

# TAB Associates, Inc.

## *The Architectural Balance*

0056 Edwards Village Boulevard  
Suite 210, Edwards, Colorado 81632  
(970) 766-1470 (970) 766-1471 fax  
www.tabassociates.com tab@vail.net



## Memo

Project: Strawberry Park Elementary

Project No: **TAB: 1935.02 RCRBD: TB-20-258**

Date: May 6, 2020

**RE: Routt County Regional Building Department Permit Comments**

**FROM:**

**Warner Hopkins, Project Manager**

**TO:**

**Ted Allen, Plans Examiner/ Inspector,**  
Routt County Regional Building Department

VIA: Bluebeam Studio Session and Email

### Remarks:

#### Permit Comment Letter from RCRBD:

- 1. Should existing construction documents be available for any of the subject buildings, please share with RCRBD for reference, electronic or scanned files preferred but paper is acceptable.**  
Response: Existing SP Elementary drawings have been uploaded to the TB-20-258 MS Bluebeam Studio Session with RCRBD.
- 2. When submitting plans for construction, only documents that are complete and ready for construction shall be submitted to RCRBD for building permit. RCRBD interprets this to include all documents such as the shade structure.**  
Response: This will be included in the Deferred Submittals.
- 3. All plans submitted to RCRBD for review shall be signed and sealed in accordance with Colorado State Law. RCRBD interprets this to include all documents such as the food service plans and specifications where the Table of Contents is typically signed and sealed by each registered design professional of record if applicable as no specifications were submitted.**  
Response: All Design Engineers have stamped and signed the Project Manual's seals page that is now included within the MS Project Manual. The food service drawings were prepared by a non-licensed professional. These have been coordinated with all stamped drawings.
- 4. While there are exceptions, combustible materials shall not be permitted in concealed spaces of buildings of Type I or II construction. Please furnish explain how material(s) material testing to comply with IBC 603.1 Allowable materials use of combustible materials in concealed spaces of buildings of Type I or II construction shall be limited to the applications indicated in Section 718.5 (similar to Thermax ESR 1659 for foam plastic insulation).**  
Response: According to 2015 IBC 603.1.3 "Combustible materials shall be permitted in the buildings of Type 1 or 2 construction in the following applications: Item 3. Foam plastics in accordance with Chapter 26". At Chapter 2603.3 foam plastic insulation is allowed when "the flame spread index is not more than 75 and a smoke-developed index of not more than 450 where tested in the maximum thickness intended for use in accordance with ASTM E84." When referencing the Project Manual specification 07-2100-3 Thermal Insulation calls out that the installed foam board insulation product must meet the code listed requirements to be installed. Class 1, Flame Spread Index: Class A – 0-25, when tested in accordance with ASTM E84, Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.
- 5. Snow- and ice-melting systems shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C) and no precipitation is falling and an**

automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4°C) per IECC C403.2.4.5 Snow- and ice-melt system controls. Also, radiant piping utilized in slab-on-grade applications shall be provided with insulating materials installed beneath the piping having a minimum R-value of 5 as per IMC 1209.5.1 Slab-on-grade installation. Provide details of snow/ice sensor(s) along with details of slab on grade installation per codes referenced above, as applicable.

Response: Under the Existing Building Energy Code we are tying into existing systems with existing controls. We have R-10 insulation called out below new heated slabs.

**6. Provide details of the location of boiler, fire rating per incidental uses, floor drain, as applicable.**

Response: Under the Existing Building Energy Code we are tying into existing systems with existing controls. No new Boiler is proposed.

**7. Deferred submittals shall be approved by the building official and otherwise processed in accordance with the provisions of IBC Section 107.3.4.1. Electronic copies of each deferred submittal shall be submitted to the design professional in responsible charge who shall review them and forward them to the Routt County Regional Building (RCRBD) official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building without any corrections.**

Below is a list of deferred submittals that will be submitted to the RCRBD for review:

- Installation (and removal of the existing) Modular Classroom
- Playground Equipment
- Playground Shade Structure
- Playground Shed

**2020 0406 Strawberry Park Elementary CD's – Stamp.pdf Markup Summary**

**1. Callout #1**

Response: There was no text included in this note but it appears to be pointing to a 90min door. This exterior wall is a 2 hour fire rated wall providing Building Separation.

**2. Provide a narrative to explain calculation of occupants.**

Response: No additional occupants are being added to the Building. The new Cafeteria is being located where two existing classrooms are currently. These two classrooms are being removed for the Cafeteria and are proposed to be included in the new addition. The Cafeteria being an accessory use for the building.

**3. Callout #3**

Response: There was no text included in this note but it appears to be pointing to an existing wall. This wall is to remain and is not included as a Building Separation wall.

**4. In order to eliminate confusion, please remove future work for future phase from this construction set.**

Background: Late in the design process TAB Associates was notified the Pre-K work would be delayed until next spring/summer. We added these notes and the drawings were not removed from the set due to a request from the Contractor to have them included for bidding purposes.

Response: We can see where the confusion came from with the vague 'future work' term but we are requesting this area be permitted at this time and then the School could operate for the coming school year under a TCO and then recommence Construction in the Pre-K area next spring/summer.

The Pre-K area would not have any work done this year, so the existing egress from this area would not be affected.

**5. Comment #5 Food Service Drawing Type 1 Hood.**

Response: This is a warming kitchen. All food preparation is done offsite and meals are simply delivered to this location. No cooking will occur here. This will be included in the Deferred Submittals.

**6. Comment #6 Factory Built commercial exhaust hood.**

Response: This is a warming kitchen. All food preparation is done offsite and meals are simply delivered to this location. No cooking will occur here. This will be included in the Deferred Submittals.

**7. Comment #7 507.6 Performance Test.**

Response: This is a warming kitchen. All food preparation is done offsite and meals are simply delivered to this location. No cooking will occur here. This will be included in the Deferred Submittals. Make up air for the hood is supplied through the kitchen to Cafeteria countertop opening and through a supply air duct in the ceiling.

**8. Comment #8 Existing drawing request.**

Response: Existing drawings have been uploaded to the Bluebeam Session.

**9. Comment #9 Provide narrative detailing why existing 1-HR wall needs up-rating to 2-HR.**

Response: The single door in this CMU wall is being removed and the opening infilled with CMU to match existing. This wall is being used as a Building Fire Separation wall to separate the Gym from the rest of the structure.

**10. Comment #10 While there are exceptions, combustible materials shall not be permitted in concealed spaces of buildings of Type I or II construction. Please furnish explain how material(s) material testing to comply with IBC 603.1 Allowable materials use of combustible materials in concealed spaces of buildings of Type I or II construction shall be limited to the applications indicated in Section 718.5 (similar to Thermax ESR 1659 for foam plastic insulation).**

Response: According to 2015 IBC 603.1.3 "Combustible materials shall be permitted in the buildings of Type 1 or 2 construction in the following applications: Item 3. Foam plastics in accordance with Chapter 26". At Chapter 2603.3 foam plastic insulation is allowed when "the flame spread index is not more than 75 and a smoke-developed index of not more than 450 where tested in the maximum thickness intended for use in accordance with ASTM E84." When referencing the Project Manual specification 07-2100-3 Thermal Insulation calls out that the installed foam board insulation product must meet the code listed requirements to be installed. Class 1, Flame Spread Index: Class A – 0-25, when tested in accordance with ASTM E84, Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.

**11. Comment #11 Any discrepancy between the operational description and proposed function shall be accompanied with a narrative of explanation with details of code references in reference to Sheet A0.02 and specifications (if applicable as no specifications were submitted).**

Response: This note was added due to a question from the Contractor on some lock features which were associated with existing doors which have a key card integral with the lockset and are being utilized in the Pre-K area.

Please let me know if there are any additional question.