CODE ANALYSIS

EXISTING BUILDING TYPE & OCCUPANCY:
GROUP A-3; TYPE VB
NON-SEPARATED USE FROM ADJACENT CHURCH BUILDING, PER PREVIOIUS CONSTRUCTION PERMIT(S)

APPLICABLE CODES:
2021 INTERNATIONAL EXISTING BUILDING CODE (I.E.B.C.)
Chapter 6 - Alteration Level 2
- Work Area is less than 50percent of total building area
- Occupant Load decreased from 45 existing to 43 proposed within work area.
702 - Interior finishes to meet Chapter 8 of the IBC
803 - Existing Fire Alarm system to be modified as required for new classroom configuration.
804 - Means of Egress requirements met with new configuration

2021 INTERNATIONAL BUILDING CODE (I.B.C.)
Only As Required from IEBC requirements

2021 INTERNATIONAL PLUMBING CODE (I.P.C.)
2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)
2023 NATIONAL ELECTRICAL CODE (NFPA 70)
2024 ADOPTED COLORADO STATE ELECTRIC AND SOLAR READY CODE (C.S.E.S.R.C.)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)
CLIMATE ZONE: 7-DRY.

RCRBD Comments:
This Building is also an Educational
E-Occupancy Use and the Architect of Record is using the Occupant Load Divider Factor in chapter 10 from table 1004.5 of 20 net to add up occupant loads.

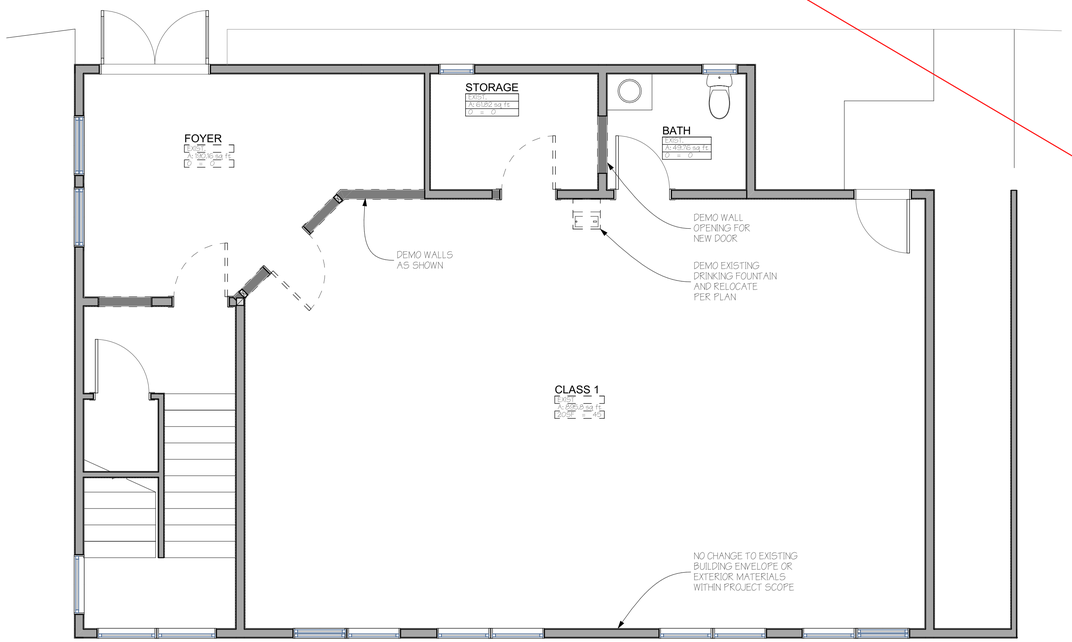
RCRBD Condition Added to permit approve requesting verification to be provided by the Architect on the existing stairs that lead to the second floor. Our concern is no fire ratings were mentioned on any existing walls or doors, and it is possible none exist, but our concern is to have information back stating the stairs were never rated or separated by any fire assemblies from the type of occupancy use on the 2nd floor and occupancy uses on the main floor, as a rated possible interior exit stair. We ask this information now, because your removing a door at the bottom that may have been installed if a rating was required for these exit stairs from the 2nd floor. Please provide us a response and supporting code information back per our condition added to our approval.

