



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 Number:PRAB220245

May 02, 2022

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 addendums submitted to the CityView Portal for us to complete our review and approval, thank you.

Property Address:

Parcel No: 919271001;

Application Type: Accessory Building

Type of Not Applicable

Construction:

Occupancy:

Building Code Review (Reviewed By: Ted Allen)

Comments:

- ☐ Based on the Work Description - A new bathroom building will be construction from regular stud walls with log siding siting on a traditional concrete foundation; The Home Ranch has been operating as a guest ranch since 1978. It has been open to the public since then.there have been revisions to their PUD over the years and they also have associated permits such as horseback riding or cross country ski tours as an amenity to the ranch. Routt County Regional Building Department (RCRBD) typically requires the architect or registered design professional to provide a code analysis using the 2018 International Building Code. IBC Chapter 29 regulates the minimum number of plumbing fixtures that must be provided for every type of building. The regulations in this chapter come directly from Chapters 3 and 4 of the International Plumbing Code (IPC). Provide a calculation to show that total of water closets, lavatories and service sinks that are to be provided to include provisions for accessibility, as applicable. Also clarify if there is any reason to list the IRC as an applicable code and correct all reference code sections to relevant code as applicable.
- ☐ Will the bathroom structure be heated? If so:Depending on path to compliance a minimum of R-10 insulation is required from the top of the slab (or concretewall shown on the Structural) downward 24" or 48" (without gaps). Indicate R-5 insulation under slab if slab isheated. Also provide documentation that the structure meets the path chosen to follow for compliance.

Planning Review (Reviewed By: Chris Brookshire)

Comments: PUD has not been finalized. Cannot sign at this time.

Environmental Health Review (Reviewed By: Scott Cowman)



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Comments: Provide information on septic systems to ensure adequate size and function, as well as appropriate permitting of all systems.

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.

Thank you,

A handwritten signature in black ink, reading 'Malea Michael-Ferrier'.

Malea Michael-Ferrier
Sr Permit Tech/Plan Reviewer Assistant
Building Services