



Corrections Notice

August 15, 2023

Permit Application: SPRAD230901

Property address: 1495 MARK TWAIN LN;

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. 1. Routt County Regional Building Department (RCRBD) has also adopted the 2018 International Energy Conservation Code. All information shall be using Zone 7, Dry. Fenestration U-factors for windows and doors will be required to be less than or equal to 0.30 will be required (0.35 shown on Cover Sheet is not correct).
2. Will the garage be heated? If so:
A minimum of R-10 insulation is required from the top of the slab or concrete downward 48" without gaps. Above grade walls require a minimum of R-27 batt and ceiling requires R-49.

Planning Review (Reviewed By: Darby Kenyon)

1. Secondary Dwelling Unit: A Limited Use permit is required for a secondary dwelling unit in the RN-2 zone district. This permit shall be approved prior to the building permit, as the new addition of the deck relates to the accessory dwelling unit. Please reach out to the Planning Department for assistance with Limited Use Permit.
2. Side setback: It appears that the new addition encroaches into the side setback. The setback requirement for the attached garage is 10 feet minimum. Please illustrate on the site plan that the new garage addition meets RN-2 zone district setback requirements (CDC, page 2-11).

If I can provide any further information to you, please feel free to contact me at (970) 870-5328 or by email at tkgreen@co.routt.co.us.

Sincerely,
Tammy Green
Permit Tech