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Corrections Notice

Permit Application Number: PRSL240265

May 17, 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: 40343 COUNTY ROAD 68, ROUTT, CO 80487

Parcel No: 939013001;

Application Type: Solar

**Type of
Construction:
Occupancy:**

Building Code Review (Reviewed By: Ted Allen)

Comments:

Rooftop-mounted photovoltaic panel systems shall be designed to structurally support the system and withstand applicable gravity loads in accordance with local requirements. Located in this area results in a recommended ground snow load of approximately 90 psf, the wind speed is 115 mph "Ult." and seismic zone "C". Design loads used in the design shown on Sheet PV-3.1 appear inadequate and both requires revisions.

Solar panels supported by two IronRidge rails and connected to the roof structure below with quickmount brackets to metal roof, with brackets at 4'-0" on center maximum spacing, the brackets will likely miss the structural frames shown on the framing plan in the direction as ribs are not all spaced at 48". The specifications for these materials shall all be backed up by Ironridge span charts and reviewed whether brackets will be located over timber frames (shown as ribs) or if rafters have been added for the metal roof show specifications as neither are shown on post timberframe plans.

As part of the solar permitting process we typically review the structural loads of existing roof members. Design loads used in the design including soil bearing pressure based on the approved geotechnical report used in the design shall be stated on the complete structural plans with general notes and material specifications for post timber frames. Otherwise, Routt County Regional Building Department (RCRBD) typically requests a review and signed letter from design professional or EOR to be included with the submittal.

Planning Review (Reviewed By: Michael Fitz)



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Comments: Solar proposed on barn roof. Unable to properly review, as site plan does not appear to match ground conditions. See Corrections for details.

Please correct site plan to match ground conditions. The North arrow implies that the "driveway" is actually County Road 68. However County Road 68 is listed at the bottom of the site plan, which would imply it runs east-west (it does not). If the "driveway" is indeed County Road 68, then one of the 3 cabins does not meet the 80' road centerline setbacks. The shape of the parcel is also confusing, being wider than it is tall, and more closely matches the shape of parcel 939013002 to the north.

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 that reads 'Malea Michael-Ferrier'.

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