



# INSPECTION REPORT

**Report Issued:** Oct 06, 2023

**Inspection Result:** **FAILED**

**Permit Number:** TB-21-834

**Issuance Date:** Oct 06, 2021

**Property Address:** 1857 RIVER QUEEN LN;

**Applicant:** Brstina LLC

**Contractor:** Brstina LLC P.O. BOX 883321 STEAMBOAT SPGS, CO 80488 (970) 846-4030

**To construct:** Duplex Unit B

See Unit A, B-21-755 for valuation and fees

On this day we have inspected your construction for **Building Final Inspection** and we find the following result of the inspection. If there are any questions, please call the inspector at the address below.

**Comments:** Please see all corrections listed, make corrections then reschedule.

## **Corrections:**

### 1 Building Department Corrections:

1. The handrail going downstairs is a type II handrail, currently review the section below as it requires the graspable finger area to begin within 3/4" of the tallest portion of the handrail, in this case that is the top of the this rectangular handrail.

Type II. Handrails with a perimeter greater than 61/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and have a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 11/4 inches (32 mm) and not more than 23/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

2. The stairs going upstairs has two issues, the first flight of stairs are not 36" wide and they



must be 36" wide. The stairs also have no handrail, so review the section for handrails and install a handrail that meets code.

3. The basement hallway at the bottom of the stairs does not meet code, we are supposed to maintain 36" wide in hallways, from the tread nosing to the bump out wall we are around 33".

4. Basement mechanical room: Please call back once boiler is running as it's primary heat.

5. Kitchen sink is not working.

6. Exposed foam in upstairs must be covered.

7. Finish all siding on exterior.

8. The smoke detectors in upstairs landing and bedroom do not meet code for proper location with respect to ceiling, they must be within 1 foot of top of ceiling when wall mounted.

Sincerely,

Todd Carr  
Building Official  
tcarr@co.routt.co.us