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Corrections Notice

Permit Application Number: PRSF250204

May 05, 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: 24600 CREEK RANCH RD, ROUTT, CO 80467

Parcel No: 211700006;

Application Type: New Single Family Dwelling
Type of Type VB (Unprotected)

Construction:

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

Building Code Review (Reviewed By: Ted Allen)

Comments:

The construction documents submitted with the application for permit should be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, in accordance with IRC Section 106.2 Site plan or plot plan. The site plan is difficult to read, do not submit if information is illegible, fix font and line sizes and resubmit.

Thin stone veneer (adhered masonry veneer) requires water-resistive barriers in compliance with one of the applicable requirements in R703.7.3.1 Dry Climates. The water-resistive barrier shall be two layers of 10-minute Grade D paper or have a water resistance equal to or greater than two layers of a water-resistive barrier complying with ASTM E2556, Type I. The individual layers shall be installed independently such that each layer provides a separate continuous plane (not house wrap). Flashing installed in accordance with Section R703.4 and intended to drain to the water-resistive barrier, weep screed shall be directed between the layers. The weep screed shall be placed not less than 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building.

According to the project specifications, the COMPLIANCE PATHWAY = PRESCRIPTIVE WITH UA TRADEOFFS and to "SEE RESCHECK FOR MORE INFORMATION." However there were no correspondence documenting what method was performed. RCRBD will require submittal of REScheck for verification of insulation shown on plans. Sips manufacturer to submit R-values with shop drawings, see conditions. Also coordination of the foundation details where insulation of the slab edge is required from the top of the slab downward (not tradeable).

RCRBD has adopted the 2021 IRC with Appendix F Radon passive radon gas control system per IRC AF103 on sleeping/dwelling units and requires installation of passive submembrane depressurization system



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and shall be indicated in the approved design drawings under .

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 foundation General Notes on Sheet G03 of the Structural design drawings.

RCRBD has also adopted the State of Colorado Model Electric and Solar Ready Code and construction documents shall include, but are not limited to location and size of the solar-ready zone, and from this and location of the parking space for Electric Vehicle show with any conduits that may be required to enter the home or foundation as applicable. Unless HVAC is electric similar consideration (as applicable) 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, and pathways for routing of conduit to the electrical service panel to accommodate future electric equipment and reserved physical space for circuit breakers in the main panel that are properly labeled.

Per local amendment in the WUI Code: Metal roofing appears to have approved Class A Roofing Material per Section 504.2 Roof Assembly. Where provided, Gutters and Downspouts shall be constructed of noncombustible material. Attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings per R806.1 Ventilation required. Continuous soffit and roof ridge vents shall be covered with non-combustible corrosion resistant mesh with openings not to exceed 1/4", or shall be designed and approved to prevent flame or ember penetration into the structure.

The following informational notes that do not require response: RCRBD considers special inspection of cast-in-place deep foundation systems consisting of drilled piers as per IBC Section 1705.8 and design based on 40 ksi end bearing requires approval by NWCC. Special Inspection Report to be submitted prior to installation or scheduling foundation inspections. I have set conditions for deferred Sips Shop drawings and calculations (where applicable) shall be submitted to the Architect/Engineer for approval prior to fabrication. The A/E of Record shall include a letter (or stamp) stating this review and coordination has been performed and completed and found to be acceptable with no exceptions and then submitted to RCRBD. Approved shop drawings shall be submitted to the local building department by the contractor for record. Shop drawings will be returned for resubmittal if other than Approved is submitted to RCRBD.

Planning Review (Reviewed By: Michael Fitz)

Comments: Single-family home proposed on Lot 6 Creek Ranch. Skyline N/A, waterbody setbacks OK. Cannot measure property line setbacks or height, and a new building envelope is needed per the new UDC. See Corrections for details.

Cannot measure setbacks. There are 2 site plans that have been uploaded to this permit. One is very colorful, has been drawn with very thick line weights, and none of the text is readable. There is no scale. The other site plan is a partial site plan which does not show all property lines. Please upload one site plan which is clear, scaled, and shows all property lines.

Elevation views on page 201 & 202 of the planset do not show or label existing/finished grade. Please show and label both grades for all four elevations so the County can measure height per the Unified Development Code.

The County has gotten away from platted building envelopes, and indeed, this one was removed last February. The new UDC, adopted in July, requires a building envelope *exhibit* be recorded at building permit (after obtaining Director approval) for all existing and new LPS lots prior to building permit approval. Please reach out to mfitz@co.routt.co.us for details on how to prepare and record a building envelope exhibit. It is



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significantly easier than platting a new envelope and can be done relatively quickly.

Environmental Health Review (Reviewed By: Christopher Peters)

Comments: RCDEH requires an OWTS (septic) permit application, fees, and engineered design prior to approving this building permit. [Christopher Peters @ 05/05/2025 11:10 AM]

Please apply for OWTS permit through RCDEH by doing the following;

*Application, application fee \$1000.00 as well as OWTS engineered design & Site Plan

*Please visit the Routt County website / Environmental Health / Apply for a septic permit /

*Please call Environmental Health when application is completed, that is how we make the fee payable. Be sure to scroll all the way down to bottom of page for payment.

*Upload engineered design and site plan to Documents and images on your application; this is located in the column on the right

<https://cityview2.iharriscomputer.com/RouttCountyPortal>

When paying folks must log into their City View account. They need to look for Environmental Health permits this is different from my permits. Once they find this they will click on their permit and move fees to cart and follow prompts for payment

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 black ink, reading 'Malea Michael-Ferrier'. The signature is written in a cursive, flowing style.

Malea Michael-Ferrier
Assistant Building Official
Building Services