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Corrections Notice

Permit Application Number:PRNR240965

August 23, 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 26200 FSR 409, ROUTT, CO 80428

Address:

Parcel No: 912212001;

Application New Commercial Building

Type:

Type of Type IV

Construction:

Occupancy: A-2b - Assembly, restaurants, bars, banquet R-3 - Residential, one- and two-family halls

Building Code Review (Reviewed By: Malea Michael-Ferrier)

Comments:

Please update the code study to 2021 IBC- as this structure is reviewed under that code, not the IRC.

Please provide the approved SUP for review. We will need this to show Environmental Health approves the Portable Toilet facilities in lieu of permanent bathrooms so that the Building Department can approve the current plan.

Secondary Dwellings constructed within a Jurisdiction that has maximum square footage allowances for Secondary Dwellings per the Planning and Zoning Department within the Jurisdiction, shall be separated from the garage area in accordance with Section R302.3 Two-Family Dwelling Section of the IRC. Because the garage space is considered space owned and used by the primary dwelling, not garage space for the Secondary Dwelling, fire separation per Section R302.3 is required unless the exceptions below are met and submitted with the permit documents.

Exceptions:

1. Permit Applicants must present a letter from the Planning and Zoning Department within the Jurisdiction that states the garage area is allowed to be used solely by the Secondary Dwelling Owner/Tenant, and not to be used by the primary dwelling owner/tenant.

2. Permit Applicants must present a letter from the Primary Dwelling Owner stating they agree not to use the garage space as the primary dwelling owner, and dedicate the space to be solely used by the Secondary Dwelling Owner/Tenant.



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If the exceptions above are not being met, please submit fire-rating details for the floor/ceiling assembly between the ADU & Garage as well as for the supporting structure or the fire rated floor.

Please provide your exit plan layout. Label the primary exit doors and the distances per Section 1007. Place notation where the exit signs will be located and provide specifications on the required Panic hardware on the doors. Please label this on the Level 1 Code Plan on sheet A0.2.3 showing all required exit doors, widths, and exit signs. In addition, please draw one diagonal line that displays the total distance, then do the math to show the 1/2 distance listed on the diagonal line, as this is the required distance between the two required exits. Also add total egress width of 80" to the code plan- this is determined by taking your total occupant load x .2.

We understand you have way more exits than required, but it's important to have the required one's labeled, with exit signs, meeting width and distances with panic hardware. The total required width of 80" can be divided between 3 or 4 exits if desired.

Please provide documentation to meet the requirements of Section 1204.3: Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles over the area of the room at a height of 30 inches above the floor.

Retaining walls over 4' in height are required to be engineered. Please submit structural plans for retaining wall show on site plan.

Due to the fact there is not a seating or table layout plan known at this time, we are simply requesting you add this note to the Code Plan. If the owners set up tables and/or chairs, owners are responsible to maintain a 40" clear width exit aisle way to each required exit door.

Planning Review (Reviewed By: Michael Fitz)

Comments: Barn with ADU proposed on 210-acre AF-zoned parcel. Setbacks, skyline, waterbody setbacks, ADU size OK. Height unclear, use needs changes, and number of homes onsite needs clarification. See Corrections for details.

Cannot measure height. Please draw in and label existing and finished grade for all four elevations on pages A3.1 and A3.2 of the planset.

Number of homes onsite is unclear - Assessor indicates two existing homes, one from 1990 and one from 1997. Please clarify the location of both of these homes on the site plan. If this structure is replacing an existing home, please clarify that in the site plan and work description. If this structure is going to contain a 3rd home, please request a Large Lot Agreement from Planning.

Please propose a use allowed by-right in the zone district. Planning cannot sign a permit for an unpermitted commercial use until it receives approval. This barn may only be used for agriculture or a use accessory to residential at this time.

Environmental Health Review (Reviewed By: Christopher Peters)

Comments: The ADU will require a new OWTS (septic system) permit, professional design, and fees paid before approval on the building permit. [Christopher Peters @ 08/19/2024 3:05 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



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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 that reads 'Malea Michael-Ferrier'.

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