Corrections Notice

October 31, 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 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.
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.

Planning Review (Reviewed By: Jeremy Brown)

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.

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

1. Site plan shows -3% decline, however, profile shows -1.5% decline.

Utilities Review - City (Reviewed By: Amber Gregory)

4. please provide the square footage of irrigated area as well as number of hose bibs associated with each half of the building for proper tap fee assessment.

Construction Site Management Review (Reviewed By: Scott Slamal)

1. Add additional check dams along Sundance Ct and Steamboat Blvd.
Remove random strings of straw wattles shown off the property.

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,

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant