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November 8, 2022

Corrections Notice / Dated September 27, 2022
Routt County Regional Building Department
136 Sixth Street
PO Box 773840
Steamboat Springs, CO 80477
Ph: 970-870-5566

RE: Permit # PRAU220714
Secondary Dwelling Unit
36825 Rolling Hills Lane
Routt County, CO

To Whom It May Concern:

Please see itemized responses in blue below to received comments.

Building Code Review (Reviewed By: Ted Allen)

Because secondary units have a maximum amount of square footage, and the accessory space above and garage/shed was counted as part of the primary dwelling ownership and space, which then requires us to kick in section R302.3 Two Family Dwelling Fire Separation between association to the owner's single family dwelling and garage and SDU both for horizontal and vertical separations and supporting construction as well, and penetrations. Please coordinate with details, building sections and provide copies of tested assemblies required for construction of the 1-Hour Fire Ratings on the approved plans.

The accessory space above the Garage/Shed is not part of the primary residence but is in-fact part of the Garage/Shed. This area is considered Agricultural with Residential Accessory Storage. Therefore, per local adoption as copied herein only a 1-hour separation is required for the wall and ceiling assemblies between the Residential area (Caretaker Unit) and Agricultural Storage Area (Garage Shed).

Section 312.1.1.2 Utility and miscellaneous Group U Residential/Agricultural Mixed-Use Attached Accessory Storage to a Single Family Dwelling, is added to read as follows:

Agricultural and Greenhouse Buildings designed to be mixed use buildings in combination with Residential Accessory Storage uses that will not be used for storing large amounts of High Hay Storage, Fertilizers, Gas, Oil, or other Hazardous or Combustible products will be viewed as Attached Residential Agricultural Accessory Storage area to a Single Dwelling Unit. Buildings meeting this character use will have a reduced Fire Separation Requirement in Table 508.4 between the Residential area and the Residential/Agricultural Storage area of 1-hour for non-sprinkled buildings, and 30-minutes on sprinkled buildings.

Table 508.4, is amended to read as follows: A Group U-Occupancy meeting the Character use under Section 312.1.1.2 shall have a fire rating between the Residential Dwelling area and the combination Residential/Agricultural Storage area of 1-Hour when the building is un-sprinkled, and 30-Minutes if the building is sprinkled.

Therefore, I have updated drawing sheet A2.0 highlighting the subject locations for the 1-hour rated wall assemblies and provided details for the assemblies themselves.

Planning Review (Reviewed By: Michael Fitz)

Proposal for a secondary unit in an existing accessory building on a 35-acre AF-zoned parcel. This permit is being reviewed in concert with an open enforcement case, and approval of this permit does not imply approval of any other existing or shown site attributes that may not comply with Zoning or other regulations. The timing of this permit and when various site features must be in compliance is dealt with via the Conditions placed on the main dwelling unit building permit (PRSF220716).

No Response Required.

Unit measures approximately 645 sq ft (under 800 max) and is approximately 170' from the main residence (up to 300' permitted). Unit exits directly to the exterior and is a full dwelling unit.

No Response Required.

Access to the interior of the remainder of the structure, upstairs uses, and electric meters require some additional items. See Corrections for details.

No Response Required.

Secondary unit has a door that accesses out into the Garage/Shop. This door must be eliminated (a solid wall in its place) for Planning to consider this a 645 sq ft space.

Access door to Garage/Shop has been shown to be removed. See revised drawings Sheet A2.0.

There are 2 electric meters shown on the plans. The upstairs space may not be metered separately as if it was a self-contained use or unit (dwelling or otherwise) of any kind. Please identify the purpose of these two meters, and indicate one to be removed if it is dedicated to the upstairs office space.

See note added to Sheet A2.0 regarding removal of 2nd electrical meter if such meter is for upstairs area only.

Upstairs level appears to be a conversion from an unpermitted dwelling unit to an accessory office use. While this is permissible, Planning will require a customized Plumbing Agreement to specify that this area shall not be used as a dwelling unit - neither an extension of the downstairs unit, nor lived in separately as its own discrete unit. Please contact Planning to begin this process. This is an administrative process and should only take a week.

No Response Required.

Please change the description on this permit to specify that the existing SDU is on the ground level, with an upper-level conversion to office.

Building Department has been contacted and City View's description of has been updated. Please review.

GIS Land Development Review (Reviewed By: Laura Meyers)

New address will be assigned to unit pending planning approval of re-submittal.

No Response Required.

Environmental Health Review (Reviewed By: Scott Cowman)

Have not received any OWTS/septic information or plans from property owner or owners representative related to existing system and permit (08-68). System is inadequately sized for current use and includes connections that were never permitted.

Existing System Information Provided. Environmental Health Minor Repair Permit Application Pending.

Please contact me directly with any questions.

Sincerely,

Michael Olsen

Michael J.K. Olsen, AIA
Principal

att / 1

cc / Leslie Christensen