



# Corrections Notice

April 24, 2024

Permit Application: SPRMU240254

Property address:

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. Completed and Approved Site Plan meeting submittal requirements from the AHJ. Note the following items for consideration and submittal(s) required prior to approval:

- An accessible route to include loading zones, recreational facilities, pools and spas shall be provided in accordance with the International Building Code. Include details of site-built stairs, ramps with handrails on both sides.
- Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. Final designs for construction purposes must be performed by a Colorado registered Professional Engineer, using the actual conditions of the proposed site. Exception: Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- Any building element or system must be provided with a safeguard that will limit the damage that could be caused from the processes involved to the equipment and materials used in accordance with SECTION 3307 PROTECTION OF ADJOINING PROPERTY. Where a retention system is used to provide support of an excavation for protection of adjacent structures, the system shall conform to the requirements in Sections 3307.2.1 through 3307.2.3 and soils report. Excavation retention systems shall be designed by a registered design professional to provide vertical and lateral support.
- Special inspection is required of segmental block or boulder walls. The architect or engineer shall prepare an inspection program which shall be submitted to the building official or his authorized representative for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work that require special inspection and the name or names of the individuals or firms who are to perform the special inspections, and indicate the duties of the special inspectors. Special inspectors shall be employed by the owner, the architect or engineer responsible for the design, or an agent of the owner, but NOT by the contractor or any other person responsible for the work. The installation of drain pipe to be verified by RCRBD personnel.

2. Many of the UL fire resistive systems are "Proprietary," meaning that very specific brand name products must be used in the construction of the assemblies and have furring channels or multiple layers required for fire or sound. A substitution for using Type 'C' 'X' or other gypsum board with substitute materials raises the question of whether the alternates exhibitor exceed the properties of the listed product. Substitutions shall be

submitted the Architect and approved prior to submittal to the Building Official for review and approval prior to installation or inspection. Other assemblies apply to the structural members specified on the structural plans. For example, steel members when not specified as a component of a fire-resistance rated wall or partition system such as tube steel columns require individual protection. Approved plans will provide nomenclature glulam beams are protected and also provide general explanatory notes with added details to the approved plans to show how items such as wood structural panels are permitted to be added to one or both sides with additional fastener length equal to thickness of the addition or additional layer of 5/8" Type X when excessive insulation is present. Provide details of all required fire-resistive construction with complete assemblies to include walls, shafts, rated floor and roof ceilings, fire partition and penetrations of wall or floor-ceiling assemblies required to protect penetrations in fire-resistance-rated assemblies in accordance with IBC Section 714. Openings in a shaft enclosure shall be protected in accordance with Section 716 as required for fire barriers include elevator doors.

3. While plans reference 2021 IECC TABLE C402.4, instead, EnergyLogic is using a preliminary ERI of 44. ERI was added to the 2021 code under C401.2.1, SECTION R406 ENERGY RATING INDEX COMPLIANCE ALTERNATIVE. The approved plans shall show how this 4 Story R-2 is allowed to comply with requirements for ERI compliance as included in Section R406. This means actual mandatory ERI target scores needed of 50 and shall be noted on the plans along with the path of compliance.

4. In reference to Table R406.2 submitted by EnergyLogic, and the information gathered is used to calculate an ERI by comparing the efficiency of this constructed design to an ERI reference design. All requirements for ERI compliance are included in Section R406, including Table R406.2, which was added to the 2021 code and allows dividing responsibilities with approval of Building Official. Reading the commentary to Section R406; as the construction documents are verified in the field, insulation and efficiency levels, lighting and appliances (including those not addressed in Sections R401 through R405, such as washers and dryers), fans, service water systems, thermal storage and whole-house mechanical ventilation elements, an assessment of insulation installation is conducted, building and duct air leakage is determined and a final score is calculated after values have been field verified and appropriate tests conducted. When a third party independent from the installer does not inspect both air barrier and insulation, installation criteria, testing shall include all such areas. As I was present via a Zoom meeting, I recall verification of compliance with Section R406 shall be completed by EnergyLogic, an approved third party and request Routt County Building Official be consulted for obtaining approval of responsibilities otherwise (divided) blower door test to be completed as applicable.

5. Outdoor Heated Snow Melt Systems shall not be allowed to be installed unless they are powered by a 100% Renewable energy Source. See Exceptions and controls required per local amendments in IECC.

6. While an oil separator is not required in hydraulic elevator pits where an approved alarm system is installed, add location and details of elevator sump pump oil alarm.

#### **Electrical Review** (Reviewed By: Tom Cook )

1. NO COMMENTS AVAILABLE
2. Panel descriptions don't match
3. loads don't match panel schedules
4. NO COMMENTS AVAILABLE
5. 408.30 panel shall have a rating not less than load calculated
6. Missing panel board schedules

#### **Engineering Review** (Reviewed By: Emrick Soltis, P.E., CFM )



1. See conditions associated with PI

#### **Planning Review** (Reviewed By: Kelly Douglas, AICP )

1. PL20220662 has open conditions that require resolution prior to approval of a construction permit. Please see conditions in portal here: <https://cityview.steamboatsprings.net/Portal/Planning/Status?planningId=7656>
2. Planning: Sheet A201: West Elevation: Transparency appears slightly different in this area than that approved with PL20220662.
3. Planning: Sheet A201: West Elevation: Proposed grade and overall height appears different than that approved with PL20220662.
4. Planning: Sheet A202: South Elevation: Transparency appears slightly different in this area than that approved with PL20220662.
5. Planning: Sheet A202: South Elevation: Proposed grade and overall height appears different than that approved with PL20220662.
6. Planning: Sheet A202: East Elevation: Proposed grade and overall height appears different than that approved with PL20220662.
7. 56.96 ft
8. 51.36 ft
9. 48.71 ft
10. 43.86 ft
11. 64.74 ft
12. 59.46 ft
13. 62.87 ft
14. 57.85 ft
15. 55.00 ft
16. 33.59 ft
17. 45.36 ft
18. Please provide color elevations.
19. Please provide landscape plan for just phase 1.
20. Please provide a site plan that shows all improvements required with phase 1 per PL20220662.

#### **GIS Land Development Review** (Reviewed By: Colten Yoast )

1. Please contact me for addressing plan at [cyoast@steamboatsprings.net](mailto:cyoast@steamboatsprings.net).

#### **Construction Site Management Review** (Reviewed By: Scott Slamal )

1. Proposed work exceeds one acre, city Construction Stormwater Permit required.

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

#### **Construction Stormwater Review** (Reviewed By: Scott Slamal )

1. Proposed work exceeds one acre, city Construction Stormwater Permit required.



If I can provide any further information to you, please feel free to contact me at (970) 870-5335 or by email at [nneiberger@co.routt.co.us](mailto:nneiberger@co.routt.co.us).

Sincerely,  
Nick Neiberger  
Permit Tech