

02/09/2023

Building Code Review Response Letter

To the Building Department Officials:

Please see below for code review, with response in blue, regarding permit application SPRRN230020, located at 821 Dougherty Rd

Thank you,

Brian Adams
APEX Architecture, PC
970-875-6098



Review Items:

1. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. IEBC Section 305.7 requires building entrances be connected by an accessible route to public and common use areas or primary function area that must be accessible. While there are exceptions, exempting elevator or ramp service does not obviate or limit the obligation to comply with all other accessibility requirements required by this alteration. For example, floors above or below the accessible ground floor must meet the requirements of this chapter except for elevator or ramp service. A primary function is a major activity for which the facility is intended, but are not limited to, conference rooms as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out and must all be provided on the accessible ground floor. Otherwise, the accessible route between levels can be via ramps, platform lifts limited use/limited access (LULA) elevators, passenger elevators, etc. A platform lift, similar to one used replacing the existing ramp when complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route. IEBC section 305.7 Exception 1 states that accessible routes are not required when the cost of the work to achieve compliance exceeds 20 percent of the costs of the alterations. Please submit detailed cost of extending access to second story and submit specifications with dimensions for lift.

[The cost to provide either lift or elevator access to the upper-level classrooms is greater than 20% of the cost of creating the primary function itself, therefore we meet the exception in IEBC 305.7. See below information regarding cost analysis.](#)

2. The metal bracing noted between columns where existing walls framing the office noted for demolition behind the foyer appear to be missing from the structural submittal consisting of only the rebuilding of members framing new conference rooms. Provide complete structural plans with all required framing members and their respective properties with design loads used in design. Also specify new window where office is shown on Sheet A2.0.

[The remodel scope of the building at the foyer has since been removed from this permit application. The review item no longer applies.](#)

Garcia Construction Limited
 Steamboat Springs, CO



Project: Steamboat Christian Center Mezzanine Remodel Project_Elevator Evaluati
 Date: 2/10/2023

Cost of New Mezzanine Lift		
Item No.	Item Description	Estimated Cost
001	Genesis- 2 stop vertical platform lift	\$ 33,650.00
002	Structural Framing	\$ 12,213.00
003	Electrical Distribution	\$ 1,850.00
004	Drywall & Finishes	\$ 5,650.00
005	Handrails	\$ 3,145.00
		\$ 56,508.00

Cost of New Primary Function Space		
001	Aluminum Frame Window Glazings	\$ 4,886.00
002	Sliding Glass Entry Doors (2)	\$ 6,126.00
003	New Lighting (office/classroom)	\$ 5,675.00
004	Paint & Finishes	\$ 4,130.00
005	Mechanical Upgrades (TAB)	\$ 8,980.00
006	Fire Suppression	\$ 3,750.00
		\$ 33,547.00

Cost of New Mezzanine Lift	\$ 56,508.00
Cost of New Primary Function Space	\$ 33,547.00