



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: PRRN220637

July 05, 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: 30265 STATE HIGHWAY 131, ROUTT, CO 80467

Parcel No: 946253001;

Application Type: Alteration

Type of

Construction:

Occupancy:

Building Code Review (Reviewed By: Ted Allen)

Comments:

- ☐ While the plans show egress window location coinciding with the proposed bedrooms and basement requirements, glass area in habitable rooms shall not be less than 8% of floor area served. One-half of this area must be available for unobstructed ventilation with screens included. Artificial lights and/or mechanical ventilation (see ventilation section) may be used. Plans shall show compliance with IRC Section R303.1 and please label them as Egress per IRC R311. We assume the window wells will have ladders if needed, unless height meets the minimums.
- ☐ Fenestration U-factors windows and doors less than or equal to 0.30 will be required. This will apply for all glazing in windows and doors installed on-site. The builder shall leave the National Fenestration Rating Council (NFRC) labels on all windows and doors with glazing at time of rough inspections so inspectors can verify the glazing requirements.
- ☐ Residential bathrooms without windows for natural ventilation shall exhaust 50 CFM minimum to the exterior. An AC powered, UL listed smoke detector with battery backup shall be located in the vicinity of all bedroom entrance doors and inside each bedroom. Provide a minimum of one AC powered UL listed smoke detector with battery backup at the bottom of the stair for basements without bedrooms. All detectors within the house should be interconnected so that the activation of any alarm will sound all alarms throughout the house.
- ☐ Stairways Guardrails/Handrails: Drawings must at minimum include information that at minimum references IRC code sections so we know the home will be constructed to comply. I suggest adding standard boiler plate comments on your plans that state this. Stairways to be constructed per IRC R311.7 through IRC R311.8.3, this blanket statement covers all stairs, guardrails and handrails.



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Environmental Health Review (Reviewed By: Amanda Williams)

Comments: Unable to locate a Septic Permit for the residence. RCEH has a permit for the kennel a 1000 gallon system permit #S-06-087. Perhaps there was an address change? I am unable to approve as we do not know the size of the tank. The addition of 2 bedrooms could potentially be an issue if the tank is undersized. Please reach out to RCEH for clarification (970)870-5588

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