

April 25, 2025

SWAREY, ELAM S JR & SUSIE F (JT)  
PO BOX 175  
TOPONAS, CO 80479

RE: Final Decision Notification for Conditional Use Permit to Swarey Sawmill, (PL20250022)

Dear Applicant,

On April 17, 2025, the Planning Commission voted to **Approve** application number PL20250022. The following conditions must be complied with prior to the permit being issued:

- The Building Department has the following informational comments provided to the applicant, at this time we don't require you to respond to our comments, however these are important comments to review prior to applying for a building permit in the future as you prepare construction drawings for the proposed sawmill building.
  1. Ground Snow Load is 98 PSF for this proposed building site, your structure will need to be designed to support Roof Snow Load value that is converted off the Ground Snow Load value we provided you. It's important to note this, these types of hoop structures will shed snow off the roof and it will building up along the sides of the membrane structure being proposed, therefore we required all property owners to submit a letter agreeing to remove snow along the long sides of these buildings to avoid structural issues with snow build up along the long walls.
  2. The entire building will need to be designed in accordance with the 2021 IBC Code, the occupancy use of the sawmill is F-1 occupancy, and we assume you may have an office inside which would also make this a B-occupancy use. The building code would require restrooms to be provided for employees working at this location, so please let us know if restrooms will be provided in this building, or at an alternative building close by, restrooms for commerical uses must be ADA compliant restrooms as well. Please take time to review our adopted building code ordinance at this link: <https://co-routtcounty2.civicplus.com/DocumentCenter/View/14952/Unincorporated-Routt-County--Building-Code-Resolution-ICC-2021-Codes?bidId=>
  3. If the building is heated at all with any fossil fuels, then the area of the building being heated must be insulated per our adopted energy code.
  4. The current manual you provided us for review of the building called the shelter assembly manual, is not going to be enough to apply for a building permit as a advance warninig, in fact this manual does not offer us any information for review purposes of the building codes. If you not familiar with how to structurally design a commerical building, you may need to hire a design professional. This type of building will required full architectural plans, full structural plans of the building plus a structural design of the

footings, foundations, or piers that will support this building, a site plan, and possibly some electrical, mechanical, and plumbing plans as well. This requires code study work to be provided on the architectural plans as well in accordance with the 2021 IBC. Structural Plans must be designed in accordance with the 2021 IBC, starts with soil bearing pressures, wind loads, roof snow loads, and all building vertical and lateral loads being calculated properly for the submitted design.

- Permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.

The permit, which lists all of the conditions of approval, is attached for your review. If you have any questions or concerns regarding fulfillment of the conditions, please do not hesitate to contact me at (970) 879-2704 or via email at [gjaeger@co.routt.co.us](mailto:gjaeger@co.routt.co.us).

Sincerely,

Greg Jaeger, Planner I

Routt County Planning Department