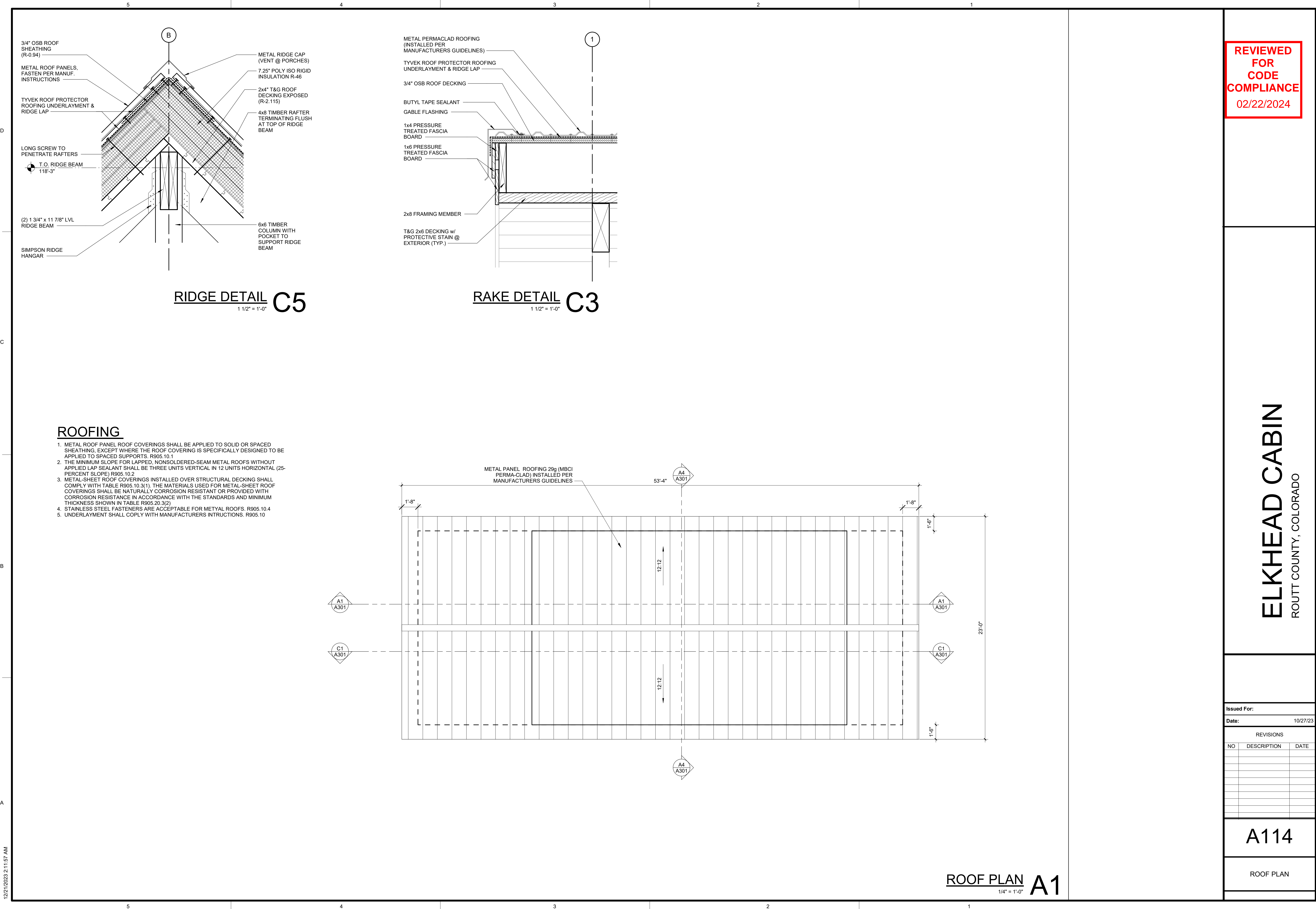
1/4" = 1'-0'



1/4" = 1'-0'



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COMPLIANCE
02/22/2024

ELKHEAD CABIN
ROUTT COUNTY, COLORADO

Issued For:		
Date: 10/27/23		
REVISIONS		
NO	DESCRIPTION	DATE
1	CORRECTIONS	11/22/23
	NOTICE REVISIONS	

A301

BUILDING SECTIONS

