

## **Routt County Responses**

**Correction 2:** Miscellaneous

**Status:** Outstanding

**Date Status Changed:** 07/05/2022

**Comments:** While the Structural foundation engineering plans submitted are now marked "100% Construction Documents, RCRBD requires plans that are coordinated with the pre-manufactured residence as follows: 1. While the Family Built plans are based on a 45 psf snow load, the Martin & Martin plans appear with a roof snow load quoted of 70 psf that appears correct for the ground snow load recommendation for this area is 93 psf. Also, the roof members appear to have been designed with a duration factor of 1.15. For our area use a duration factor of 1.0 (not reduced). 2. Family Built plans Detail A/FS2 indicates hold downs between foundation and references charts on Sheet FS-3.0 that appear missing from the Martin & Martin plans. All hold downs regardless of where they were specified appear missing from the foundation pictures. Please have these specified along with the columns restraint to prevent lateral displacement at the bottom end for post anchorage.

**Response – Martin & Martin Comments.** Family Built to address snow loading issue and timber design duration factor. M/M docs show correct snow loading criteria for location. Family Built snow load details are included on page 21, 25 and 27 of the approved State of Colorado Stamped Specification Document.

Family Built Review M/M drawings and locate hold downs to be installed with post installed anchors. Hold down locations and schedules are in the approved State of Colorado Stamped Specification Document sheets CS-1.0, FS-1.0, FS-2.0 and FS-3.0. Any field changes will be reviewed by engineering team and provide a structural integrity letter

Regarding post anchorage – if the reviewer is identifying the steel post columns at the basement, these are anchored to the foundations with steel anchor bolts per detail 18 on S300.

Family Built Snow Load – Calculation are included on page 21, 25 and 27 of the approved State of Colorado Stamped Specification Document.

**Correction 3:** Miscellaneous

**Status:** Outstanding

**Date Status Changed:** 07/05/2022

**Comments:**

**Routt County** Submit non-structural plans for construction of basement with details of code compliance to RCRBD for review. Include floor plans of all rooms noting minimum habitable

room sizes with dimensions showing insulation, partitions & walls. Concrete foundation walls in finished rooms/areas shall be furred out and insulated per REScheck.

**Owner Response:** The basement floor plan is an exact mirror of the upstairs floor plan provided by family and a redline of the changes are upload on the site. There are three small changes of the living areas. They are Mud room will become a unfinished mechanical room; Kitchen are will become a large open recreation room; concrete foundation walls are all furred out with a 2x6 construction. All insulation, HVAC, insulation, and plumbing requirements match Family Plan set. All requirements are defined on the State Stamped Plan Set and State Stamped Specification.

**Routt County:** The slab on grade and framed exterior walls appear missing from the REScheck calculation and shall be added along with all other details to include fenestration (windows and doors) and shown on plans.

**Owner Response:** The details for the exterior slab on grade and details are on the Martin & Martin Structural drawings. The doors and windows are exact matches as the Family Built window and have been purchased from them to ship lose for install.

**Routt County:** Show Interior finish materials (shall not have a flame spread rating exceeding 200). For proposed bedrooms indicate the sill height, clear opening width, and clear opening height for the required emergency escape window. Glass area in habitable rooms shall not be less than 8% of floor area served. One-half of this area must be available for unobstructed ventilation with screens included. Artificial lights and/or mechanical ventilation (see ventilation section) may be used. Glazing in doors intended for human passage, patio doors, windows within 24" of a door, and shower and bathtub enclosure walls, panels or doors, shall be fully tempered, safety glazing. Stairway construction details (material specifications, handrails) to include rise and run. An approved handrail shall be provided on one side. Guardrail construction details (material specifications, guardrail height, spacing of intermediate rails) shall be provided. Guards along open-sided stairs shall be a minimum of 34" in height above the leading edge of the tread and minimum of 36" in height at the stair landings. Open guards shall have vertical columns with connections detailed on the structural plans

**Owner Response:** Basement finish materials will include carpet in all locations except bathrooms (ceramic tile) and mechanical room (Unfinished concrete slab). Exterior sliding glass doors are installed in each bedroom, and two doors aare installed for exit from the living room | recreation room area. Owner acknowledges that all mechanical, glass, and railing requirement will meet or exceed ICB and local code requirements.

**Correction 4:** Miscellaneous  
Status: Carried Forward  
Date Status Changed: 06/02/2022

**Comments:**

A detached garage shown on the plot plan does not appear in this permit application or valuation. Will this be added this be submitted under separate permit?

**Owner Response** – Garage details will be submitted under a separate permit