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# Corrections Notice

Permit Application Number: PRSF240344

May 07, 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:** 23620 FRAYSHER LN, ROUTT, CO 80467

**Parcel No:** 235000003;

**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:**

- RCRBD has adopted the 2021 IRC with Appendix F Radon passive radon gas control system per IRC AF103 on new single Family homes – installation of passive submembrane depressurization system is required under one-family dwelling and shall be indicated in the approved design drawings.
- RCRBD has also adopted the State of Colorado Model Electric and Solar Ready Code. Details shall include, but are not limited to, the following as applicable:  
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.
- 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, if applicable. 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.

**Fire Code Review** (Reviewed By: Bob Reilley)

**Comments:**

- A.) Applicant will need to include with the building plans a site plan showing the full length and width of the driveway to the residence and indicating the slope and grade for the proposed access. If necessary, turn arounds and turn outs must be clearly identified.
- B.) OCFPD will need to be able to stretch 2 150' around the residence and have them meet. Because of the perimeter distance of the structure, residence will most likely need to be sprinklered. See Fire District



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website for more information.

C.) Permit Fees must be paid to Oak Creek Fire Protection District. Please see Fire District website for more information. The Fee of \$596.60 {1,000,000 [549.80] + 360,000 [46.80]} must be received prior to permit approval.

Please deliver fee by check to: Oak Creek Fire Protection District  
PO Box 152  
Oak Creek, CO 80467

[Bob Reilley @ 05/05/2024 11:37 AM]

[Bob Reilley @ 05/05/2024 11:32 AM]

**Public Works Review** (Reviewed By: Tony Brown)

**Comments:** Cut and fill amounts need to be shown for driveway construction to determine if a Construction, Storm Water, Grading and Excavating permit will be required.

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](mailto:mmichael-ferrier@co.routt.co.us).

Thank you,

A handwritten signature in cursive script that reads 'Malea Michael-Ferrier'.

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