ID	SIZE (W X H)	HEAD HEIGHT	QTY	ELEVATION	FUNCTION	NOTES
W1	3'-6"3'-0"	7'-6"	1		FIXED	INTERIOR GLASS UNIT. MATCH FRAME AND STYLE OF ADJACENT DOOR

3 WINDOW SCHEDULE

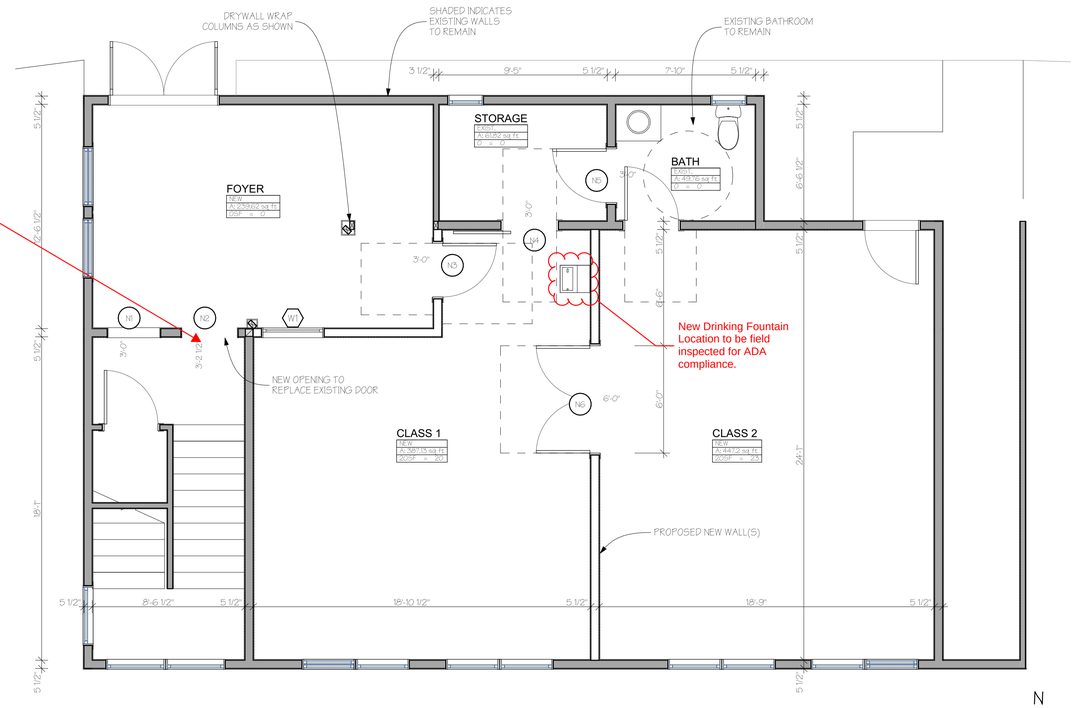
ID	WIDTH	HEIGHT	LOCATION	OPERATION	NOTES
N1	3'-0"	4'-7"	FOYER		DRYWALL CASED OPENING, SILL AT 3'-0" A.F.F.
N2	3'-2 1/2"	7'-7"	FOYER		DRYWALL CASE OPENING.
N3	3'-0"	7'-6"	CLASS 1		
N4	3'-0"	7'-6"	CLASS 1		SLIDING TRACK "BARN" DOOR
N5	3'-0"	7'-6"	BATH		
N6	6'-0"	7'-6"	CLASS 2		

4 DOOR SCHEDULE



1 DEMO MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"



2 NEW MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

Reviewed for Code Compliance

08/08/2025

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STATE OF COLORADO
BRIAN S. ADAMS
ARC.00403036
07/29/2025
LICENSED ARCHITECT

A Remodel for
STEAMBOAT CHRISTIAN CENTER
821 DOUGHERTY ROAD
TR IN SE4SW4 SEC 28-6-84, TOTAL 5 ACRES
STEAMBOAT SPRINGS
ROUTT COUNTY, CO

REVISIONS:
CURRENT REVISION:

ISSUE	DATE	CHANGE

ISSUE DATE: 07/29/2025 PERMIT
PROJECT NO: 25011
SHEET TITLE: GENERAL NOTES, FLOOR PLAN(S), SCHEDULE(S)
SHEET NO: A2.0