



ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

136 6th Street * P.O. Box 773840 * Steamboat Springs CO 80477
(970)870-5566 * FAX (970)870-5489 * Email: Building@co.routt.co.us

PLAN REVIEW COMMENTS

Job Address: 23850 Tobiano Trail
Applicant: Nick Osadchuk

Plan Log No. TB-17-613 thru 615
Designer: Jake's Drafting

Design information:

Occupancy Classification: R3
Character and Use: ONE FAMILY DWELLING(S)
Number of Stories: 1
Type of Construction: VB
Occupant Load: <10

1. This building is in the concurrent review process with the other Departments. Administrative approvals from the other departments are required before any permits can be issued. **NOTED**
2. Applicable to all new single family homes, submit completed and signed Green Building Checklist. **SEE ATTACHED**
3. Completeness and coordination of all necessary information are the responsibility of the design professional(s) of record. While this is not an exhaustive or complete list of irregularities, just some examples of items:
4. Show intended or existing construction with ties between buildings and property lines on the Site Plan C1. RCRBD notes several buildings on the site, some that may require building permits unless an exception is shown. All buildings and structures where a permit is required shall be identified either by permit number and address, or shown as pending with a narrative of project as applicable. **THE (3) CABINS ARE SEPARATED BY APPROXIMATELY 30', THEY ARE 450'+/- FROM THE NEAREST PROPERTY LINE AND ARE 150'+/- FROM THE NEAREST STRUCTURE (HAY BARN). FIRE SEPARATION IS NOT A CONCERN.**
5. Show central access to all points of egress include separation distance between each non-permitted structure as needed to comply with the Fire Officials Code requirements. Note the distance between the existing barn and the temporary structures as well (in the event a building permit on the barn is desirable). **I ASSUME YOU ARE TALKING ABOUT THE TEMPORARY WORKFORCE HOUSING, THAT WORK IS BY OTHERS AND IS LOCATED SEVERAL HUNDRED FEET AWAY.**

NOTATIONS IN BOLD CAPS ARE FROM JAKE'S DRAFTING SERVICE, INC.