



Corrections Notice

October 02, 2024

Permit Application: SPRSF241394

Property address: 200 SUNDANCE CT;

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. The following building codes shall be noted on approved plans, with emphasis on the following items: 2021 International Residential Code (garage shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. The garage shall be separated from the residence and attics as required by Table R302.6. Openings in garage walls shall comply with Section R302.5 as applicable. Fireplaces, labelled gas vented on plans shall include specifications in addition to type of fuel, tight-fitting doors, outside combustion air and provide for manufacturer's installation and labelling in bedrooms. Fireplaces located in great room shall also include specifications to include type of fuel, tight-fitting doors, outside combustion air and see our local code amendments for Indoor Wood Burning and Pellet Stove Fireplaces as applicable. Interior divider separation wall shall be provided regardless of whether interior garage or a lot line exists between the two dwelling units or not. Two-family houses are considered duplexes and the notes/specifications shown should reference 2021 IRC Section R302.3 Two-family dwellings and include protection of openings such as bathroom penetrations for plumbing, electrical and mechanical systems as applicable.
2. U-factors of windows and doors will be required. This will apply for all glazing in windows and doors installed on-site including large garage doors. The builder shall leave the National Fenestration Rating Council (NFRC) labels on all windows and doors with glazing at time of rough inspections so inspectors can verify the glazing requirements
3. 2021 International Wild-Land Urban Interface Code (metal corrugated roofing must have approved Class A Roofing Material per Section 504.2 Roof Assembly, Roof Eaves and Soffits on commercial and residential new construction buildings only shall be protected on the exposed underside by one of the items per Section 504.3 including non-combustible materials or ignition resistant material in accordance with Section 503.2. Where provided, Gutters and Downspouts shall be constructed of noncombustible material. Attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings per R806.1 Ventilation required. Single Soffit Vents shall not exceed 144 square inches each, continuous Soffit Vents shall not exceed 2 1/2" in width. Such vents shall be covered with non-combustible corrosion resistant mesh with openings not to exceed 1/4", or shall be designed and approved to prevent flame or ember penetration into the structure as applicable.
4. 2023 State of Colorado Model Electric and Solar Ready Code documents shall include, but are not limited to location and size of the solar-ready zone, EV power transfer infrastructure requirements per 104.2.2 Electric Vehicle Ready 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 and circuits labelled on panel.

Informational: I have set conditions for deferred heat load calculations, and blower door test to be completed with either an Energy Recovery Ventilator (ERV) or Heat Recovery Ventilator (HRV) installed subject to field inspection (STFI). The thickness of ceiling insulation shall be written in inches (mm) on markers that are installed at not less than one for every 300 square feet (28 m2) throughout the attic space as per R303.1.1.1. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas in accordance with Section R807.1

5. Retaining wall references 2 tiers of 6' max height boulder walls where a licensed geotechnical engineer, registered in the state of Colorado, shall be appointed to review the feasibility of the dry stack boulder wall alternative presented on this plan sheet. What is meant by this is boulder retaining walls shall be designed to ensure stability against overturning and sliding. Approved structural design shall be designed for a safety factor of 1.5 against lateral sliding, overturning while supporting a surcharge equivalent to service vehicles including fire trucks. Final designs for construction purposes must be performed by a Colorado registered Professional Engineer, submitted to RCRBD using the actual conditions of the proposed site. All plans submitted to RCRBD for review shall be signed and sealed in accordance with Colorado State Law. RCRBD interprets this to include all documents such as the Civil Plans prepared by FPSE.

Planning Review (Reviewed By: Jeremy Brown)

1. RN-1 Zone district requires a 20' principal building front setback and a 25' attached garage setback. As a corner lot, it is possible to apply for a setback determination, but that will still require 15' setbacks for the principal building and attached garage. It appears now that you are accounting for 10'
2. CDC 436.H.1.b Side loaded garages shall provide windows or other architectural details that mimic the features of the living portion of the dwelling on the facade of the garage facing the street.
3. Per access standards in 436.D please show sidewalks from front doors to driveway or public sidewalk.

Engineering (SF/DU) Review (Reviewed By: Scott Slamal)

1. Add a -3%/+3% valley section at end of driveway.
2. Show driveway culvert minimum 18" with FES.
3. Show how southern perimeter of property will drain.

Utilities Review - City (Reviewed By: Amber Gregory)

1. Architectural plans state the address is 150 Steamboat Boulevard. Upload the correct arch drawings as well as complete drawings showing the floor plans for tap fee assessment.
2. Sewer pipe between the building and cleanout is Schedule 40 PVC, not SDR 40. Revise.
3. Water service calls out a 3/4" split, however the mainline service is identified as 1". Provide a correct callout and identify the new curb stops and any lengths of pipe between the fitting and the curb stops.

Construction Site Management Review (Reviewed By: Scott Slamal)

1. Add additional check dams along Sundance Ct and Steamboat Blvd.



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

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant