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Plan Review Comments for Application PL-19-195

Date: 12/17/2019

Subject Property Address: 23850 Tobiano Trail
Project Name: Lucky 8 Ranch LLC
Applicant: Lucky 8 Ranch LLC

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 2015 ICC Building Codes and the 2017 NEC State Adopted Electrical Code.
2. The Building Department would request County Planning to review our items, and where Building Permit Applications are required with any of the new proposed uses we would simply request that County Planning Approval letters if they shall be provided list out all the Conditions of Approval required from all other County Departments for all of the new proposed uses.
3. 2-Pole Barn Style Pavilions: Recreational Accessory Structures are currently under review by the Building Department.

The Building Department would like to remind the applicant that most recently you submitted a permit application and plans for a Building called "Moms Retreat" with County Planning, Building, and Environmental Health Departments. Permit Number is TB-18-512. The Building Department would like to remind the applicant and all other County Departments this building is not to be used or associated with any public use or special events or ATV/Snowmobile tours held on your property at this time. If you intend to switch the intended use of the structure under the County Special Use Permit, they you will need to re-submit new plans to call this out as Commercial Use Structure associated with your SUP Permit, this will change the review of this structure from a Building Code Standpoint. We are glad to work through this change with you, and we cans simply accept a addendum to recognize this change versus a new permit application.

4. Proposed Covered Riding Arena: This Building Department would like to remind the applicant and their professional that this proposed building would need to be designed as an A-4 Occupancy as Public/Commercial Riding Arena. A-4 Occupancy has specific requirements

Routt County Regional Building Department

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based on the proposed use and number of occupants that would be allowed inside the building. This would drive the design requirements along with type of construction of the building for Egress and Exiting of chapter 10, Fire and Smoke protection within Chapter 7, Accessibility within Chapter 11, and Plumbing Facilities per Chapter 12 and 29. You additionally will want to review this project with Oak Creek Fire District, as per Chapter 9 of the IBC this currently proposed building would need to have sprinklers installed due to being greater than 12,000 Square Feet, however this decision is at the discretion of the Fire District. If the Fire District was not to require this Building to have sprinklers installed, then you will need to work through the design in the IBC as a non-sprinkled building. You additionally mention other types of events in the future to be held in this Riding Arena, for your benefit I would plan ahead in advance for these other types of events, as an example if you were to hold wedding receptions or other types of public events that have a high volume of occupants attending, then I would design in advance for this Occupant Load number, to cover any possible event you may wish to offer in the future saving you time and money on resubmittals to increases this Occupant Load number. The Building Department can review the total number of Plumbing Fixture required by code with you and the owner, and can work through reviewing special requests to reduce the total number of fixtures potentially based on the type of events and number of events to be held per year, or the reduction could potentially be made up with delivery of portable restrooms for large events.

6. Bison Handling Facilities and Small Barn for Potential Haunted House: The Building Department would need more information on this proposed use, specifically the total number of Occupants to be inside the Haunted House tour at one time. This type of use by Building Code would be considered an A-Occupancy, most commonly viewed as a A-3. However if you were to design this to have 49 or less persons in the building at any given time you could be viewed as a B-Occupancy for this type of use which may be better or easier on design requirements.

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