

PERMIT RESPONSE LETTER

RE: Corrections Notice for Permit Application Number: PRSF221403

Property Address: 26730 COUNTY ROAD 14, ROUTT, CO 80467

Parcel No: 116100002;

Application Type: New Single-Family Dwelling

Type of

Construction:

Type VB (Unprotected)

Occupancy: R-3 - Residential, one- and two-family

Building Code Review (Reviewed By: Malea Michael-Ferrier)

Comments:

The soils report referenced on S1.0 does not match the soils report that was submitted. Please either update the notes on the drawings or submit the soils report that is referenced. **S1.0 has been corrected.**

RCBD NOTE: A separate permit must be obtained for the Solar array. **Noted.**

Garage passage door must be 20-minute fire rated door equipped with self-closing or automatic closing device. **A0.0 Door Schedule has been updated as well as 2/A2.0 plan noting 20 min. doors to utility room and house.**

Please add the following information to your construction documents:

- a. Indicate which Energy Code compliance path you are using. **A note has been added to GENERAL NOTES on A0.0 – General Prescriptive Method**
- b. Indicate which method you will be using to meet the whole house ventilation requirements. **A note has been added to GENERAL NOTES on A0.0 – ERV whole house ventilation system.**
- c. Please note U-Values on windows and doors. **The Door and Window Schedules have been updated-Sheet A0.0.**
- d. Add notes to indicate code compliance with sections R314: Smoke alarms and R315: Carbon monoxide alarms. **A note has been added to the GENERAL NOTES on sheet A0.0.**

**REVIEWED
FOR
CODE
COMPLIANCE
02/28/2023**

Please clearly identify the use of the utility room and if is part of the residence or part of the garage. Add notes for required fire separation that is appropriate to the use and location. 2/A2.0 has been updated to reflect 20min doors separating the garage from the Utility room and the House.

Utility room ceiling must be 1/2" gypsum wallboard or other approved material to comply with section R302.1.3: Fire protection of floors. 1/A4.1 has been revised to indicate 5/8" gyp. at walls and ceiling of Utility Room.

Provide information indicating how you will meet the requirements in Appendix F: Radon control measures. The note regarding Radon control in GENERAL NOTES ON A0.0 has been modified to specify a drain tile loop system with fan. Building Sections on A4.1 and A4.2 have been revised to indicate a foam air-barrier, gravel bed and perf. drains for the drain-tile-loop system.

Not less than 5/8" Type X gypsum board must be applied to ceiling and on the garage side of the wall separating the garage from the dwelling. A note has been added to 1/A4.1.

Please indicate if the garage drain system will be sloped to the outside, interior drain connected to the building sanitary system or internal drain daylighted to the exterior of the building. Notes and drawings have been revised on sheets 2/A2.0 and 1/A4.1 to reflect an interior drain for the garage draining to daylight.

Please indicate where roof drain is draining to. Please note that the roof drain cannot connect to the perimeter foundation drain. A note has been added to 1/A3.1 and 3/A3.1 indicating the roof is draining to daylight.

Informational notes:

- a. The mezzanine has been reviewed and meets the code requirements of Section R325 and the ship's ladder is an acceptable means of egress, however, this space cannot be used as a bedroom or sleeping area. **Noted.**
- b. I have added the following conditions to your permit: Blower Door Test Results must be submitted prior to issuance of Certificate of Occupancy. You must achieve 3 ACH or less to pass. Heat load calculations must be submitted and approved prior to the installation of the HVAC system. **Noted.**
- c. Separate Electrical, Mechanical and Plumbing permit are required. **Noted.**
- d. A separate permit for the solar array must be obtained. **Noted.**

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. **Site plan has been revised.**

Planning Review (Reviewed By: Michael Fitz)

Comments: Single-family home proposed on AF-zoned Daschle Subd Lot 2. Cannot measure setbacks or height, see Corrections. Skyline/waterbodies/floodplain OK. Informational notes: Geo mapped as Slope Failure Complex and Fire risk mapped as High. A Waterbody Setback permit was previously obtained for this construction to build the driveway.

Site plan is not a full site plan, cannot measure setbacks. **Site plan has been revised.**

Existing and Finished grade must be shown on elevation drawings (page A3.1 of the plans). A line of some kind is shown but it is not labelled as either existing or finished, and both must be shown. **1/A3.1 and 3/A3.1 have been noted to indicate natural and finished grades.**

GIS Land Development Review (Reviewed By: Laura Meyers)

Comments: Site plan is not complete. I am requesting a revised site plan showing all of parcel so address can be confirmed. **Site plan has been revised.**

Environmental Health Review (Reviewed By: Amanda Williams)

Comments: Application, application fee \$700.00 as well as OWTS engineered design.

Please visit the Routt County website / Environmental Health / Apply for a septic permit / **Noted.**

Please call Environmental Health when application is completed, that is how we make the fee payable. Be sure to scroll all the way down to bottom of page for payment. **Noted.**

Upload engineered design to Documents and images on your application; this is located in the column on the right <https://cityview2.iharriscomputer.com/RouttCountyPortal>

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



