

Routt County Regional Building Department
136 6th Street, Ste 201
Steamboat Springs, CO 80477

RE: Permit Application SPRPO241042
PropertyAddress: 1550 AMBLE DR

Attn: Malea Michael-Ferrier

06.10.25

POOL PERMIT COMMENT RESPONSE

Dear Malea

We are providing this letter in response to the Corrections Notice dated January 23, 2025. Below are the responses to the comments. Responses are *italicized*.

We have uploaded the latest set of construction documents.

BUILDING CODE REVIEW COMMENT RESPONSES *ITALICIZED* BELOW

Building Code Review (Reviewed By: Ted Allen)

- 1. As a Class C (semi-public), the design and construction of swimming pools and spas shall comply with the International Swimming Pool and Spa Code (ISPSC) as referenced per IBC 3109.1. Please state how Class C semi-public Pools and Spas requirements are met in your plans with emphasis on the following items from chapter 3 below:**
 - **Provide specific criteria for plumbing, electrical, mechanical requirements. All plan sheets submitted to RCRBD for review shall be signed and sealed in accordance with Colorado State Law as applicable as applicable.**
 - *The following stamped drawings have been uploaded.*
 - GENERAL
 - CIVIL
 - LANDSCAPE
 - ARCH
 - MEP
 - POOL
 - **Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the options shall be required such as option 3 of Section 305.4 Structure wall as a barrier.**
 - *Door 1-03 from the lobby to the pool is normally closed and locked. A valid credential at the card reader that is 54" above finished floor is required to unlock the door from the lobby side to enter the pool. Relevant drawings are A1.11.1, A6.04 and A6.05.*
 - *The operable windows that open into the pool area are limited to opening 4" or less. This requirement is outlined in spec section 085313 VINYL WINDOWS 2.5 E*
 - **Hose bibbs shall be provided for rinsing down the entire deck and shall be installed in accordance with the International Plumbing Code or International Residential Code, as applicable in accordance with Section 102.7.1, and shall be located not more than 150 feet (45 720 mm) apart.**
 - *HOSE BIBB WH-1 ON P1.01*

- In climates subject to freezing temperatures, outdoor pool and spa shells and appurtenances, piping, filter systems, pumps and motors, and other components shall be designed and constructed to provide protection from damage from freezing per Section 307.2.3 Freeze protection.
 - *REQUIREMENT NOTED IN ITEM 10 UNDER THE POOL PIPING NOTES ON PAGE SP100*
- The slope of the floor from the point of the first slope change to the deep area shall not exceed one unit vertical in three units horizontal (33-percent slope) per Section 308.1 Floor slope.
 - *See Pool Section 1 on page SP200*
- Entrapment avoidance means shall be provided in accordance with Section 310.
 - *See 11/SP201*
- The equipment shall be sized to turn over the volume of water that the pool or spa is capable containing as specified in Section 311.2.1 Turnover rate
 - *Noted on SP103 under the Spa Data section.*

Corrections are still outstanding-please read the corrections letter and call Ted 970-846-3427 if questions.

2. An accessible route to public pools and spas shall be provided in accordance with the International Building Code. Accessibility within public pools and spas shall be provided as required by the accessible recreational facilities provisions of the International Building Code. It addresses all portions of the egress system (i.e., exit access, exits and exit discharge) and includes design requirements as well as provisions regulating individual components to include details of site-built stairs, ramps with handrails on both sides.
 - *The accessible route to the pool has been identified on G0.14 in the General set. This route provides access to the pool lift that is shown on SP102 & 9/SP201 and the hot tub transfer wall shown on SP103 & 5/SP201.*

The following informational notes that do not require response: I have set conditions for deferred submittal of the swimming pool and spa Special Inspections shown on Sheet SP100.

SPECIAL INSPECTIONS:

ALL BONDING MUST BE INSPECTED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO PLACEMENT OF ANY CONCRETE.

1. AQUATIC CONSULTANT AND/OR PROJECT STRUCTURAL ENGINEER OF RECORD MUST INSPECT ALL POOL/SPA REBAR PRIOR TO PLACEMENT OF ANY CONCRETE.

2. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIRD PARTY TESTING OF POOL CONCRETE AND PROVIDE 7 DAY, 14 DAY & 28 DAY BREAK TEST RESULTS TO COLORADO POOL DESIGNS.

- *The special inspections are acknowledged.*

Please let us know if you have any additional questions or concerns.

Best Regards,



Jamie Schwarz

East West Partners

Jamie Schwarz

From: Ted Allen <tallen@co.routt.co.us>
Sent: Thursday, February 13, 2025 12:26 PM
To: Jamie Schwarz
Subject: Permit Review Corrections Notice1 (64).pdf
Attachments: Permit Review Corrections Notice1 (64).pdf

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Jamie,
Please find attached plan review for reference but I have been in conversation with Todd Carr who requested to review this one when it is resubmitted.

The best explanation is while this was submitted for review under the 2018 code, we never asked about utilizing the 2021 code. Missing in the letter attached is an additional correction under the 2018 ISPC Section 303.1.3 that references approval of an alternative engineered design shall comply with Sections 104.12.1 through 104.12.6 was not included. Therefore a review by Todd Carr, Routt County Building Official will be requested for use of exceptions of covers due to energy for heating, heat pump, etc.

303.1.3 Covers.

Outdoor heated pools and outdoor permanent spas shall be provided with a vapor-retardant cover or other approved vapor-retardant means in accordance with Section 104.12.

Exception: Where more than 70 percent of the energy for heating, computed over an operating season, is from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required.

- *Covers are included the requirement is noted on 8/SP100. There is a Spectrum Aquatics cover called out for the spa and pool.*

Thanks,

Ted Allen



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