



Corrections Notice

July 19, 2024

Permit Application: SPRAD240306

Property address: 2700 VILLAGE DR;

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. For this project where the upper building is Self-service storage facility (mini-storage) and the lower building parking garage, both buildings will need to be protected by an automatic sprinkler system because of the requirement for buildings for this Type VB two stories above grade plane, Table 504.4 requires S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 NFPA 13 (903.2.10 under Chapter 9 Code Review Sheet AG002). Otherwise specific code charging language shall be added where the existing parking structure, structural walls shown in blue and roof ceiling shall have a 1-Hour fire rating per Type VA construction required under IBC Table 504.4 (if building is not sprinklered throughout by automatic sprinkler).
2. Buildings and facilities shall be designed and constructed to be accessible to the extent permitted by Sections 1104 through 1111 and ICC A117.1. Self-service storage facilities shall provide accessible individual self-storage spaces in accordance with IBC Table 1108.3 identified on approved plans and include accessible route shown on Site Plan.
3. The Interior gypsum board shown in Exterior wall 1/A501 is required per code for thermal barrier. In an attic where entry is made only for service of utilities, and when foam plastics are used, an ignition barrier may be used in place of a thermal barrier to cover the foam plastic. Multiple materials are listed, any of which can be shown on approved plans as the ignition barrier are listed under IBC Section 2603.4.1.6 Attics and crawl spaces.
4. Per local amendment in the WUI Code: Asphalt shingles and even EPDM roofing shall have approved Class A Roofing Material per Section 504.2 Roof Assembly. Where provided, Valley Flashing shall comply with Section 504.2.1 Roof Valleys. Gutters and Downspouts shall be constructed of noncombustible material.
5. While details include location and size of the solar-ready zone, the State of Colorado Model Electric and Solar Ready Code also requires construction documents to show electrical capacity and reserved physical space for circuit breakers in the main electrical service panel that are properly labeled with each type for the solar-ready zone, and unless HVAC is electric similar consideration (as applicable) from location of the panel to Electric receptacle or junction box within 3 feet of the combustion equipment or appliances that meets the requirements of Section RE302.5, and pathways for routing of conduit to the electrical service panel.

Fire Code Review (Reviewed By: Nick Kuchulis)

1. Resubmittal required- NO INSPECTIONS deferred submittal until RECEIPT of Fire Alarm/Sprinkler plan/permits by sub-contractor to Fire Prevention. Otherwise specific code charging language shall be added



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Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Please confirm that no solar panels are being added with this application, the roof area is only "solar ready."
2. Confirm that the lighting complies with CDC 405.

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

1. 1) Provide more detail about what purpose bringing the water line into the building serves. It is not clear if the line will solely be for fire suppression which will need to be backflow protected and if there will be plumbing fixtures in the building that are not shown.

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, appearing to read 'Malea Michael-Ferrier', written in a cursive style.

Malea Michael-Ferrier
Sr Permit Tech/Plan Reviewer Assistant