



Corrections Notice

June 28, 2022

Permit Application: SPRSF220630

Property address: 1851 RIVER QUEEN LN;

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. 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. Provide engineered design of retaining wall shown in plan framing the exterior stairs in Site Plan and Sheet A02.00 and in elevation on Sheet A03.00 of approximately 10-feet. The engineer in responsible charge of the design shall verify in writing if special inspection is required by IBC Section 1704 to include retaining walls, specifically MSE as applicable. 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. Provide the name or names of the individuals or firms who are to perform the special inspections.
2. Provide complete details and dimensions of all stairs to include rise and run of rectangular treads or winders or combination thereof from one landing to another such as the exterior stair referenced above to include handrails, guards at open sides of stairways.
3. The adopted codes in Routt County are the 2018 ICC model codes to include APPENDIX F RADON CONTROL METHODS. Required on all New Single Family home, Passive Radon Gas Controls are required. The components of a passive submembrane depressurization system shall be installed during construction.
4. Call-out the continuous insulation shown on the sections on Sheet A04.02 for walls at slab. The value as shown in table on Sheet A0.00 calls for a minimum of R-10 insulation from the top of the slab downward 48" without gaps. Please show this along with brick veneer without gaps to protect the insulation's thermal performance on the plans.
5. Provide details of what appears as a fireplace labelled in rec room as FP and also one shown in Section B/A04.00 in the living room above. Include the type of fuel as we need type of fuel used by fireplace (FP) to finish plan review. See our website for Indoor Wood Burning and Pellet Stove Fireplace Permits and Policies.
6. Informational: I have set conditions for deferred heat load calculations, and blower door test to be completed.

Planning Review (Reviewed By: Kelly Douglas)



1. Please add existing grade to all elevations and sections in order to confirm compliance with RN-2 overall height and average plate height.
2. Please label the the uppermost wall plate of the exterior wall that bears the building's highest roof structure on all elevations in order to confirm compliance with RN-2 average plate height.

Engineering (SF/DU) Review (Reviewed By: Scott Slamal)

1. Remove straw waddles from neighboring driveway. Show waddles on property lines.
2. Show driveway material

Utilities Review - Mt. Werner (Reviewed By: Richard Buccino)

1. Water and Sewer fees send to beau@vaussa.com on 6-13-22.

Construction Stormwater Review (Reviewed By: Scott Slamal)

1. City Construction Stormwater Permit required for projects in Eagle Vista. Complete permit and Small Site SWMP.

<https://steamboatsprings.net/354/Engineering-Documents>

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 cursive script, appearing to read 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant