

**REVIEWED
FOR CODE
COMPLIANCE**

02/24/2023

Building Code Review (Reviewed By: Ted Allen)

Applicant Response, dated 2/21/2023

1. Architectural plans shall clearly show new or existing materials such as roof and ceilings. For example, is the roof hatch new or existing. **The roof hatch is new.** Plans to be resubmitted only when signed and sealed as per CO State Law with correct date. **The plans have been signed and sealed.** Civil, Structural and MEP plans appear outdated and shall be resubmitted when coordinated with updated and revised Architectural plans. UNRESOLVED. Structural plans signed and dated 11/12/2021 appear outdated with second floor framing and modifications to existing on Sheet A0321 that appear to create unstable condition and shall be resubmitted when coordinated with updated and revised Architectural plans. **Location of the roof hatch has been revised to coordinate better with the existing structure, so that no additional modification of the structure is necessary. Please reference revised sheets A0201, A0202, A0211 which show the new location.**

4. According to the LIFE SAFETY Plan on Sheet G0005, occupancy separations are shown with a 1-Hour rating. Please state the charging language from code for these and show materials of construction, whether non-rated and fire resistance rated assemblies as applicable, and where fire resistance provided for code purposes provide details of continuity of fire partitions, whether there is a rated ceiling or walls extend to roof deck, and protection assemblies of penetrations. This is similar to the gas piping clarification requested under Phase 1b - gas main location, how the main is regulated, enters the building and how certain fire-resistive structures are protected that is still outstanding (submittal was expected 9/15/22). RESOLVED WITH EXCEPTION OF GAS PIPING CLARIFICATION.

This clarification requires penetration of 3-Hour Rated Wall that was actually a deferred submittal requested under Phase 1b permit SPRMU220151. As a DEFERRED SUBMITTAL, those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. RCRBD notes penetrations into or through interior exit stairways and passageways are prohibited except for certain exceptions per IBC Section 1023.5 and 1024.5. Provide a time frame for resubmittal under separate permit SPRMU220151 with documentation of location and if allowed within floor-ceiling rated assembly an equal T-Rating and flex connection similar to expansion between buildings shall be provided.

This will be formally submitted no later than 2/23/2023, under permit SPRMU220151.