



Corrections Notice

April 18, 2023

Permit Application: SPRRN230222

Property address: 1855 SKI TIME SQUARE DR;

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. Routt County Regional Building Department (RCRBD) typically requires the architect or registered design professional to provide a code analysis using the 2018 International Building Code. Chapter 6 establishes five types of construction in which each building must be categorized. Looking at the allowable materials used, the existing building comprise a Type IA Type Construction. Original plans will show differences between concrete bearing walls and concrete frames that are typically associated with large spandrels required at windows. For this reason, documents submitted to the building official must be of sufficient detail to clearly show the project in its entirety with emphasis on the following:

IV. Seismic risk

V. Design loads

Please update concept drawings with this information, signed and sealed in accordance with Colorado State Law and include set of existing plans in electronic file for our records. Please upload complete set of original Torian Plum. Submit original stamped, signed and sealed engineering drawings as deemed necessary by RCRBD (the building department).

When special inspection is required the architect or engineer shall prepare an inspection program which shall be submitted to the building official or his authorized representative for approval prior to issuance of the building permit. 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. The special inspections for installation and verifications for steel construction, concrete and Sprayed fire-resistant construction shall be as required by this section and Tables 1705.2 and 1705.14.

Should structural detailing for new window openings still required to be submitted as a deferred submittal, provide a narrative and when we expect to have these submitted. Fire protection details may also be included as required. Deferred items shall not be installed until the delegated or deferred submittal documents have been reviewed and approved by the A/E of Record and reviewed and approved by RCRBD. While the SEAD letter provides an outline of work to be done, the first phase may not include any item that reduces structural integrity nor fire protection.



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 dark ink, reading 'Malea Michael-Ferrier'.

Malea Michael-Ferrier
Sr Permit Tech/Plan Reviewer Assistant