

CHAPTER 15 - Roof Assemblies and Rooftop Structures			
1505	Fire Classification	TABLE 1505.1 CONSTRUCTION TYPE III-B, ROOF CLASS C	CLASS C MIN.
1507.13	Thermoplastic single-ply roofing slope	Thermoplastic single-ply membrane roofs shall have a design slope of not less than one-fourth unit vertical in 12 units horizontal (2-percent slope).	Complies. 1/4" per foot slope provided.
CHAPTER 19 - Concrete			
1907	Minimum Slab Provisions - Vapor Barriers	THE THICKNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3 1/2 INCHES. A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR SLAB, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS SHALL BE USED TO RETARD VAPOR TRANSMISSION THROUGH THE FLOOR SLAB.	5" CONCRETE SLAB ON GRADE PROVIDED. VAPOR BARRIER WITH MIN THICKNESS OF 6-MIL PROVIDED
IV. BUILDING ENVELOPE REQUIREMENTS			
APPLICABLE ENERGY CODE: 2021 International Energy Conservation Code			
COMPLIANCE METHOD: COMCHECK			
CLIMATE ZONE: 7			
Opaque Elements			
Insulation Entirely Above Deck		R-35ci	R-35ci
Attic and Other		U-0.028	U-0.028
Wood Framed Walls		R-20/R-3.8ci	R-20/R-3.8ci
Floors		U-0.033	U-0.034
Slab on Grade Floors		R-15 for 24" below	R-15 for 24" below
Opaque Doors - Swinging		U-0.37	U-0.37
Fixed Windows		U-0.29	U-0.29
Operable Windows		U-0.37	U-0.37
Entrance Doors		U-0.77	U-0.77

1012	Ramps	RAMPS USED AS PART OF A MEANS OF EGRESS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL. THE SLOPE OF OTHER PEDESTRIAN RAMPS SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL IN EIGHT UNITS HORIZONTAL.	N/A, NO RAMPS PROPOSED IN SCOPE.
1014	Handrails	HANDRAILS SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. ALL REQUIRED HANDRAILS SHALL COMPLY WITH SECTION 1012.3.1 OR SHALL PROVIDE EQUIVALENT GRASPABILITY. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. IF HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAIL SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.	SHALL COMPLY
1015	Guards	GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8. REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.	GUARDS ARE 42 INCHES IN HEIGHT WITH 4 INCHES MAX OPENING.
1016.2	Egress through Interv	EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES.	SHALL COMPLY.
1017.2	Exit Access Travel Dist	PER TABLE 1017.2: R OCCUPANCY; WITH SPRINKLER SYSTEM; 250' MAX TRAVEL DISTANCE	250' MAX TRAVEL DISTANCE, REFER TO G0005 LIFE SAFETY PLANS
1020	Corridor Width	44" MINIMUM	44" MINIMUM
1028.1	Exit Discharge	EXCEPTION 1, NOT MORE THAN 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF INTERIOR EXIT STAIRWAYS AND RAMPS IS PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF DISCHARGE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET: 1.1. DISCHARGE OF INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE PROVIDED WITH A FREE AND UNOBSTRUCTED PATH OF TRAVEL TO AN EXTERIOR EXIT DOOR AND SUCH EXIT IS READILY VISIBLE AND IDENTIFIABLE FROM THE POINT OF TERMINATION OF THE ENCLOSURE. 1.2. THE ENTIRE AREA OF THE LEVEL OF EXIT DISCHARGE IS SEPARATED FROM AREAS BELOW BY CONSTRUCTION CONFORMING TO THE FIRE	COMPLIES. ALL FOUR CONDITIONS ARE MET.
CHAPTER 12 - Interior Environment			
1202.3	Unvented attic and unvented enclosed rafter assemblies.	UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS SHALL BE PERMITTED WHERE CONDITIONS APPLY.	CONDITIONS APPLY. ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE. NO VAPOR RETARDERS INSTALLED ON ATTIC FLOOR. INCLUDES CLASS II VAPOR RETARDER. RIGID BOARD IS INSTALLED DIRECTLY ABOVE STRUCTURAL ROOF SHEATHING AS REQUIRED.

CHAPTER 8 - INTERIOR FINISHES			
803.13	Interior finish requirements based on occupancy	GROUP EXITS CORRIDORS R-2 ROOMS C C C	SHALL COMPLY.
CHAPTER 9 - Fire Protection Systems			
903.2.8	Group R-2	An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.	AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED.
903.3.1.	NFPA 13 Sprinkler Sys	Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13.	AUTOMATIC SPRINKLER SYSTEM TO BE IN ACCORDANCE WITH NFPA 13, per 703.3.1.1. DRAFTSTOPPING IS BEING PROVIDED AS REQUIRED PER 718.3 AND 718.4.
CHAPTER 10 - Means of Egress			
1003.1	Means of Egress ceiling is not less than 7'-6"	MEANS OF EGRESS CEILING IS NOT	SHALL COMPLY.
1004	Occupant Load	RESIDENTIAL = 200 GROSS	GROSS AREA = 55,318 SF 1ST FLOOR = 53 OCCUPANTS 2ND FLOOR = 53 OCCUPANTS 3RD FLOOR = 53 OCCUPANTS 4TH FLOOR = 52 OCCUPANTS MEZZANINE = 24 OCCUPANTS TOTAL = 288 OCCUPANTS
1005.1	Means of Egress Sizing	STAIRWAYS = 0.2 INCHES PER OCC W/ SPRINKLER SYSTEM OTHER EGRESS COMPONENTS = 0.15 INCHES PER OCC W/ SPRINKLER SYSTEM	COMPLIES. REFER TO 0005 LIFE SAFETY PLANS. STAIRWAYS: 48" MINIMUM STAIRWAY WIDTH. PER 1009.3.2, EXCEPTION 1
1006.2	Egress from Spaces	TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.	SHALL COMPLY. REFER TO 0005 LIFE SAFETY PLANS
1008	Means of Egress Illum	THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.	SHALL COMPLY. SEE ELECTRICAL
1009.2.1	Accessible Means of Egress - Elevators Required	IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4.	COMPLIES. ELEVATOR CAB SIZED TO ACCOMMODATE 84" X 24" AMBULANCE STRETCHER PER IBC 3002.4. STANDBY POWER PROVIDED VIA GENERATOR. SEE MECHANICAL.
1009.3.2	Stairway Width	STAIRWAYS SHALL HAVE A CLEAR WIDTH OF 48 INCHES BETWEEN HAND RAILS. EXCEPTION 1: CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.	CLEAR WIDTH OF STAIRS IS 48" MINIMUM. HANDRAILS TO PROTRUDE A MAXIMUM OF 4 1/2" INTO STAIR PER EXCEPTION TO 1003.3.3.
1010.1.2	Doors	DOORS SHALL SWING IN THE DIRECTION OF EGRESS IF SERVING 50 OR MORE OCCUPANTS.	SHALL COMPLY. REFER TO 0005 LIFE SAFETY PLANS
1010.1.1	Panic and Fire Exit Ha	DOORS SERVING SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OF FIRE EXIT HARDWARE.	SHALL COMPLY.
1011.2	Minimum Stairway W	44" MINIMUM	SEE A0701 AND A0702 FOR ACCESSIBLE STAIRS
1011.3	Minimum Headroom	6'-8" MINIMUM	6'-8" MINIMUM
1011.5	Treads and Risers	TREADS AT 11" MINIMUM AND RISERS AT 7" MAXIMUM	TREADS AT 11" MINIMUM AND RISERS AT 7" MAXIMUM
1011.1	Stairway to roof	IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE UNLESS THE ROOF HAS A SLOPE STEEPER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL. EXCEPTION: OTHER THAN WHERE REQUIRED BY SECTION 1011.12.1, IN BUILDINGS WITHOUT AN OCCUPIED ROOF ACCESS TO THE ROOF FROM THE TOP STORY SHALL BE PERMITTED TO BE BY AN ALTERNATING TREAD DEVICE, A SHIP'S LADDER OR A PERMANENT LADDER.	NON-OCCUPIED ROOF. PER ALLOWABLE EXCEPTION, A PERMANENT LADDER AND ROOF HATCH IS BEING PROVIDED TO ROOF LEVEL. PER 1011.12.2 ROOF ACCESS EXCEPTION, ROOF HATCH IS MINIMUM 16 SF AND HAVING A MINIMUM DIMENSION OF 2 FEET.

CODE MATRIX			
I. GENERAL PROJECT INFORMATION			
A. Project Name:	STEAMBOAT BASECAMP 2		
B. Project Location:	1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487 - LOT 3		
C. Project Description:	NEW CONSTRUCTION OF A 5-STORY R-2 APARTMENT HOUSE		
D. Building Description:	TYPE IIB CONSTRUCTION. NEW 5-STORY R-2 APARTMENT HOUSE.		
E. Applicable Building Codes:	2021 INTERNATIONAL CONSTRUCTION CODES, AS ADOPTED BY		
F. Entitlement History:	PL20250063 PLANNING APPLICATION		
II. ZONING REQUIREMENTS - BUILDING			
Zone	Ordinance Allowed/Required	Actual Provided	
CS	CS	CS	
Lot Area	No Min/No Max	43,624 SF / 1.00 Acres	
Lot Occupancy	No Max	24.30%	
Open Space	15% Min	See Civil	
Floor Area Ratio (FAR)	No Max	Complies	
Overall Building Height	63' Max	62'-10"	
Frontage Area Height	26' Min	62'-10"	
Setbacks	Front: 5' Min / Side: 7.5' Min	Complies	
Gross Floor Area	No Max	54,916 SF	
Parking Requirements	128 Spaces (Approved per Plan)	86 Spaces	
Gross Area Schedule		Ground Floor: 10,606 SF Second Floor: 10,544 SF Third Floor: 10,575 SF Fourth Floor: 10,576 SF Fifth Floor: 10,365 SF Mezzanine: 2,250 SF Total Gross: 54,916 SF	
III. BUILDING CODE DATA			
Section	Topic No. / Title	Code Requirement	Actual Provided
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION			
302	Use and Occupancy	RESIDENTIAL GROUP R-2, APARTMENT HOUSES	RESIDENTIAL GROUP R-2, APARTMENT HOUSES
CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY			
N/A			
CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS			
501.2	Address Identification	4-INCH HIGH MIN X 0.5-INCH WIDE MIN INSTALLED ON A CONTRASTING BACKGROUND, PLAINLY VISIBLE FROM STREET OR ROAD FRONTING PROPERTY	ADDRESS WILL BE IDENTIFIED AS REQUIRED PER SECTION 501.2
504	Building Height and Number of Stories	PROPOSED CONSTRUCTION TYPE: III-B, Sprinklered Table 504.3: Allowable Bldg Height (R Occ): 75' Table 504.4: Allowable Stories (R Occ): 5	TYPE OF CONSTRUCTION: III-B, Sprinklered Height: 62'-10". Complies. Stories: 5. Complies. Structural Calculations included in submittal.
506	Building Area	Table 506.2: Allowable Area for R-2 w/ sprinklers: 48,000 SF/floor	Complies. 10,606 SF/ floor maximum
CHAPTER 6 - TYPES OF CONSTRUCTION			
601	Table 601 Fire Resistive Rating Requirement for Building Elements	TYPE III-B CONSTRUCTION PRIMARY STRUCTURAL FRAME: 0-HR BEARING WALLS EXTERIOR: 2-HR INTERIOR: 0-HR NONBEARING WALLS AND PARTITIONS EXTERIOR: 0 HR INTERIOR: 0 HR FLOOR CONST & SECONDARY MEMBERS: 0 HR ROOF CONST & SECONDARY MEMBERS: 0 HR	TYPE III-B CONSTRUCTION Complies. 2-Hour protection in areas of exterior bearing walls. Refer to G0005 Life Safety Plans. Exterior Wall construction to be 2-hour rated from the interior side, using Fire Retardant Treated Wood studs, plates, blocking and sheathing and non-combustible continuous insulation with a flamespread of no greater than 25. Draftstopping is being provided in concealed spaces as required per 718.3 and 718.4.
602	Table 602 Fire Resistive Rating Requirement Exterior Walls based on Distance	FIRE SEPARATION DISTANCE = X X < 5 FT; TYPE III-B CONST; R OCC: 1 HR 5<x<30 FT; TYPE III-B CONST; R OCC: 1 HR X > 30 FT; TYPE III-B CONST; R OCC: 0 HR	FIRE SEPARATION DISTANCE = X X < 5 FT; TYPE III-B CONST; R OCC: 1 HR 5<x<30 FT; TYPE III-B CONST; R OCC: 1 HR X > 30 FT; TYPE III-B CONST; R OCC: 0 HR
CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES			
705.8	Maximum Area Wall Opening Based on Fire Separation and Degree of Opening	FIRE SEPARATION DISTANCE = 30 FT OR GREATER UNPROTECTED, SPRINKLERED (UP,S) = NO LIMIT	OPENINGS AT ALL EXTERIOR LOCATIONS ARE NOT REQUIRED TO BE PROTECTED DUE TO SPRINKLERED CONDITION
705.11	Parapets	PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROFF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS.	SHALL COMPLY.
708.3	Fire Partitions - Fire-resistance Ratings	Corridor walls permitted to have a 1/2-hour fire resistance rating by Table 1020.1	SHALL COMPLY. SEE G0005 LIFE SAFETY PLANS.
714.4.1.	Fire-Resistance-Rated	THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR US 1479.	SHALL COMPLY.

APPROVAL STAMPS:

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PROJECT LOCATION
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STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
CODE ANALYSIS

SEAL: 
DATE: 02/14/22
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
G0003