



Corrections Notice

October 03, 2024

Permit Application: SPRRN241466

Property address: 1900 BRIDGE LN, UNIT:2;

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: Todd Carr)

2. The Value of Work to be Permitted and the Total Construction Valuation are too low of values for us to accept for the amount of new construction that has taken place since the last time this unit was previously approved under issued building permits. This unit on level one previously was approved with a mostly open floor space, now we have proposed offices being created compared to the original plans. On all of these units located at 1900-1920 Bridge Lane, the Building Department has set a cost factor for all new residential dwellings created at 1900-1920 Bridge lane, the Square Footage Cost of \$100.00 per square foot for Total Construction Valuation, and \$75.00 per square foot for Value of Work to be Permitted to calculate all tax fees due and permit fees due on these projects to be consistent, fair and equal to all owners of these units. For all units that have alteration work done in other areas of the Building on commercial space such as storage rooms, offices, garage space, we will use \$40 per square foot for Total Project Valuation, and use \$30 for Value of Work to be Permitted.

On your project you have created a total of 1251 SQ FT of new residential dwelling unit on the second floor, so $1251 \times \$100 = \$125,100$ for Total Construction Valuation, and $1251 \times \$75 = \$93,825$ for Value of Work to be permitted.

On your project you have created new office space on the main level, a total of 850 SQ FT $\times \$40 = \$34,000$ for Total Construction Valuation, and $850 \text{ SQ FT} \times \$30 = \$25,500$

Please review our cost factors, if you object to these calculations then your other option is to get estimates from suppliers on all materials and labor for the entire scope of work, and provide us copies of these estimates for review, but it must include all products, materials, labor, fixtures, appliances, and equipment installed throughout the improvements made on this unit.

3. On Sheet A-2 and A-3 these are acting as fire Separation Plans and Use Plans, but not a full floor plan that would provide us actual room dimensions, door sizes, ADA clearance circle in the bathroom on A-2, and hallway dimensions as well. You may either update Sheet A-2 and A-3 to add these details and dimensions or you may produce to actual floor plans, your choice.

4. Please show us the location of the mechanical room for the new R-2 unit on the 2nd floor, we also need to know what type of heating equipment is installed in this unit to heat the new apartment, and also what type of water heater is installed to provide hot water to this unit. Please verify or tell us the bathroom in the new apartment has a bath exhaust fan, or does it meet an exception with the correct sized operable window per the



exception. Also we need to know how ventilation requirements are being met in the new apartment per the sections below from the IEBC Alteration Level 2.

807.1 Reconfigured or converted spaces.

Reconfigured spaces intended for occupancy and spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the International Mechanical Code.

Exception: Existing mechanical ventilation systems shall comply with the requirements of Section 807.2.

807.2 Altered existing systems.

In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m³/s) per person of outdoor air and not less than 15 cfm (0.0071 m³/s) of ventilation air per person, or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.1.

5. On the main floor we assume this is in-floo heat system that heats the entire space. how is ventilation requirements being met for the new offices per the 2021 IMC, see IEBC Sections below from Alteration Level 2.

807.1 Reconfigured or converted spaces.

Reconfigured spaces intended for occupancy and spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the International Mechanical Code.

Exception: Existing mechanical ventilation systems shall comply with the requirements of Section 807.2.

807.2 Altered existing systems.

In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m³/s) per person of outdoor air and not less than 15 cfm (0.0071 m³/s) of ventilation air per person, or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.1.

6. Are there any penetrations of any MEP's through any fire assemblies that are not completely enclosed within cavities that we will be dealing with on this project?

GIS Land Development Review (Reviewed By: Colten Yoast)

If I can provide any further information to you, please feel free to contact me at (970) 870-5335 or by email at nneiberger@co.routt.co.us.

Sincerely,

Nick Neiberger

Permit Tech