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Corrections Notice

Permit Application #PRAB210408

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: 52100 COUNTY ROAD 129, ROUTT, CO 80487

Parcel No: 924042001;

Application Type: Accessory Building

Type of Construction: Not Applicable

Occupancy:

Building Code Review (Reviewed By: Ted Allen)

Comments:

- ♦ When special inspection is required the architect or engineer shall prepare an inspection program which shall be submitted to the building official or his authorized representative for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work that require special inspection and the name or names of the individuals or firms who are to perform the special inspections, and indicate the duties of the special inspectors. Special inspectors shall be employed by the owner, the architect or engineer responsible for the design, or an agent of the owner, but NOT by the contractor or any other person responsible for the work. The special inspections for installation and verifications for steel construction, concrete construction shall be as required by this section and Tables 1704.3 and 1704.4. Final special inspection reports shall be submitted to Routt County Regional Building Department (RCRBD) prior to Rough Building Inspections.
- ♦ Structural observation shall be as required by this section (load testing) and 1704.6. Structural observation shall be submitted to Routt County Regional Building Department (RCRBD) prior to Final Building Inspections.
- ♦ 2.The metal building designer responsible for construction reactions and calculations using bolt diameter values in the steel base plate relies on the engineer responsible for the design of foundation and slab. Submit calculations to demonstrate the connections to foundations comply with ACI 318-14 to include provisions from 17.1 and 16.3?Connections to foundations with complete bolt dimensions including bolt spacing are submitted to RCRBD for review and approval prior to installation or inspection.
- ♦ Provide copy of Reactions Report from metal building supplier with reactions used in calculating the foundation connection(s).
- ♦ Provide copy of Reactions Report
- ♦ While the Home Ranch is now operating as a private family ranch and CLOSED TO THE PUBLIC, we wish to understand



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the replacement of the 30,000-square-foot indoor horse riding arena. The following code analysis information is required to be prepared by the Registered Design Professional and submitted to the Routt County Regional Building Department for review and approval: 1. Type of Construction IBC Chapter 62. Occupancy Classification IBC Chapter 3 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

- ◆ Submit Sheet A-401 referenced on Sheet A-101 for wall types and details (if applicable).
- ◆ While there are exceptions, two exits are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Include IBC 1007.1.1 Two exits or exit access doorways as part of code analysis and resubmit plans accordingly. Also describe plumbing fixtures that are planned, mechanical equipment and proximity to existing facilities as applicable.
- ◆ Will the structure be heated? If so: 1. A minimum of R-10 insulation is required from the top of the slab downward 48". Could be traded off. Also provide documentation that the garage doors have a maximum U-factor of 0.30. 2. 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.

- ◆ 118'-7 1/2"

- ◆ 277'-4 1/2"

- ◆ 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 30,000-square-foot indoor horse riding arena. The following code analysis information is required to be prepared by the Registered Design Professional and submitted to the Routt County Regional Building Department for review and approval: 1. Type of Construction IBC Chapter 62. Occupancy Classification IBC Chapter 3 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

Electrical Review (Reviewed By: Tom Cook)

Comments: This does not meet the requirements of a residential structure and will require an electrical engineers one-line, load calc, and panel schedule

Planning Review (Reviewed By: Chris Brookshire)

Comments:

- ◆ Narrative needed from applicant required describing use of structure. Any commercial or community use will require a Conditional Use Permit
- ◆ Cupola exceeds maximum height See Routt County Regs Sec. 2.3.17



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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 dark ink, reading 'Malea Michael-Ferrier'. The signature is fluid and cursive, with the first name 'Malea' being the most prominent.

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