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Project Number: SPRMU220954
Project information: 1805 Walton Creek Rd
Design information: Occupancy Classification: R3, 2018 IRC
Character and Use: Townhomes
Number of Stories: 3 (north) 2 (south)
Type of Construction: Type VB

Todd,

Please find our response to your comments dated 8/25/2022 on the above project.

Building Code Review

1. Civil Plans Sheet C302 is showing a boiler on a concrete pad in the rear of the south building, please provide us back a response as to what is proposed here, for example is there a building to be constructed that will house a boiler for outdoor snow melt?

Response: The boiler has moved to the north side of the private entrance drive and will have a screen around the boiler but will not be enclosed.

2. RCRBD Comment: Please call to discuss this penetration, I'm trying to find this detail on the structural walls with the compression plate, but cannot locate it. It may meet the exception under section. We will need to know the exact penetration assembly to be used prior to permit issuance.
R302.2.6 Structural independence.

Each individual townhouse shall be structurally independent.

Exceptions:

5. Townhouses separated by a common wall as provided in Section R302.2.2, Item 1 or 2.

R302.2.2 Common walls.

Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Item 1 or 2. The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.3 of the International Building Code.

Response: The detail has been amended to remove the penetration, and therefore the townhome separation wall allows each townhome to be structurally independent.

Response from MEP: Note added for the outlets installed in common walls to be installed to maintain the rating of the membrane in which they are installed. NEC and IRC 302.4.

3. Please add notes as to what is considered dwelling space versus garage space, then provide us with garage/dwelling separation for walls and required doors as well. We are unsure if the storage room is part of the garage or dwelling, same is true for mechanical room. If mechanical room is considered garage, please review all penetrations and/or ductwork sections applicable to this. Response needed per unit and per building.

Response: The garage space will always include any other storage and/or mechanical space. Please see A1.00 for separation locations and a detail has been added to A0.02.

4. Windows are not allowed within 3 feet of a property line per R302.1(1) table, we can accept a code modification request if they were 1-hour rated non operable windows in combination with a No-Build Easement agreement that would need to be discussed on the wording and recording to allow the openings.

Response: Windows have been moved to be a minimum of 3' or more from the property line.

5. Same comment on openings along a property line.

Response: Windows have been moved to be a minimum of 3' or more from the property line.

6. Same comment, need to know where garage/dwelling separation is going to be.

Response: The garage space will always include any other storage and/or mechanical space. Please see A1.00 for separation location and a detail has been added to A0.02.

7. Same comment on openings along a property line.

Response: Windows have been moved to be a minimum of 3' or more from the property line.

8. I need help envisioning or answering if this flat room under the deck terrace falls within 4 feet of the property line, as it may need FRWT plywood under the deck as roof sheathing.

Response: Locations of FRWT plywood has been shown on the drawings and provided for this location and all other locations within 4 feet of the property line.

9. How will the shaft wall continue through the trusses on this roof plane, I assume the truss has a flat bottom chord and not sure how the 2-hour wall will be built through the trusses.

Response: The framing is 2x12s at 24" O.C. and the 2 hour fire separation wall will continue up to the bottom of the roof sheathing.

10. We assume FRWT plywood will be installed on the flat room out 4 feet like the gable roofs, but please confirm.

Response: Locations of FRWT plywood has been shown on the drawings and provided for this location and all other locations within 4 feet of the property line.

11. We will need the underside of the soffits to be 1-hour rated where they cross the property line, as its one owner's roof extending over the property line. This happens in several locations

Response: All soffits that cross the property line will be 1 hour rated on the underside. A detail has been added to Sheet A0.02.

12. May be helpful to have a cloud on these views showing the 4 feet of FRWT plywood on both sides of the roof, then we can add soffit detail for 1-hour underside protection as well.

Response: A dark gray hatch has been added to clarify the locations of the FRWT plywood on both sides of the roof and locations of soffits with the 1-hour underside protection. A soffit detail has been added to Sheet A0.02.

