



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: PRRN220316

May 12, 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: 58000 COWBOY WAY, UNIT:B, ROUTT, CO 80428

Parcel No: 920081001;

Application Type: Alteration
Type of Type VB (Unprotected)

Construction:

Occupancy: A-2b - Assembly, restaurants, bars, banquet halls

Building Code Review (Reviewed By: Todd Carr)

Comments: See corrections and comments we need for resubmittal to approve.

☐ Please provide the following details and information on the resubmittal.

1. Structural plans lack general information for new occupancy change with respect to Live Loads for this occupancy, it appears it well meets the requirements but please state what the floor is built to support for live load.
2. Code analysis missing: We need you to provide a full Code Analysis to include the following information.
 1. Chapter 3 Occupancy Types for the building include all occupancy types and any know separations between them.
 2. Chapter 5 Type of construction is missing, also new square footages for building area and number of stories is missing, is this sprinkled or non-sprinkled. Your adding to the existing building square footage and specifically square footage to A-2 Occupancy, I believe the predominant use is A-2 with other associated occupancies, but not sure, please provide this information.
 3. Chapter 10 Egress: Please provide information related to chapter 10, first is exiting distance being changed for the existing dining space with respect to enclosing this space or not, not sure what exit doors in the existing building are required to be exits versus what is not, so we have a door that use to lead to an open porch that now leads to an intervening space. Exit information and exit signs should be labeled in both existing and proposed new occupancy space, so we can see how this works. Add existing occupant load, and now new proposed occupant load for the new A-2 space, include a general statement if seating is unknown in the new space to let us know is it tables and chairs, fixed or non-fixed seating, or standing only. Preferred is to see a table and chair layout if possible. Show exiting from new A-2 space as well, label exit signs again in this space like existing.
 4. Chapter 11: Show ADA access route to this facility, this appears to be missing.



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

5. 2018 IMC: Review 403.1 first then read the next sentence, as 403.1 will drive return, supply or make-up air to meet ventilation requirements. You have only provide heating information for this new A-2 space, which is electric. We are missing information on how you will comply with ventilation requirements of the 2018 IMC Table 403.3.1.1 specifically food and beverage for dining rooms, the calculation will be based on you occupant load as well.

6. 2018 IECC: Window U-Factor is lacking on the energy code compliance, also do the windows need to be tempered or not as well.

7. 2018 IECC: C403.7.6.1 needs to be added to plans:

C403.7.6.1 Temperature setpoint controls.

Controls shall be provided on each HVAC system that are capable of and configured to automatically raise the cooling setpoint and lower the heating setpoint by not less than 4°F (2°C) from the occupant setpoint within 30 minutes after the occupants have left the guestroom. The controls shall be capable of and configured to automatically raise the cooling setpoint to not lower than 80°F (27°C) and lower the heating setpoint to not higher than 60°F (16°C) when the guestroom is unrented or has not been continuously occupied for more than 16 hours or a networked guestroom control system indicates that the guestroom is unrented and the guestroom is unoccupied for more than 30 minutes. A networked guestroom control system that is capable of returning the thermostat setpoints to default occupied setpoints 60 minutes prior to the time a guestroom is scheduled to be occupied is not precluded by this section. Cooling that is capable of limiting relative humidity with a setpoint not lower than 65-percent relative humidity during unoccupied periods is not precluded by this section.

C403.7.6.2 Ventilation controls.

Controls shall be provided on each HVAC system that are capable of and configured to automatically turn off the ventilation and exhaust fans within 30 minutes of the occupants leaving the guestroom, or isolation devices shall be provided to each guestroom that are capable of automatically shutting off the supply of outdoor air to and exhaust air from the guestroom.

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 cursive script, reading 'Malea Michael-Ferrier'.

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