



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School Districts

Date: 12-09-2020
Subject Property Address: 198 E Lincoln Avenue Hayden Colorado
PIN: 317300002
Permit Number: B-20-1105
Permit Applicant Name: Wendy Lind

Design information:

Occupancy Classification: Single Family Townhomes 4 Total: Existing Historical Silo Un-Used Landmarks
Number of Stories: 1
Type of Construction: VB
Occupant Load: N/A
Fire Sprinklers: No

Dear Owner/Applicant,

The following items below are deferred submittals that are needed before inspections in these areas.

1. The Existing Silos have been viewed and approved under IRC Table 302.6 like a detached Garage/Accessory Structure and will meet the requirements of that table due to be less than 3 feet from the exterior walls of the townhomes. These are Historical Landmarks not to be used for storage and will not be entered by humans, purely Historical Landmarks.
NOTE: In the future, the property owner must contact us before the existing un-used vacant building to the north of the silos is used for Occupancy. The Building Department will then have to evaluate the Existing Building to the north of these Silos to take into consideration any Fire Resistant ratings that may need to be applied to this building due to the close proximity to the Historical Silos.
2. **Deferred Submittal:** Stamped Truss Drawings must be submitted to RCRBD for review and approval prior to being installed and inspections being scheduled. Trusses should be designed using the 71 PSF Roof Snow Load per EOR.
3. **Required Deferred Submittal:** Mechanical Heat Load calculations must be submitted to RCRBD for review and approval prior to mechanical permit being issued and prior to rough inspections being scheduled. With this submittal provide the type of heating equipment to be installed.

Routt County Regional Building Department

136 6th Street, Ste 201, Steamboat Springs, CO 80487 PH: 970-870-5566 Fax 970-870-5489 Email: Building@co.routt.co.us

4. **Required Deferred Submittal:** Applicant must provide additional information on how the Crawl Space area will meet Section R408 of the IRC. Please resubmit information on how you intend to meet this section.
5. **Required Deferred Submittal:** Applicant to provide information on how Whole House Ventilation requirements will be met in accordance with IEEC R403.6 and 403.6.1 and IRC M1507.3.

✓ **Items noted below do not require a response or comment back during the Plan Review in order for us to approve this permit. The Items below are required and will be checked by field inspectors or will need to be submitted to the Building Department. Please take time to review these items in advance of starting any work to ensure your project is ready for inspection.**

1. Lighting Equipment per 2015 IECC: 75% of all installed lighting fixtures shall be high-efficacy lamps or not less than 75% of permanently installed fixtures shall contain only high-efficacy lamps. Exception Low voltage lighting.
2. Separate Electrical Plumbing Permits must be applied for and obtained prior to any work being done within these trades. Note Electrical and Plumbing trades are protected by the State, Licensed Contractors must apply and perform this work on all Commercial Properties, and additionally their employees working on these projects must be registered or licensed with the State of Colorado and work directly under Licensed Individual managing the project. On Residential Properties owners are allowed to apply for the permit and perform their own Electrical and Plumbing work if this is their primary residence and they sign and complete our Home Owner Agreement form.
3. 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.
4. 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.
5. Bath Exhaust ducts if ran in unconditioned space must be done in insulated duct.
6. 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.
7. R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.
8. R310 Emergency Escape and Rescue Openings. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that

opens to a public way. Exception: Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m2).

9. SECTION R314 SMOKE ALARMS: R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.: R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034: R314.2 Where required. Smoke alarms shall be provided in accordance with this section: R314.2.1 New construction. Smoke alarms shall be provided in dwelling units. R314.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings. Exceptions: Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section. R314.3 Location. Smoke alarms shall be installed in the following locations: In each sleeping room. Outside each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.
10. IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances: For all environmental air exhaust: 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable openings into buildings for all occupancies other than Group U, and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.
11. SECTION R315 CARBON MONOXIDE ALARMS: R315.1 General. Carbon monoxide alarms shall comply with Section R315. R315.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217. R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

Reviewed by: Todd Carr

Date: 12/09/2020

Site Plan Requirements for Residential Accessibility

Site plan must reflect the following:

Accessibility note for (IBC R-2) Multi-Family Projects and (IBC R-3) Townhouses regulated by the [2015](#)

[IBC](#) and [HB-03-1221, as well as Section R320.1 of the 2015 IRC.](#)

4 Town homes proposed under the IRC on Permit B-20-1105m, Applicant choosing to follow State Statute even though they are exempt having less than 7 units.

The site plan cover sheet must reflect the following:

- Provide the following note: (Note: Sites containing less than 7 residential units are exempt from the requirements of Colorado House Bill 03-1221.)
 - Routt County Building Department: ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
- Provide the following note:
 - THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 – 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.
- Provide an implementation plan:
 - The site plan cover sheet must reflect an "Implementation Plan" for all multi-family projects. Per House Bill 03-1221, Section 9-5- 106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9-5-105; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.
- Provide a data table:
 - The site plan must provide a data table that reflects the number of House Bill 03—1221 accessible dwelling unit types and the assigned accessibility point value per dwelling unit. A

separate data table must reflect the 2015 IBC, chapter 11, section 1107, reflecting the required number of accessible dwelling units or sleeping units. These data tables must reflect the minimum requirements of both codes.

- Provide a Parking Table:
 - The site plan must provide an accessible parking data table per the 2015 IBC, chapter 11, section 1106.

General Handicap Accessibility Requirements:

- Show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.
- Show and label the location of all handicap accessible parking spaces in accordance with Chapter 11 of the 2015 IBC.
- Show and label accessible exterior routes on the site plan in accordance with the 2015 IBC, chapter 11. Typically the accessible route is provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes.
- Per the 2015 International Residential Code, Section R320.1, where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.
- House Bill 03-1221, Section 9-5-105. [Formerly 9-5-111] Exemptions for certain privately funded projects. (1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units.
- Some developers may have additional responsibilities for compliance with the Americans with Disabilities Act (1-800-949-4232) and/or the Fair Housing Act (303-672-5437). It is the developer's responsibility to independently contact these agencies to obtain accessibility information related to this sites development.

Title 9. SAFETY - INDUSTRIAL AND COMMERCIAL

BUILDINGS AND EQUIPMENT

Article 5. Standards for Accessible Housing

Current through Chapter 95 of the 2019 Legislative Session (with the exception of Chapter 94)

§ 9-5-101. Definitions

As used in this article 5, unless the context otherwise requires:

- (1) "Accessibility point" means a unit of value exchanged for different levels of accessible dwelling types to satisfy the requirements for dwelling accessibility contained in this article.
- (2) "Accessible route" means an interior or exterior circulation path that complies with ICC/ANSI A117.1.
- (3) Repealed.
- (4) "Detached residence" means a one- or two-family residence that is separated from adjacent dwellings by an unobstructed physical space. A one- or two-family residence that is separated from an adjacent dwelling by a physical space of less than three feet shall not be considered a detached residence.
- (5) "Ground story level" means the lowest story in a dwelling unit containing habitable rooms or areas with an accessible entrance located on an accessible route that contains living, sleeping, cooking, bathing, and toilet facilities. For the purposes of this article, a basement shall not be considered the ground story level if the finished basement floor is located more than four feet below the exterior finished grade determined at any point along the exposed periphery of the dwelling unit.
- (5.5) "ICC/ANSI A117.1" means the "Accessible and Usable Buildings and Facilities" standard, or any successor standard, promulgated and amended from time to time by the international code council.
- (6) "Project" means the total number of parcels and buildings in a development planned or constructed by the same developer, builder, or entity on one site or contiguous sites, and also includes all parcels and structures that are parts of the same planned development application or agreement. The separation of contiguous individual buildings, units, lots, tracts, or parcels of land by a property line or by a public or private road shall not create a

separate project.

- (7) "Property" means the site, parcels of land, plats, lots, tracts, individual dwelling units, existing and proposed structures, and the built environment.
- (8) "Residential dwelling unit" means any portion of a building that contains living facilities, including a room or rooms in a facility that have shared cooking, bathing, toilet, or laundry facilities such as dormitories, shelters, assisted living facilities, and boarding homes. "Residential dwelling unit" also means facilities that include provisions for sleeping, cooking, bathing, and toilet facilities for one or more persons and are used for extended stays, such as time-shares and extended-stay motels. "Residential dwelling unit" does not mean a guest room in a motel or hotel.
- (9) "Technically infeasible", in reference to a proposed alteration to a building or facility, means that the proposed alteration is not implemented because:
 - (a) An existing structural condition or conditions make such alteration labor- or cost-prohibitive;
 - (b) The building or facility is in strict compliance with minimum accessibility requirements for new construction and, due to existing physical or site constraints, such alteration would negatively impact such compliance.
- (10) "Type A dwelling unit" means a dwelling unit designed in accordance with ICC/ANSI A117.1, section 1002, or any successor section within ICC/ANSI A117.1.
- (11) "Type A multistory dwelling unit" means a multiple-story dwelling unit with a ground story level designed in accordance with ICC/ANSI A117.1, section 1002, or any successor section within ICC/ANSI A117.1, and, if provided, accessible laundry facilities on the ground story level.
- (12) "Type B dwelling unit" means a dwelling unit with a ground floor level designed in accordance with ICC/ANSI A117.1, section 1003, or any successor section within ICC/ANSI A117.1.
- (13) "Type B multistory dwelling unit" means a multiple-story dwelling unit with a ground story level that is designed in accordance with ICC/ANSI A117.1, section 1003, or any successor section within ICC/ANSI A117.1, and, if provided, accessible laundry facilities on the ground story level.
- (14) "Type B visitable ground floor" means a multiple-story dwelling unit with an accessible entrance and toilet facility designed in accordance with ICC/ANSI A117.1, section 1003, or any successor section within ICC/ANSI A117.1.
- (15) "Undue hardship" means a substantial and unusual hardship that is the direct result of unique physical site conditions such as topography or geology, or that is the direct result

of other unique or special conditions encountered on a property, but that are not typically encountered in the jurisdiction in which such property is located. Constraints, complications, or difficulties that may arise by complying with these statutory standards for accessibility but that do not constitute an undue hardship shall not serve to justify the granting of an exception or variance.

Cite as C.R.S. § 9-5-101

History. Amended by 2017 Ch. 19, §1, eff. 8/9/2017.

L. 2003: Entire article amended with relocations, p. 1415, § 1, effective April 29. L. 2017: IP, (2), and (10) to (14) amended, (3) repealed, and (5.5) added, (HB 17-1067), ch. 19, p. 62, § 1, effective August 9.

§ 9-5-102. Disabilities covered - purpose.

Colorado Statutes

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Article 5. Standards for Accessible Housing

Current through Chapter 95 of the 2019 Legislative Session (with the exception of Chapter 94)

§ 9-5-102. Disabilities covered - purpose

- (1) This article is intended to provide accessibility standards for residential projects designed to serve persons with nonambulatory disabilities, semiambulatory disabilities, sight disabilities, hearing disabilities, disabilities of incoordination, and aging.
- (2) **Design criteria.** Design criteria must comply with ICC/ANSI A117.1.

Cite as C.R.S. § 9-5-102

History. Amended by 2017 Ch. 19, §2, eff. 8/9/2017.

L. 2003: Entire article amended with relocations, p. 1418, § 1, effective April 29. L. 2017: (2) amended, (HB 17-1067), ch. 19, p. 63, § 2, effective August 9.

Editor's Note:

This section is similar to former §§ 9-5-103 and 9-5-104 as they existed prior to 2003, and the former § 9-5-102 was relocated to § 9-5-103.

§ 9-5-103. Applicability of standards - enforcement.

Colorado Statutes

Title 9. SAFETY - INDUSTRIAL AND COMMERCIAL

BUILDINGS AND EQUIPMENT

Article 5. Standards for Accessible Housing

Current through Chapter 95 of the 2019 Legislative Session (with the exception of Chapter 94)

§ 9-5-103. Applicability of standards - enforcement

- (1) The standards and specifications set forth in this article shall apply to all buildings and facilities used for housing that are constructed in whole or in part by the use of state, county, or municipal funds or the funds of any political subdivision of the state or that are constructed with private funds. All such buildings and facilities to be constructed from plans on which architectural drawings are started after July 1, 1975, from any one of these funds or any combination thereof shall conform to each of the standards and specifications prescribed in this article. The governmental unit responsible for the enforcement of this article shall grant exceptions to or modify any particular standard or specification when it is determined that it is impractical and would create an undue hardship. Any such exception or modification of the provisions of this article shall be made in writing as a matter of public record. These standards and specifications shall be adhered to in those buildings and facilities that are constructed or proposed on or after April 29, 2003. This article shall apply to permanent buildings.
- (2) The jurisdiction with responsibility for enforcement of this article pursuant to section 9-5-104 shall designate a board of appeals to hear and resolve appeals of orders, decisions, or determinations made by the enforcing agency regarding the application and interpretation of this article.
- (3) Any building or facility that would have been subject to this article 5 but was under construction prior to July 1, 1976, must comply with the following:
 - (a) If the walls or defining boundaries of an element or space are altered, then the altered element or space shall comply with the applicable provisions of section 9-5-105, unless such alteration is technically infeasible. If full compliance with this article is technically infeasible, compliance shall be implemented up to the point of technical infeasibility. No alteration shall be undertaken that negatively impacts accessibility of a building or facility pursuant to ICC/ANSI A117.1. This subsection (3)(a) shall not be construed to require the moving of any existing walls not otherwise planned to be moved.

(b) Any additions to a building or facility shall be treated as new construction for the purposes of enforcement of this article.

- (4) The general assembly finds and declares that the standards and specifications set forth in this article are of statewide concern. Nothing in this article shall prohibit any municipality or other governmental subdivision from making and enforcing standards and specifications that are more stringent, and thus provide greater accessibility, than those set forth in this article.

Cite as C.R.S. § 9-5-103

History. Amended by 2017 Ch. 19, §3, eff. 8/9/2017.

L. 2003: Entire article amended with relocations, p. 1418, § 1, effective April 29. L. 2017: IP(3) and (3)(a) amended, (HB 17-1067), ch. 19, p. 63, § 3, effective August 9.

Editor's Note:

This section is similar to former § 9-5-102 as it existed prior to 2003, and the former § 9-5-103 was relocated to § 9-5-102.

§ 9-5-104. Responsibility for enforcing standards.

Colorado Statutes

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Article 5. Standards for Accessible Housing

Current through Chapter 95 of the 2019 Legislative Session (with the exception of Chapter 94)

§ 9-5-104. Responsibility for enforcing standards

- (1) The responsibility for enforcement of this article is as follows:
- (a) For factory-built residential structures as defined in section 24-32-3302(10), C.R.S., the division of housing created in section 24-32-704, C.R.S.;
 - (b) In a political subdivision that does not have a local building code, the division of housing created in section 24-32-704, C.R.S.;
 - (c) For all other housing or in a political subdivision that has adopted a building code, by the building department, or its equivalent, of the political subdivision having jurisdiction.

Cite as C.R.S. § 9-5-104

History. L. 2003: Entire article amended with relocations, p. 1419, § 1, effective April 29. L. 2004: (1)(a) amended, p. 1189, § 12, effective August 4.

Editor's Note:

This section is similar to former § 9-5-110 as it existed prior to 2003, and the former § 9-5-104 was relocated to § 9-5-102.

§ 9-5-105. Exemptions for certain privately funded projects.

Colorado Statutes

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Article 5. Standards for Accessible Housing

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§ 9-5-105. Exemptions for certain privately funded projects

- (1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units.

For the purpose of determining the number of accessibility points required pursuant to subsection (2) of this section, the accessible dwelling unit types shall have the following point values:

Accessible dwelling unit type:	Accessibility point value per dwelling unit:
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Type A dwelling unit	6
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Type A multistory dwelling unit	5
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Type B dwelling unit	4	1 type B provided
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Type B multistory dwelling unit 3

Type B visitable ground floor 1 1 visitable provided

(2) **Residential projects.**

- (a) A project shall be assigned accessibility points based on the number of units contained within the project as follows:

Number of units within the project: Accessibility points required:

0-6

0

Applicant is exempt under State Statute, but providing an Accessible entrance and 1 Type B Unit.

7-14

6

15-28

12

29-42

18

43-57

24

58-71

30

72-85

36

86-99

42

100-114

48

115-128

54

129-142

60

143-157

66

158-171	72
172-185	78
186-199	84
etc.	+6 additional points every 14 units or fraction thereof

- (b) A project shall include enough accessible dwelling units to achieve at least the specified number of accessibility points required pursuant to paragraph (a) of this subsection (2). A project may use any combination of accessible dwelling unit types to comply with this section.

Cite as C.R.S. § 9-5-105

History. L. 2003: Entire article amended with relocations, p. 1420, § 1, effective April 29.

Editor's Note:

This section is similar to former § 9-5-111 as it existed prior to 2003.

§ 9-5-106. Implementation plan.

Colorado Statutes

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Article 5. Standards for Accessible Housing

Current through Chapter 95 of the 2019 Legislative Session (with the exception of Chapter 94)

§ 9-5-106. Implementation plan

The builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units.

Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9-5-105 ; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.

Cite as C.R.S. § 9-5-106

History. L. 2003: Entire article amended with relocations, p. 1421, § 1, effective April 29.