

Memorandum

TO: City of Steamboat Springs
Routt County

FROM: Kevin Sperry, AIA, KASA

PROJECT: Permit Application #SPRAD210636
Steamboat Basecamp Partial Renovation and Tenant Fit-Out

RE: Response to Permit Comments #1

DATE: December 20th, 2021

Two Whom it May Concern:

Please find below a list of permit comments, provided by the city of Steamboat Springs in a Corrections Notice document provided by Malea Michael-Ferrier. We have provided narrative responses to each item from the Building Code Review below.

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.

Applicant Response: Updated information within the Code Matrix has been included on sheet G0003. Floor Plans have been dimensioned to show stair width to be not less than 48 inches.

2. 72' total exit travel from mezz OK

Applicant Response: Noted.

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.

Applicant Response. Thank you, and noted for future "Area 1B" permit submission. The permit submission in question does not require a fire wall at Column Line 10, as the entire building is Type V-B, as exists.

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.

Applicant Response: Plans have been updated to include additional dimensions and modifications to provide accessibility on all levels, and Code Matrix has been updated to respond. Space labeled "Mezzanine" is technically a 2nd story per IBC 2018 requirements, therefore we are providing full accessibility to this level.

5. Is shower room 114 required to be accessible? Provide additional details of accessibility or exception.

Applicant Response: Shower Room 114 has been modified to provide full accessibility.

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.

Applicant Response: Plans have been revised to show exit sign and emergency lighting for the required second exit door. See sheet E2.11 for revisions.

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.

Applicant Response: Code Matrix has been updated to reflect this change.

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.

Applicant Response. Code Matrix updated to specify ASTM E814 at all fire rated penetrations. Remainder of comment is in reference to a future phase, and all guidance provided will be adhered to. Thank you.

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

Applicant Response: Plans have been revised to show kitchen equipment on plans. See sheets M2.31 and M4.11 for revisions.

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.

Applicant Response: Civil Drawings were submitted in August and resubmitted in October, 2021. We anticipate they will be approved within the next 7-10 business days, as only one outstanding item remains. We are including civil plans with this resubmission, for your reference.

Additionally, a comment was made on City View that Structural Calculations and Phasing Plan clearly show the area of work being permitted under Phase 1A of Basecamp. Please reference sheets S0201, S0202, and S0203 for the new structural scope being permitted under Phase 1A. Generally speaking, all work being permitted in Phase 1A is between column lines 1-10 and A-K, as indicated in the Architectural plans.

Sincerely,
KASA



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