



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:PRPF221773

January 10, 2023

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: 28305 YELLOW JACKET DR, ROUTT, CO 80467

Parcel No: 129601007;

Application Type: Manufactured/Factory Built Building

Type of

Construction:

Occupancy:

Building Code Review (Reviewed By: Ted Allen)

Comments:

☐ 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 Foundation design pressures from the Geotechnical report shall be used to evaluate the foundation design and corrected on the plans (not assumed 1500/no minimum psf). Please submit plans and calculations for the foundation designed for the minimum dead load pressure of 700 psf along with categorization of soils with maximum compressive values. Note that the IBC defines dead loads to consist of the weight of materials and fixed equipment incorporated into the building or other structure and does not include any portion of the live load Definitions (IBC Sec. 1602).
2. The Site Plan submitted shows several features that appear as buildings. Please identify location of work under this permit with finish contours and location of front door/porch along with any existing buildings and their uses. Future buildings should not be shown.
3. Exterior landings and/or step shall be provided at all exterior entry/exit doors, and must be constructed in conformance with the International Residential Building Code. Decks shall be designed for both vertical and lateral loads and positively anchored to the primary structure as applicable per same.
4. While there are exceptions, the ground immediately adjacent to the foundation shall be sloped away from the building. Show finish grade outside building on Detail 6/A3 with minimum slopes based on proposed finish contours shown on site plans. All wood in contact with the ground and that supports permanent structures intended for human occupancy shall be approved pressure preservatives treated wood suitable for ground contact use.



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5. In reference to ventilation openings through foundation walls alternate shown on foundation plan, note the installation of operable louvers shall not be prohibited or other approved openings to the outdoor air, provided such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants is carried forward.
6. Provide details of fireplace labelled as alternate. Include the type of fuel used by fireplace to finish plan review. See our website for Indoor Wood Burning and Pellet Stove Fireplace Permits and Policies.

Informational:

1. The four types of permits that may be required, depending upon the complexity of the project, are as follows:
 - a. A building permit is required for construction of architectural and structural elements.
 - b. An electrical permit is required for all electrical installations.
 - c. A mechanical permit is required for installations of all elements associated with heating and air conditioning (HVAC) systems and appliances.
 - d. A plumbing permit is required for installation of all elements and appliances associated with plumbing and gas piping systems.
 - e. After the building permit is issued, separate electrical, mechanical and plumbing permits can be issued WITH THE FOLLOWING CONDITIONS: Heat Load Calculations must be submitted, heat pump equipment specs to verify is for cold climate, Manual J is used for sizing and stated size is reviewed and approved prior to any heating equipment being installed.
2. I have set conditions for deferred heat load calculations, and blower door test to be completed.

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. NK

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Public Works Review (Reviewed By: Tony Brown)

Comments: An access permit has not been received for this project. A grading and excavating permit also may be needed.

Environmental Health Review (Reviewed By: Amanda Williams)

Comments: Awaiting payment on OWTS application PRSP221757 \$700.00

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,



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A handwritten signature in black ink, reading 'Malea Michael-Ferrier'.

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