



1169 HILLTOP PKWY, SUITE #205B
P.O. BOX 772385
STMBT. SPRGS., CO 80477
PHONE: 970-870-1584
FAX: 970-871-0217
mjko@mjkoarch.com

August 31, 2022

Ted Allen
Routt County Regional Building Department
136 Sixth Street
PO Box 773840
Steamboat Springs, CO 80477
Ph: 970-870-5566

RE: Permit # PRSF220716
Main House
36825 Rolling Hills Lane
Routt County, CO

**REVIEWED
FOR
CODE
COMPLIANCE
10/18/2022**

Dear Mr. Allen:

Please see itemized responses to your comments below as highlighted in blue.

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.

Building Permit

The original building permit for this building was CB-08-506. This permit was issued and expired prior to final inspections. It is assumed the current permit application is to allow for final inspections of the current structure. Known areas of deficiencies have been highlighted in the application.

Electrical Permit

At the time of the original permit submittal the Owner submitted to RCRBD the attached Electrical Homeowner's Agreement.

Mechanical Permit

At the time of the original permit submittal the Owner provided to RCRBD the attached information regarding the heating system.

Plumbing Permit

At the time of the original permit submittal the Owner submitted to RCRBD the attached Plumbing Homeowner's Agreement.

The existing structure meets the current 2015 IECC energy code prescriptive approach for the building envelope. The photos provided show the construction meeting the following:

- Roof Assembly: R-49 minimum met with 2x8 roof structure with full depth closed cell spray foam.

- Wall Assembly: 2x6 wall structure with full depth closed cell spray foam meets RCRBD local code adoption for opaque wall assembly.
- Mass Exterior Wall: Insulated concrete foundation wall system was utilized meeting the R-19/21 requirement. Since actual ICF utilized is unknown the R value for the minimum sized Quad-Lock block was compared to at R-22.
- Slab on Grade: 2" rigid insulation under entire slab meets R-10 at 4'-0" at slab perimeter. Interior heated slab edge abuts ICF utilized at stem wall.

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

The infill garage door is an existing condition installed at the time of the Lower Level build out. The current garage door appears to be a insulated metal frame with double-pane lites. The windows through-out the home are Pella double pane low-e glass windows. Reviewing the window orders some windows have Argon gas but most do not. The non-Argon gas window U-factor per manufacture literature is 0.32. This is better than the 0.35 U-factor noted in the 2009 IECC at the time of construction. All new windows will meet the U-factor of 0.30.

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.

The photos included in the drawings were taken during the initial construction for the purpose of showing how the construction meets the IECC. The wall cavities have been subsequently protected with 1/2" drywall unless noted otherwise.

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.

The clothes dryers located in the upper level Master Closet and lower level Utility Room are electric appliances and do not require combustion air.

Please contact me directly with any questions.

Sincerely,

Michael Olsen

Michael J.K. Olsen, AIA
Principal

att / 4

cc / Leslie Christensen

ELECTRICAL

HOMEOWNER'S AGREEMENT

Building Permit # CB-08-506

Electrical Permit # _____

In applying for the electrical permit, I hereby certify that :

- 1) I am the owner of the residence, authorized by the permits as listed above.
- 2) The residence is not intended for resale or rental.
- 3) I will perform the electrical work myself.
- 4) I will install the electrical system in accordance with the current edition of the National Electrical Code.
- 5) If I choose to subcontract the electrical installation, I will be required to contract with an Electrical Contractor licensed by the State of Colorado and registered with Routt County Regional Building Department, and transfer the electrical permit to the name of the electrical contractor.
- 6) As a homeowner I will not apply for more than one homeowner electrical permit, for a new residence, within any 36 month period (3 years) .

Due to the workload of the Routt County Regional Building Department, inspectors will not be able to provide extensive instruction regarding electrical installations or Electrical Code requirements.


Homeowner's Signature

Sept. 30 / 2008
Date

PLUMBING

HOMEOWNER'S AGREEMENT

Building Permit #

CB-08-506

Plumbing Permit #

In applying for the plumbing permit, I hereby certify that :

- 1) I am the owner of the residence, authorized by the permits listed above.
- 2) The residence is not intended for resale or rental.
- 3) I will perform the plumbing work myself.
- 4) I will install the plumbing system in accordance with the 2003 International Plumbing Code.
- 5) If I choose to subcontract the plumbing installation, I will be required to contract with a Master Plumber licensed by the State of Colorado and registered with Routt County Regional Building Department, and transfer the plumbing permit to the name of the master plumber.
- 6) As a homeowner I will not apply for more than one homeowner plumbing permit, for a new residence, within any 36 month period (3 years) .