13. The Utility Plan does not show Gas or Electric in terms of location or where it will enter each unit, as a note we want to remind the applicant that Gas must enter each dwelling independently above ground without traveling under or through another dwelling, so it's installed outside the units underground. Electric must enter each dwelling independently without traveling through another dwelling above ground, but may be installed beneath the slab of one unit to enter another unit through that unit's slab, but cannot travel through crawl space, so either under a slab, or underground outside the buildings. Please review and confirm to this process add general notes on Architectural or MEP's.

Response: General notes have been added on A1.00. GC is working with Atmos and Yampa Valley Electric.

Response from MEP: Gas routed to enter each unit separately. See the updated set. Electrical notes added to one line identifying routing requirements as delineated above.

14. The Mechanical Plans do not show or state how Whole House Ventilation will be provided or met per the code, please provide us back a response on how you intend to meet this requirement.

Response from MEP: Whole house ventilation will be provided by operable windows. In addition, the bathroom exhaust will operate on a low speed continuously.

15. Items below are simple notes and comments we have put together that do not require a resubmittal but rather review and confirmation that you agree with the comments.

1. The Building Department will create a separate building permit for each unit, once each permit is created then the GC must ensure his subcontractors pull Free Parent Permits for MEP's under each of the building permits we create per dwelling. So each dwelling will have a minimum of one building, electrical, plumbing, and mechanical permit.

2. Smoke/CO alarms installed per code.

Response from MEP: Smoke have been identified inside and outside each bedroom and on each level. Carbon monoxide has been identified outside each bedroom.

3. All windows that are considered in a hazardous location will be tempered.

4. All stairs will meet IRC code requirements.

5. Address numbers will be installed on each unit.

6. Each unit will have a Blower Door Test completed with an ACH of 3.0 or less to achieve a Certificate of Occupancy.

7. No penetrations will be made through the shaft liners.

Response: Agree to all notes and comments (#1-7).

16. We need the R-Value to be shown, it will need to be minimum of

Response: R values are shown on A5.00, Exterior Envelope Details and notes for insulation requirements have been added to A4.00.

17. Will need a 1-hour soffit detail provided in a cut section like this, ideally you would place this on the sheet that shows the party wall.

Response: Soffit detail has been added to A0.02.

Engineering Review

1. C-302: How will the drainage be routed around the proposed 18" HDPE (downstream) as it appears to be located in the flowline of the roadside ditch?

Response: Landmark revised the pipe location out of the flowline.

2. C-310: Invert of 18" HDPE is shown below finished grade.

Response: Landmark revised the pipe invert.

3. C-310: Invert of 18" HDPE is shown below finished grade.

Response: Landmark revised the pipe invert.

4. PL20220086 COA #2: The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building): • Drainage and access easement from Public Street related to the storm water quality treatment facility. • Public access easements for public sidewalks which are not completely within the right-of-way.

Response: The applicant will submit the easement agreements as part of a Final Plat application.

Planning Review

1. See conditions on PL20220086 that need to be complete prior to issuance of BP.

Response: Understood. Applicant will have conditions met.

GIS Land Development Review

1. Sub unit addressing required.

Response: Issue has been resolved with Colten Yoast. No sub unit addressing is required.

Utilities Review- Mt. Werner Water

1. PIF Water and Sewer fees need paid to gain MWW sign off approval. Emailed fees to SAA on this date.

Response: Applicant will pay the fees.

2. Civil Utility Plans are not approved as the design layout of the water and sewer plans have changed at the direction of the contractors/owners. All revised civil plans must be downloaded for final approval. To save time on the applicant's part, MWW recommends having the Civil Engineer submit hard copies for office review and redlines prior to downloading.

Response: Landmark revised the water and sewer plans per offline correspondence with MWW.

Please let us know if you have any questions regarding this information or if we can be of any further assistance.

Sincerely,



Bill Rangitsch

