



Corrections Notice

October 25, 2024

Permit Application: SPRRN241311

Property address: 1900 BRIDGE LN, UNIT:6;

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)

1. The plans lack code study information on the architectural plan, code study information tells us important details about how the project is designed under which code editions, what existing occupancy use was versus proposed occupancy use, fire separation requirements in term of rated walls, rated floor ceiling assemblies, and exiting requirements from each unit in terms of travel distance allowed versus actual distance provided. See below information that has to be added to the plans.

Project Permitted under the 2021 IBC, IEBC, IECC, IMC, IPC and 2024 NEC

Existing Occupancy Uses: Level 1 was S-1 and B Occupancy, Level 2 B-occupancy, level 3 R-2 Occupancy.

Proposed Occupancy: 1st level: U-Occupancy used as private residential storage and vehicle parking and R-2 Occupancy new Studio Apartment: Level 2 and 3 combined R-2 3-bedroom apartment unit.

Fire Separation Requirments: Separation between dwelling to dwelling for walls or floor ceiling is 1-hour, dwelling to corridors is 1-hour, corridor protection is 1-hour, and all supporting construction is 1-hour, Fire separation between R-2 and U-Occupancy garage space is 1-hour

Exit Travel Distance: R-2 occupancy use requires 125 feet maximum travel distance to exterior of building.

2. The Plans should carry a North Arrow on them to represent the direction on the plans.

3. Site plans is required for this applicaiton, a site plan or building key view would show the entire building but would have your unit specifically circled or clouded on the plans. You may contact Todd Carr for a site plan if needed, as original construction drawings are available for you to use.

4. Fire rated assemblies must be submitted with the Architectural Plans, so if you need 1-hour assemblies please simply email Todd Carr at tcarr@co.routt.co.us and I can provide you floor ceiling, and wall assemblies, the wall assemblies could be used to wrap any posts or columns that may need to be wrapped if they are not located inside a wall cavity. The floor plans must list and point to all rated walls or floor ceiling assemblies, and also any required rated fire doors need to be marked and called out on the plans.

5. The new residential unit or units shown on the plans, do not show us where the mechanical room is for these units, we need to know where the water heater, furnace, or boiler are located in the units or the building. Also provide back a narrative that tells us how each unit is heated meaning what type of heat is used to condition the new unit or units.. Please also show that any rooms used as bedrooms have an Emergency Escape and Recue opening either a door or window that meets the 20" minimum width, 24' max height, and combined total openable area of 5.7 SQ FT, if you don't have this dimension then provide us what you do have for a window opening size and total square footage of the opening.

6. On your plans, you show the term kitchen added to 1st level floor plan right where the overhead garage door is in Plan View #1, but then you call this a garage in Plan View #2, please remove the term kitchen.



7. Electrical Load Calculations and a One line diagram are needed for this project due to the change of occupancy use being proposed.

8. 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. 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.

All new work that has to be performed as a result of our permitting process in terms of new products, materials, appliances, equipment, and labor to install, will be added to the above square footage cost of work done previously without permits in the past, we have added a Condition to this permit that we will not provide a Certificate of Occupancy until the owner has turned in all contracts associated with hiring professional to do the work, and invoices or receipts showing all costs of materials and products purchased. If an owner is doing their own work, then labor is calculated by taking all invoices and receipts for materials and products purchased and multiplied by two to calculate labor. The owner will then be responsible to pay these fees that are accessed to the permit at the end of the project after the contractors for services, receipts, and invoices are reviewed by the Building Department prior to Certificate of Occupancy being issued.

New Residential Square footage is $1100 \times \$75 = \82500 for value of work to be permitted and $1100 \times \$100 + \110000 for Total Construction Valuation, these new values have been entered.

9. We need you to provide one set of floor plans per level that show us the exact existing conditions layout of each level, and also include all plumbing fixtures on these floor plans you create that show all floor drains, fixtures, appliance connections, hose bibs, sinks, water closets, showers, refrigerator with water lines, dishwashers, and laundry on the existing floor plans. Then update your new proposed floor plans to show all water connections that will remain in place and will not be removed.

Fire Code Review (Reviewed By: Nick Kuchulis)

1. Resubmittal required- Fire Separation Requirments: Separation between dwelling to dwelling for walls or floor ceiling is 1-hour, dwelling to corridors is 1-hour, corridor protection is 1-hour, and all supporting construction is 1-hour, Fire separation between R-2 and U-Occupancy garage space is 1-hour [Nick Kuchulis @ 10/24/2024 11:48 AM]

Planning Review (Reviewed By: Jeremy Brown)

1. Please include site plan.

GIS Land Development Review (Reviewed By: Colten Yoast)

1.
New dwelling needs addressed. Please contact me at cyoast@steamboatsprings.net



Utilities Review - City (Reviewed By: Amber Gregory)

1. A detailed proposed floor plan showing all the fixtures must be provided

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, reading 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant