



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School

Corrections Notice

Permit Application Number:PRAD241209

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: 56990 GOLDEN TIDE PL, ROUTT, CO 80428

Parcel No: 186800001;

Application Type: Addition

**Type of
Construction:
Occupancy:**

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

Comments:

- ☐ A full set of Architectural plans must include (but are not limited to) the following information:
 - a. Code Analysis- this needs to include 2021 IRC, 2021 IECC, 2023 NEC, 2021 IWUIC and 2023 Colorado Solar/Electric Ready Code
 - b. Energy Code compliance information and details (this should include U-Values, fenestration information, R-Values, etc)
 - c. Floor plans shall be dimensioned so as to clearly show interior and exterior wall and partitions, interior and exterior wall opening locations and sizes, exterior decks, interior and exterior stairs, landings and guardrails. Mechanical appliances and equipment and the use of each room shall be clearly labeled.
 - d. Interior and exterior wall opening locations and sizes. Windows should be labeled as Egress and/or tempered where required.
 - e. Information noted on Garage/Dwelling fire separation requirements.
 - f. Information noted regarding required smoke detectors/Carbon monoxide alarms.
 - g. Interior and exterior Section Views shall be provided from the footing up through the roof assembly, providing details and specifications of all elements within the section view. Information included in the section view shall include (but are not limited to) Insulation details, air/moisture barriers, vapor retarders, substrate materials, and interior and exterior finish materials.

Planning Review (Reviewed By: Michael Fitz)



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Comments: Addition. Plans do not match the work description, so it is unclear where this master bedroom, bath, family room, and powder room are going. Cannot sign without full floorplans because it is unclear whether this may create a separate dwelling unit.

☐ Provide floorplans which match the work description.

GIS Land Development Review (Reviewed By: Lauren Wade)

Comments: GIS will approve upon Planning's approval. SDU address may be necessary.

Environmental Health Review (Reviewed By: Christopher Peters)

Comments: The addition of a bedroom will require an upgrade to the septic tank size and leach field size. A Colorado licensed professional engineer will need to design the upgrades or replacement of the OWTS (septic). [Christopher Peters @ 09/26/2024 12:54 PM]

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, appearing to read 'Malea Michael-Ferrier'. The signature is fluid and cursive, with a long horizontal flourish at the end.

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