Due to the workload of the Routt County Regional Building Department, inspectors will not be able to provide extensive instruction regarding plumbing installations or Plumbing Code requirements.


Homeowner's Signature

Sept 30/2008
Date

Routt County Building Department

September 20, 2008

Re: 38625 Rollinghills Ln. Jesse Christensen

This letter is to identify the corrections for Plan# CB-08-506

1: Provide verification of the type & location of heating facilities.

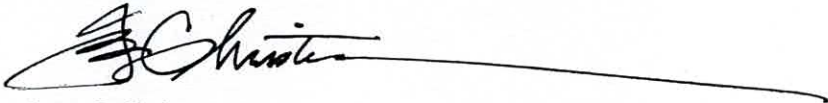
The heating facility is a geothermal system, powered by an electric heat pump furnace.
Located on the lower level and highlighted on page A-1

2: Provide detail of a flue vent or chimney.

Location for chimney flue vent is identified and highlighted on pages A-3, A-5,2, A-5,3, S-3.

We hope this information is sufficient. If you have any questions please call.

Thank You

A handwritten signature in black ink, appearing to read 'Jesse B Christensen', with a long horizontal line extending to the right.

Jesse B Christensen

970/734/5066

Activity Number: _____

MECHANICAL PERMIT APPLICATION WORKSHEET
ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

Project Address: 38625 ROLLING HILLS LANE Parcel ID Number: 937174003
Legal Description: PT OF NW 1/4 SEC 17-6-B TOTAL 39.5 AC

Property Owner: JESSE & LUCIE CHRISTENSEN Phone: 970-734-5065
Owner's Mailing Address: PO Box 774140
City, State: STEAMBOAT SPRINGS CO Zip: 80477-4140
Tenant: _____ Phone: _____
Tenant's Mailing Address: _____
City, State: _____ Zip: _____
Contractor: A&B MECHANICAL Phone: 303-686-4320
Contractor's Mailing Address: 821 SOUTH ST
City, State: CASTLE ROCK CO Zip: 80104
Architect: _____ Phone: _____
Architect's Mailing Address: _____
City, State: _____ Zip: _____
Engineer: _____ Phone: _____
Engineer's Mailing Address: _____
City, State: _____ Zip: _____

Main Mechanical Permit	Yes <input type="checkbox"/> No <input type="checkbox"/>	Supplemental Permit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Equipment:		Boilers and Compressors:	Absorption (AC) Systems:
Furnace to 100,000		<= 100,000 BTU	<= 100,000 BTU (3 HP)
Furnace > 100,000		<= 500,000 BTU	<= 600,000 BTU (15 HP)
Floor Furnace		<= 1,000,000 BTU	<= 1,000,000 BTU (30 HP)
Suspended/Wall Heater		<= 1,750,000 BTU	<= 1,750,000 BTU (50 HP)
Floor Mounted Heater		> 1,750,000 BTU	> 1,750,000 BTU (50 HP)
Gas/Wood Fireplace/Insert/Stove	<u>1</u>	Air Handlers:	Manufactured Home:
Gas Piping (Outlets)		To 10,000 CFM	Mechanical Permit
LPG Tank Set		Over 10,000 CFM	Gas Hookup
Htg/Refr/Cool Repair/Add		Evap Cooler	
Misc Equip Add/Al/Repair		Vent Fan/Duct	
Other (<u>GED FORCED AIR</u>)	<u>1</u>	Vent System	
Other (<u>GED RADIANT</u>)	<u>1</u>	Domestic Hood	
Other ()		Appliance Vent (Incl. Dryer)	
		Commercial Hood	

CB-08-506

2:\Depot\Building\Website\all\Applications - Worksheets - Agreements\Mech Worksheet WEB 03.doc

FAX BACK ADJUSTED AMT # TO
879-5059

Received Time Oct. 2. 8:36AM

THX