CHAPTER 12	- Interior Environment		
1202.2.1		ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOTTO INTERFERE WITH THE MOVEMEMNT OF AIR. AN AIRSPACE OF NOT LESS THAN 1INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREEVENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OFTHE SPACEVENTILATED. VENTILATORS SHALL BEINSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.	ATTICS SHALL BE VENTILATED.
CHAPTER 15	- Roof Assemblies and Rooftop Struc		
1505	Fire Classification	TABLE 1505.1 CONSTRUCTION TYPE V-A; ROOF	CLASS B MIN.
1507.2.2	Asphalt shingles. Slope.	ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED.	WILL COMPLY.
IV. BUILDING	ENVELOPE REQUIREMENTS		
APPLICABLE ENERGY CODE:		2018 International Energy Conservation Code	
COMPLIANCE METHOD:		COMCHECK	
CLIMATE ZONE:		7	
Opaque Elements		NON-RESIDENTIAL REQUIREMENTS	PROVIDED
Insulation Entirely Above Deck		R-35ci U-0.028	R-35ci U-0.028
Wood Framed Walls		R-20+R-3.8ci U-0.051	SEE COMCHECK
Floors		U-0.033	U-0.034
Slab on Grade Floors		R-15 for 24" below	R-15 for 24" below
Opaque Doors - Swinging		U-0.37	U-0.37
Fixed Windows		U-0.29	U-0.29
		U-0.37	U-0.37
			U-0.77

803.13	Interior finish requirements based on occupancy	GROUP EXITS CORRIDORS ROOMS R-2 C C C	SHALL COMPLY.
<u>CHAPTER 9 - F</u> 903.2.8	Group R-2	An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.	AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED PER NFPA 13R PER IBC 903.3.1.2
903.3.1.2	NFPA 13R Sprinkler Systems	AUTOMATIC SPRINKLER SYSTEMS IN GROUP R OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE SHALL BE PERMITTED TO BE INSTALLEDTHROUGHOUT IN ACCORDANCE WITH NFPA 13R.	AUTOMATIC SPRINKLER SYSTEM TO BE IN ACCORDANCE WITH NFPA 13R, per 903.3.1.2. BUILDING DOES NOT EXCEED FOUR STORIES OR 60 FEET IN HEIGHT. DRAFTSTOPPING IS BEING PROVIDED AS REQUIRED PER 718.3 AND 718.4.
<u>CHAPTER 10 -</u> 1003.1	Means of Egress Means of Egress ceiling is not less than 7'-6"	MEANS OF EGRESS CEILING IS NOT LESS THAN 7'-6"	SHALL COMPLY.
1004	Occupant Load	RESIDENTIAL = 200 GROSS	GROSS AREA = 17,760 SF 20'W UNITS: 2,982 SF = 15 OCCS. 16'W UNITS: 2,350 SF = 12 OCCS.
1005.1	Means of Egress Sizing	STAIRWAYS = 0.2 INCHES PER OCC W/ SPRINKLER SYSTEM OTHER EGRESS COMPONENTS = 0.15 INCHES PER	COMPLIES. STAIRWAYS: 36" MINIMUM STAIRWAY WIDTH. PER 1011.2, EXCEPTION 1
1006.2	Egress from Spaces	OCC W/ SPRINKLER SYSTEM TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.	SHALL COMPLY.
1008	Means of Egress Illumination	THE MEANS OF EGRESS SERVING A ROOM OR SPACE	PER EXCEPTION 2, NO MEANS OF EGRESS ILLUMINATION IS REQUIRED.
1009.2.1	Accessible Means of Egress - Elevators Required	IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4.	N/A, NO ELEVATOR REQUIRED.
1009.3.2	Stairway Width	STAIRWAYS SHALL HAVE A CLEAR WIDTH OF 48 INCHES BETWEEN HAND RAILS. EXCEPTION 1: CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.	PER EXCEPTION 1, 48 INCHES BETWEEN HANDRAI IS NOT REQUIRED DUE TO AUTOMATIC SPRINKLES SYSTEM THROUGHOUT.
1010.1.2	Doors	DOORS SHALL SWING IN THE DIRECTION OF EGRESS	SHALL COMPLY. REFER TO 0005 LIFE SAFETY PLAN
1010.1.10	Panic and Fire Exit Hardware	IF SERVING 50 OR MORE OCCUPANTS. DOORS SERVING SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OF FIRE EXIT HARDWARE.	N/A.
1011.2	Minimum Stairway Width	EXCEPTION 1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVEAWIDTH OFNOT LESS THAN 36 INCHES.	PROPOSED STAIR WITH TO BE 39 INCHES. COMPLIES.
1011.3 1011.5	Minimum Headroom Treads and Risers	6'-8" MINIMUM TREADS AT 11" MINIMUM AND RISERS AT 7" MAXIMUM. EXCEPTION 3: IN GROUP R-3 OCCUPANCIES; WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIESTHE MAXIMUM RISER HEIGHT SHALL BE 7 3/4" INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES.	6'-8" MINIMUM TREADS AT 11" MINIMUM AND RISERS AT 7 3/4" MAXIMUM. COMPLIES W/ EXCEPTION 3.
1011.12	Stairway to roof	IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE UNLESS THE ROOF HAS A SLOPE STEEPER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL.	SHALL COMPLY.
1012	Ramps	RAMPS USED AS PART OF A MEANS OF EGRESS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL. THE SLOPE OF OTHER PEDESTRIAN RAMPS SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL IN EIGHT UNITS	SHALL COMPLY.
1014	Handrails	HANDRAILS SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. ALL REQUIRED HANDRAILS SHALL COMPLY WITH SECTION 1012.3.1 OR SHALL PROVIDE EQUIALENT GRASPABILITY. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. IF HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAIL SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.	SHALL COMPLY
1015	Guards	GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8. REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.	GUARDS ARE 42 INCHES IN HEIGHT WITH 4 INCHES MAX OPENING.
1016.2		EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES.	SHALL COMPLY.
1017.2	Exit Access Travel Distance	PER TABLE 1017.2: R OCCUPANCY; WITH SPRINKLER SYSTEM; 250' MAX TRAVEL DISTANCE	250' MAX TRAVEL DISTANCE
		31312111, 230 IVII (X 110 X V EE DIST) (IVEE	<u></u>

