

May 16, 2022

Routt County Regional Building Dept.  
P.O. Box 773435  
Steamboat Springs, CO 80477

Attn: Todd Carr, Building Official.

RE: Permit Application PRAD220316  
Vista Verde Guest Ranch  
58000 Cowboy Way, Unit B  
Routt County, CO

Dear Todd,

This is a letter of response to your comments regarding the above referenced permit application.

1. The structural design loads are now provided. The last review comment was to provide as structural as-builts only.
2. A full code analysis is now provided for the employee area, kitchen, dining room, hallway, lodge, upstairs guest rooms and the dining room addition. The analysis shall include all necessary subjects: Occupancies, fire separations, Type of construction, areas, heights, sprinkled/non-sprinkled, existing dining, new dining, egress and ADA.

5. I am familiar with the IMC Ventilation chapter. I understand section 401.2 is the driving language for ventilation requirements for occupied areas. It states that ventilation shall be by natural means or mechanical means, Section 402 and Section 403 respectively.

All the new windows in the new dining area are operable and the doors open directly to the exterior. This information is now shown on the architectural plans. The windows are casements, one on each side of a fixed pane providing 16 SQ.FT. of open area for each set of windows for a total of 48 SQ.FT. The natural ventilation opening requirement is 4% of the area being served. The new dining addition is 393 SQ.FT., making the opening requirement 16 SQ.FT. The windows provide 48 SQ.FT. 3X the amount required.

6. The window u-Factor is now shown on sheet A-3 and they do not need to be tempered. The windows are 8.3 SQ.FT. >9.0 SQ.FT. requires tempering.
7. The baseboard thermo-stat shall be programable. No ventilation control for the new dining area is required.

If you have any questions, please contact us.

Sincerely,

J. Steg  
James Stegmaier, P.E.