



Corrections Notice

October 12, 2023

Permit Application: SPRNR231281

Property address:

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. Details of accessible routes to include location of sign with International symbol of accessibility and "van accessible" parking as applicable, curb ramps installed outside level access aisle, and all sidewalks bordering the hotel shall be referenced on Sheet C11. Slopes away from and sidewalks out of the building entrances require slopes not less than one unit vertical in 20 units horizontal (5-percent slope). Other accessible routes with similar slopes less than one unit vertical in 20 units horizontal (5-percent slope) do not require ramps and the slope measured perpendicular to the direction of travel of a route shall not be steeper than one unit vertical in 48 units horizontal (2-percent slope). Please show accessible routes with slopes and elevations on the plans.
2. For those accessible sidewalks and pavement areas that appear heated on Sheet C11, provide location and details of snowmelt boiler with size, efficiency and controls per IECC C403.12.2 as applicable.
3. The Porte Cochere along with all structural steel used in a Type VA building requires intumescent coating. Provide notes on the plans such that this is not missed, provide manufacturer's specifications for application of primer, with tables indicating average applied thickness of coating(s) to be applied in accordance with instructions and coating thickness based on the size of steel structure elements. If secondary casing is applied to the surface of steel elements, it should not prevent the expansion of intumescent coating during fire. Special inspection shall include all three items above and submit final report prior to scheduling final inspection.
4. The mechanical canopies shown with on Sheet S1.1 are required to be designed with timbers of dimensions in accordance with IBC Table 2304.11 (requires C1 columns to be revised to minimum column dimensions utilizing timber, otherwise submit code modification for review under IBC Section 104.10).
5. All rated gypsum assembly details on Sheet A0.2 utilizing proprietary Type(s) of Gypsum Board and may not be modified. For example Wall F, F1 utilizing GA FILE NO. WP 7053 FOR 2 HR RATING utilizes PROPRIETARY GYPSUM BOARD United States Gypsum Company - 3/4" SHEETROCK® Brand ULTRACODE® Core Gypsum Panels - 1" SHEETROCK® Brand Gypsum Liner Panels. A substitution for using generic other gypsum board requires justification as many of the UL listed assemblies are "Proprietary," meaning that very specific brand name products must be used in the construction of the assemblies. Use of these assemblies with substitute materials raises the question of whether the alternates exhibitor exceed the properties of the listed product. Substitutions shall be submitted the Architect and approved prior to submittal to the Building Official for review and approval.
6. All rated gypsum assembly details on Sheet A0.2 utilizing proprietary Type(s) of Gypsum Board and may not be modified. For example Wall F, F1 utilizing GA FILE NO. WP 7053 FOR 2 HR RATING utilizes



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7. Mineral fiber or glass fiber shall not be arbitrarily added to floor-ceiling or roof-ceiling systems to increase R-values. This practice has been shown to reduce the fire-resistance rating. The addition of up to 16 3/4 inches of 0.5 pcf glass fiber insulation (R-40), either batt or loose-fill, to any 1- or 2-hour fire resistance rated floor-ceiling or roof-ceiling system having a cavity deep enough to accept the insulation is permitted provided that one additional layer of either 1/2 inch or 5/8 inch type X gypsum board is applied to the ceiling. The additional layer of gypsum board shall be applied as described for the face layer of the tested system except that the fastener length shall be increased by not less than the thickness of the additional layer of gypsum board.

8. Where resilient channels are included in systems, the resilient channels are shown by a dashed line to distinguish them from rigid furring channels. Modifications are not recommended for sound control may be reduced. Provide copies of fire-resistive assemblies to include testing of the desired STC rating between dwellings and public areas such as 2, 2A/A0.2 2x Joist Floor/Ceiling.

9. Detail 12/A0.3 Duct Penetration shall be revised to reflect the General Notes on Sheet M2.0 referencing FD/FSD requirements in both floor/roof ceilings and walls.

Fire Extinguisher Cabinets depicted in Section 4/A0.3 requires relocation from 2-HR Rated extensions of Stair Enclosures indicated on Sheet A0.1A as penetrations into enclosures for exit access stairways and ramps, interior exit stairways and ramps, and exit passageways shall be allowed only where permitted by Sections 1023.5 and 1024.6, respectively.

10. While the Architectural and Structural Building Plans include a full structural design of all vertical and lateral loads including a roof structure that meets our local Ground Snow Load values, the Structural Schedules for Roof Truss Profile 1/S0.4 Load Combinations notes the Live Load incorrectly.

11. The roof members also appear to have been designed with a duration factor of 1.15. Tabulated design values shall be multiplied by all appropriate adjustment factors to determine allowable design values. The applicability of adjustment factors in accordance with the method prescribed establishes the allowable load for normal duration, as defined by the American Forest & Paper Association (AF&PA) National Design Specification (NDS) for Wood Construction. For our area use a duration factor of 1.0 (not reduced). Please resubmit structural plans displaying the correct Risk Category with duration factor of 1.0

12. Porte Cochere along with all structural construction of buildings and structures shall result in a system that provides a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation. Plans, calculations and details shall identify a load path distribution of required lateral load resisting components with R-factor matching method used for moment resisting frame requirements on the approved plans as applicable. Submit complete calculations for Porte Cochere and storage building as the roof joists appear overstressed and include details of empirically designed masonry requirements for exception to special inspection.

13. Submit geotechnical report referenced in General Notes on Sheet S0.1to RCRBD for review or submit design of permanent supports of building as reported in NWCC soils report number 22-12552.

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



1. See outstanding conditions approved with PL20230056. Conditions are required to be satisfied prior to Engineering signoff.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. A storage building is shown on the architectural plans that was not included on the approved development plans. Provide material and color information for the storage building, it needs to comply with design and development standards. The building appears to impact landscaping and snow storage and is not shown on civil and landscaping plans. It may impact lighting, drainage, or other approved plans. Review, update, and coordinate all plans and submit substantial conformance application for any differences between the approved development plan and the proposed building permit plans. see document mark ups.
2. A storage building or dumpster enclosure for Hotel B is shown on the architectural plans that was not included on the approved development plans. The building needs to comply with design and development standards. The building is not shown on civil and landscaping plans and it may impact landscaping, snow storage, parking, bike parking, lighting, drainage, or other approved plans. Review, update, and coordinate all plans and submit substantial conformance application for any differences between the approved development plan and the proposed building permit plans. See document markups
3. Building Height is different from approved development plans. Review, update, and coordinate all plans and submit substantial conformance application for any differences between the approved development plan and the proposed building permit plans.
4. Storage building not shown on approved plans, see planning comments.
5. Storage building/dumpster enclosure not shown on approved plans, see planning comments.

Construction Site Management Review (Reviewed By: Scott Slamal)

1. CSMP site plan needs to meet SWMP site plan requirements.

Utilities Review - Mt. Werner (Reviewed By: Beau Cahill)

Construction Stormwater Review (Reviewed By: Scott Slamal)

1. A complete and compliant SWMP required.

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 black ink that reads 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant