



# Corrections Notice

April 24, 2025

Permit Application: SPRMU250307

Property address: 2075 WALTON CREEK RD;

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. Architectural plans prepared under the direct supervision of the registered design professional and submitted to Routt County Regional Building Department (RCRBD) for review shall be have date plans were prepared under the direct supervision of the registered design professional and stamped in accordance with Colorado State Law.

2. The fire-resistance-rated wall or assembly separating townhouse units shall be continuous from the foundation to the underside of the roof sheathing. Please correct and resubmit Detail 12/A0800 showing continuity of 2-Hour WP 4232 walls rated for exposure from both sides with gypsum wallboard continuous to the underside of the roof sheathing per IRC Section R302.2.3 and either parapets for townhouses or exception per IRC Section R302.2.4

3. The Exterior Wall and Roof Types on Sheet A1000 references COMcheck but was not submitted and REScheck is required for insulation and fenestration requirements for this project. IECC Chapter 3 covers general regulations for energy conservation features of buildings. Detail 5/A0800 shall show insulation from the top of the slab downward 48" without gaps, a 45 degree taper is allowed at top of slab.

With this energy information extending to Details 9/A0800 provided above, where insulation is extended above grade and exposed to the elements include a rigid, opaque and weather-resistant protective covering to prevent the degradation of the insulation's thermal performance and extends 6-inches below grade per IECC R303.2.1 and on above where the detail shows floor shall also be packed of 2x framed wall value – Typical at floors.

4. Plaster (stucco) with its shared properties of thin veneer (adhered masonry veneer), water-resistive barriers shall comply with one of the applicable requirements in R703.7.3.1 Dry Climates. The water-resistive barrier shall be two layers of 10-minute Grade D paper or have a water resistance equal to or greater than two layers of a water-resistive barrier complying with ASTM E2556, Type I. The individual layers shall be installed independently such that each layer provides a separate continuous plane (where VAPOR BARRIER, BUILDING PAPER & PERMALATH UNDERLAYMENTS are shown). Flashing installed in accordance with Section R703.4 and intended to drain to the water-resistive barrier, weep screed shall be directed between the layers. The weep screed shall be placed not less than 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building.

5. Construction documents shall also indicate the solar-ready zone per RS402.2 and also designate the EV ready space per RV502.3 and indicate the locations of raceway and/or conduit and the termination points serving them and shall indicate at least one potential pathway for routing of conduit and/or raceway from the solar-ready zone to the electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

**Engineering Review** (Reviewed By: Makenzie Carroll )

1. (C1): Lighting Plan?
2. (C2): May 1.
3. (C4): Property boundary?
4. (C4): What is going on here?
5. (C4): Provide railing detail.
6. (C4): Provide valley pan detail.
7. (C4): Provide handrail detail.
10. (C6): Roof Drain?
11. (C6): Flared end sections required.
12. (C6): Flared end sections required
13. (C8): Provide detail for 4' diameter manhole.
14. (C9): Provide detail for 4' diameter manhole.
15. (C4): Detectable Warning Plates Required. Please also provide detail
16. (C4): Detectable warnings required.

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

1. Show that for commercial, industrial, and multifamily sites, aggregate tracking pads shall be constructed of three-inch to eight-inch angular aggregate. If using FODs mats, a minimum of two mats are required and need to be installed per the manufactures specifications.
2. Wire backed silt fence required on down gradient limits of disturbance.
3. Recommend constructing detention pond during initial grading to serve as a sedimentation basin for the duration of the project. The basin should be constructed with a temporary perforated vertical outlet pipe. Scott can email recommended details.

**Utilities Review - Mt. Werner** (Reviewed By: Catherine Smith )

1. Plant investment fees must be paid in full prior to permit approval. I have reached out to applicant representatives for information needed to finalize fees but have not received a response.
2. Request for water and sewer services form (appendix H) must be signed by project owners and returned to MWW prior to permit approval. Form can be downloaded from [mwwater.com](http://mwwater.com); additionally form will be sent to applicant along with finalized plant investment fees.
3. Informational Comment:  
A license agreement for storm water infrastructure proposed to be constructed within existing sanitary sewer easement will need to be executed with the District prior to any issuance of occupancy



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](mailto:mmichael-ferrier@co.routt.co.us).

Sincerely,

A handwritten signature in black ink that reads 'Malea Michael-Ferrier'.

Malea Michael-Ferrier  
Assistant Building Official