

TO: John Plano, Community Development Department
108 Eighth Street, Suite 401
Glenwood Springs, Colorado 81601 (970) 945-8212

RE: Job Address: 6762 Highway 82
BLCO-05-23-8105: Building A
BLCO-05-23-8106: Building B

Owner: Brent Lough
Thunder River Business Center
1655 County Road 109
Glenwood Springs, CO 81601

Architect Cloud Hill Design, LLC
Jeffrey H. Woodruff, AIA, LEED AP
Snowmass, CO 81654
jeffrey@cloudhilldesign.com
+1 970 452 9008

Date 9 October 2023

Please provide 2 complete sets of corrected sheets, with *clouded areas reflecting changes*, for the resubmittal.

Corrections to address prior to issuing a building permit:

Note, No response necessary for this comment: A002 - The tenants are depicted as mercantile uses "M Occupancy". This occupancy group is typically for retail establishments. The review is based on the information provided.

As per the owner, potential leases of Building A and Building B include materials sale, such as tile and appliances. The representation lead to the use "309.1 Mercantile Group M". Given M Occupancy, Professional services may also lease Building A or B, as per "3014.1 Business Group B. The determination of the separation of occupancies as per Table 508.4 is determined by the tenant finish submittal.

1. A002 – Please add the Type of Construction and allowable square footages based on the Occupancy Groups proposed. The only notes are found on Sheets A103 and A104 stating Type IB, which requires quite a bit of fire-resistive structural members. If that is the Type of Construction desired, please add details for the structural protection. (IBC Chapter 5)

The Type of Construction has been updated to TYPE II B. The building is constructed of non-combustible materials as per 602.2 and allowable materials 603.1. The permit is for the Core and Shell of 6762 Highway 82, Building A and Building B. The buildings are (IBC 507.3) Nonsprinklered, one story buildings. This permit is for the Core and Shell of Building A and Building B. Separation of occupancies (as per Table 508.4) is determined by the tenant finish.

As per Table 506.2 Allowable Area Factor, with Type II B construction and M Occupancy Classification the allowable area factor (before any increase based on frontage) is 12,500 square feet. The allowable building height as per either occupancy classification Business

Group B or M is 55 feet above grade plane. Therefore Type II B is consistent with the type of construction, non-sprinklered, as well as the floor area proposed and the height proposed.

4. The orientation of Building 1 has changed during the design. Please coordinate all sheets to reflect the actual location of both buildings, associated utilities, parking, etc. (IBC 107)

7. A103/A104 - Please add the vertical grab bar to the ADA Bathroom Requirements. (ANSI A117.1)

Vertical grab bars are drawn on A103 and A104. Not clouded, included with original submittal. Enlarged plan (typ.) and elevations of the ADAAG compliant water closets was added to sheet A202.

8. Please show all the parking spots associated for these two buildings. The spaces are to account for the future tenants. For retail or offices 1 space is required for every 250 square feet of floor area. 13,200 sq. ft. total – 576 sq. ft. restrooms = 12,624 leasable space/250 for retail = 51 parking spaces. (LUDC 7-302)

The architectural site plan meets Garfield County Code as per LUDC 7-302.

As per the Architectural Site Plan, A001 the site contains and provides # 15 Parking spaces, including 2 van accessible spaces. Given Building A and Building B, are separate buildings, they were treated as two 'separate facilities', therefore 1 van accessible space was provided per building.

The one acre lot, with circulation, waste services, well needs and OWTS needs does not accommodate the spaces as per LUDC 7-302, as per retail. However, the commercial use table 7-302-A requires one space per 2,000 feet of floor area, so $12,624/2000 = 6.3$ spaces = 7.0 spaces.

9. Off-street loading is required. Please show loading on the plans where applicable. (LUDC 7-302)

We comply as per the architectural site plan A001 with LUDC 7-302.

10 Show location and details for handicap parking spaces. The space and loading area are to be a hard surface with an accessible route into each building. (IBC 1106)

As per the Architectural Site Plan, A001 the site contains and provides # 15 Parking spaces, including 2 van accessible spaces. Given Building A and Building B, are separate buildings, they were treated as two 'separate facilities', therefore 1 van accessible space was provided per building. Both spaces provide hard surface access, flared sided ramps and clear paths to entrances. All water closets are accessible facilities.

11 Please provide a Special Inspection Statement. (IBC 1704.2.3) **This is noted on the new foundation plans dated 9/27 and can be found in the bottom left hand corner of S1.0 under Special Instructions.**

12 Please provide details for supporting the gypsum on the ceiling. The purlins appear to be approximately 40" on center.

Tally Ho Construction is not doing the drywall, this may be a follow up question for Brent and his drywall subcontractor. I know his original plan was for the partition walls to divide off the space, but I don't see any notes indicating gypsum on the ceiling.

13. This permit was submitted prior to July 1st2023, when the County still had the 2009 International Energy Conservation Code adopted. The R1 roof reference is indicating R-38 with little detail. Silvercote is being referenced as the insulation supplier. The Silvercote details for metal roofs do not match the detail on the plans.

<https://www.silvercote.com/products-and-systems/metal-building-insulation/new-construction/>

The Code requires an R-3.5 to R-5 thermal blocks based on different versions of insulation details. 2009 IECC Tables 502.2(1) and 502.2(2). Please provide details to indicate code compliance. If the thermal blocks are eliminated the Prescriptive Method cannot be used. The U-Factor Alternative is the other option allowed in the code. Provide a Comcheck Envelope Report or detail the required thermal blocks.

Please see attached installation diagram for the thermal blocks, we are installing R38 Simple saver with thermal blocks

Safety glazing is not designated on the plans. Safety glazing will be checked during the framing and final inspection. (IBC 2406.4) **This is just a comment we will address with finish**

Any membrane and through penetrations of the fire resistive construction will be required to be fire-stopped with listed fire stopping assemblies. The contractor is to provide a cut sheet for the assemblies at the framing inspection. (IBC 713)

Tally Ho Construction is not doing any interior finishes, these will all be subcontracted through Brent. Subcontractor can supply cut sheet at framing inspection.

Separate Sign Permits are required for any external signs. Please contact the County Planner for the application.

Sign conformance and elevations removed from set and will be submitted separate from the building permit.

The walls surrounding the toilets are to be non-absorbent for a height of 48" and 2' past on each side of the toilet.

The walls surrounding the toilets are to be non-absorbent, either FRP or aluminum diamond plate, for a height of 48" and 2' past on each side of the toilet.

The water closets in Building 1 will require right hand flush models.

The water closets in Building 1 were updated to facilitate a left handed flush.