



# Corrections Notice

November 01, 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. 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. **OUTSTANDING** Only two items that appear in the plans with a rating: M30 Fire Test U305 (garage separation) and N60S per GA FILE NO. WP 3242 (walls separating dwelling units in the same building shall be constructed as fire partitions). While there do not appear to be any fire walls or party walls, rated floor and roof ceilings are required due to building of Type VA construction. All structural walls (exterior and interior as referenced in Section 704.10), floor construction and associated secondary members (including decks, cantilevers and floor rim boards), roofs and metal canopies shall be rated as per fire-rated assemblies attached to plans. Please include assembly notes for additional layers of gyp board due to excessive insulation or additional nail/screw length due to structural sheathing.
2. 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.
3. Informational:  
Efficiency Package Reduced Air Infiltration Option requires Blower Door Test Results submitted prior to Certificate of Occupancy/Completion.

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 black ink, which appears to read 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant