



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

Corrections Notice

Permit Application #PRRN210132

Dear Applicant,

Following are the comments regarding the plan review for the below referenced application. We have noted several concerns and/or non-conforming items regarding the work to be performed. These items must be addressed through revised drawings and/or addendum submitted to the CityView Portal for us to complete our review and approval, thank you.

Property Address: 27315 HOME RANCH RD, ROUTT, CO 80428

Parcel No: 919271001;

Application Type: Alteration

Type of Construction:

Occupancy:

Building Code Review (Reviewed By: Ted Allen)

Comments:

- ♦ While the Home Ranch is now operating as a private family ranch and CLOSED TO THE PUBLIC, we wish to understand the replacement of the nearly 10,000-square-foot lodge/bed-and-breakfast. The following code analysis information is required on all commercial plans to the Routt County Regional Building Department for review and approval, if applicable: 1. Type of Construction IBC Chapter 62. Occupancy Classification IBC Chapter 3. Actual Area/Allowable Area IBC 504 and Table 503. Square foot breakdown for each individual use. Include allowable calculations per IBC 506. Include mixed occupancy calculations per IBC 302.3, if applicable. 4. Actual Height/Allowable Height IBC 503, 504 and Table 503.5. Actual Stories/Allowable stories IBC 503, 506 and Table 503.6. Occupant Load (each individual use) IBC 1004 and Table 1004.1.27. Exits Required/Exits Provided IBC 1013 and Table 1004.1.28. Accessibility IBC 1105 and Table 1108.39. Fire resistance of exterior walls and openings due to fire separation distance IBC TABLE 601 AND 602 and Sections 704, 705, 706, 715.10. Fire resistive construction requirements, IBC Chapter 6. Provide a table specific to the project. Otherwise, due to ICC Codes not adequately addressing VRBO's or Vacation Home Rentals that are (Transient) Environments, RCRBD has developed similar policy we can use to review both new construction and/or Existing Buildings undergoing a Change of Occupancy (as applicable).
- ♦ All construction shall comply with the 2018 local code amendments as shown on approved plans. Energy provisions from the International Energy Conservation Code—Residential Provisions applicable to residential buildings which fall under the scope of this code are shown in the attached checklist. The plans need to show this information. A building section cut or typical wall section through the representative wall and floors as required to show the thermal envelope as required to accurately show in detail shall be submitted (include location of all building and section cuts on the plans). All information shall be using Zone 7, Dry. Details shall include, but are not limited to, as applicable:
 1. Insulation materials and their R-values (include per inch).



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

2. Fenestration U-factors and air leakage.
3. Area-weighted U-factor calculations (if applicable).
4. Mechanical system design criteria (if applicable). Specify method and type of heat.
5. Equipment and system controls.
6. Duct sealing, duct and pipe insulation and location.
7. Air sealing details.
8. The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding three air changes per hour.

- ♦ Masonry fireplaces shall be constructed in accordance with the applicable provisions of MASONRY FIREPLACES. Wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air.
- ♦ Provide specifications for kitchen equipment, commercial grade or domestic would help.
- ♦ Provide details of fireplace, type of fuel, construction, etc.
- ♦ NO COMMENTS AVAILABLE
- ♦ Regardless of mezzanine designation, the home ranch suite makes this the third floor.
- ♦ The Hawk's Nest makes this a 3-Story structure.
- ♦ Provide details of item in center of room and room use(s).
- ♦ A COMPLETE SET OF PLANS SUITABLE FOR REVIEW, SHOULD INCLUDE: Building Sections and Details. Architectural building sections and details shall include the following information: Foundation details. (tie-downs) Existing and proposed grade to include relationship between finished floor elevation and existing grade. Existing and finish grade at foundation for each elevation. Interior wall and ceiling finishes. (drywall, paneling, etc.) Exterior wall finishes. Exterior walls shall provide the building with a waterproof foundation or weather resistant exterior wall envelope where applicable. Routt County inspectors report non-compliant backfilling above masonry weepholes against wood framing. Masonry veneer shall be installed in accordance with applicable wall covering, sealant, flashing and weepholes, water-resistive barrier, metal ties, 1-in. air space, steel lintels over all openings and specify steel lintels to support veneer and over all openings as applicable. Adhered masonry veneer shall comply with the applicable requirements in IBC Section 1405.10.1 and Sections 6.1 and 6.3 of TMS 402/ACI 530/ASCE 5. RCRBD finds these requirements to be similar to cement plaster (stucco) applied to exterior walls and shall conform to similar requirements specified in Chapter 25. Commentary Figure R703.6 (3) (see attached) illustrates a similar drainage system to include a weep screed at the bottom of exterior walls to permit the moisture to escape to the exterior of the building. Provide details for locations of vapor retarders, include a continuous weep screed at the bottom of cultured stone (similar to stucco walls) to permit the moisture to escape to the exterior of the building. Also include specification of moisture barrier, as applicable to veneer used. Roofing details. (underlayments and roof covering materials) Stairway construction details (material specifications, handrails) Guardrail construction details. (material specifications, guardrail height, spacing of intermediate rails)
- ♦ Eliminate all gaps in insulation or trade using COMcheck.

Planning Review (Reviewed By: Chris Brookshire)

Comments: Building application plans for the lodge are not as approved under the PUD. Any changes to the PUD are reviewed under Section 7.4 of the RCZR. Revisions need to be submitted/reviewed to determine process for an amendment to the PUD.

Environmental Health Review (Reviewed By: Amanda Williams)



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

Comments: Application and fee required (\$600.00). Please submit directly to Routt County Environmental Health. via the City View Portal <http://www.co.routt.co.us/163/On-Site-Wastewater>

OWTS design received and uploaded

♦ Failed review status: Awaiting application submittal and \$600.00 associated fee. Please go to City View Portal fill out and submit application and pay fee.

If I can provide any further information to you, please feel free to contact me at (970) 870-5334 or by email at mmichael-ferrier@co.routt.co.us.

Sincerely,

A handwritten signature in cursive script, reading 'Malea Michael-Ferrier'.

Malea Michael-Ferrier
Administrative Assistant/Plan Reviewer Assistant
Building Services