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April 17th, 2025

County of Routt

Project Name: Berlet Shasta

Location: 38980 Main Street, Milner, CO 80477

Re: Corrections Notice

Permit Application Number: PRSF250096

Dear Malea Michael-Ferrier,

Building Code Review

Request: Drawings shall include, at minimum, the Maximum allowable Soil bearing capacity, including Minimum dead load requirements. (To meet the submitted soils report.)

CT Response: The maximum allowable soil bearing capacity and the minimum footing dead load pressure have been added to the general structural notes. Reference page S-001 for this information.

Request: When specifying the attachment of deck to ledger, such attachment shall not be accomplished by the sue of toenails or nails subject to withdrawal. The lateral load connection is provided in accordance with Figure R507.9.2(1), otherwise hold-down tension devices shall be installed in not less than four locations per deck, within 24 inches (610 mm) of each end of the deck per the alternate prescriptive method. Provide details above for deck attachments to house and also show flashing.

CT Response: Details 7, 9 & 13/S-108 have been updated to address comments on deck attachment.

Request: The installation of insulation requires the concrete slab to be insulated with R-10 for 4-0 beginning at the top of slab, this leaves a gap in the concrete wall above grade requires insulation. Mass walls shall in accordance with IECC Section R402.2.5. As an approved alternate, if the insulation were located on the outside face of the slab edge insulation would be approved to extend up 8-inches and to the top of slab at pour-overs and insulation extends below grade vertically or horizontally a total 48-inches minimum. to prevent the degradation of the insulation's thermal performance on the detail where insulation is exposed to the elements per IECC R303.2.1 requires a rigid, opaque and weather-resistant protective covering such as veneer.

Response: Reference Sheets A-301, A-302, and detail 4/A-401. Moved rigid foam to exterior of stem wall and extended it up. Reference S-106 for updated foundation details. (1/3/4/5/6/13/14 S-106)

Request: Per the section general notes on Sheets A-301 and A-302 as RCRBD understands the exterior walls are insulated with a hybrid system consisting of 1" spray foam totaling 30 R value and may not fit within 2x6 walls. Similarly the ceiling is insulated with a hybrid system consisting of 1" spray foam totaling 60 R value and may not fit within 2x12 ceiling cavities. The Routt County amendment states that the WOOD FRAME WALL R-VALUE (g) R-27 2x6 Wall Cavity Only and ceiling R-value only needs to be R-49. See if the typical flash and batt consisting of 2-inches foam and batt will fit.

Response: Reference sheet A-301. Updated Section General Notes to spray foam insulation.

Request: In addition to references to the 2021 International Wild-Land Urban Interface Code, roofing must have approved Class A Roofing Material per Section 504.2 Roof Assembly, Roof Eaves, and Soffits on commercial and residential new construction buildings only shall be protected on the exposed underside by one of the items per Section 504.3 including non-combustible materials or ignition resistant material in accordance with Section 503.2. Where provided, Gutters and Downspouts shall be constructed of noncombustible material.

Response: Reference sheet A-201. Added note to Elevation General Notes – "In addition to references to the 2021 International Wild-Land Urban Interface Code, roofing must have approved Class A Roofing Material per Section

504.2 Roof Assembly, Roof Eaves, and Soffits on commercial and residential new construction buildings only shall be protected on the exposed underside by one of the items per Section 504.3 including non-combustible materials or ignition resistant material in accordance with Section 503.2. Where provided, Gutters and Downspouts shall be constructed of noncombustible material.”

Request: 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 such as Sunstyle Solar Panels (submitted under separate permit) 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.

Response: Reference sheet A-103. Added solar ready zone and note to Roof Plan General Notes –
“RE302.1 Additional Electric Infrastructure. Combustion equipment in residential buildings must meet the requirements of Sections RE302.2 through RE302.6.

Exceptions:

1. Interior fireplaces that do not serve as a primary source of heating
2. Exterior fireplaces and firepits.

RE302.2 Combustion Equipment. Combustion equipment shall be provided with all of the following:

1. A dedicated, appropriately phased branch circuit sized to accommodate future electric equipment or appliances to serve a comparable capacity to meet the heating load.
2. An electric receptacle or junction box that meets the requirements of Section RE302.5, and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the combustion equipment or dedicated physical space for future electric equipment with no obstructions other than the current combustion equipment.
3. Where combustion equipment is used for space or water heating, dedicated physical space shall be provided for future electric equipment, including an electric resistance backup coil for ducted systems, if applicable.

RE302.3 Electrical Panel Space. The electrical panel shall have a reserved space for a minimum two-pole circuit breaker for each branch circuit provided for future electric equipment or appliances.

RE302.4 Labeling. The junction box or receptacle and the dedicated circuit breaker space serving future electric equipment or appliances in the electrical panel shall be labeled for their intended use.

RE302.5 Adjacency. The electrical receptacle or junction box must be provided within 3 feet of the combustion equipment or appliances, or within 3 feet of the dedicated physical space for future electric equipment or appliances.

Exception: For combustion equipment dedicated to space or water heating, the electrical receptacle or junction box shall be located not more than 6 feet from the combustion equipment or the dedicated physical space for future electric equipment.”

Sincerely,
Kelsey Hendricks and Erik Halsey
DC Builders
11251 SE 232nd Ave. Damascus, OR 97089