



Corrections Notice

January 26, 2024

Permit Application: SPRRN231785

Property address: 405 ANGLERS DR;

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: Todd Carr)

7. ADA Compliance: We have read your letter response on different ADA questions we provided you back with our first review letter, below is our adopted Code Section for you to review, we have to review your permit in accordance with the 2018 IEBC and 2018 IBC and 2009 ICC A117.1 books, we cannot refer to DOJ items or terms you have introduced into your letter.

Below I have provided you our code sections from the 2018 IEBC, in the past I provided you and your contractor with Rocky Mountain ADA contact information as well; <https://rockymountainada.org/>, and told you to contact them for a free review of your business plan to get insight on how these certain fixtures and equipment will be viewed by Rocky Mountain ADA and your responsibilities as a business owner to either develop a business plan to meet their suggested criteria, or follow our code sections when applicable.

RCRBD comments:

1. Rinse off station: Your current roll-in rinse off station looks good to me, and I'm fine with your removable bench concept as a business plan to be used when required by your customers a long with your staff's assistance being provided. You state install grab bar, but it does not provide the exact details of the location, so I have uploaded the exact details and location of the grab bars that must be installed on the back wall and end wall for you. Please review and then agree the grab bars will be installed per the drawing. Next, how does the controls work for the Rinse Off station, will this be a pull chain, or actual shower valve controls? This is important for us to know again because of ADA compliance, pull chain would be the easiest, but if we have actual shower valve controls then they have to be installed per our codes.

2. Please contact Rocky Mountain ADA for support on what may be required for ADA access to the infrared saunas and cold plunge tubs, as these are not existing elements nor equipment but rather brand new equipment and elements being installed as part of the Change of Occupancy and your new business use at this location, new equipment and elements added are always subject to ADA compliance. I understand these are different types of equipment and elements that are not listed in our ADA compliance codes or manuals, so that is the purpose of requesting support from Rocky Mountain ADA to see if your staff and business plan of offering assistant will suffice, this is to protect you as a business owner and also offer supporting documentation for us as the Building Department reviewing this application. The IEBC sections below only apply to existing conditions of the building or equipment and elements on site today, they do not apply to new elements and equipment being added.

2018 IEBC: 305.4.1 Partial change of occupancy.

Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with

Sections 305.6, 305.7 and 305.8.

305.6 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

- 1.The altered element or space is not required to be on an accessible route, unless required by Section 305.7.
- 2.Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.
- 3.The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.
- 4.Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.

305.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.

Exceptions

- 1.The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
- 2.This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
- 3.This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
- 4.This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
- 5.This provision does not apply to altered areas limited to Type B dwelling and sleeping units.
8. 4. IPC Section 421.4.1 Floor and wall area. Bathtub floors, shower floors, wall areas above built-in tubs that have installed shower heads and walls in shower compartments shall be constructed of smooth, corrosion-resistant and nonabsorbent waterproof materials. Wall materials shall extend to a height of not less than 6 feet (1829 mm) above the room floor level, and not less than 70 inches (1778 mm) above the drain of the tub or shower. Such walls shall form a water-tight joint with each other and with either the tub or shower floor. Please provide details on the finishes to be installed on this shower floor and wall, and also explain if there is a privacy curtain or door that will be installed.

New Comment 01/25/2024: Please note, I read your response and I do understand your calling this a Rinse Off Station, Not a Shower, however our adopted Codes will recognize this as a fixture which has a Shower Head and will be producing water from the shower head to rinse off your clients, and it also creates a pan and floor drain, so we view this as an Open Rinse Off Station with a pan, drain, and shower head. You will have to ensure the walls, and pan in this areas designated as Rinse Off Station meet the code sections listed above. The shower pan and end wall and back wall must comply with the above code section.

9. Mechanical Ventilation and Exhaust Requirements: We will need you to provide mechanical ventilation and exhaust per the 2018 IMC due to this change of occupancy use because you are adding Cold Plunge Spas, Infrared Saunas, and the Rinse Off Station. The infrared saunas will change the temperature of the rooms and space due to the heating of the surfaces inside these units, the cold plunge spas are adding moisture and

