



Corrections Notice

June 14, 2023

Permit Application: SPRNR230582

Property address: 1716 COPPER RIDGE SPUR;

Following are the comments regarding the plan review for the above referenced application. We have noted several concerns and/or non-conforming items regarding the work to be performed. These items must be addressed through revised drawings submitted online through your My Items page in order to proceed.

Building Code Review (Reviewed By: Ted Allen)

1. Following is a list of items, found during a cursory review that will need to be addressed prior to re-submitting the plans for review. Please be aware that this is not a complete plan review. These items and any subsequent review questions will need to be addressed prior to the Building Permit being issued:

1. While using the local exception where automatic sprinkler system is not required in multi-use buildings, provided an automatic and manual fire alarm system is installed. Please indicate this in accordance with NFPA 72 on plans.

2. The required capacity of each means of egress door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches (813 mm). The clear openings width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). IBC Section 1010.1.1 requires coordination of several doors please clarify how doors are recognized between plan and in the door schedule on Sheet A2.

3. Separation of the uses within mixed use building as required by Section 508.4 separated uses are provided by separation with approved assemblies having a fire-resistance rating of not less than 2 hours with approved opening protectives, fire barriers constructed in accordance with IBC Section 707 and horizontal assemblies constructed in accordance with IBC Section 711. The stairwell will not be provided any open area that would allow a guard and 2-Hr protection shall be provided beneath stairway. The load bearing partition supporting the floor ceiling assembly and top of stairway, party wall studs and steel columns require individual protection. Provide locations with highlight or cross-hatch and details of all required assemblies including exterior and interior bearing walls, supporting construction and openings and other penetrations in fire-resistance-rated assemblies in accordance with IBC Section 714 and other code sections as applicable.

4. While R-10 insulation appears provided for the slab on grade by notes on Sheet A0, however a minimum of R-10 insulation is required from the top of the slab downward 48". Credit is given for horizontal however this starts at the top of slab without gaps before extending vertically. Indicate how this is done, a 45 degree taper is allowed at top of slab. R-5 insulation shall be provided under the full slab area of a heated slab and shown in Sections 1/A6 and 2/A6 or protected from UV light if outside as applicable.

5. While architectural plans show room uses and dimensions required to verify code requirements, include details of compliance to include location and dimensions of grab bars for toilet and shower as per ICC A117.1-2009.

6. While the ground snow load indicated on Sheet A0 is 108 psf, the snow loads shown on Sheet S1 appear to be in error. Please state the ground and flat roof snow load used in the design of the building.

7. The structural Engineer of Record has elected to provide a performance specification to qualified helical



drilled pier installation contractors. The qualified installation contractor shall submit to the A/E of Record for approval of their proposed helical pile shaft and pier cap that meet the EOR's performance specification. No items should be installed until the delegated or deferred submittal documents have been approved by the A/E of Record and submitted to Routt County Regional Building Department (RCRBD).

Informational: A condition has been placed to submit copies of special inspections of caissons and proposed helical pile shaft and pier cap that meet the EOR's performance specification to RCRBD prior to installation of helical piers. I have also set conditions for deferred truss submittal and blower door test to be completed.

GIS Land Development Review (Reviewed By: Colten Yoast)

1. Addresses for all units need to be discussed with GIS department.

Construction Site Management Review (Reviewed By: Scott Slamal)

1. Show erosion and sediment controls on CSMP.
2. Show concrete washout on CSMP.
3. Provide detail of tracking control pad.

If I can provide any further information to you, please feel free to contact me at (970) 870-5334 or by email at mmichael-ferrier@co.routt.co.us.

Sincerely,

A handwritten signature in cursive script that reads 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant