



ESA Responses in Blue

RE: Responses to Corrections Notice

July 19, 2024

Permit Application: SPRAD240306

Property address: 2700 VILLAGE DR;

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).

Please see Revised Sheet AG002 for new code analysis. Project is now rated type V-A Construction and does not require a fire sprinkler system. Also, please see revised sheet A501 for updated fire rated assemblies.

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.

Please see Revised Civil Sheets and response. Also See sheets AS001, AS002, AS004 & A110 for accessible route and accessible storage units. AG002 now has project specific code language and calculations for accessibility.



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.

[Acknowledged](#)

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.

[Specific Note Added to Sheet a501](#)

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.

[See notes from MEP Engineer](#)

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 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).

[Please see Revised Sheet AG002 for new code analysis. Project is now rated type V-A Construction and does not require a fire sprinkler system. Also, please see revised sheet A501 for updated fire rated assemblies.](#)

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."

[Correct- No Solar Panels are being added with this project, but the project will be solar ready per the required code](#)



2. Confirm that the lighting complies with CDC 405.

[See MEP comments. The lighting is compliant with the standards set forth in the community Development Code](#)

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.

[See Revised Civil Drawings- No new water line will be added to the project as a Fire Sprinkler System is not required per code analysis provided on Sheet AG002](#)

July 22, 2024

Routt County
Regional Building Department
136 6th Street, Suite 201
Steamboat Springs, CO 80487

Re: 2700 Village Dr
App#: SPRAD240306

Dear Ted Allen,

Thank you for your recent review of the above referenced project. Below are the review comments as well as our response to each item:

Building Comments:

- [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.

A space for future solar has been added to main panel E-STORAGE 2. The one-line has also been updated to reflect conduit to the roof for future solar. E3.1

Planning Comments:

- [2.] Confirm that the lighting complies with CDC 405.

Specification sheets for exterior light fixtures W1 and W2 have been added to sheet E3.2. W1 is fully shielded, and W2 is Dark Sky Compliant. All exterior lights are controlled via timeclock. E3.2.

Sincerely,



Michael Vair, P.E.
Boulder Engineering
Engineer of Record



The Lodges at Steamboat Corrections Notice Response



July 24, 2024

Landmark Job No. 2627-001

Routt County Building Department
136 6th St. Suite 201
Steamboat Springs, CO

RE: Corrections Notice
The Lodges at Steamboat

Dear Malea:

Below are responses to your Corrections Notice provided on July 19, 2024.

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

2. Building 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.

Response: The proposed sidewalk is ADA accessible, slope labels added to Site Plan for clarity. See Detail 1 for more information.

Utilities Review - MWW (Reviewed By: Beau Cahill)

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 prevented if there will be plumbing fixtures in the building that are not shown.

Response: The water line was for fire suppression only; however, the building no longer requires fire suppression. Therefore, the water line has been removed from the plans.