



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: PRSF230720

July 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: 34320 PANORAMA DR, ROUTT, CO 80487

Parcel No: 270400035;

Application Type: New Single Family Dwelling

Type of Type VB (Unprotected)

Construction:

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

Building Code Review (Reviewed By: Ted Allen)

Comments:

- 1. One emergency escape and rescue opening (EERO) shall be located in basement and each bedroom or sleeping room. Other rooms such as exercise if used for sleeping or a bedroom will require emergency escape and rescue openings (EERO). This room will also require artificial light and outside air. Please label them as Egress in window schedule as per IRC R310 and add specification for whole house ventilation.
2. Where roof drains are required, secondary emergency overflow roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason as per R903.4.1.
3. Provide specifications for [open?] fireplace, type of hood, vented with outside combustion air, tight fitting glass, etc.
4. While several wall, roof and floor insulation call-outs on architectural sheets appear compliant; for example of non-compliant insulation R-49 (R-38 min) is missing from cantilever over heated garage where G/A5.1 is cut on Section C/A4.1 5.
5. General structural notes shall be corrected to reflect use of wall sheathing panels composite over foam with correct nailing with a tested wall configuration such as the ZIP System Wall Sheathing (or similar system as applicable). Engineer to verify design and criteria as per ICC-ES Evaluation Report ESR-3373 or similar system as applicable or another solution using wood structural panel and foam insulation behavior and lateral load resistance.
6. Exterior walls shall provide the building with a waterproof foundation or weather resistant exterior wall envelope where applicable. While steel angles and stone veneer support ledges are called-out in Detail RV/S2 on structural plans, anchored masonry veneer installed over a backing of wood meeting the requirements of Section R703.8 is also detailed on the architectural plans referencing R703.8 for construction details for a



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School

masonry veneer wall. For the actual mandatory requirements of this code, the indicated sections of text should be referenced on plans, such as veneer supported at roof as shown in Section FS1/S4 should show how veneer is supported above roof.

Informational: I have set conditions for deferred truss submittal and heat load calculations, and blower door test to be completed. In addition to truss certificates, draftstopping of floor trusses shall also be provided in accordance with Section R302.12 Heat Load Calculations must be submitted, reviewed and approved prior to any heating equipment being installed. A separate permit for the lift/elevator must be obtained from Northwest Colorado Council of Governments prior to installation. Plan review and inspection services are contracted through Northwest Colorado Council of Governments, 249 Warren Avenue, P.O. Box 2308, Silverthorne, CO 80498. Phone (970) 468-0295 ext. 108.

Environmental Health Review (Reviewed By: Christopher Peters)

Comments: No Onsite Wastewater Treatment System (OWTS) permit application on file. Please apply for the permit by visiting Routt County Department of Environmental Health (RCDEH) website/Apply for a Septic Permit to fill out the application. Once the application is complete please call RCDEH at 970-870-5588 for payment instructions of the \$1000.00 permit fee. Additionally, a Colorado Licensed Engineer must be employed to design the OWTS. Once the permit application and fee have been paid and the Engineers design has been uploaded to City View, RCDEH can review the project.

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 dark ink, appearing to read 'Malea Michael-Ferrier'.

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