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# Corrections Notice

Permit Application Number: PRPO241176

April 24, 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:** 27315 HOME RANCH RD, UNIT A, ROUTT, CO 80428

**Parcel No:** 919271001;

**Application Type:** Pool/Hot Tub  
**Type of** Not Applicable  
**Construction:**  
**Occupancy:**

## Building Code Review (Reviewed By: Ted Allen)

**Comments:** Consolidate all reviews done on the newest permit PRPO250273, documents and plans, valuations, fees paid, and all other items must be moved over to the existing Pool Permit this Department took in last fall under PRPO241176. [Ted Allen @ 04/21/2025 7:31 AM]

While this permit was issued for the construction of foundations, the following items and questions below will need to be addressed prior to continuing the plan review for full permit: RCRBD cannot allow having two pool/hot tub permits to remain open and active as these permits are for the same pool/spa. All reviews done on the newest permit PRPO250273 have been cancelled and pool/spa plan & sections have been moved over to the existing Pool/Hot Tub Permit this Department took in last fall under PRPO241176. Also, a new mechanical room will require the applicant to apply for an alterations permit with submittal documents not limited to include MEP plans with equipment layout, framing and insulation details and as applicable.

While this permit was issued for the construction of foundations, the following code compliance items referencing the International Swimming Pool and Spa Code (ISPSC) as referenced per IBC 3109.1 or referenced otherwise will need to be addressed prior to continuing the plan review for full permit:

1. Site built pools and spas shall also have insulation installed around the entire perimeter of all walls below or above grade with an R-value minimum of R-15 as per IECC R403.10.3.1 (Amended New).
2. In climates subject to freezing temperatures, outdoor pool and spa shells and appurtenances, piping, filter systems, pumps and motors, and other components shall be designed and constructed to provide protection from damage from freezing. 307.2.3 Freeze protection.
3. Piping, including process piping, shall be inspected prior to backfilling per 302.4. Also, circulation system piping shall be subjected to a hydrostatic pressure test of 25 pounds per square inch (psi) (172.4 kPa). This pressure shall be held for not less than 15 minutes per 311.9



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4. While there are exceptions to indicating the water temperature in the spa, 506.2 requires water temperature controls.
5. Public pools and public pool areas that operate during periods of low illumination shall be provided with emergency lighting that will automatically turn on to permit evacuation of the pool and securing of the area in the event of power failure per 321.3 Emergency illumination.
6. Public facilities shall have a clock that is visible to spa users.
7. The Site Plan needs to show complete details for construction of the pool terrace with accessible route between lodge, pool (with lift) and where ramps and flights of stairways have handrails on each side IBC Chapters 10 and 11).

Please submit EH application through the portal.

**Environmental Health Review** (Reviewed By: Malea Michael-Ferrier)

**Comments:** Public and Semi-Public Swimming Pools, Hot Tubs, and Spas are subject to a separate review and fee by the Routt County Department of Environmental Health. A pool or spa rented commercially to the public is not considered a private pool and is therefore subject to regulations. Please submit the Plan Review Form and applicable fee directly to Rick Melzer at [rmelzer@co.routt.co.us](mailto:rmelzer@co.routt.co.us).

Additional resources are available on the Routt County Environmental Health website: Public & Semi-Public Swimming Pool Plan Review.

If you have any questions regarding this form, visit us at 136 6th Street, Steamboat Springs, Colorado, or call (970) 870-5588.

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](mailto:mmichael-ferrier@co.routt.co.us).

Thank you,

A handwritten signature in black ink that reads 'Malea Michael-Ferrier'. The signature is written in a cursive, flowing style.

Malea Michael-Ferrier  
Assistant Building Official  
Building Services