



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: PRSF220411

May 24, 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:** 34130 WHIFFLE TREE TRL, ROUTT, CO 80467

**Parcel No:** 157000065;

**Application Type:** New Single Family Dwelling

**Type of** Type VB (Unprotected)

**Construction:**

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

**Building Code Review** (Reviewed By: Todd Carr)

**Comments:** Please review the corrections added to this submittal.

☐ The Plans are approved for structural design currently, however the below corrections must be resubmitted prior to us moving forward with issuance of the building permit.

1. We need Architectural details provided on the plans, on the floor plans every room must be labeled for intended use, such as kitchen, bathrooms, bedrooms, garage, mechanical room, family room, etc, the plans lack this currently.

2. Energy Code Items: You must on the floors call out and show us exactly what portions of the building will be heated/conditioned, or state all portions will be conditioned. Then I need you to review the document I uploaded to your permit called "Residential Checklist 2018 Prescriptive" your drawing need to provide us with vapor barrier information, then R-values for foundation insulation, underslab insulation, exterior wall insulation, and ceiling attic insulation, then also window and door U-Factors as well. Your drawings need to meet this prescriptive compliance method per the handout I provided you, or you may use ResCheck software online and then submit that for review if desired or if you cannot meet the prescriptive compliance method.

3. Whole House Ventilation: Explain how you intend to meet this, will you install an HRV, ERV system, or will you provide exhaust only per the IRC to meet whole house ventilation.

4. Label all bedrooms with Egress Windows, state egress window on the floor plans, also state Smoke/CO Detectors will be provide per code, then do you have any windows that fall into hazardous locations that require them to be tempered glass, if so label windows tempered on the plans.

5. Garage Space: It does appear there will be no garage, but if there is a garage then garage/dwelling separation details should be provided to us.

6. Exterior Roof: Currently you show R-40 insulation, our local code required R-49. Also you only state permafelt roofing underlayment, however if this is not an ice-n-water product, at minimum you have to install ice-n-water from the eave to a point of not less than 24" inside the exterior wall plumb up to the roof.



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

7. Roof Ventilation: How will the roof be ventilated.
  8. Interior wall and ceiling finishes are not included, please include.
  9. Radon information is not included, all new homes must have at minimum a radon system installed below the slab, and a vertical pipe extended above the slab and capped at minimum, along with a junction box or outlet in the close proximity to install a fan later if needed, please add these details.
  10. Underslab vapor barrier, no information has been provided, not sure if the rigid insulation will provide a vapor barrier, or you need to add another product on top or below the insulation board.
- ☐ Blower Door Test results must be provided prior to us proving a CO for your home, 3.0 ACH or lower score, nothing needed at this time just making you aware.
  - ☐ The Structural Engineer of record who stamped the plans, must reference in his general notes that he has received, read, and designed this project in accordance with the Soils Report you submitted.

**Planning Review** (Reviewed By: Michael Fitz)

**Comments:** Single-family residence proposed on Lot 65 Sky Hitch, zoned LDR, soon to be combined with lots 59 and 60 and rezoned to MRE. Setbacks are met for either zone district, as is height. No skyline concerns, no waterbody setback concerns, no geologic concerns. Wildfire risk is high. Because well & septic is proposed (5+ acres required), Planning cannot approve until project PL20210010 formally combines the lots.

**GIS Land Development Review** (Reviewed By: Emy Keeling)

**Comments:** GIS will review this permit upon resubmittal and the conditions for Planning's approval have been met.

**Public Works Review** (Reviewed By: Tony Brown)

**Comments:** Applicant has been notified they will need a grade and fill permit and associated Storm Water Management Plan prior to approval

**External Agencies Review** (Reviewed By: Malea Michael-Ferrier)

**Comments:**

Morrison Creek Water and Sanitation

The consolidation process for this 5 acre lot has not been completed. We cannot sign off on this permit until completion.

**Environmental Health Review** (Reviewed By: Scott Cowman)

**Comments:** Plans and design for a septic system meet requirements under Regulation 43. Minimum 1,000 gallon septic tank (1,250 recommended by design engineer) for a 3-bedroom home. Gravel bed with 4 inch diameter D-3034 (aka SDR-35) perforated PVC pipe. Final approval is pending consolidation of lots to meet the minimum 5-acre requirement.

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 dark ink, appearing to read 'Malea Michael-Ferrier'.



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

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