



Corrections Notice

Permit Application #SPRAD210636

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: Todd Carr)

1. The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 48 inches (1219 mm). See Section 1009.3 for accessible means of egress stairways.
 2. 72' total exit travel from mezz OK
 3. While a 2-HR rated Fire Wall appears inadequate, IBC Section 503.1.2 Buildings on same lot presents an additional option where two or more buildings on the same lot shall be regulated as separate buildings. For example, the fire wall becomes two exterior walls and per 503.1.2 walls and openings in exterior walls shall comply with Tables 601 and 602. The distance to an adjacent lot line shall be determined in accordance with Table 602 and Section 705. In this instance the existing wood shear wall and new exterior wall constructed under Phase 1b would be constructed not less than the fire-resistance rating based on fire separation distance (as required by Table 602 for exterior walls based on the fire separation distance) and continue to parapets provided on exterior walls of buildings (see IBC Section 705) and insulation added per code. RCRBD is prepared to allow the imaginary lot line to extend vertically only where two exterior walls exist thereby allowing for openings in the upper stories in the 1b structure if allowed by the Architect. Todd Carr Notes: We would accept the 3-Hour Rated Wall to be made up of two independent fire walls, where the existing building exterior wall would become a 1-hour rated wall assembly that would require drywall to be installed on both sides of the existing building walls, so find an assembly where you cover the 3/4" plywood shear wall on the north side of the existing wall you want to keep. Then find a 2-hour rated wall assembly you can construct for the new building which will need to meet the requirements for parapets as well. Also review those existing window openings on the raised roof area of the existing building, to see these will be allowed in close proximity to the the area separation fire wall.
 4. RCRBD finds dimensions provided to be insufficient for verification of min code items. When certain accessibility features are provided on plan (turn circles, etc.) the barriers of accessibility may be determined and exception shall be discussed in the code analysis. Take the mezzanine for example; are the stairs accessible, or the upstairs shower? State the exception used.
 5. Is shower room 114 required to be accessible? Provide additional details of accessibility or exception.
 6. Required second exit door is not shown with exit signs or emergency lighting. Provide details of all required panic hardware providing free egress at all times on the plans.
 7. The statement above that automatic sprinkler system not required appears to RCRBD as incorrect. Provide type of system to be provided or exemption(s) used.
 8. Many of the listed assemblies are "Proprietary," meaning that very specific brand name products must be used in the construction of the assemblies. Use of these assemblies with substitute materials raises the question of whether the alternates exhibit or exceed the properties of the listed product. Substitutions shall be submitted the Architect and approved prior to submittal to the Building Official for review and approval.
- Also note the code requires between dwelling units and public areas to have a minimum sound transmission class (STC)



of 49. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements shall not reduce the required fire-resistance rating. Submit required fire resistive assemblies to include the F and T rating criteria for penetration firestop systems in accordance with ASTM E 814 for head conditions, through penetrations, membrane penetrations and the rated wall assemblies themselves.

9. Provide kitchen equipment shown 'by others' on mechanical plans

10. The 1st submittal appears to be missing Civil Plans. Note that approved Civil plans are required prior to issuance of permits including Foundation Only. Please submit Civil plans that are complete for review.

Engineering Review (Reviewed By: Stuart King, P.E.)

1. Upload approved civil site plans CV-21-06.

Planning Review (Reviewed By: Kelly Douglas)

1. Building Permit not approved yet. CV-21-06 must be approved first.

Utilities Review - City (Reviewed By: Amber Gregory)

1. Existing floor plan must show existing utilities for proper assessment (i.e. toilets, water fountains, sinks, etc.)
2. Proposed kitchen must show all fixtures (i.e. hand sink, 3 compartment sink, dishwasher, etc.). Laundry room must show number of washing machines for proper tap fee assessment.

Construction Site Management Review (Reviewed By: Scott Slamal)

1. CSMP required for this project along with completed CSMP checklist

External Agencies Review (Reviewed By: Heather Savalox)

The applicant will need to complete our retail food application (attached) and apply for a retail food license (also attached). Here's the link with more info: <http://co.routt.co.us/490/Open-or-Remodel-a-Restaurant>, which is also copied here:

According to the [Colorado Retail Food Establishment Rules & Regulations](#), a 'Retail Food Establishment' is defined as a retail operation that stores, prepares, or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food.

The following information outlines processes involved in the construction or remodel of your retail food establishment. Please contact the Building Department in your jurisdiction for building permit requirements.

1. Fill out a [Plan Review Form](#) online or visit us at 136 6th St., 2nd Floor, Steamboat Springs.
2. Submit the completed application and \$200 fee made payable to Routt County Treasurer. Include a floor plan, proposed menu, plumbing details, equipment list and specification (cut) sheets so we can verify National Sanitation Foundation (NSF) approval.



3. A minimum of two weeks is necessary to review your plans. Construction and/or operation must not begin until your plans have been approved and you have received notification in writing.

4. Schedule a pre-operational inspection. During this pre-operational inspection, you'll be given a Retail Food Service License Application requesting your State of Colorado Sales Tax License Number, Federal Employer Identification Number, type of ownership, and name of your establishment. The fee for operating a food service establishment is based on seating capacity for restaurants and square footage for grocery stores. Operating fees and applications will be collected at the pre-operational inspection. Food service licenses are not transferable and must be renewed in January of each year. If the restaurant is sold at any time during the year, the new owners must pay for a new license in their name.

If I can provide any further information to you, please feel free to contact me at (970) 870-5334 or by email at mmichael-ferrier@co.routt.co.us.

Sincerely,

A handwritten signature in black ink that reads 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Administrative Assistant/Plan Reviewer Assistant