



# Corrections Notice

June 08, 2023

Permit Application: SPRMU230307

Property address: 1901 CURVE PLZ;

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. Following is a list of items, found during a cursory review that will need to be addressed prior to re-submitting the plans for review. Complications relating to delegated design are not uncommon, though they often surface much later in the project during the inspection phase, or plan review stage following the time of inspections and concrete has been cast which can be an inopportune time. These complications often relate to misunderstandings of roles and responsibilities, whether contractual or design related. Effective implementation of delegated design in a project needs to be carefully coordinated during the Foundation Only approval of construction documents to avoid potential pitfalls and ensure a successfully completed project. Please read Foundation Only Policy and make sure these concerns have been addressed prior to signing and resubmitting for a Foundation Only Permit. These items and any subsequent review questions will need to be addressed prior to the Foundation Only Permit being issued:

1. Submittal documents consisting of statement of special inspections, reports and other data shown on Sheet S0003 designates the portions of the work that require special inspection and indicates the duties of the special inspectors. Include the following in statement of special inspections and responsibilities:

a. The geotechnical report suggests contacting NWCC to coordinate with the micropile contractor, the foundation design and layout was provided without any mention of product or contractor. As a minimum, three (3) test piles shall be advanced at each building site so that a pre-production pull test may be conducted. The person or firm responsible for providing micropiles shall submit final shop drawings, stamped and signed as requested and approved by the Engineer of Record (EOR).

b. Provide frequency of testing per notes of the shop drawing submittal above.

c. Provide amount of time the reports and inspections for Phase I are to be submitted to the building department.

d. Otherwise note acceptance of the condition placed on the permit that may appear as a Stop Work Order allowing the permit to be issued that requires Final Micropile Special Inspection Report to be submitted to RCRBD prior to release for inspection of grade beams.

These items and any subsequent review questions will need to be addressed prior to the Building Permit being issued:

2. Looking at Tables 601 and Reference of Type VA Primary Structural Frame on Sheet G0003 appears to reflect Type IIIB where exterior bearing walls are 2-Hour. There are also references for FRT wood throughout the plans. Please verify type of construction and note the differences when designing with Type VA and furnish all required fire assemblies. OUTSTANDING: See Item 6 below for comments.

3. Also, the code analysis references COMcheck but was not submitted. RESOLVED: Note Reduced Air

Infiltration requires blower door testing. I have set conditions for deferred truss submittal and blower door test to be completed. Truss drawings shall be submitted after they have been reviewed and approved prior to installation and inspections.

4. Re: Partition Type N on Sheet A1000:

a. Fire-resistance ratings, STCs, FSTCs, and IICs are the results of tests conducted on systems composed of specific materials put together in a specified manner. Many UL listed assemblies are "Proprietary," meaning that very specific brand name products must be used in the construction of the assemblies. Provide copies of fire-resistive assemblies to include testing of the desired STC rating.

RESOLVED

b. Many of these systems have furring channels or multiple layers required for fire or sound. Check to see that all materials required in the assembly are represented in the drawings and verify the assemblies apply to the structural members specified on the structural plans. For example, when not specified as a component of a fire-resistance rated wall or partition system, how are wood structural panels permitted to be added to one or both sides? Provide general explanatory notes added to drawings. OUTSTANDING: See plans for 2SW2 and Detail 10/S0060 and General Explanatory Note 22 of GA-600-2009 Fire Resistive Design Manual.

c. Unless otherwise specified, the face layers of all systems shall have joints taped and fastener heads treated. Base layers in multi-layer systems shall not be required to have joints or fasteners taped. Note where the gypsum board extends above the ceiling to floor/roof deck requires joints to be taped and fasteners need to be covered unless an exception is provided. Where required the plans shall show fire-resistance rated partitions extending above the ceiling, not as depicted in Details 9/A0900, 11/A0901, 1/A0910, 2/A0910, Partition Type N on Sheet A1000. RESOLVED

5. While subject to compliance under Chapter 11 of the IBC, any development with seven or more units is subject to Title 9 Article 5 of The Colorado Revised Statutes amended and signed into law on April 29, 2003. Provide narrative to include details of compliance and schedule if dispersed throughout later phases of construction. RESOLVED

6. Provide details of all required fire-resistive construction with complete assemblies to include fire walls, party walls, rated floor and roof ceilings, fire partition and penetrations of wall or floor-ceiling assemblies required to protect penetrations in fire-resistance-rated assemblies in accordance with IBC Section 714. Include STC ratings between all units and public spaces. OUTSTANDING: An example of a typical building of Type VA construction is a wood frame building in which the interior and exterior load-bearing walls, floors, roofs [those members that are less than 20 feet (6096 mm) to the lowest member] and all structural members are protected to provide a minimum 1-hour fire-resistance rating. See General Explanatory Note 11 of GA-600-2009 Fire Resistive Design Manual for the addition of excessive insulation.

7. While the calculations submitted include several notes regarding items to check and some with references to corrections made to the plans, there appear to be several items of concern as follows:

a. Solid sawn header RISA analyzed would fail. RESOLVED

b. Interior 2x4 bearing wall analyzed by Forte would fail by 8%. This may not seem to be much, however, considering the members appear to have been designed with a duration factor of 1.15. For our area use a duration factor of 1.0 (not reduced). RESOLVED

c. Several shear walls analyzed by Tekla failed due to excessive deflection and several other shear wall segments were not analyzed due to aspect ratio exceeding maximum allowable. RESOLVED

d. RCRBD finds the labelling of shear walls on the floor and roof plan to be inconsistent with the calculations and hold down callouts when referencing anchor bolts in concrete. RESOLVED

**Engineering Review** (Reviewed By: Emrick Soltis, P.E. )



1. See Planning comments.

**Planning Review** (Reviewed By: Kelly Douglas )

1. There is an outstanding DPVC-21-16 condition of approval required to be addressed prior to building permit approval:

Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Downhill Drive at US 40 intersection, calculated at 0.62% of 8,333,132.02 or \$51,665.42

2. There is an outstanding DPVC-21-16 condition of approval required to be addressed prior to building permit approval:

A development agreement shall be recorded to document phasing prior to building permit approval.

3. There is an outstanding DPVC-21-16 condition of approval required to be addressed prior to building permit approval:

Prior to Building Permit issuance for Phase A, the mural on the commercial container will require approval through the Substantial Conformance process.

4. The plans for this permit (SPRMU230307) are not consistent with the phasing plan approved with DPVC-21-16. Substantial Conformance is required in order to amend the phasing plan.

Approval of Substantial Conformance application PL20230131 is required prior to approval.

5. Please add and label existing grade to all elevations in order to confirm compliance with overall height and average plate height standards.

**Utilities Review - City** (Reviewed By: Amber Gregory )

4. relocate the irrigation line from the blowoff
7. provide lengths of new 4" pipe between fittings. How large is the deflection?
8. provide lengths between fittings and bend sizes
9. bend?
10. Identify the number of hose bibs that will be attached to each building.
11. Identify the square footage, if any, associated with the building.

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](mailto:mmichael-ferrier@co.routt.co.us).

Sincerely,

A handwritten signature in cursive script, appearing to read 'Malea Michael-Ferrier', written in dark ink.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant