

# 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: Steamboat Middle School

Project No: **TAB: 1935.03 RCRBD: TB-20-256**

Date: May 4, 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 Middle School uploaded to the TB-20-256 MS Bluebeam Studio Session with RCRBD.
- 2. 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.
- 3. 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.
- 4. 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.

**5. Provide details of the footing(s) sizes, depth and other information for the Redi-Rock gravity retaining wall(s), Goal Post uprights and Scoreboard as applicable.**

Response:

Refer to L5.1 for Redi-Rock Details

Goal posts and their foundation will be added to the Deferred Submittals list

Scoreboard and its foundation will be added to the Deferred Submittals list

**6. 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:

- New 10' Fence
- Trash Enclosure
- Goal Post Uprights + Foundation
- Scoreboard + Foundation