RCRBD
Record Set

PJ3364-1
Fire Prevention
In: 11/13/2018
Out: 11/19/2018

November 01, 2018

John Albright
Facilities Manager – Steamboat Ski & Resort Corporation
2305 Mt. Werner Circle
Steamboat Springs, Co. 80487
970-871-5435

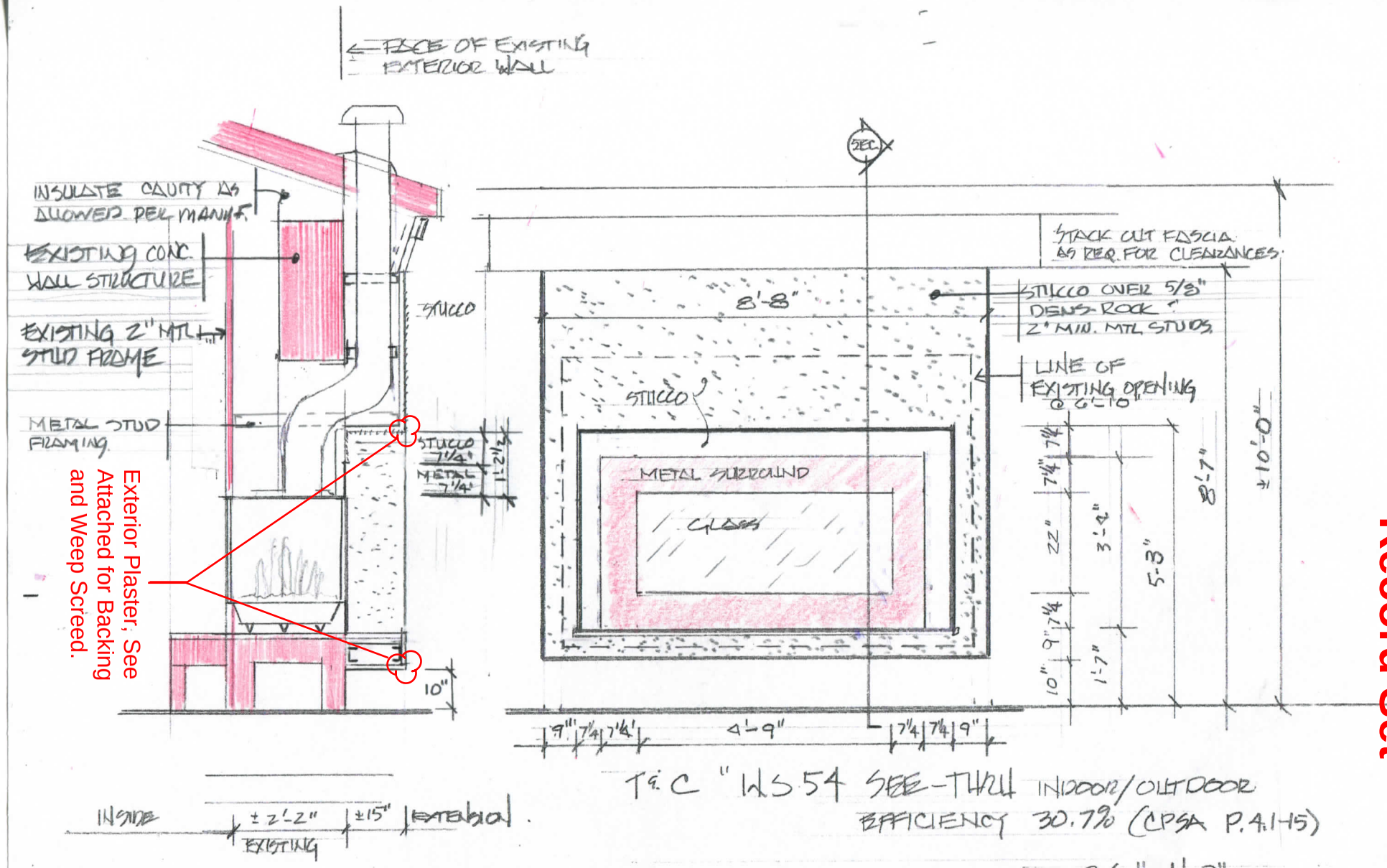
RE: BASE CLUB FIREPLACE PROJECT at TORIAN PLUM PLAZA

John – Due to the plaza reconstruction, the existing see-thru masonry fireplace at the Base Club was removed due to structural issues of the fireplace structure bearing on the plaza brick pavers. The new design for a replacement fireplace system will bear/hang from the existing wall structure. It will cantilever out approximately 15". The underside of the hearth will be approximately 10" from the plaza brick pavers.

This new design will not affect the structure of the plaza or any common element.

Feel free to call if you have any concerns or questions.

Lee W. Fischer
Principal – ESA Architects



T&C "WS54 SEE-THRU INDOOR/OUTDOOR
EFFICIENCY 30.7% (CPSA P.4.145)

3/8"=1'-0"

BASE CLUB-GAS FIREPLACE

ESA ARCHITECTS
11/01/18

RCRBD
Record Set

EXTERIOR WALLS (LATH AND VENEER SUBSTRATE) - 2009 IBC SECTION 1405 & IRC SECTION R703

IBC 1405.10 Adhered masonry veneer. Adhered masonry veneer shall comply with the applicable requirements in IBC Section 1405.10.1 and Sections 6.1 and 6.3 of TMS 402/ACI 530/ASCE 5. RCRBD finds these requirements to be similar to cement plaster (stucco) applied to exterior walls and shall conform to similar requirements specified in Chapter 25. Commentary Figure R703.6(3) (below) illustrates a similar drainage system to include a weep screed at the bottom of exterior walls to permit the moisture to escape to the exterior of the building.

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2 and a means of draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with 2009 International Energy Conservation CODE® and local code amendments as may be found at http://www.co.routt.co.us/building

R703.6 Exterior plaster. Installation of these materials shall be in compliance with ASTM C 926 and ASTM C 1063. Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and not less than two coats where applied over masonry, concrete or gypsum board backing as specified in Section 2510.5 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. Commentary Figures R703.6(3) and R703.6(2) illustrate exterior plastering systems. Insulation that is exposed on or near the surface is easily damaged and requires protection.

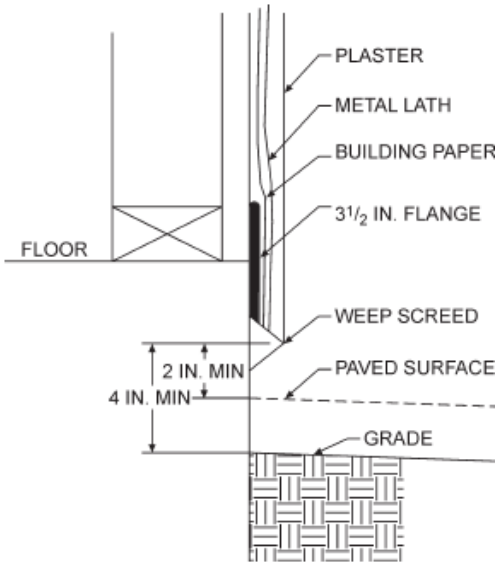


Figure R703.6(3)
SCREED FOR EXTERIOR PLASTER ON STUD WALL AT SLAB

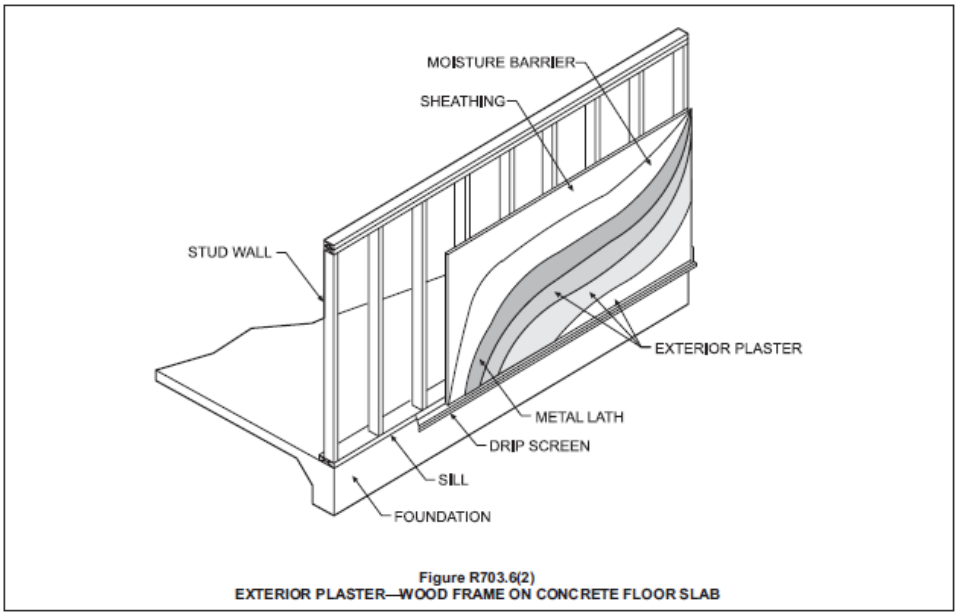


Figure R703.6(2)
EXTERIOR PLASTER—WOOD FRAME ON CONCRETE FLOOR SLAB

R703.7 Stone and masonry veneer, general and IBC Section 1405.4 Flashing. Flashing and weepholes shall be located in the first course of masonry above finished ground level above the foundation wall or slab, and other points of support, including structural floors, shelf angles and lintels.

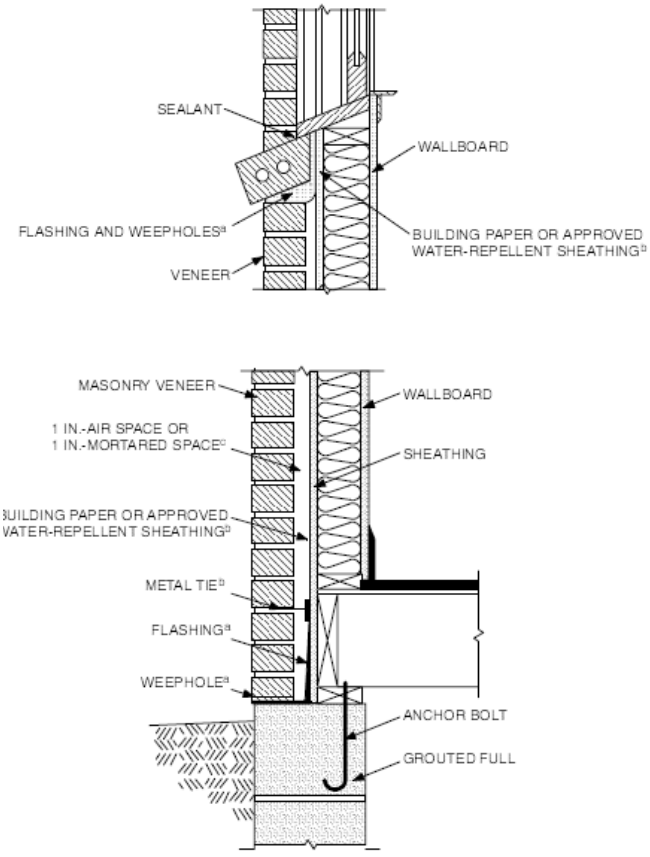
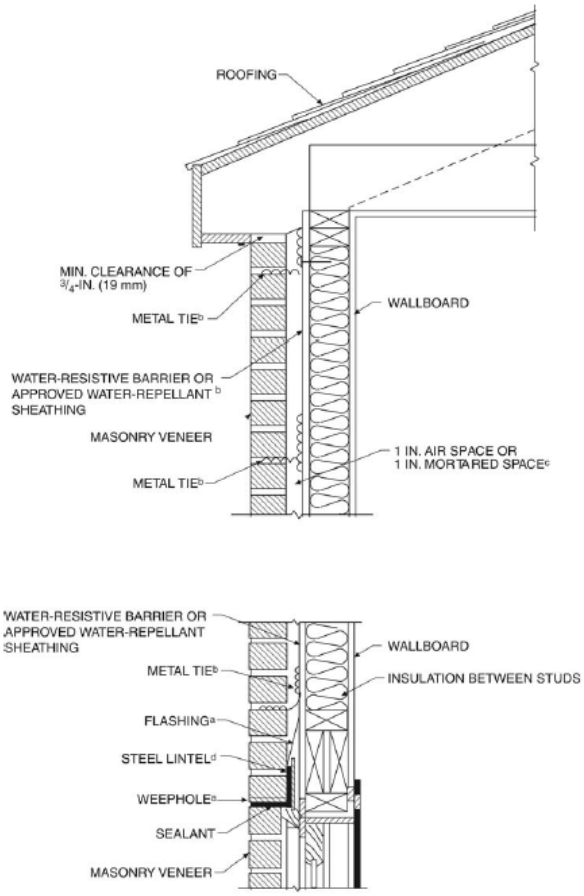


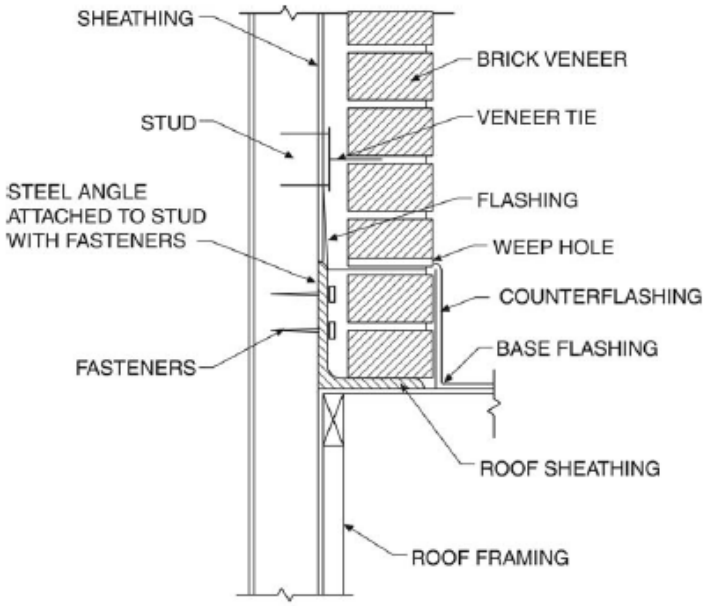
FIGURE R703.7
MASONRY VENEER WALL DETAILS



For SI: 1 inch =25.4 mm.
a. See Sections R703.7.5, R703.7.6 and R703.8.
b. See Sections R703.2 and 703.7.4.
c. See Sections R703.7.4.2 and R703.7.4.3.
d. See Section R703.7.3.

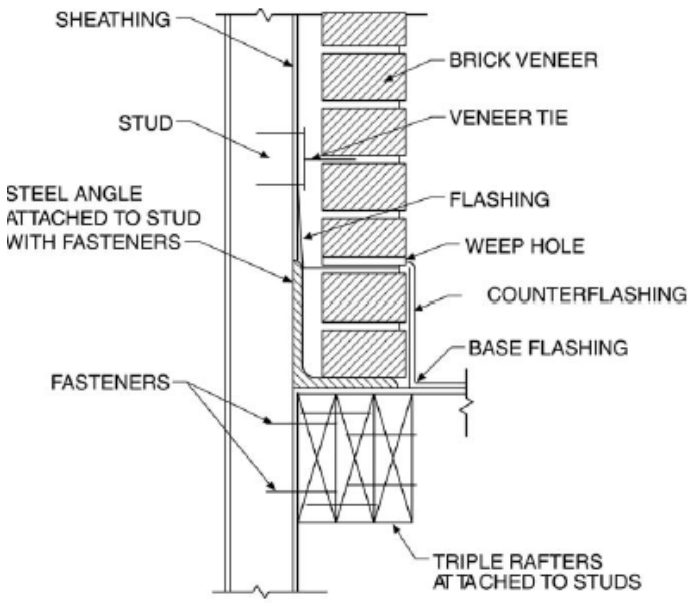
FIGURE R703.7—continued
MASONRY VENEER WALL DETAILS

❖ This figure outlines a number of methods for attaching masonry veneer to framed walls. The fundamental application and attachment methods are listed, including the use of a water-resistive barrier or water-repellant sheathing, the provision for weepholes and the need for an airspace unless mortared. References to the appropriate code requirements are listed in the notes.



SUPPORT BY STEEL ANGLE

FIGURE R703.7.2.1
EXTERIOR MASONRY VENEER SUPPORT BY STEEL ANGLES



SUPPORT BY ROOF MEMBERS

FIGURE R703.7.2.2
EXTERIOR MASONRY VENEER SUPPORT BY ROOF MEMBERS