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Corrections Notice

Permit Application Number: PRSF240568

June 27, 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:

Parcel No: 969164001;
Application Type: New Single Family Dwelling
Type of Construction: Type VB (Unprotected)
Occupancy: R-3 - Residential, one- and two-family

Building Code Review (Reviewed By: Ted Allen)

Comments:

☐ Construction documents shall indicate the solar-ready zone per RS402.2 and also designate the EV ready space per RV502.3 and indicate the locations of raceway and/or conduit and the termination points serving them and shall indicate at least one potential pathway for routing of conduit and/or raceway from the solar-ready zone to the electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

I have set conditions for deferred heat load calculations, and blower door test to be completed with either an Energy Recovery Ventilator (ERV) or Heat Recovery Ventilator (HRV) installed subject to field inspection (STFI). 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.

I have also set conditions for deferred truss submittal.

Planning Review (Reviewed By: Michael Fitz)

Comments: Single-family home proposed on 68 acre AF-zoned parcel. Height complies. Skyline N/A. Cannot measure setbacks or waterbody setbacks on site plans, and address is incorrect. See Corrections for details.

- ☐ Address provided is 32855 County Road 5. This appears to be for parcel 969264001, which is listed as 32755 County Road 5.
- ☐ Site plans have multiple issues. There appear to be 3 of them. One site plan pre-dates the existence of this



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parcel and is a GIS screenshot with an area circled in black marker. One site plan is in the Architectural drawings, and one is hand-drawn. The Architectural drawing conflicts with the hand-drawn plan, with one claiming a 280' north setback and one claiming 250'. Neither site plan conveys the enough information. King Creek runs through this parcel and there is a waterbody setback which is measured to the high water mark. Please provide one site plan which identifies the setbacks to all property lines, and to King Creek. Please also remove all conflicting site plans from the application.

Environmental Health Review (Reviewed By: Christopher Peters)

Comments: This home requires an OWTS (Septic) permit, fees, and Engineered design prior to RCDEH approval. [Christopher Peters @ 06/25/2024 12:14 PM]

Please apply for OWTS permit through RCDEH by doing the following;

*Application, application fee \$1000.00 as well as OWTS engineered design & Site Plan

*Please visit the Routt County website / Environmental Health / Apply for a septic permit /

*Please call Environmental Health when application is completed, that is how we make the fee payable. Be sure to scroll all the way down to bottom of page for payment.

*Upload engineered design and site plan to Documents and images on your application; this is located in the column on the right

<https://cityview2.iharriscomputer.com/RouttCountyPortal>

When paying folks must log into their City View account. They need to look for Environmental Health permits this is different from my permits. Once they find this they will click on their permit and move fees to cart and follow prompts for payment

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