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## Plan Review Comments for Application TPL-20-184

Date: 12/10/2020

Subject Property Address: 5800-A Cowboy Way, Clark Colorado  
Project Name: Vista Verde Guest Ranch  
Applicant: Vista Verde Ranch

Dear Applicant,

The Routt County Regional Building Department has provided the following Plan Review Comments for your application with the Routt County Planning Department.

1. This application is being reviewed under the 2018 ICC Building Codes and the 2020 NEC State Adopted Electrical Code.
2. The Building Department currently has this building as a Single Family Dwelling on our records and it was constructed on the Single Family Residential Code. The Occupancy Change your requesting based on your application does not fit into the exceptions in our Building Codes to maintain this as a Single Family Dwelling. Please review the below code sections for consideration in planning for a permit application submittal to change the occupancy of this building, or change your business plan approach to meet the code sections.

*Definition of Lodging House: **LODGING HOUSE.** A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.*

*Definition: **TRANSIENT.** Occupancy of a dwelling unit or sleeping unit for not more than 30 days*

***Lodging houses.** Owner-occupied lodging houses with five or fewer guest rooms and 10 or fewer total occupants shall be permitted to be constructed in accordance with the International Residential Code*

Based upon the information contained in your application we have a couple Building Code regulations that would not allow this to be considered a Single Family Home anymore. First, you are stating it would accommodate a total of 12 occupants, which is great than 10 per the code section above, and second you don't meet the definition of Lodging House because you are not stating or proving at least one person would live there on a permanent basis, such as a caretaker.

**ROUTT County Regional Building Department**

136 Sixth Street, PO Box 773840 Steamboat Springs, CO 80477 PH: 970-870-5566 Fax 970-870-5489 Email:

Due to the fact your not meeting the above code sections, the Building Department would have to request you submit a Building Permit Application to Change the Occupancy of this building to be permitted under the IBC which is the commercial building code. The Occupancy classification it would fall under is an R-3 Occupancy, see below code sections.

***Definition Boarding House:*** *A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.*

*R-3 Group transient boarding houses with 10 or fewer occupants*

In your permit application submittal, you would need to have an Architect or Code professional review the 2018 IBC, and create a building permit application to change the Occupancy to an R-3 Boarding House. This building would be subject to all applicable sections of the 2018 IBC in combination with the 2018 IEBC, which is the Existing Building Code book, and utilize chapter 10 specifically which covers the Change of Occupancy of existing buildings.

The Building Department cannot provide any direct information as to what changes may need to be done to the existing home to meet the combination of the 2018 IEBC/IBC at this time, we would need you to submit further information from a professional to answer these questions. However, the commercial building code may apply different fire resistant rating, egressing, and ADA compliance as well.

The Building Department is willing to meet in advance of the Permit Application submittal to discuss any design questions or concerns to help the professional and owner save time on the design. We look forward to working with you on this project and appreciate your time in reading this letter.

Sincerely,



Todd Carr, Building Official

Routt County Regional Building Department

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