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Date: 04/11/2019

Subject Property Address: 2420 ski Trail LN

PIN: 289400001

Permit Number: TB-19-234

To: Kenny Hartter

Eric Smith Associates, P.C.

Design information:

Occupancy Classification: S-2 & S-1 Parking Garage, R-2, A-3

Character and Use: Residential with Parking Garage

Number of Stories: 7

Type of Construction: IB

Occupant Load: N/A

Fire Sprinklers: Non-Sprinkled Existing / See Plans for New Sprinkled Area

Dear Kenny,

The following items below will require additional information or a re-submittal prior to the Type of Permit being Approved and Issued. Please feel free to contact us by phone or email with any questions or concerns.

1. The Signs to be installed on this project have been added to another Building Permit Number TB-19-260, the Signs must first go through the City of Steamboat Springs Planning Department for acceptance prior to being approved structurally by the Building Department. Please contact the City of Steamboat Springs Planning Department to start the application/review process for these signs.
2. Sheet S001: The provided Ground Snow Load value under Roof Live Loads is shown as 88PSF, RCRBD has a Ground Snow Load Value of 116PSF for this location. Please clarify how the roof construction was designed and what Ground Snow Load values were used to derive the Roof Snow Load values. Your Flat Roof Snow Load is listed as 125PSF (prescriptive)
3. The Addition/Porte Cochere is being reviewed under Chapter 11 of the 2015 IEBC, and the plans show compliance with Section 1102.3 Fire Protection Systems and our complying with Chapter 9 of the 2015 IBC.

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4. Section 1104 of the 2015 IEBC is not clearly identified or shown on the plan set, please review the below sections from the IEBC and IFC and re-submit informing us of how this entire building will meet compliance with the sections below. State minimum requirements must be met for R-2 Occupancies if they are more stringent than the below code sections.

SECTION 1104 SMOKE ALARMS IN OCCUPANCY GROUPS R AND I-1

1104.1 Smoke alarms in existing portions of a building. Where an addition is made to a building or structure of a Group R or I-1 occupancy, the existing building shall be provided with smoke alarms as required by Section 1103.8 of the International Fire Code or Section R314 of the International Residential Code as applicable.

2015 IFC:

1103.8 Single- and multiple-station smoke alarms. Single and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 1103.8.1 through 1103.8.3.

1103.8.1 Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Section 907.2.11. Interconnection and power sources shall be in accordance with Sections 1103.8.2 and 1103.8.3, respectively.

Exceptions:

1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.
 2. Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.
 3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.
5. This Building is a Type IB Construction and combustible materials would only be allowed if they are meet Section 603 of the 2015 IBC. The current re-construction plans on the exterior decks are shown a ¾" Marine Grade Plywood to be installed over the existing Steel Joist and directly under the new Non-Combustible Aluminum decking, additionally the plans are shown 4x4 timbers to be installed under the new AC condensing units on these decks which are also combustible materials. Please submit an allowable exception for the use of combustible materials on the exterior decks, or re-submit new plans shown the installation of non-combustible materials or potentially a product that would meet Section 603 #21 of the 2015 IBC.
6. In reference to Sheet S101 and Sheet S001 under Foundation Details with the Helical Piers: The drilled Helical Piers on this project, please provide the Routt County Regional Building Department with the following information upon completion of the installation of the Helical Piers: Construction Submittals, and the working drawings shall include the following: Helical pile number, location and pattern by assigned identification number, Specialty pier cap, Type and size of central steel shaft, Helix configuration (number and diameter of helix plates), Effective installation torque, Minimum overall length, Inclination of helical pile, The cut-off elevation.

In reference to the drilled Helical Piers on this project, please provide the Routt County Regional Building Department with the following information upon completion of the installation of the Helical Piers.



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- Construction Submittals, and the working drawings shall include the following:
 - Helical pile number, location and pattern by assigned identification number
 - Specialty pier cap
 - Type and size of central steel shaft
 - Helix configuration (number and diameter of helix plates)
 - Minimum effective installation torque
 - Minimum overall length
 - Inclination of helical pile
 - The cut-off elevation
 - Field Report upon completion Helical installation
 - Any Special Inspection Reports
7. In reference to Sheet S001: Please submit all items stated within the Deferred Submittals Section to RCRBD upon completion of on-site structural evaluations of existing conditions, and any changes or addendums as well that may transpire after the field inspection and reports are completed.
Special Inspections: Please submit all Special Inspection reports to RCRBD upon completion as stated with the Special Inspections Section.
Special Inspection not Noted: Please provide RCRBD with a special inspection report and documentation on the application of the Isolatek product to be applied to the structural steel shown on Sheet A501 upon completion of the work, shown the thicknesses of the product applied based on the size of the material being coated.
8. Sheet A101: The entry drive area under the Porte Cochere will have all the pavers removed and a new snowmelt system installed in this area, on sheet A101 you reference sheet AD101 for the entire layout of the snowmelt system, however this sheet does not show the layout or insulation being installed. A minimum of R-5 insulation will be required per the 2015 IMC Section 1209.5.1 below the hydronic piping throughout all areas where the snow melt system will be exposed or added within the Porte Cochere area, and other areas mentioned in the narrative on Sheet A000 including “Add Alternate” scope of work as well.

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9. Sheet A524 #14 Insulation Detail: If ½" gypsum board is not selected to be installed on the underside of the garage ceiling framing to enclose the spray-applied closed cell insulation, then provide us with the specifications on the ceiling system prior to the installation so we can review and verify if meets the requirements of Section 2603.4 of the 2015 IBC. All areas within the existing garage ceiling area where spray foam is applied would need to meet the above requirements.
10. New metal chimney caps should meet the design requirements from the original time of construction, shall be open on the top and a minimum of a 3" air space from bottom of the shroud to top of the chase, and meet any specific requirement of the manufactures specifications of the vent/flu pipe within each chimney cap location.
11. Gas Piping on Decks: The type of gas piping to be installed was not included in the drawings, this will be a deferred submittal requirement prior to any work being performed. Please re-submit the type of gas piping to be installed along with the manufactures specifications and installation guide. The following sections below should be reviewed, then include information on compliance with the re-submittal.

2015 IFGC:

404.5 Fittings in concealed locations. Fittings installed in concealed locations shall be limited to the following types:

- 1. Threaded elbows, tees and couplings.*
- 2. Brazed fittings.*
- 3. Welded fittings.*
- 4. Fittings listed to ANSI LC-1/CSA 6.26 or ANSI LC-4*

404.7 Protection against physical damage. Where piping will be concealed within light-frame construction assemblies, the piping shall be protected against penetration by fasteners in accordance with Sections 404.7.1 through 404.7.3.

Exception: Black steel piping and galvanized steel piping shall not be required to be protected.

404.8 Piping in solid floors. Piping in solid floors shall be laid in channels in the floor and covered in a manner that will allow access to the piping with a minimum amount of dam-age to the building. Where such piping is subject to exposure to excessive moisture or corrosive substances, the piping shall be protected in an approved manner. As an alternative to installation in channels, the piping shall be installed in a conduit of Schedule 40 steel, wrought iron, PVC or ABS pipe in accordance with Section 404.8.1 or 404.8.2.

404.11 Protection against corrosion. Metallic pipe or tubing exposed to corrosive action, such as soil condition or moisture, shall be protected in an approved manner. Zinc coatings (galvanizing) shall not be deemed adequate protection for gas piping underground. Where dissimilar metals are joined underground, an insulating coupling or fitting shall be used. Piping shall not be laid in contact with cinders.

404.11.2 Protective coatings and wrapping. Pipe protective coatings and wrappings shall be approved for the application and shall be factory applied.

Exception: Where installed in accordance with the manufacturer's instructions, field application of coatings and wrappings shall be permitted for pipe nipples, fittings and locations where the factory coating or wrapping has been damaged or necessarily removed at joints.

404.16 Location of outlets. The unthreaded portion of piping outlets shall extend not less than 1 inch (25 mm) through finished ceilings and walls and where extending through floors or outdoor patios and slabs, shall be not less than 2 inches (51 mm) above them. The outlet fitting or piping shall be securely supported.



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Outlets shall not be placed behind doors. Outlets shall be located in the room or space where the appliance is installed.

Exception: Listed and labeled flush-mounted-type quick-disconnect devices and listed and labeled gas convenience outlets shall be installed in accordance with the manufacturer's instructions.

✓ **Items noted below do not require a response or comment back during the Plan Review in order for us to approve this permit. The Items below are required and will be checked by field inspectors or will need to be submitted to the Building Department. Please take time to review these items in advance of starting any work to ensure your project is ready for inspection.**

1. All interior alterations of existing walls and new walls being framed, alterations to existing stairs, and the new ski entry area are viewed as an Alteration Level 2 within the 2015 IEBC.
2. The exterior siding, stucco, veneer, metal chimney caps, window replacements, and door replacements on this permit are being reviewed under the 2015 International Existing Building Code, the work described and shown on the plan sets is viewed as an Alteration Level 1 within Chapter 7 of the IEBC.
3. Section 702.4 of the 2015 IEBC should be reviewed for all existing windows being replaced for window opening control devices, to ensure no windows being replaced would need to meet these requirements, this will be a field inspected and verified item.

702.4 Window opening control devices. In Group R-2 or R-3 buildings containing dwelling units and one- and two-family dwellings and townhouses regulated by the International Residential Code, window opening control devices complying with ASTM F 2090 shall be installed where an existing window is replaced and where all of the following apply to the replacement window:

1. *The window is operable;*
2. *The window replacement includes replacement of the sash and the frame;*
3. *One of the following applies:*
 - 3.1. *In Group R-2 or R-3 buildings containing dwelling units, the top of the sill of the window opening is at a height less than 36 inches (915mm) above the finished floor;*

702.5 Emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the International Residential Code, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.5 of the International Building Code and Sections R310.21 and R310.2.3 of the International Residential Code accordingly, provided the replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.

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Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows required to provide emergency escape and rescue openings.

4. All new materials being installed will follow Section 702.6, 703, and 704 of the 2015 IEBC below. The new siding material and trim material will increase the level of the fire protection on the building and is listed as non-combustible, and no materials showing will be decreasing the current level of fire protection.

All existing exterior walls are to remain as is and shown in the wall details, contractor/owner is responsible to inform RCRBD if any alterations are done or materials are removed or replaced in respect to the existing batt insulation, 5/8" Type X Gypsum, or 1/2" Plywood sheeting during the project, call for field inspections if materials need to be removed or replaced.

Contractor/Owner responsible to call for all field inspections, for the installation for all new Zip Sheeting, Underlayment, flashings, sealants, etc prior to installing any new siding or trim materials so RCRBD can verify work is being done in accordance with the approved plans per individual details showing on sheet A521.

702.6 Materials and methods. All new work shall comply with the materials and methods requirements in the International Building Code, International Energy Conservation Code, International Mechanical Code, and International Plumbing Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

SECTION 703 FIRE PROTECTION

703.1 General. Alterations shall be done in a manner that maintains the level of fire protection provided.

SECTION 704 MEANS OF EGRESS

704.1 General. Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

5. Section 708 Energy Conservation of the 2015 IEBC would lead you into the 2015 IECC Section C503 Alterations. All new window replacements must meet the U-Factor for new construction as required by the 2015 IECC and stated on sheet A002 under General Notes (Remodel/Repair) item 13.

The 2015 IECC Section C503 does not require you to make any new improvements to the exterior insulation or cavity insulation, as it states no less conforming to the provisions of the code than the existing building or structure was prior to the alteration.

SECTION C503

ALTERATIONS

C503.1 General. Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Alterations to an existing building, building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Alterations shall not create an unsafe or hazardous condition or overload existing building systems.

Alterations complying with ANSI/ASHRAE/IESNA 90.1, need not comply with Sections C402, C403, C404 and C405.

Exception: The following alterations need not comply with the requirements for new construction, provided the energy use of the building is not increased:

- 1. Storm windows installed over existing fenestration.*
- 2. Surface-applied window film installed on existing single-pane fenestration assemblies reducing solar heat gain, provided the code does not require the glazing or fenestration to be replaced.*



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3. *Existing ceiling, wall or floor cavities exposed during construction, provided that these cavities are filled with insulation.*
 4. *Construction where the existing roof, wall or floor cavity is not exposed.*
 5. *Roof recover.*
 6. *Air barriers shall not be required for roof recover and roof replacement where the alterations or renovations to the building do not include alterations, renovations or repairs to the remainder of the building envelope.*
 7. *Alterations that replace less than 50 percent of the luminaires in a space, provided that such alterations do not increase the installed interior lighting power.*
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6. Separate Electrical Plumbing Permits must be applied for and obtained prior to any work being done within these trades. Note Electrical and Plumbing trades are protected by the State, Licensed Contractors must apply and perform this work on all Commercial Properties, and additionally their employees working on these projects must be registered or licensed with the State of Colorado and work directly under Licensed Individual managing the project.
 - On Residential Properties owners are allowed to apply for the permit and perform their own Electrical and Plumbing work if this is their primary residence and they sign and complete our Home Owner Agreement form.
 7. Separate Mechanical Permits must be applied for and obtained prior to any work being done within this trade. Mechanical Contractors must be registered and approved by the Routt County Regional Building Department.
 8. IBC Section 2406 Safety Glazing is applicable on all new windows and doors and will be field inspected.
 9. All Boilers that exceed 200,000 BTU's within Commercial Buildings must also be permitted, inspected, and approved by the State of Colorado, this is the Permit Applicants responsibility to contact CDLE the Division of Oil and Public Safety at (303-318-8484) or visit their website to obtain the permit application form.
<https://www.colorado.gov/pacific/ops/BoilerForms>

Reviewed by: Todd Carr Date: 04/13/2019

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