



Certificate of Temporary Occupancy

PERMIT NUMBER: SPRRN220770

BUILDING TYPE: Type VA (1 hour)

OCCUPANCY CLASS R-2 - Residential, multiple family

CERTIFICATE ISSUED: March 17, 2023

EXPIRATION DATE: September 30, 2023

PROPERTY ADDRESS: 725 S LINCOLN AVE;

LEGAL DESCRIPTION: LOT 2 STEAMBOAT VILLA SUBD

WORK DESCRIPTION: Add Kitchenettes for 80 Units, 30 First level, 32 on Second Level and 18 on Third Floor, Paint, Flooring,

OWNER(S): SKI TOWN APARTMENTS LLC
PO BOX 773791
STEAMBOAT SPRINGS, CO 80477

APPLICANT(S): GARCIA CONSTRUCTION LIMITED
1153 OAK STREET
STEAMBOAT SPRINGS, CO 80477

CONDITIONS:

Department	Description
Sales Tax Department	Use Tax Reconciliation
Fire Prevention	Final alarm and sprinkler inspections must pass before TCO/CO sign-off.
Building Department	1-New smoke seals installed on all existing doors that have worn smoke seals prior to CO. 2-Temporary signage on units and rooms to be replaced with permanent signage prior to CO. 3- The following units are approved for Temporary Occupancy and all construction work in accordance with the plans has been completed. 100, 101, 102, 103, 104, 105, 106, 107, 109, 111, 113, 115, 124,126,128,130, 132 ADA, 200, 202, 203, 204, 205,

	<p>206, 207, 209, 211, 215, then third floor units 300, 302, 304, 305, 307 and 323.</p> <p>4- The following units had no construction work done on them during this first phase, these units are approved for Temporary Occupancy until either the TCO expires or the moment construction work begins on these units. TCO approved for Units: 108, 110, 112, 114, 116, 118, 120, 208, 210, 212, 214, 216, 218, 220, 236, 238, 308, 310, 312, 316, 318, 320.</p> <p>5- TCO approved with condition that the Contractor/Owner are responsible to maintain an active Fire Alarm and Sprinkler System throughout the entire building at all times, maintain a free and clear ingress and egress pathway in all areas of the building including active working Exit Lights and Emergency Lighting. Owners and Contractor also are responsible to have signs posted in all rooms or areas that are currently still under construction that state "Do Not Enter Construction Work Area Authorized Personal Only are Allowed" to clearly identify areas the tenants or Public are not allowed to enter that are still under construction.</p> <p>6- Owners and Contractors are responsible to have all doors that lead off of any corridors into units, rooms, or additional corridors such as the stairs leading to the 3rd floor corridor stairway must remain closed at all times as these are listed rated required fire doors that cannot be propped open at any time under this TCO, all self-closing devices and self-latching devices must also be working so these doors not only close but also latch. All Doors that lead into units or rooms under construction, not only need to be labeled but also must be locked at the end of the work day to not allow tenants or the Public access to these areas, and all rooms and units must have Unit Numbers or Room Labels posted outside of them at all times.</p>
--	--

This letter is to serve as a "Temporary Certificate of Occupancy" and has been issued in compliance with the adopted codes of the jurisdiction at the time of permit issuance. The expectation of the Routt County Regional Building Department is that the conditions currently unfinished shall be completed prior to the expiration date. The Routt County Regional Building Department reserves the right to revoke this Temporary Certificate of Occupancy at any time or choose not to extend it beyond the expiration date. The applicant is responsible for completing all conditions prior to the expiration date and is responsible to call for re-inspection of these items upon completion.



Building Official