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2021-0709

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Subject: SSRC Base Area Improvements – BP3-Promenade Plan Review Re-submittal
Responses to Routt County Regional Building Department Review Comments
Responses to City of Steamboat Springs Department of Planning & Community Development review comments.
Subject Property Address: 2305 Mount Werner Circle
PIN: 211077001
Permit Number: TB-21-618
Gensler Project Number: 003.7835.000

Dear Todd & Bob,

In response to the 06/25/2021 review comments received, we offer the following responses to the written comments of the drawings:

Routt County Regional Building Department Comments:

- 1) *RCRBD Comment: The work for the promenade building and plaza building will be permitted in 3 packages total. Through this initial Package 1 submittal RCRBD will not provide a Temporary nor a Permanent Certificate of Occupancy. RCRBD cannot provide a TCO nor a CO on this current permit package 1 submittal. At this time all Egress Plans are preliminary in nature due to the fact that full Community Development Approval has not been granted for packages 2 and 3. The Owner is accepting all risks of by moving forward with work related to this permit application under Permit Package 1 at this point, due to the fact that work related to packages 2 and 3 has not been approved through the Community Development process nor the Permitting process at this time. The Owner will be responsible to complete this project within the 3-year period beyond the Issuance Date of the permit. Owners are responsible to achieve an approved TCO/CO for this building prior to the permit expiration date of three years beyond permit issuance date, by signing this agreement and plan review document you agree to these terms.*

Gensler Response:

See attached signed document.

REF: TB-21-618 Plan Review LTR1-JS signed 7.8.21

- 2) *This Permit package 1 is being reviewed currently for the Promenade Building Foundation and Shell which includes foundation, lower level, and underground utilities. Plaza landscaping-hardscape and softscape, ice rink, and stage. Mechanical, electrical, plumbing, fire protection and information technology scopes included equipment, distribution systems for the shell and core building and including the refrigeration plant and piping or the ice rink.*

Gensler Response:

Acknowledged

- 3) **Exterior Ice Rink** *Per your narrative and discussions, the Ice Rink is part of this Submittal Package 1, and you anticipate having this work completed prior to the start of the CY21/22 Ski Season. RCRBD views this as an A-5 Occupancy as an outdoor assembly for participation in outdoor activity per the IBC Section 303.6, at this time it appears there is no seating to be installed that would play a factor in viewing the activity, but rather standing only around the exterior of the rink. Currently we did not receive any Architectural information on the Ice Rink in terms of code sheets calling this out as an A-5 Occupancy, and clarification it will be participation only in term of Occupant Load on the Ice Rink with some type of Occupant Load number with participants, please provide a basic code sheet for the ice rink.*

Gensler Response:

Upon further evaluation of the construction schedule and phasing, the ice rink is not to be fully operational until the 2021/2022 winter season.

There are no plans to provide seating such as bleachers around the ice rink only tables and chairs.

An updated code sheet will be provided separately.

We have received information on the Structural aspects, and mechanical plans for the Ice Rink. If you could review Sheet 1A-M9.000 detail 6, then compare it to Sheet 1A-S3.51, I wanted to ensure we have similar details both in the trench area of the ice and also for the general slab areas. The Mechanical plans appear to give more detail on the general slab area of the 5" slab, with rebar layout then what I could find in the structural drawings, so just want to ensure #4 bar at 12" OC will also be on the structural drawings, it's possible I missed this somewhere.

Gensler Response:

The Ice Rink slab is to be designed and delivered by the Ice rink contractor, as part of a delegated design thus, the mechanical drawings and the specifications within Division 13 show the performance requirements for the ice rink slab. The structural drawing, 1A.S3.51, has been updated to show matching profiles of the ice Rink and the insulation.

REF: structural sheet 1A.S3.51

Additionally, the mechanical plans show a nice detail of 2" ridged insulation at the transition to the pavers at the edge of the rink boards that goes to the top of the slab, then cut out for the 1 1/2"

expansion joint and the Watson bowman compression seal to slip in, I don't see this detail on the structural sheets.

Gensler Response:

Detail 6 sheet 1A-M9-000 shows the edge condition at the ice rink. As the Ice Rink slab is by the Ice Rink contractor, the detail only needs to be on the mechanical drawings. The detail was updated to show a 1" expansion joint per coordination with the Ice rink contractor.

REF: Mechanical Sheet 1A-M9-000

Then on the trench details on the mechanical plans detail 2 the mechanical plans show concrete supports under the 6" Cold Glycol Pipes that rest on top of the 4" insulation, I assume this is to temporary pipe supports that will be installed to be permanently embedded in the final pour but wanted clarification on this detail with the Structural Engineer. The Architectural Plans on sheet 1A-A5.100 details 13 and 9 appear to match the mechanical plans for the slab and insulation details.

Gensler Response:

The support referenced is indeed to provide support for the 6" cold Glycol header. The support will be permanently embedded in the final pour. Final spacing of supports to be by Ice Rink contractor and included in the Deferred Submittal.

Deferred Submittal: *A Deferred submittal appears to be needed until you receive final piping plans from the Ice Rink Contractor, please confirm this is desired at this time.*

Gensler response:

Concur. A deferred submittal is required for the final piping plans. The submittal shall be provided to RCRBD as per protocol – see response to item 9 below.

Zamboni: *The structural plans on sheet 1A-S0.02 refer to this as Zamboni Drive, will this Zamboni simply be kept outside this coming winter at this location? Just asking in advance to see if there is future plans for a garage or roof structure in this location, unless I missed something on the Architectural Plans.*

Gensler Response:

The Zamboni enclosure will be built as part of the future phase 2 work.

- 4) **Existing Stage:** *I don't believe any work on the existing stage will be taking place at this time, other than demolition work around this area, and the stage and the restrooms underneath will remain, but can you clarify if the roof over the stage will remain as well or is it to be removed?*

Gensler response:

The roof over the stage is to be demoed. The structure enclosing the restrooms is to remain. A new waterproofing assembly and pavers will be built on top of the existing restrooms are to remain. Ref Demolition permit package B-21-353

- 5) **Occupancy Type Question:** *The Building Department would like you to check with the owner in regard to the S-2 Occupancy being proposed, it is very rare for us to see S-2 Occupancy Use as this is Low Hazard. We would normally see this as an S-1 moderate hazard occupancy use. One example of storage that would never be allowed in this building would be cardboard or cardboard boxes, so the*

question should be asked what do the owners supplies get stored in, typically deliveries would be in cardboard boxes for such items as food and beverages, paper products, and cleaning products just to name a few. Paper in rolls or packs is another example that would fall under S-1 Occupancy as well. Alcohol would be limited to 16 percent alcohol if stored in a S-2 Occupancy. Another example would be possible chemicals related to the refrigeration system for ice making, are any of these chemicals considered combustible, of so that would cause this to be an S-1 Occupancy as well.

We would request you check with the owners on this question and then respond back to us. Our main concerns on the differences between an S-1 versus an S-2 would existing distance under IBC Section 1017.2 to be reviewed. Table 602 for exterior walls being rated when less than 5' from the property line could also be affected from a 1-hour as proposed to a 2-hour if were less than the 5 feet.

Gensler Response:

The food storage rooms have been revised to a S-1 occupancy.

The egress distances are updated. All S-1 spaces comply with egress distances per Table 1006.2.1 and Table 1017.2.

The Fire Resistance Rating for the wall separating the promenade building from the existing One Steamboat place building has been revised to 2 hours due to the S-1 occupancy per Table 602.

REF: sheet 1A-G3.100, Egress & Occupancy Plan – Level 00

- 6) **Sheet 1A-G2.001:** RCRBD has a local amendment to IBC Section 1011.2 that requires the stairway minimum width to be 48", versus 44" as written.

Gensler Response:

The stair width has been revised to 48"

REF: sheet 1A-G3.100, Egress & Occupancy Plan – Level 00

- 7) **Temporary Egress and Fire Life Safety Plan:** Although this Promenade Building will not be approved for Occupancy through this permitting process, there will be the necessity for maintenance workers to access certain portions of the lower-level building throughout the winter season of CY2021/2022. I believe you will need to have equipment running and maintenance staff accessing certain rooms in the lower level of the promenade building for such items related to snow melt systems, ice plant and operations, electrical room/water entry, and mechanical rooms as well. The Building Department and Fire Department will be looking for a temporary construction egress plan from the applicant to be submitted, and a narrative on how this will work for the winter season. Please identify all rooms in the lower level that will need to be operational for the winter season on the plans, and then provide us the egress existing plan associated with these rooms. We will need to know if the Fire Alarm System and Fire Sprinkler System will be activated and operational as well in these areas and rooms anticipated to be used for these operations. Please review then reach back out to the Building and Fire Department for a meeting to discuss these areas.

Gensler Response:

For the CY2021/2022 phase 1 construction, the ERVs and ice plant equipment and other large equipment is to be set, but none of the systems are to be operational. The ice rink is not be online and operational until Phase II CY 2022/2023. No non construction staff is to be within the building doing maintenance on any equipment as part of the Phase I work.



- 8) **Energy Code Compliance:** A meeting discussion on Energy Code Compliance and the projected pathway that will be followed and a Deferred Submittal schedule would work best for us to help with the review.

Gensler Response:

The Energy Code Compliance path is listed on sheet 1A-G2.001- Code Compliance – Code Analysis. The compliance path is thus:

“Use of ASHRAE 90.1 is per IECC 2018 C401.2 item 1, path for compliance per ANSI/ASHRAE / IESNA 90.1 “.

The Energy code compliance report and is attached as part of this response.

A follow up meeting will be coordinated to review.

Ref: Steamboat Goldwalk and promenade Bid & Permit Set Energy Model Report.

- 9) **Required Deferred Submittal:** RCRBD requests that all deferred submittal per the plans received for Architectural, Structural, Electrical, Mechanical, and Plumbing be submitted throughout the project in advance of work moving being done beyond the required submittal. This allows RCRBD and other Departments or Agencies time to review and approve these submittals to avoid conflicts or corrections in the field.

Gensler Response:

Acknowledged and will comply.

- 10) **Required Special Inspection Reports:** RCRBD requests that all special inspection reports are done per the plans and in accordance with Chapter 17 of the 2018 IBC, and these reports should first be reviewed by the applicable design professional and then uploaded to View Permit under your building permit for review and acceptance by RCRBD. Special Inspection reports should be submitted to RCRBD prior to calling for inspections that may be pending approval of special inspections first.

Gensler Response:

Acknowledged and will comply.

**City of Steamboat Springs Department of Planning and Community Development
Comments:**

Planning has the following comments on the building permit:

1. Demonstrate compliance with the Conditions of Approval from the Development Plan. See attached. I see that LEED is proposed.

Gensler Response:

Public and private easements agreements have been filed with the City and are awaiting final signatures per previous updates. In addition to the Construction Management Plans submitted with the permit documents to Routt County, attached is the formal Public Outreach Plan. The project is registered with the USGBC and the current LEED scorecard is attached for reference.

Ref: 210517 LEEDv4 _ C+S Scorecard _ SBVR – Promenade and Plaza

2. *The permit includes level 01 and 02 which were not a part of the Development Plan and, as such, cannot be approved at this time. Site plan and paving plan does not match approved DP. Some drawings note that this building is not a part while other drawings include it.*

Gensler Response:

Per previous discussions, it is acknowledged that the Plaza level building depicted in the code plan is not approved. These were provided for reference only to confirm future code compliance. It is understood that prior to the issuance of a Certificate of Occupancy, either the permit documents or approved Development Plan will need to be amended.

3. *Elevations- Show elevations/materials for 2nd story as depicted and approved in the DP.*

Gensler Response:

See response to item number 2.

Attachments

The following sheets have been modified and included as part of this permit resubmittal as a response to the review comments received.

- Structural Sheets
 - Sheet 1A-S3.51
 - Structural detail 5/1A-S3.51 is revised to show the same reinforcement requirements per spec 131062.3.1.A, with added note “see specification for additional requirements”
 - Structural detail 6/1A-S3.51 is revised to show graphically the insulation requirement matched with the mechanical detail 2/1A-M9.00, with added note “see specification and mech for additional requirements”. The concrete support defined in the MEP detail is for holding the pipes in place during the topping slab pour.
- Architectural Sheets
 - Sheet 1A-G3.100, Egress & Occupancy Plan – Level 00
 - Updated to show S-1 occupancy, 48: stair width, updated egress distances.
- Mechanical Sheets
 - Sheet 1A-M9.000
 - Revised Detail 2 – Section at header trench to align shape of concrete slab below header trench with structural details.
 - Revised Detail 6 – Threshold at Ice Rink – Over Structure to callout 1” insulation between refrigerated slab and adjacent paver system.
- Energy Model
 - Steamboat Goldwalk and promenade Bid & Permit Set Energy Model Report.

- Plan review TCO CO owner signature document.
 - TB-21-618 Plan Review LTR1-JS signed 7.8.21
- LEED Scorecard
 - 210517 LEEDv4 _ C+S Scorecard _ SBVR – Promenade and Plaza

Sincerely,
Jon Gambrell,
Managing Principal, Principal In Charge.



07.09.2021



cc: Geoffrey Brooksher, Associate, Technical Director