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Corrections Notice

Permit Application Number: PRSF240226

April 19, 2024

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: 26105 COUNTY ROAD 37B, ROUTT, CO 81639

Parcel No: 953191001;

Application Type: New Single Family Dwelling

Type of Type VB (Unprotected)

Construction:

Occupancy: R-3 - Residential, one- and two-family

Building Code Review (Reviewed By: Ted Allen)

Comments:

☐ This project involves the construction of one dwelling separated from garage under the 2021 IRC. While two-family dwellings are permissible, only one dwelling defined as any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, as defined by the IRC, for not more than one family is allowed without fire separation between dwellings. This plan check is based on the information given and does not include any code requirements for use of this building other than described above until changes are made and resubmitted as per Planning corrections.

☐ With a gas boiler, there is insulation on the plans for a heated slab. However, a minimum of R-10 insulation is required from the top of the slab downward 48" and appears missing from the plans.

☐ RCRBD has adopted the State of Colorado Model Electric and Solar Ready Code. Details shall include, but are not limited to, the following as applicable:

1. Location and size of the solar-ready zone.
2. Electrical capacity, appropriately phased branch circuit sized to accommodate future electric equipment and reserved physical space for circuit breakers in the main panel that are properly labeled.
3. An electric receptacle or junction box that meets the requirements of Section RE302.5, and pathways for routing of conduit from the solar-ready zone to the electrical service panel.
4. EV power transfer infrastructure requirements per 104.2.2 Electric Vehicle Ready.

☐ Attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings per R806.1 Ventilation required. Roof ventilation shall be provided in accordance with Section R806.1. Per local amendment in the WUI Code we require 1/4" or less non-combustible screening in roof and soffit vents, to help fight against ember intrusion



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into the attics or combustible spaces. Gutters and Downspouts shall be constructed of noncombustible material.

Informational: While the truss submittal appears incomplete, I have set conditions for deferred truss submittal "For Construction" per structural notes. The thickness of ceiling insulation shall be written in inches (mm) on markers that are installed at not less than one for every 300 square feet (28 m2) throughout the attic space as per R303.1.1.1. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas in accordance with Section R807.1. The thickness of blown-in or sprayed fiberglass and cellulose roof and ceiling insulation shall be written in inches (mm) on markers that are installed at not less than one for every 300 square feet (28 m2) throughout the attic space as per R303.1.1.1.

The Building Department would allow a deferred submittal on the Stamped Electrical Engineers Plans, see the Routt County Regional Building Department Policy requirements for dwellings that will have a 400 AMP Service or Larger. I have also set conditions for deferred heat load calculations, and blower door test to be completed. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate as per M1503.4.

Planning Review (Reviewed By: Michael Fitz)

Comments: Dwelling unit with what appears to be a secondary unit, located in downtown Dunckley. Setbacks comply, but site plan is too blurry to determine anything else. Cannot determine height or compliance with Large Lot Agreement (attached to the permit docs for convenience). Please see Corrections for details.

☐ Existing and finished grade is not shown on A5.1 and A5.2 elevation drawings. Please draw in both grades for all four elevations so Planning can determine compliance with height maximum.

☐ A Large Lot Agreement was completed in 2022 (Planning project PL20220006) and recorded at document Reception #834664. The agreement provides for 5 dwelling units on this parcel; 2 existing, and three new. The site plan does not label which dwelling unit is which, so it is unclear if the proposal complies with this Large Lot Agreement or if the agreement will need to be modified.

Further, the building contains some kind of SDU, but it requires revisions. To be a full SDU, there can be no connection between the main unit and the SDU, the SDU must have its own entrance that does not require the resident to go through the garage, and the unit must be fire-separated. Alternatively, if this is NOT proposed to be a SDU, then it must not function as a dwelling unit; the separate staircase down to the garage must be removed, and the "suite" must be accessible only through the main living areas of the main portion of the home.

In either situation, the SDU must be compliant with the Large Lot Agreement at Reception #834664, or the agreement amended.

Please revise the site plan to clearly indicate the location of each dwelling unit mentioned in the Large Lot Agreement, and please modify this proposal to either be a full SDU or not function as a dwelling unit.

GIS Land Development Review (Reviewed By: Lauren Wade)

Comments: Addressing will be assigned upon Planning's approval. Secondary address may be necessary.



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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 dark ink, reading 'Malea Michael-Ferrier'.

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