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Corrections Notice

Permit Application Number:PRRN221615

November 10, 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: 29860 COUNTY ROAD 14, ROUTT, CO 80487

Parcel No: 947312002;

Application Type: Alteration

Type of Construction: Type VB (Unprotected)

Occupancy: R-3 - Residential, one- and two-family U - Utility, miscellaneous

Building Code Review (Reviewed By: Todd Carr)

Comments: See corrections to be resubmitted, and added condition of a blower door test to be passed prior to CO.

- ☐ Sheet A-2: Are there any penetrations in the 1-hour ceiling, for example light fixtures, bath fans, kitchen exhaust, etc that should be mentioned or shown and would require penetration assemblies.
- ☐ Are these walls supporting in floor/ceiling construction, if so they should carry the 1-hour rating as well to protect the structure from collapse if a fire is above in AG area on exterior walls.
- ☐ There is no mention of how the SDU is heated, please provide the location of the heating equipment, and type of heating equipment to be used, also added a condition for heat load calculations to be submitted with mechanical permit.
- ☐ Please review and confirm compliance will be met, when this was built originally as an AG Barn, we had no heating equipment added to the barn, the only mechanical permit we approved was for a propane tank, and gas line to the building, nothing further was inspected in the barn for interior gas lines, nor any installation of gas outlets and appliances, please provide us information as to where the interior gas lines are ran throughout the entire building, and heating equipment or appliance type they may serve. Also the Electrical Permit only covered the barn, so a new Electrical Permit must be applied for to cover all work related to the residential unit built without a permit. We also need you to apply for a Plumbing permit to cover all plumbing added to the building. All smoke/CO alarms to be hard wired in place in locations per the IRC, All egress to be met in bedrooms, address label to be on the front door of the residential unit, and at the private driveway and public road.



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Please note, the only resubmittal needed on this comment, is gas appliances or fixtures to be shown and labeled, the other items you simply respond to and confirm compliance will be met once the Building Permit is issued.

☐ The AG Foundation Only Permit never included any structural review, as back then this permit was voluntary and not required. I have uploaded structural plans to this permit in the documents in which we approved the foundation of the building, however the building now needs to have a structural review done for all exterior walls, and the roof of the building to adhere to our local Wind and Ground Snow Loads, plus internal loads being placed upon these walls as well, you may also read our Plan Review letter I uploaded as well. Please resubmit full structural plans for this building for everything above the foundation. You may utilize the 2018 IEBC under Change of Occupancy Chapter 10 specifically Section 1006 Structural as a guideline for what is required.

Planning Review (Reviewed By: Michael Fitz)

Comments: Dwelling unit in an ag barn, approximately 765 sq ft. Architectural plans are incomplete, lacking upper-level drawings. Planning cannot determine whether there is an additional floor to this unit. Site plan was uploaded by Building from the previous permit B-20-940 and confirms setbacks.

☐ Include upper level in planset.

GIS Land Development Review (Reviewed By: Laura Meyers)

Comments: No site plan, please provide.

Environmental Health Review (Reviewed By: Rick Melzer)

Comments: The design for Onsite Wastewater Treatment System permit S-20-152 associated with this structure was approved on 10/6/2020 for a toilet and sink only. This was completed by North West Colorado Consultants under job number 20-11872. The proposed construction referenced in the engineers design document stated the proposed barn would be constructed with a barn and no living areas. Total number of proposed bedrooms is not stated in this application. Final observations have not been submitted. Submit engineers final observations for the submitted design (S-20-152) and total number of proposed bedrooms for review and further determination.

If I can provide any further information to you, please feel free to contact me at (970) 870-5335 or by email at nneiberger@co.routt.co.us.

Thank you,
Nick Neiberger
Permit Tech
Building Services