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Corrections Notice

Permit Application Number: PRAU240965

September 30, 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: 26200 FSR 409, ROUTT, CO 80428

Parcel No: 912212001;

Application Type: Secondary Dwelling Unit

Type of Type VB (Unprotected)

Construction:

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

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

Comments: Change of work description and application type to SDU. No event space. Requesting Foundation Only approval at this time.

Once the update plans are submitted, most of the current corrections will be resolved, as they pertain to the event space.

The two comments that will need to be addressed are #3 for the SDU Fire separation and #6 for the retaining wall.

- ☐ 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



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garage space as the primary dwelling owner, and dedicate the space to be solely used by the Secondary Dwelling Owner/Tenant.

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: Change of work description and application type to SDU. No event space. Requesting Foundation Only approval at this time.

Only the work description and application type were changed. The site plan and architectural drawings still need to be updated to reflect that this is a SDU and residential accessory structure, not an event barn. It is also still unclear how many homes are on the property, and height still cannot be measured.

☐ 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: Fees must be paid on OWYS permit # PRSP241230 prior to approval of this building permit.

[Christopher Peters @ 09/26/2024 12:49 PM]



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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