



## CORRECTIONS NOTICE

(Applicant response in red below)

April 24, 2025

Permit Application: SPRMU250307

Property address: 2075 WALTON CREEK RD;

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 )

Architectural plans prepared under the direct supervision of the registered design professional and submitted to Routt County Regional Building Department (RCRBD) for review shall have the date plans were prepared under the direct supervision of the registered design professional and stamped in accordance with Colorado State Law.

**All architectural stamps within set have been updated to include date plans were prepared.**

1. The fire-resistance-rated wall or assembly separating townhouse units shall be continuous from the foundation to the underside of the roof sheathing. Please correct and resubmit Detail 12/A0800 showing continuity of 2-Hour WP 4232 walls rated for exposure from both sides with gypsum wallboard continuous to the underside of the roof sheathing per IRC Section R302.2.3 and either parapets for townhouses or exception per IRC Section R302.2.4

**Detail 12/A0800 modified to show gypsum wallboard extending to the underside of roof sheathing. Per Exception of IRC Section R302.2.4, roof sheathing has been modified to be fire-retardant-treated plywood to extend horizontally min 4'-0" typ from demised CL of each unit.**

2. The Exterior Wall and Roof Types on Sheet A1000 references COMcheck but was not submitted and REScheck is required for insulation and fenestration requirements for this project. IECC Chapter 3 covers general regulations for energy conservation features of buildings. Detail 5/A0800 shall show insulation from the top of the slab downward 48" without gaps, a 45-degree taper is allowed at top of slab. With this energy information extending to Details 9/A0800 provided above, where insulation is extended above grade and exposed to the elements include a rigid, opaque and weather-resistant protective covering to prevent the degradation of the insulation's thermal performance and extends 6-inches below grade per IECC R303.2.1 and on above where the detail shows floor shall also be packed of 2x framed wall value – Typical at floors.

**Incorrect COMCheck note has been removed from Sheet A1000. REScheck now included on G0006 of resubmitted plans. Details 5/A0800 and 9/A0800 have been updated to show foundation insulation extending to top of concrete foundation wall.**

3. Plaster (stucco) with its shared properties of thin veneer (adhered masonry veneer), water-resistive barriers shall comply with one of the applicable requirements in R703.7.3.1 Dry Climates. The water-resistive barrier shall be two layers of 10-minute Grade D paper or have a water resistance equal to or greater than two layers of a water-resistive barrier complying with ASTM E2556, Type I. The individual layers shall be installed independently such that each layer provides a separate continuous plane (where VAPOR BARRIER, BUILDING PAPER & PERMALATH UNDERLAYMENTS are shown). Flashing installed in accordance with Section R703.4 and intended to drain to the water-resistive barrier, weep screed shall be directed between the layers. The weep screed shall be placed not less than 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. **Exterior Wall Type ES1a/1b on A1000 has been updated to include notes above. Weep Screed has been included on Detail 15/A0800.**

4. Construction documents shall also indicate the solar-ready zone per RS402.2 and also designate the EV ready space per RV502.3 and indicate the locations of raceway and/or conduit and the termination points serving them and shall indicate at least one potential pathway for routing of conduit and/or raceway from the solar-ready zone to the electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

**All Enlarged Unit Plans on Sheets A0400 - A0405 have been updated to show potential pathway for solar-ready zone and radon exhaust pipe.**

#### **Engineering Review (Reviewed By: Makenzie Carroll )**

1. (C1): Lighting Plan? **All lighting will be affixed to the buildings, with the exception of some step lights at retaining walls. Please reference the revised Architectural site plan which shows the site lighting locations.**
2. (C2): May 1. **The notes have been updated.**
3. (C4): Property boundary? **This has been updated in the detail.**
4. (C4): What is going on here? **These are asphalt patches associated with the utility connections. A callout has been added to the plans to clarify.**
5. (C4): Provide railing detail. **The typical railing detail has been added to the plans. The dimensions have been noted to ensure conformance with fall protection railing.**
6. (C4): Provide valley pan detail. **The detail has been added.**
7. (C4): Provide handrail detail. **Please reference the architectural plans, which include this detail.**
10. (C6): Roof Drain? **Yes, this is a roof drain. A callout has been added to make this clearer.**
11. (C6): Flared end sections required. **As discussed with Makenzie, the 8" pipes do not have flared end sections as they don't make that size of FES.**
12. (C6): Flared end sections required **As discussed with Makenzie, the 12" pipe coming out of the base of the retaining wall will be flush with the face of the retaining wall. Therefore a flared end section will serve no purpose here.**
13. (C8): Provide detail for 4' diameter manhole. **A detail has been added.**
14. (C9): Provide detail for 4' diameter manhole. **A detail has been added.**
15. (C4): Detectable Warning Plates Required. Please also provide detail. **These have been added to the plans along with a detail.**
16. (C4): Detectable warnings required. **These have been added to the plans along with a detail.**

#### **Construction Site Management Review (Reviewed By: Scott Slamal )**

1. Show that for commercial, industrial, and multifamily sites, aggregate tracking pads shall be constructed of three-inch to eight-inch angular aggregate. If using FODs mats, a minimum of two mats are required and need



to be installed per the manufactures specifications. **Note 4 has been revised on sheet C11 (Erosion Control Plan) to address this comment.**

2. Wire backed silt fence required on down gradient limits of disturbance. **Note 7 has been added to sheet C11 to address this comment.**

3. Recommend constructing detention pond during initial grading to serve as a sedimentation basin for the duration of the project. The basin should be constructed with a temporary perforated vertical outlet pipe. Scott can email recommended details. **This has been added to the plans, along with a detail.**

#### **Utilities Review - Mt. Werner (Reviewed By: Catherine Smith )**

1. Plant investment fees must be paid in full prior to permit approval. I have reached out to applicant representatives for information needed to finalize fees but have not received a response. **Noted. PIF has been finalized with Beau Cahill, and will be paid prior to Permit Issuance.**

2. Request for water and sewer services form (appendix H) must be signed by project owners and returned to MWW prior to permit approval. Form can be downloaded from mwwater.com; additionally form will be sent to applicant along with finalized plant investment fees. **This form has been signed and returned to MWW on 5/1/25.**

3. Informational Comment:

A license agreement for storm water infrastructure proposed to be constructed within existing sanitary sewer easement will need to be executed with the District prior to any issuance of occupancy **Noted.**

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 that reads 'Malea Michael-Ferrier'.

Malea Michael-Ferrier  
Assistant Building Official