



April 18, 2023

Patrick Farrell

Via e-mail: pat@northvalley.build

Reference: Demolition Permit Narrative
1855 Ski Time Square Dr
Steamboat Springs, CO 80487
SEAD Job Number 23024

Dear Mr. Patrick Farrell,

This letter is provided to address comments from the Routt County Regional Building Department (RCRBD Steamboat Engineering and Design (SEAD)), acting as both the architect and structural engineer for the project, will provide permit drawings prior to a for the renovation of the project.

To address the required special inspections with regards to the installation and verifications for steel construction, concrete and sprayed fire-resistant construction, SEAD recommends hiring Norwest Colorado Consultants (NWCC) to act on the behalf of the owner as the 3rd party special inspector, who will be responsible for compliance assurance to meet the criteria as outlined in the International Building Code, IBC Section 1705.4.

To ensure that proper fire protection will be provided throughout the project, SEAD recommends that only remove small portions of the existing sprayed fireproofing on individual members be removed to assess the condition of the existing structure so that accurate repairs drawings can be developed. Furthermore, the existing lateral bracing shall not be removed until the new steel columns are properly installed and inspected by the 3rd party special inspector.

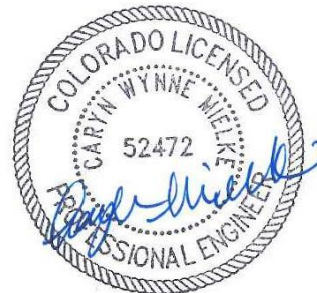
As part of the deferred submittal, SEAD may provide signed and sealed engineering drawings by the end of this month, April 30th, 2023 (or later depending on progress made on-site) including structural sections, a code analysis using the 2018 International Building Code, and fireproofing details as needed to satisfy the building department requirements.

Please contact me if you have any questions regarding this letter. Thank you for inviting SEAD to be part of your project.

Sincerely,

Steamboat Engineering And Design, Inc.
Marvin Standekar, PE, Staff Engineer
marvin@seadinc.com

Reviewed By:
Steamboat Engineering And Design, Inc.
Caryn Mielke, PE, Vice President
Colorado License No. 52472



4.18.23.