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Corrections Notice

Permit Application Number:PRFO210132

June 19, 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: 27315 HOME RANCH RD, ROUTT, CO 80428

Parcel No: 919271001;

Application Type: Foundation Only

**Type of
Construction:
Occupancy:**

Building Code Review (Reviewed By: Ted Allen)

Comments: Submittal for full permit issuance

☐ A. While the Home Ranch is now operating as a private family ranch and CLOSED TO THE PUBLIC, we wish to understand the replacement of the nearly 10,000-square-foot lodge/bed-and-breakfast. The following code analysis information is required on all commercial plans to the Routt County Regional Building Department for review and approval, if applicable:

1. Type of Construction IBC Chapter 62. Occupancy Classification IBC Chapter 3 3. Actual Area/Allowable Area IBC 504 and Table 503. Square foot breakdown for each individual use. Include allowable calculations per IBC 506. Include mixed occupancy calculations per IBC 302.3, if applicable 4. Actual Height/Allowable Height IBC 503, 504 and Table 503.5. Actual Stories/Allowable stories IBC 503, 506 and Table 503.6. Occupant Load (each individual use)

IBC 1004 and Table 1004.1.27. Exits Required/Exits Provided IBC 1013 and Table 1004.1.28. Accessibility IBC 1105 and

Table 1108.39. Fire resistance of exterior walls and openings due to fire separation distance IBC TABLE 601 AND 602 and Sections 704, 705, 706, 715 10. Fire resistive construction requirements, IBC Chapter 6. Provide a table specific to the project. Otherwise, due to ICC Codes not adequately addressing VRBO's or Vacation Home Rentals that are (Transient) Environments, RCRBD has developed similar policy we can use to review both new construction and/or Existing Buildings undergoing a Change of Occupancy (as applicable). Todd Carr, Building Official has already approved RESOLVED

B. All construction shall comply with the 2018 local code amendments as shown on approved plans. Energy provisions from the International Energy Conservation Code—Residential Provisions applicable to residential



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buildings which fall under the scope of this code are shown in the attached checklist. The plans need to show this information. A building section cut or typical wall section through the representative wall and floors as required to show the thermal envelope as required to accurately show in detail shall be submitted (include location of all building and section cuts on the plans). All information shall be using Zone 7, Dry. Details shall include, but are not limited to, as applicable: **OUTSTANDING**

1. Insulation materials and their R-values (include per inch).
2. Fenestration U-factors and air leakage.
3. Area-weighted U-factor calculations (if applicable).
4. Mechanical system design criteria (if applicable). While heat-loss calculations show 400 kBtu Boiler, Specify location and manufacturer specs.
5. Equipment and system controls.
6. Duct sealing, duct and pipe insulation and location, if applicable.
7. Air sealing details

C. Masonry veneer shall be installed in accordance with Table R703.8.4(1) with stud backing. As an alternative to the airspace required by Table R703.8.4, grout shall be permitted to fill the airspace as shown in some sections on S-1.4. Call-out backing, whether wood, steel or masonry (firebrick not considered structural) and show wall covering, sealant, flashing and weepholes, water-resistive barrier, metal ties, 1-in. air space, steel lintels to support veneer and over all openings and roof as applicable.

D. All plans prepared by registered design professionals submitted to RCRBD for permit shall be signed, sealed and dated as provided by Colorado State Law.

E. Provide letter of Special Inspections documenting required special inspections and tests, and correction of any discrepancies noted in the inspections or tests to date (or Final).

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,

A handwritten signature in cursive script, reading 'Malea Michael-Ferrier'.

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