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Corrections Notice

Permit Application #PRSF220003

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: 30275 STATE HIGHWAY 131, ROUTT, CO 80487

Parcel No: 108200202;

Application Type: New Single Family Dwelling

Type of Construction: Type VB (Unprotected)

Occupancy: R-3 - Residential, one- and two-family

Building Code Review (Reviewed By: Ted Allen)

Comments:

- ♦ Re: Note 3 Floor Framing Notes on S2 The submittal of loads this building may be required to support suggests structural elements that are either unspecified or exceed the prescriptive general nailing and framing notes on S1 if they are applicable. This is acceptable, provided these elements are designed in accordance with accepted engineering practice and shall result in a system that provides a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation. Please submit engineered design taking into account the projects requirements or specify items that are submitted as delegated items such as design of wall framing and foundation requires approval by the (Routt County) building official and otherwise processed in accordance with the provisions of IBC Section 107.3.4.1 or R106.3.3 Phased approval.
- ♦ Re: Note 1 under Roof Framing Notes on S3: The submittal of items as delegated items such as SIPs roof panels is required to be approved by the (Routt County) building official and otherwise processed in accordance with the provisions of IBC Section 107.3.4.1 or R106.3.3 Phased approval. I suggest asking the SIP manufacturer if these have been approved by ICC under a ESR report that ICC publishes. That is what we would need with this submittal to approve deferred submittal. No items shall be installed until the delegated or deferred submittal documents have been approved by the A/E of Record and submitted to RCRBD.
- ♦ The approved geotechnical report shall be used to prepare the construction documents prepared by the registered design professionals (structural slab is not the recommended foundation system). The assumed bearing pressure appears out of compliance with the soils report for construction of concrete slab-on-grade floor systems recommendations for swelling soils and maintaining minimum dead load. Please submit foundation based on the approved geotechnical report to RCRBD for review under IBC Section 1705.8 Cast-in-place deep foundations to include support of steel frame detailed on S4. If an alternate recommendation is submitted by the Geotechnical Engineer, other



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permanent supports of buildings and structures shall be protected from frost by one or more of the methods per R403.1.4.1 Frost protection: 1. Extended below the frost line specified in Table R301.2.(1). 2. Constructed in accordance with Section R403.3. 3. Constructed in accordance with ASCE 32. 4. Erected on solid rock.

- ♦ ICF concrete walls shall be connected to footings, floors, ceilings and roofs in accordance with R608.9 Requirements for connections-general. While Foundation Sheet 203 references ICF design specifications for attachment to Geo-slab requires plan revisions and resubmittal providing rebar specifications of standard hook, minimum development length of lap splices, etc. Provide supplemental details of how walls shall be connected to caissons, floors, ceilings and roofs showing interactions with joist and glulam beams with wall embeds and parallel to joist in accordance with R608.9 to include steel beam connections as applicable.

- ♦ Wall construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction. Please submit calculations used in the design of structure to include lateral wall bracing, roof and floor diaphragm and required connections to resist the imposed lateral loads due to wind and seismic. Wall openings shall have a minimum depth of concrete over the width of the opening of 8 inches (203 mm) in flat walls and called out on the plans in accordance with approved engineering design.

- ♦ The adopted codes in Routt County are the 2018 ICC model codes to include APPENDIX F

RADON CONTROL METHODS. Required on all New Single Family home, Passive Radon Gas Controls are required. The components of a passive submembrane depressurization system shall be installed during construction but this does not mean you have to install the full system, just through the Soil-gas-retarder. A typical and effective radon mitigation system involves piping from a permeable layer below a structure upward through the structure and out the roof, which funnels radon gas through and outside the home. We allow you to stop just above the slab or if there is a crawl space it must be sealed except a pipe stubbed up and capped.

Care should be taken to:

AF103.9 Vent pipe identification. Exposed and visible interior vent pipes shall be identified with not less than one label on each floor and in accessible attics. The label shall read: "Radon Reduction System."

AF103.10 Power source and access for future radon fan. To provide for future installation of a radon fan, an electrical circuit terminated in an approved box shall be installed during construction in the anticipated location of the radon fans.

- ♦ Re: Architectural General Note 11;Shop Drawings and other submittals related to the Work,designed or certified by the professional responsible forthe Delegated Design, if prepared by others, shall bearsuch professional?s written approval when submitted toRCRBD.

- ♦ Unless otherwise allowed in Section R316.5, foam plastic shall be separated from the interior of a building by an approved thermal barrier of not less than 1/2-inch (12.7 mm) gypsum wallboard. This applies to the Nadura ICF wall specified in the Structural plans and SIP roof panels. I suggest asking the ICF by Stronghold and any SIP manufacturer if they have been approved by ICC under a ESR report that ICC publishes as they specify whether this is necessary or if there are other approved thermal barrier(s).

- ♦ Based on the Work Description – "Ultra-Efficient Single family house. Will be building to nearPassive House standards." The building is wood framed with R55 SIP roof panels and R39 ICF.Routt County Regional Building Department (RCRBD) typically requires a path to compliance usingthe 2018 International Codes such as IECC. All construction shall comply with the 2018 local codeamendments as shown on approved plans. Energy provisions from the International EnergyConservation Code—Residential Provisions applicable to residential buildings which fall under thescope of this code require the plans need to show this information. A building section cut or typicalwall section through the representative wall and floors as required to show the thermal envelope asrequired to accurately show in detail shall be



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submitted (Building Section 1/A5.0). 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 (furnished by manufacturer include per inch if applicable). 2. Fenestration U-factors and air leakage. 3. Area-weighted U-factor calculations (if applicable). 4. Equipment and system controls. 5. Air sealing details. 6. The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding three air changes per hour.

Fire Code Review (Reviewed By: Doug Shaffer)

Comments: Resubmittal required- Pending resubmittal of site plan with a turnaround 75 feet- 150 feet from house. As well as a turnout where the driveway gradient ends and is flat.

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Environmental Health Review (Reviewed By: Amanda Williams)

Comments: Application, application fee \$700.00 as well as engineered design. See conditions for CO. Please visit the Routt County website / Environmental Health / Apply for a septic permit / be sure to scroll all the way down to bottom of page for payment.

<https://cityview2.iharriscomputer.com/RouttCountyPortal/Account/Logon>

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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, appearing to read 'Malea Michael-Ferrier'. The signature is fluid and cursive, with a long, sweeping underline.

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