



November 15, 2019

City of Steamboat Springs, Colorado  
Planning Department  
Re: Edgemont Phase II – Conceptual Development Plan  
ESA Project No.: 19006.00

Building Code Analysis, based on the 2015 International Building Code (IBC)

Use & Occupancy Classification (Chapter 3):

4 to 12 units per building\*

\* Building 6B is the largest building with 6 to 12 units

R-2 (Residential Units)

S-2 (Enclosed Parking)

Construction Type (Chapter 5):

Building 6B: I-B

Actual Height / Allowable Height (Table 504.3):

Building 6B:

Allowable Height: 180 Ft.

Actual Height: 84 Ft.

Actual Stories / Allowable Stories (Table 504.4):

Building 6B:

Allowable Stories: 12.

Actual Stories: 7

Actual Area / Allowable Area (Table 506.2):

Building 6B:

Allowable Area: R-2 = Unlimited (UL) / S-2 = 237,000 sf

Actual Area: 5,414 sf per R-2 Level / 41,807 sf bldg. gross

Fire-Resistance Rating (Chapter 6 - Table 601):

Type I-B Construction:

2-hr = Primary Structural Frame / Bearing Walls / Floor Construction & Associated Secondary Members

1-hr = Roof Construction & Associated Secondary Members

Non-Bearing Exterior Walls & Partitions: See table 602

Fire Separation Distance (Chapter 6 - Table 602):

Type I-B Construction:

X <30 = 1-Hour Rated, but 2-HR Rated Construction required at exterior bearing walls per Table 601

X ≥30 = Non-Rated, but 2-HR Rated Construction required at exterior bearing walls per Table 601

Exterior Wall Openings (Chapter 7 – Table 705.8):

Allowable Opening Area (Unprotected / Sprinkled):

Fire Separation Distance:	3' to less than 5' – 15%
	5' to less than 10' – 25%
	10' to less than 15' – 45%
	15' to less than 20' – 75%
	20' or Greater – Unlimited

Shaft Enclosures (Chapter 7)

Sec. 713.2 Construction.

Fire barrier per Section 707 & Horizontal Assembly per Section 711

Sec. 713.4 Fire resistance rating.

2-hour when connecting 4 stories or more

Sec. 708.7 Openings. Openings in a shaft enclosure shall be protected in accordance with Section 716 as required for fire barriers. Doors shall be self- or automatic-closing by smoke detection in accordance with Section 716.5.9.3.

Table 716.5:

2-hour fire barrier = 1-1/2 hour min. fire door assembly

Fire Suppression (Chapter 9):

Automatic Sprinkler System: NFPA 13 (Sec. 903.3.1.1)

Exit and Exit Access Doorways (Chapter 10):

Sec. 1015.1 Two Exits or Exit Access Doorways.

Exception 1: Where interior exit stairways are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1020, the required exit separation shall be measured along the shortest direct line of travel within the corridor.

Exception 2: Where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.

Interior Exit Stairways and Ramps (Chapter 10):

Sec. 1023.2 Construction.

Fire barrier per Section 707 & Horizontal Assembly per Section 711.

2-hour when connecting 4 stories or more

Dwelling Units and Sleeping Units (Chapter 11):

Sec. 1107.6.2 Group R-2.

Type A units (Sec. 1107.6.2.2.1) & Type B Units (Sec. 1107.6.2.2.2)

All units within each building will be a Type B unit except for those required to be a Type A unit.