Previous Comment	New Comment	Response
1. The Code Analysis on Sheet G0003 does not appear to address the current status of following items: 1.Where a fire wall that complies with Section 706 of the International Building Code is provided between the addition and the existing building, the addition shall be considered a separate building" Under this provision of code, the addition effectively represent new construction. Fire Wall is of minimum 3-HR with grout and approved fill in remaining cells (provides 4-HR). There are not assumed to be any existing conditions or other factors that would make full compliance impractical or difficult. RESOLVED		
2. While exterior wall construction is 2-HR it is rated from interior side and when required for Fire Wall shall be rated from both sides. These shall be referenced in the plans (wall sections and notes). See comment 5 below for resolution of this comment. Details such as COMcheck shows a different path for compliance with the 2018 IECC the purpose was to reduce the R-15 for 24" below slab on grade floors. Please show new path of compliance with revisions to include Concrete Block, 8in., Partially Grouted, Cells Light Density, R-6.9. The special inspection of masonry shall include this feature in the Final Report submitted prior to RCRBD prior to scheduling rough framing inspection. UNRESOLVED. RESOLVED	No additional notes are added to the Code Analysis on Sheet G0003 regarding the path of energy code compliance used or COMcheck was referenced.	G0003 has been updated. See Code Analysis Section IV. Building Envelope Requirements has been updated to reference COMcheck compliance.
2 What is the purpose of the dashed blue line that appears to have been dropped from the legend on Sheet G0005? Does this have anything to do with extending the party walls to roof deck required by the concealed space heads used in the combustible concealed spaces limited to 1000 sq ft? If the purpose of blue dashed line is draftstopping, include detail to show the reason why. For example, the corridor walls shall extend through the concealed space to the decking thereby performing the draft stop function. Add notes regarding how combustible concealed spaces areas are compartmented for sprinklers, add details showing corridor condition and add detail cuts on plans where applicable. UNRESOLVED. Doug Shaffer will review along with deferred submittal of Fire Alarm/Sprinkler plan/permits by sub-contractor to Fire Prevention. See www.steamboatsprings.net	While RCRBD notes the areas between draftstops are in excess of 1000 square feet and even if party walls between units were extended some units are larger than 1000 square feet, I rely on the professionals preparing the plans and they have probably read the listing on the concealed space heads. I have not read the listing as I don't have a copy but will try and enforce the plans as presented by registered design professionals.	The listing reference from the Sprinkler Shop drawing is directly taken from Section 8.15.1 NFPA 13. The requirement states: "The area of the concealed space is not limited; however, for wood truss construction or concealed spaces of noncombustible bar joist construction draft-curtains or full height walls must be provided at 1,000sf areas. The draft curtain shall be at least 1/3 the depth of the concealed space or 8 in., whichever is greater, and be constructed using a material that will not allow heat to escape through or above the draft curtain." Fire Safety professional and installers will adhere to this requirement, and RCRBD inspectors can confirm at time of close-in inspections. Note: the sprinkler shop drawings are technically a "deferred submittal" and should not impact the issuance of full building permit.
3 While labelling of the Exit Passageways on Sheets A0701, A0702 and cutting Detail 1/A1008 on A0701 and 2/A1008 on A0702 definitely helps, please address the current status of following items that appear in Section 1/A0702: The partition above the door that separates the Exit Passageway from the corridor shall continue to the floor deck above. Unless surface mounted, the light fixtures shown require 2-HR fire rated enclosures in the Exit Passageway and rated enclosures in the corridor and other rooms as applicable. Please correct and show the partition type above door and provide details of light fixture ratings. Exit Passageway requires 2 HR rated wall assembly, correct the 1 HR assembly shown in Details 1 and 2 on Sheet A1008.UNRESOLVED. Details on Sheets A1007 and A1008 referencing UL U311; GA 600-09 shows this under WP 3241 as 1 Hour, show testing set-up for 2 Hours or find another assembly and provide assembly(s) on plans for 1 and 2 Hours as applicable and reference correctly in the details.	Please label the line between 2-HR and corridor on Section 7/A0702 (corridor side of 2-HR door C103) and show how any transition between walls and ceilings with different ratings are resolved as applicable. Include narrative of how lights within the units are meeting their required ratings.	Drawing 7/A0702 has been updated to label the change in wall rating. New detail 4/A1008 added to show ceiling details on each side of rated wall enclosure. Per 714.5.2, Exception 2, fire resistance rating of floor/ceiling assembly may be reduced when "Ceiling membrane penetrations of maximum 2-hour horizontal assemblies by steel electrical boxes that do not exceed 16 square inches in area, provided that the aggregate area of such penetrations does not exceed 100 square inches in any 100 square feet of ceiling area, and the annular space between the ceiling membrane and the box does not exceed 1/8 inch." This ratio is roughly 6 lights per 100 SF of space. The proposed Reflected Ceiling Plan shows no space that comes even close to this amount, and most bedrooms, which are greater than 100 SF, contain only one light.

4 Sprayed fire-resistant materials and intumescent and mastic fire-resistant coatings, determined on the basis of fire resistance tests in accordance with Section 703.2 and installed in accordance with Sections 1705.14 and 1705.15, requires the MTL-03 structural members to be protected with a tested fire resistive assembly added to the plans. Also provide special inspection program with testing requirements and firm or party responsible for providing service specified as applicable. COMMENT UNRESOLVED. Show listing(s) for steel columns and beams and provide assembly(s) on plans for 2 Hours and reference minimum thicknesses for specific structural members in the details.	RCRBD considers special inspection of structural steel, bolting, metal deck, concrete and sprayed fire-resistant material applied to structural members required as per IBC Section 1704. Special inspections and tests of the fire-resistant materials applied to roof and column assemblies shall be performed in accordance with Sections 1705.14.1 through 1705.14. Include details for inspections such as how the surfaces shall be prepared in accordance with the approved fire-resistance design and the written instructions of approved manufacturers. The prepared surface of structural members to be sprayed shall be inspected by the special inspector before the application of the fire-resistant material and again after the thickness of the sprayed fire-resistant material applied to structural members may be determined. Provide these materials and statement of special inspections on the plans for sprayed fire-resistant material applied to structural members similar to how structural plans specify special inspections and provide all requested materials, assemblies, duties of inspectors and thickness of materials required. This was not done, include this in Special Inspection program for verification by the special inspector. Also need copy of Final Report prior to Rough Inspection of same.	New sheet G0011 has been added which includes product information and special inspection / testing requirements. MTL-03 in Exterior Material Legend on sheet A1006 has been updated to reference new sheet G0011.
5 As noted in the Code Analysis on Sheet G0003, RCRBD finds all exterior wall types shown on Sheet A1010 to have a fire resistive rating. The typical exterior wall construction is 2-HR rated from interior side and when required for Fire Wall shall be rated from both sides. This condition is shown from Commentary on Sheet G0010. These shall be referenced in the plans (wall section 8/A0904 and enlarged plan 1/A0904). Also reference assemblies with each of the exterior wall types shown on Sheet A1010. UNRESOLVED.	While the 4-ft line is labelled per above and on Sheet G0009, please show how transition between walls with different ratings are resolved. No changes have been made to Sheet A1010 to indicate rating of each wall or reference to the tested wall assembly and sheet to find same.	New details 8 & 9 on A0902 have been included to show transition from 2-hour wall to 0-hour wall. A1010 has been updated to include wall assembly descriptions, ratings, and listings. Each "base listing/tested wall assembly" (which has been further modified per RCRBD's comments and Jensen Hughes' Engineering Analysis) for each wall is included on sheet A1010 for reference.

As RCRBD understands, revised wall details for the exterior wall assembly revisions required as a result of the supply-chain issues were uploaded last week as the LP Flameblock now appears as Pyro-Guard. Also reference structural drawings the fasteners for wood elements that require fire rated treatment must be of corrosion-resistant materials indicated in ESR-1791. The revised COMcheck associated with the revisions will be ready this week.
In reference to the 12" min. Rock Wool insulation shown in the 4-inch building isolation joint, is this rigid board or flexible? Provide mfr specification with details of installation, type of fasteners and spacing for each application whether Comfortboard on addition or other.

6. A question came up in the field regarding the gas main location and RCRBD was only able to find typical details on Sheet P4.11 experiencing difficulty finding location on plans. Please help by way of sheet numbers and details of how to find the gas main location and how the main is regulated, enters the building and certain fire-resistive structures are protected as we don't find any penetration details through the masonry or isolation joint between buildings and wonder how this flexibility is maintained.