

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT
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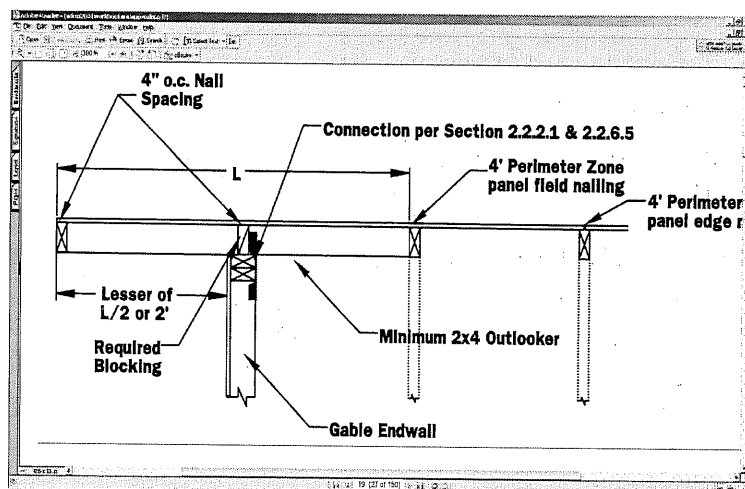
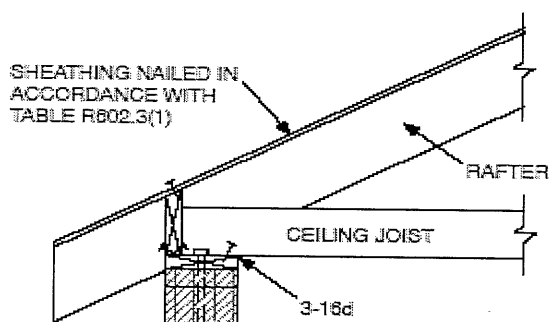
PLAN REVIEW COMMENTS

Job Address: 30385 Blacktail Ln. Plan Log No. ☒-07-274
Applicant: Harold Gardner & Mailyln Fiske Designer: Jakes

Design information:
Occupancy Classification: R-3
Character and Use: Add SFR
Type of Construction: VB
Number of Stories: 2

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1. R321.1 Premises identification. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
 2. R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection to not create a hazard. Lots shall be graded to drain surface water away from foundation walls.
 3. R406.1 Concrete and masonry foundation dampproofing. Except where required to be waterproofed by Section R406.2, foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be dampproofed from the top of the footing to the finished grade. Masonry walls shall have not less than 3/8 inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed with a bituminous coating, 3 pounds per square yard (1.63 kg/m²) of acrylic modified cement, 1/8 inch (3.2 mm) coat of surface-bonding mortar complying with ASTM C 887 or any material permitted for waterproofing in Section R406.2. Concrete walls shall be dampproofed by applying any one of the above listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.
 4. Wood Columns and Posts R319.1 Location required. In areas subject to decay damage as established by Table R301.2(1), the following locations shall require the use of an approved species and grade of lumber, pressure treated in accordance with AWPAC1, C2, C3, C4, C9, C15, C18, C22, C23, C24, C28, C31, C33, P1, P2 and P3, or decay-resistant heartwood of redwood, black locust, or cedars.
 - 1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
 - 2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
 - 3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
 - 4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch (12.7 mm) on tops, sides and ends.
 - 5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground.

- 6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
 - 7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.
5. R319.3 Fasteners. Fasteners for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper.
 6. R319.1.1 Ground contact. All wood in contact with the ground and that supports permanent structures intended for human occupancy shall be approved pressure preservative treated wood suitable for ground contact use, except untreated wood may be used where entirely below groundwater level or continuously submerged in fresh water.
 7. R703.4 Attachments. Unless specified otherwise, all wall coverings shall be securely fastened in accordance with Table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other approved corrosion-resistive fasteners.
 8. R502.12 Draftstopping required. When there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m²).
 9. R502.13 Fireblocking required. Fireblocking shall be provided in wood-frame floor construction and floor-ceiling assemblies in the following locations:
 - In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs; as follows: Vertically at the ceiling and floor levels, Horizontally at intervals not exceeding 10 feet (3048 mm).
 - At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 - In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R311.2.2.
 - At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
 - For the fireblocking of chimneys and fireplaces, see Section R1001.16.
 - Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
 10. Unless detailed otherwise, wood structural panel sheathing shall be attached to framing in accordance with Table R602.3(1) including footnote i, which states "...spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters...Floor and roof perimeter shall be supported by framing members or solid blocking". See examples below from the IRC and the Wood Frame Construction Manual:



11. Truss design drawings, prepared in conformance with Section R802.10.1, shall be provided to the building official prior to installation.
12. R807.1 Attic access. In buildings with combustible ceiling or roof construction, an attic access opening shall be provided to attic areas that exceed 30 square feet (2.8m²) and have a vertical height of 30 inches (762 mm) or greater. The rough-framed opening shall not be less than 22 inches by 30 inches (559mm by 762mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.
13. R806.1 Ventilation required. Enclosed 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 protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch (3.2 mm) minimum to 1/4 inch (6.4 mm) maximum openings. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm (57.4 mg/s m² Pa) is installed on the warm side of the ceiling.
14. R807.1 Attic access. In buildings with combustible ceiling or roof construction, an attic access opening shall be provided to attic areas that exceed 30 square feet (2.8m²) and have a vertical height of 30 inches (762 mm) or greater. The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.
15. R905.2.7.1 Ice protection. An ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building. Exception: Detached accessory structures that contain no conditioned floor area.
16. R308 Glazing. Except as indicated in Section R308.1.1, each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or

installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation. The label shall be acid etched, sandblasted, ceramic-fired, embossed mark, or shall be of a type which once applied cannot be removed without being destroyed. Exceptions: Tempered spandrel glass may be identified by the manufacturer with a removable paper label.

17. Smoke Alarms. Provide smoke alarms per R313.1.

✓ Items noted above are required and will be checked by field inspectors

Reviewed by: _____Doug Barry_____ Date: May 25, 2007