



Corrections Notice

Permit Application #SPRSG210164

Following are the comments regarding the plan review for the above referenced application. We have noted several concerns and/or non-conforming items regarding the work to be performed. These items must be addressed through revised drawings submitted online through your My Items page in order to proceed.

Building Code Review (Reviewed By: Ted Allen)

1. The plans submitted do not appear as complete. Please furnish an index of plans sheets.
2. Before these may be incorporated into the index of being delineated with the construction drawings requires said seal of a duly registered design professional or otherwise approval indicating acceptance of same.
3. Structures must be designed and constructed to sustain all dead loads and loads caused by wind, seismic and snow. Design loads including soil bearing pressure used in the design shall be stated on the plans. Engineer must make sure that the provided details and specified members create a complete load path for every applied load. Typically a separate permit is applied for freestanding structures. This helps differentiate from the frame, fasteners, panels, engineering of complete assembly and submission of shop drawings. Such shop drawings to be sealed by an engineer experienced in such work and licensed to practice in the jurisdiction of the place of the Work. No items shall be installed until the delegated or deferred submittal documents have been approved by the A/E of Record and submitted to RCRBD.
4. The adopted codes in Routt County are based on the 2018 ICC model codes. The plans shall indicate the correct codes were used.
5. Provide general notes of material specifications. This includes any wood or combustible material added to the Type IB or non-combustible building.
6. The elevations of freestanding sign appear incomplete. Submit complete wall section showing materials, foundation materials to include frost depth, reinforcement and steel sizes and connections for review by RCRBD and use by the County inspector.

Planning Review (Reviewed By: Michael Fitz)

1. Wall signs are approvable, but monument sign is located in the right-of-way. Signs must be on private property unless a Major Adjustment for an off-premise sign and a Revocable License for the encroachment are both granted.

Finance Department Review (Informational Comments) (Reviewed By: Amy Camilletti)

The City of Steamboat Springs Finance department has approved a TEMPORARY CERTIFICATE on this project. A construction use tax reconciliation must be completed within 90 days to be compliant with the City of Steamboat Springs Municipal Code AND prior to signoff for the FINAL certificate of occupancy/completion with the Routt County Building Department.

If I can provide any further information to you, please feel free to contact me at (970) 871-8231 or by email at mfitz@steamboatsprings.net.

Sincerely,

Michael Fitz

Planning Technician

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