CODE MATRI	··			
	ROJECT INFORMATION	CTEANADOAT DAGECANAD BURGE O TOWNWOOME DUD		
A. Project Na B. Project Loc		STEAMBOAT BASECAMP - PHASE 2 TOWNHOME BLD 1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487		
C. Project Des		NEW CONSTRUCTION OF A 7-UNIT TOWNHOME BUI		
D. Building De	•	4-STORY WOOD FRAMED RESIDENTIAL R-2 BUILDING		
D. Danaing Di	escription.	TRUSSES.	S. WOOD INTERIOR BEARING WALLS W/ WOOD	
E. Applicable Building Codes:		2018 INTERNATIONAL CONSTRUCTION CODES, AS ADOPTED BY ROUTT COUNTY & THE CITY OF STEAMBOAT SPRINGS - 2018 INTERNATIONAL CODE COUNCIL (ICC) FAMILY OF MODEL CODES - COMMUNITY DEVELOPMENT CODE, STEAMBOAT SPRINGS MUNICIPAL CODE - 2020 NATIONAL ELECTRICAL CODE		
II. ZONING RE	EQUIREMENTS - BUILDING	Ordinance Allowed/Required	Actual Provided	
Zone		CS CS	CS	
Lot Area		No Min/No Max	2.41 Acres	
Lot Occupand	су	No Max	26.4% (Inclusive of future phases)	
Open Space		15% Min	52.67%	
Floor Area Ra	· · ·	No Max	Complies	
Overall Buildi		63' Max	48'-0 7/8"	
Frontage Area	a Height	26' Min	36'-3 1/2"	
Setbacks Gross Floor A	rea	Front: 5' Min / Side: 7.5' Min No Max	Complies 17,760 SF	
Gross Floor A Parking Requ	·	16 Spaces (Approved per Planning Application)	16 Spaces	
Gross Area Sc		10 Spaces (Approved per Hamming Apprication)	Ground Floor: 4,820 SF 2nd Floor: 4,820 SF 3rd Floor: 4,831 SF 4th Floor: 3,289 SF Total Gross: 17,760 SF	
III. BUILDING		Code Paguirement	A ctual Dravidad	
	Topic No. / Title USE AND OCCUPANCY CLASSIFICATION	Code Requirement	Actual Provided	
302	Use and Occupancy	RESIDENTIAL GROUP R-2, APARTMENT HOUSES	RESIDENTIAL GROUP R-2, APARTMENT HOUSES	
CHAPTER 4 - S	SPECIAL DETAILED REQUIREMENTS E			
N/A CHAPTER 5 - 0	 GENERAL BUILDING HEIGHTS AND A	 RFAS	1	
501.2	Address Identification	4-INCH HIGH MIN X 0.5-INCH WIDE MIN INSTALLED ON A CONTRASTING BACKGROUND, PLAINLY VISIBLE FROM STREET OR ROAD FRONTING PROPERTY	ADDRESS WILL BE IDENTIFIED AS REQUIRED PER SECTION 501.2	
504	Building Height and Number of Stories	PROPOSED CONSTRUCTION TYPE: V-A, Sprinklered per NFPA 13R Table 504.3: Allowable Bldg Height (R Occ): 60'	TYPE OF CONSTRUCTION: V-A, Sprinklered Height: 48'-0 7/8"". Complies. Stories: 4. Complies.	
506	Building Area	Table 504.4: Allowable Stories (R Occ): 4 Table 506.2: Allowable Area for R-2 w/ sprinklers: 12,000 SF/ floor	Complies. 4,831 SF/ floor maximum	
CHAPTER 6 - 1	TYPES OF CONSTRUCTION		1,000,000,000	
601	Table 601	TYPE V-A CONSTRUCTION	TYPE V-A CONSTRUCTION	
	Fire Resistive Rating Requirement for Building Elements	PRIMARY STRUCTURAL FRAME: 0-HR BEARING WALLS EXTERIOR: 1-HR INTERIOR: 1 HR NONBEARING WALLS AND PARTITIONS EXTERIOR: 0 HR INTERIOR: 0 HR FLOOR CONST & SECONDARY MEMBERS: 1 HR ROOF CONST & SECONDARY MEMBERS: 1 HR	Complies. 2-Hour protection in areas of exterior bearing was Refer to G0005 Life Safety Plans. Exterior Bearing Wall: 1-HR Interior Bearing Wall: 1-HR Floor Const & Secondary Members: 1-HR Roof Const & Secondary Members: 1-HR	
602	Table 602	FIRE SEPARATION DISTANCE = X	Draftstopping is being provided in concealed spass required per 718.3 and 718.4. FIRE SEPARATION DISTANCE = X	
602		X < 5 FT; TYPE V-A CONST; R OCC: 1 HR 5 <x<30 1="" const;="" ft;="" hr="" occ:="" r="" type="" v-a="" x=""> 30 FT; TYPE V-A CONST; R OCC: 0 HR</x<30>	X < 5 FT; TYPE V-A CONST; R OCC: 1 HR 5 <x<30 a="" const;="" ft;="" n="" occ:="" r="" type="" v-a="" x=""> 30 FT; TYPE V-A CONST; R OCC: 0 HR</x<30>	
	FIRE AND SMOKE PROTECTION FEAT	URES		
705.5	Exterior Walls / Fire-Resistance	EXTERIOR WALL FIRE RESISTANCE PER TABLE 602	WILL COMPLY.	
705.8	Ratings Maximum Area Wall Opening	FIRE SEPARATION DISTANCE = 30 FT OR GREATER	OPENINGS AT ALL EXTERIOR LOCATIONS ARE N	
705.11	Based on Fire Separation and Degree of Opening	UNPROTECTED, SPRINKLERED (UP,S) = NO LIMIT PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE	REQUIRED TO BE PROTECTED DUE TO SPRINKLE CONDITION SHALL COMPLY.	
, 03.11	Parapets	RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROFF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS.	STALL COIVILLE.	
706.1.1	Party Walls	706.1.1 EXCEPTION 2: FIRE WALLS ARE NOT REQUIRED ON LOT LINES DIVIDING A BUILDING FOR OWNERSHIP PURPOSES WHERE THE AGGREGATE HEIGHT AND AREA OF THE PORTIONS OF THE BUILDING LOCATED ON BOTH SIDES OF THE LOT LINE DO NOT EXCEED THE MAXIMUM HEIGHT AND AREA REQUIREMENTS OF THIS CODE.	PER IBC 504 & IBC 506, MAXIMUM HEIGHT AND AREA REQUIREMENTS ARE NOT EXCEEDED ON EITHER SIDE OF ANY FIRE WALLS. FIRE WALLS THEREFORE NOT REQUIRED.	
708.3	Fire Partitions - Fire-resistance	FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE	1-HOUR RATING PROPOSED.	
708.4	Ratings Continuity	THE FOUNDATION OR FLOOW/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING: 1. THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. 2. THE UNDERSIDE OF A FLOOR/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE		
714.4.1.2	Fire-Resistance-Rated Walls	FIRE PARTITION. THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM		

APPROVAL STAMPS:

1 03.27.23 ISSUED FOR PERMIT No. Date Description SUBMISSIONS & REVISIONS

OWNER

MAY RIEGLER PROPERTIES
2201 WISCONSIN AVE NW
SUITE 200
WASHINGTON, DC 20007

ARCHITECT



KEVIN & ASAKO SPERRY ARCHITECTURE 3318 N. Columbus Street Arlington, VA 22207 T.312.636.3248 / 312.636.4252 www.kasa-arch.com

GENERAL CONTRACTOR

CIVIL ENGINEER

LANDMARK CONSULTANTS, 141 9TH STREET PO BOX 774943 STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

NVISION DESIGN STUDIO, INC. 677 25 ROAD GRAND JUNCTION, CO 81505

STRUCTURAL ENGINEER

ANTHEM STRUCTURAL ENGINEERS
430 YAMPA ST
STEAMBOAT SPRINGS, CO 80487

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING 1717 15TH STREET BOULDER, CO 80302

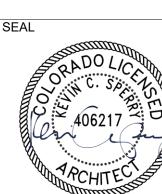
INTERIOR DESIGNER:

PROJECT LOCATION

BASECAMP ROW TOWNHOMES

1950 CURVE COURT STEAMBOAT SPRINGS, CO 80487 DRAWING TITLE

CODE ANALYSIS



DATE: 12/05/22 DRAWN BY: CHECKED BY: PROJECT NO:

G0003