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2021-0730

Todd Carr,
Building Official
Routt County Regional Building Department
tcarr@co.routt.co.us

Subject: SSRC Base Area Improvements – BP4C-KVC Plan Review
Responses to Routt County Regional Building Department Review
Comments
Subject Property Address: 2305 Mount Werner Circle
PIN: 211077001
Permit Number: TB-21-745
Gensler Project Number: 003.7835.000

Dear Todd,

In response to the 06/29/2021 review comments received, we offer the following responses to the written comments of the drawings:

Routt County Regional Building Department Comments:

- 1) *Review Question: On past projects this building has been a Type 1A Construction when the building was originally constructed it was a Type IFR under the Uniform Codes, which we have always believed to be a Type 1A in the ICC Codes. Please review and let us know if you found this information on some recent plans by chance, or maybe fire sprinkler updates allowed to go to a Type 1B, you can research and respond.*

Gensler Response:

The existing Sheraton Building, West Tower, is indeed Type IA. This construction type was confirmed by review of the WEST TOWER LEVEL 2 B RENOVATION PROJECT, executed in 2017. The construction Type has been updated on sheet G0.101.
REF: G0.101, DRAWING INDEXZ, PROJECT INFORMATION, & GENERAL NOTES.

- 2) *Required Resubmittal Response: The current floor plan is showing a room called "Two's" on the floor plans. The IBC has the below section when you have kids 2 ½ years or younger in age when you want to remain a E-Occupancy. We will need KVC to respond by a letter and signed stating they don't provide care for kids at 2 ½ or younger, or we may need a resubmittal as this room does not have direct exit access to the exterior, and this is not called out as an I-4 Occupancy but rather an E-Occupancy.*
308.5.1 Classification as Group E.

A child day care facility that provides care for more than five but not more than 100 children 2½ years or less of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these childcare rooms has an exit door directly to the exterior, shall be classified as Group E.

Gensler Response:

The KVC will indeed provide care for children less than 2 ½ years of age. Rooms K104 – TODDLER, AND K.110 TWOS, are designed for children of this age.

Rooms K-104 and K-110 have been reclassified as I-4 occupancy. As the building is type IA construction the addition of I-4 occupancy does not change the non separated mixed occupancy strategy. No occupancy separation is needed.

The egress requirements for these rooms meets all the requirements for a I-4 rooms. Occupancy Loads and loads on egress elements have been updated accordingly.

The plumbing fixture calculations have been updated to accommodate the new I-4 Classification/ “Adult day care and child day care” per IBC 2018, table 2902.1 as well. Water closets, and lavatories, and drinking fountains have been provided as required. However, the project is not providing the 1 bathtub or shower.

The project ownership Steamboat Ski and Resort Corporation, SSRC, is requesting an exception for the ‘1 bathtub or shower’ requirement. Per IBC section 104.1 Duties and powers of building official, the building official has “the authority to render interpretations of this code.”

The Kids Vacation Center, KVC, is not an overnight facility. The kids will be in the center for a short time. The facility operators will use sinks placed within the rooms for any cleaning that is needed. Additionally, The Code of Colorado Regulations, section 7.702.75, do not require a shower for this type of facility.

SSRC and Gensler request approval of not providing the shower.

REF: Drawings G0.401, CODE ANALYSIS, EGRESS, AND OCCUPANCY PLAN G0.100 – DRAWING INDEX, PROJECT INFORMATION, & GENERAL NOTES

Attachments

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

- Architectural Sheets
 - Sheet G0.100 DRAWING INDEX, PROJECT INFORMATION, AND GENERAL NOTES.
 - Sheet G0.401, CODE ANALYSIS, EGRESS AND OCCUPANCY PLAN

Sincerely,


07.30.2021

Jon Gambrill,
Managing Principal,



cc: Geoffrey Brooksher, Associate, Technical Director