humidity and same is true with a shower head that disperses water in the Rinse Off Station. I'm fine if we combine these pieces of equipment and develop a mechanical plan that can incorporate a single system that will offer exhaust and ventilation to the entire unit, or potentially the existing mechanical system if it's forced air system could be modified to address ventilation or exhaust requirements. I suggest we meet on site to review what is existing, to see if we can utilize any existing equipment to help meet the requirements per the 2018 IMC. The ventilation requirements in the IMC tables do not have equipment listed such as cold plunge spas, infrared saunas, or rinse off stations, so the closest item we can use would be requirements for a shower head, which requires 50 cfm exhaust fan and ventilation rates. We have ventilation and exhaust rates for saunas, however these published rates are based upon a traditional steam sauna and really do not apply on infrared, so I'm willing to be flexible and see if we can simply use 50 cfm as the requirement for the main room that has the rinse off station, two plunge tubs, and 6-person sauna, then apply 50 cfm to private room 1 and 2 as well. 10. Please see the code sections in the 2018 IMC applicable to the saunas, I have now reviewed all the documents you have provided me from the manufacture, and have the following items left unanswered per these code sections below. Ventilation Section 914.5 is not covered in the manuals, review this section with the manufacture and respond on what may be provided but not shown or listed. All other sections below are covered in the manual.

SECTION 914 SAUNA HEATERS

914.1 Location and protection.

Sauna heaters shall be located so as to minimize the possibility of accidental contact by a person in the room. Sauna heaters produce very high heat. The choice of locations must consider the fact that a heat-producing appliance will be exposed within a small room with unclothed occupants.

914.1.1 Guards.

Sauna heaters shall be protected from accidental contact by an approved guard or barrier of material having a low coefficient of thermal conductivity. The guard shall not substantially affect the transfer of heat from the heater to the room.

Guards are required to protect the occupants from being burned. The guards must be constructed of a material that is a poor conductor of heat, such as wood, so that the guard itself will not present a burn hazard.

914.2 Installation.

Sauna heaters shall be listed and labeled in accordance with UL 875 and shall be installed in accordance with their listing and the manufacturer's instructions.

This section references UL 875 as the standard for listing and labeling of sauna heaters. The scope of UL 875 covers electric dry-bath heating equipment and other equipment rated at 600 volts or less, intended to be installed in accordance with NFPA 70. The relative humidity in the heated environment is in the range of 10 to 25 percent, and the purpose of the heated environment is to promote perspiration in a short time by means of a relatively warm and dry atmosphere. Sauna heaters must have an automatic temperatureregulating control that is either integral with the heater or wall-mounted along with an integral manual-reset limit control and a timer. Because the listing and labeling requires that the sauna heater be installed in the same conditions under which the heater was tested, the manufacturer's installation instructions must be followed when the heater is installed at the job site.

914.3 Access.

Panels, grilles and access doors that are required to be removed for normal servicing operations shall not be attached to the building.

Access panels, covers and doors must not be made unusable by trim, woodwork or room enclosures that prevent or interfere with access (see commentary, Sections 306.1 and 909.6).

914.4 Heat and time controls.

Sauna heaters shall be equipped with a thermostat that will limit room temperature to 194°F (90°C). If the thermostat is not an integral part of the sauna heater, the heat-sensing element shall be located within 6 inches (152 mm) of the ceiling. If the heat-sensing element is a capillary tube and bulb, the assembly shall be attached to the wall or other support, and shall be protected against physical damage.

A thermostat is required to limit the temperature in the sauna for fire safety. The control must sense the warmest air near the ceiling and must be protected from physical damage.

914.4.1 Timers.

A timer, if provided to control main burner operation, shall have a maximum operating time of 1 hour. The control for the timer shall be located outside the sauna room.

To protect both the occupants and the building, timers must limit the heater operating time to 1 hour. Resetting the timer would require the occupant to exit the sauna, thus lessening the chances of overexposure.

914.5 Sauna room.

A ventilation opening into the sauna room shall be provided. The opening shall be not less than 4 inches by 8 inches (102 mm by 203 mm) located near the top of the door into the sauna room.

A ventilation opening is required to allow the escape of heat and to provide ventilation for the occupants.

Environmental Health Review (Reviewed By: Todd Carr)

1. Per the State of Colorado Swimming Pool and Mineral Bath Regulations, cold therapy pools, i.e., plunges, must either have filtration and disinfection or be drained, cleaned, and sanitized in between each user. Provide plan review application, along with a detailed narrative to indicate how facilities will be maintained sanitary and comply with the Regulations, currently under review. Working with CDPHE and Arapahoe County for assistance with disinfection (hydrogen peroxide) criteria. We reached out to the State on 1/25/2024 and are awaiting for a response.

Utilities Review - Mt. Werner (Reviewed By: Beau Cahill)

1. need additional plans detail: Seeing building department corrections related to new plumbing and fixtures.
2. Plant investment Fee form must be filled out and submitted to Mt. Werner Water. Form can be downloaded from mwwater.com; please email completed form to bcahill@mwwater.com. Must be able to verify form against complete plans

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,



Malea Michael-Ferrier

Malea Michael-Ferrier
Sr Permit Tech/Plan Reviewer Assistant