



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:PRAU241350

April 07, 2025

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: 30857 COUNTY ROAD 53, ROUTT, CO 81639

Parcel No: 943301001;

Application Type: Secondary Dwelling Unit
Type of Type VB (Unprotected)

Construction:

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

Building Code Review (Reviewed By: Ted Allen)

Comments:

From the description of work, the permit is for an existing yurt to be used as guest house. Since no non-structural plans (floor plans) were submitted, it is unclear of any kitchen, bath or what living areas are present. Lodging houses with five or fewer guest rooms are regulated as residential uses under building codes similar to one family dwellings. Please submit Architectural floor plans with living, sleeping, eating, cooking and bathroom or other rooms or spaces called out as applicable.

Sleeping area and every bedroom shall have at least one operable emergency escape and rescue opening (EERO) with window schedule showing specifications and dimensions noted on plans.

RCRBD has adopted the 2021 IRC with Appendix F Radon passive radon gas control system per IRC AF103 on sleeping/dwelling units requires installation of passive submembrane depressurization system and shall be indicated in the approved design drawings.

Will yurt be heated? If so, the thermal envelope including fenestration or openings shall meet the insulation requirements of the 2021 IECC code shall apply and correctly shown on plans.

Per local amendment in the WUI Code: Membrane roofing must have approved Class A Roofing Material per Section 504.2 Roof Assembly or as other materials are applicable.

2023 State of Colorado Model Electric and Solar Ready Code documents shall include, but are not limited to location and size of the solar-ready zone with roof dead load adjusted, otherwise show ground mount location and unless appliance is electric, location and size of the power transfer infrastructure from location of the panel to Electric receptacle or junction box within 3 feet of the combustion equipment or appliances that meets the requirements of Section RE302.5



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

Planning Review (Reviewed By: Michael Fitz)

Comments: This appears to be the only structure on the parcel, so it is unclear why it is a "PRAU" permit. Setbacks and height comply. This is actually located on parcel 943194001. Based on aerial imagery, it appears that there is another building on the parcel southwest of this that is not shown on the site plan. There are no floorplans provided so it is unclear if it meets the definition of a dwelling unit in the UDC. There are retaining walls shown but no heights are provided. This structure, if approved, cannot be used for any purpose other than a single-family home unless permitted otherwise through a use permit. See Corrections for details.

This is not located on parcel 943301001. Please reapply for this permit under parcel 943194001.

This is the only dwelling unit on parcel 943194001. Please reapply for a "PRSF" permit.

This structure has not obtained use approval for anything other than a by-right single-family home. Please revise the permit description to refer to it as a single-family home.

County aerials indicate that there is a building to the southwest of this parcel. Please revise the site plan to show all buildings and structures on the parcel.

Please provide full floorplans to confirm this structure meets the definition of a dwelling unit in the UDC.

Please label the maximum height of the "rock retaining walls" shown on the site plan.

GIS Land Development Review (Reviewed By: Lauren Wade)

Comments: Parcel number provided on this permit is not the correct parcel associated with the location of the yurt. Will need to be approved by Planning before receiving an address.

Environmental Health Review (Reviewed By: Christopher Peters)

Comments: The expansion and connection to the permitted septic system to handle the waste water flows from the yurt was not approved by RCDEH. Please submit the design calculations, adjusted tank size, and number of extra chambers required to bring the system into compliance with CDPHE Reg 43. Additionally, please provide vendor receipts for materials used in the expansion of the permitted system. [Christopher Peters @ 04/03/2025 2:11 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, reading 'Malea Michael-Ferrier'. The signature is fluid and cursive, with a long horizontal line extending from the end.

Malea Michael-Ferrier
Assistant Building Official
Building Services