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Corrections Notice

Permit Application Number: PRSF220716

August 23, 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: 38625 ROLLINGHILLS LN, ROUTT, CO 80487

Parcel No: 937174003;

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: Ted Allen)

Comments: This has nothing to do overall with Ongoing code enforcement for illegal dwellings connected to building permit violations except as noted in job description.

☐ Following is a list of items, found during a cursory review that will need to be addressed prior to re-submitting the plans for review. Please be aware that this is not a complete plan review.

These items and any subsequent review questions will need to be addressed prior to the Building Permit being issued:

1. The four types of permits that may be required, depending upon the complexity of the project, are as follows:

A building permit is required for construction of architectural and structural elements.

An electrical permit is required for all electrical installations.

A mechanical permit is required for installations of all elements and appliances associated with heating and air conditioning systems (not applicable without resubmitting plans showing Energy Code IECC compliance).

A plumbing permit is required for installation of all elements and appliances associated with plumbing and gas piping systems.

After the building permit is issued, separate electrical, mechanical and plumbing permits can be issued.

2. Change of use from garage appears to infill an existing garage door and is considered an addition. The plans need to show how this is to be insulated and fenestration U-factors of 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. U-factors shall be determined by an accredited, independent laboratory, and labeled and certified by the manufacturer. Products lacking such a



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labeled U-factor shall be assigned a default U-factor from default Table but still shall be justified using another method to show compliance.

3. As viewed in pictures and missing from room finish shown on Architectural plans, unless otherwise allowed in Section R316.5, foam plastic shall be separated from the interior of a building by an approved thermal barrier of not less than 1/2-inch (12.7 mm) gypsum wallboard, 23/32-inch (18.2 mm) wood structural panel or a material that is tested in accordance with R316.4 Thermal barrier. Please indicate how this barrier is provided.

4. Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets or in a space that opens only into such rooms or spaces. As an example of exception, a clothes dryer is installed in a residential bathroom or toilet room having a permanent opening with an area of not less than 100 square inches (0.06 m²) that communicates with a space outside of a sleeping room, bathroom, toilet room or storage closet. Show exception(s) used for each laundry hookup on the plans complying with IRC Section G2406.2 (303.3) Prohibited locations.

Environmental Health Review (Reviewed By: Scott Cowman)

Comments: Ongoing code enforcement for illegal dwellings connected to one septic system. Primary dwelling may also exceed design capacity.

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