



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: PRSF221403

October 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: 26730 COUNTY ROAD 14, ROUTT, CO 80467

Parcel No: 116100002;

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: Malea Michael-Ferrier)

Comments:

- ☐ The soils report referenced on S1.0 does not match the soils report that was submitted. Please either update the notes on the drawings or submit the soils report that is referenced.
- ☐ RCBF NOTE: A separate permit must be obtained for the Solar array.
- ☐ Garage passage door must be 20 minute fire rated door equipped with self-closing or automatic closing device.
- ☐ Please add the following information to your construction documents:
 - a. Indicate which Energy Code compliance path you are using.
 - b. Indicate which method you will be using to meet the whole house ventilation requirements.
 - c. Please note U-Values on windows and doors.
 - d. Add notes to indicate code compliance with sections R314: Smoke alarms and R315: Carbon monoxide alarms.
- ☐ Please clearly identify the use of the utility room and if is part of the residence or part of the garage. Add notes for required fire separation that is appropriate to the use and location.
- ☐ Utility room ceiling must be 1/2" gypsum wallboard or other approved material to comply with section R302.1.3: Fire protection of floors.
- ☐ Provide information indicating how you will meet the requirements in Appendix F: Radon control measures.
- ☐ Not less than 5/8" Type X gypsum board must be applied to ceiling and on the garage side of the wall separating the garage from the dwelling.
- ☐ Please indicate if the garage drain system will be sloped to the outside, interior drain connected to the building sanitary system or internal drain daylighted to the exterior of the building.
- ☐ Please indication where roof drain is draining to. Please note that the roof drain cannot connect to the



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perimeter foundation drain.

☐ Informational notes:

- a. The mezzanine has been reviewed and meets the code requirements of Section R325 and the ship's ladder is an acceptable means of egress, however, this space cannot be used as a bedroom or sleeping area.
- b. I have added the following conditions to your permit: Blower Door Test Results must be submitted prior to issuance of Certificate of Occupancy. You must achieve 3 ACH or less to pass. Heat load calculations must be submitted and approved prior to the installation of the HVAC system.
- c. Separate Electrical, Mechanical and Plumbing permit are required.
- d. A separate permit for the solar array must be obtained.

Fire Code Review (Reviewed By: Doug Shaffer)

Comments: Resubmittal of site plan required - resubmittal of site plan with access width, grade, turning radius and turnaround meeting Fire Dept. access requirements. If unable to meet requirements, submittal of fire sprinkler and monitored fire alarm plans and permits. No inspections past foundation until the above is resolved. www.steamboatsprings.net for details.

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Planning Review (Reviewed By: Michael Fitz)

Comments: Single-family home proposed on AF-zoned Daschle Subd Lot 2. Cannot measure setbacks or height, see Corrections. Skyline/waterbodies/floodplain OK. Informational notes: Geo mapped as Slope Failure Complex and Fire risk mapped as High. A Waterbody Setback permit was previously obtained for this construction to build the driveway.

- ☐ Site plan is not a full site plan, cannot measure setbacks.
- ☐ Existing and Finished grade must be shown on elevation drawings (page A3.1 of the plans). A line of some kind is shown but it is not labelled as either existing or finished, and both must be shown.

GIS Land Development Review (Reviewed By: Laura Meyers)

Comments: Site plan is not complete. I am requesting a revised site plan showing all of parcel so address can be confirmed.

Environmental Health Review (Reviewed By: Amanda Williams)

Comments: Application, application fee \$700.00 as well as OWTS engineered design.

Please visit the Routt County website / Environmental Health / Apply for a septic permit /

Please call Environmental Health when application is completed, that is how we make the fee payable. Be sure to scroll all the way down to bottom of page for payment.

Upload engineered design to Documents and images on your application; this is located in the column on the right

<https://cityview2.iharriscomputer.com/RouttCountyPortal>

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.



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Thank you,

A handwritten signature in black ink, which appears to read 'Malea Michael-Ferrier'.

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