



Corrections Notice

November 01, 2024

Permit Application: SPRRN241636

Property address: 1920 BRIDGE LN, UNIT:8;

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)

1. This Unit currently is accessed from the front of the building, as the main egress/ingress door and unit addressing is on the front of the building, because of this each dwelling unit should have direct access to the dwelling by means of entering the main front entry door, then from the corridor directly enter the unit, without entering a intervening space such as a garage, U-Occupancy which is considered a storage room. See code section below, item #5 states egress shall not pass through storage rooms, we view the garage u-occupancy as a storage room. However you do have a back door that leads into this unit, so if you wanted to provide proper signage in the front of the building that directs you to the main ingress/egress door by guiding you around the building, and ensure the HOA has a public sidewalk that is minimum of 3' wide and guaranteed to be maintained year round to be free of snow, then this could become your main entry door to this unit, then this plan would be acceptable. We would need a site plan provided shown us the pathway and signage designating this as the main ingress/egress entrance.

Egress through intervening spaces shall comply with this section.

1. Exit access through an enclosed elevator lobby is permitted. Where access to two or more exits or exit access doorways is required in Section 1006.2.1, access to not less than one of the required exits shall be provided without travel through the enclosed elevator lobbies required by Section 3006. Where the path of exit access travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the exit unless direct access to an exit is required by other sections of this code.

2. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an exit.

Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

3. An exit access shall not pass through a room that can be locked to prevent egress.

4. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Exceptions:

1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.



2. Means of egress are not prohibited through stockrooms in Group M occupancies where all of the following are met:

- 2.1. The stock is of the same hazard classification as that found in the main retail area.
- 2.2 .Not more than 50 percent of the exit access is through the stockroom.
- 2.3. The stockroom is not subject to locking from the egress side.
- 2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by full- or partial-height fixed walls or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

2. Your floor plans currently show us on sheet A-3 that you have three windows installed that appear to be windows that would open to the garage areas on Level 2 of the apartment unit, but there is no information if these are fixed windows which they would have to be, and rated windows to be equal to the wall rating.

Utilities Review - City (Reviewed By: Amber Gregory)

1. Are dishwashers located in the kitchen? All fixtures related to water and sewer need shown on the plans for proper assessment.

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 black ink, appearing to read 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant