



Corrections Notice

May 15, 2025

(APPLICANT RESPONSE)

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)

1. There appears to be two (2) copies of Architectural plan sheet G0002 submitted to Routt County Regional Building Department (RCRBD) for review, one signed and sealed and the second unsigned. There are references to International Building Code 2012, Louisiana State Codes and ICC/ANSI 117.1 – 2003 under General Note 1 that shall be coordinated with Sheet G0003 and updated to ANSI 117.1-2017. **G0002 has been updated and resubmitted.** Also, the Fair Housing Act Design and Construction Requirements has guidelines for meeting each of 7 requirements of the Act. These requirements are: accessible building entrance on an accessible route; accessible and useable public and common use areas; useable doors; accessible route into and through the covered dwelling unit; light switches, electrical outlets, thermostats, and other environmental controls in accessible locations; reinforced walls for grab bars; "adaptable" dwelling unit requirements were carried forward with the FHA requirements reflected in the Type B units Option A and B bathrooms. The specifics of these requirements are not beyond the scope of construction documents to include electrical plans and all of the Type B components throughout visitable ground floor as applicable.

As previously discussed and confirmed, the subject Project is not covered by the act, as Section 11 of the document states: " if a building containing four or more dwelling units has only multi-story townhouses and does not have an elevator, the Act's design and construction requirements do not apply." Sections 8 through 11 refer to multi-story units, and these sections show how our project is not covered by the "ACCESSIBILITY (DESIGN AND CONSTRUCTION) REQUIREMENTS FOR COVERED MULTIFAMILY DWELLINGS UNDER THE FAIR HOUSING ACT."

The Project is required to, and is, complying with the requirements for visitable units, per the Colorado House Bill. We are showing two "Visitable" units, which are both to be designed as "Type B Multi-Story Dwelling Units" which provide 3 points each, for a total of 6 points, which is the requirement for a project with 8 units. Per the language taken from the Colorado Statute: "Type B multistory dwelling unit" means a multiple-story dwelling unit with a ground story level that is designed in accordance with ICC/ANSI A117.1, section 1003, or any successor section within ICC/ANSI A117.1, and, if provided, accessible laundry facilities on the ground story level." Sheets A0404 and A0405 have been updated to include additional information regarding Type B design requirements.



5. Construction documents shall indicate the solar-ready zone per RS402.2 and also designate the EV ready space per RV502.3 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, electrical service panel to accommodate future electric equipment and reserved physical space for circuit breakers in the main panel that are properly labeled.

Enlarged Floor Plans on sheets A0400-A0405 have been modified to include notation required above.

Utilities Review - Mt. Werner (Reviewed By: Beau Cahill)

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 fees will be paid at the same time as building permit fee when permit is ready/approved.

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

Malea Michael-Ferrier
Assistant Building Official