



SAN MIGUEL COUNTY BOARD OF REVIEW - BUILDING DEPARTMENT

BOARD OF REVIEW MEETING AGENDA MONDAY, JANUARY 8, 2024 – 2:00 PM

Join Zoom Meeting

[https://us06web.zoom.us/j/89151722566?
pwd=e2Ta9ziZpWYW9aUNpFumnQyVJj4JCv.1](https://us06web.zoom.us/j/89151722566?pwd=e2Ta9ziZpWYW9aUNpFumnQyVJj4JCv.1)

Meeting ID: 891 5172 2566

Passcode: 126738

MEETING INFORMATION - To join the meeting virtually: <https://zoom.us/join>, Meeting ID: 891 5172 2566, Password: 126738 Audio only: Dial +1(719) 359- 4580 or +1(720) 707-2699 (long distance rates may apply).

2:00 P.M. SITE VISIT

3:00 P.M. CALL TO ORDER

APPROVAL OF MINUTES

Review and approval of May 1st, 2023 minutes.

Board of Review May 1st, 2023 Meeting Minutes

[BOR Minutes 5-1-2023.pdf](#)

REVIEW OF AGENDA

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Please limit comments to 3 minutes. If comments are not related to an item on the agenda, there will be no Board response or action taken since the topic was not posted with proper notice and any comment could potentially violate the Colorado Open Meetings Law.

PUBLIC HEARING TO CONSIDER AN APPEAL FOR A BUILDING CODE DECISION SUBMITTED BY SMITH LAW FIRM ON BEHALF OF PETER PITTS

Pitts Notice of Appeal

[2023.11.15 Pitts Notice of Appeal FNL \(w_ sched\) \(1\).pdf](#)

Memorandum to San Miguel County Board of Review from Matt Gonzales, Building Official in

regards to the Pitts Appeal
[Memorandum MG to BOR.pdf](#)

Building Code References

[2018 IBC Section 202 - Definition of Automatic Sprinkler System.pdf](#)
[2018 IBC Section 202 - Definition of Fire Area.pdf](#)
[2018 IBC Section 310 - R occupancy groups.pdf](#)
[2018 IBC Section 903.2.8 - Auto Sprinklers R occupancies.pdf](#)
[Resolution 1995-63 Adopting 1994 UBC.pdf](#)
[1994 UBC 201 - Apartment Houses Defined.pdf](#)
[1994 UBC 310 - Group R Occupancies Defined.pdf](#)
[1994 UBC 904.2.8 - Auto Sprinklers in Group R Division I Occupancies.pdf](#)

896 Two Rivers Drive Permit 97127B Documents
[896 Two Rivers Permit 97127B documents.pdf](#)

DISCUSSION & RECOMMENDATION FOR REAPPOINTMENT OF BOARD OF REVIEW MEMBERS

ADJOURN

NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. This meeting is considered a San Miguel County Committee Meeting.

If special accommodations are necessary per ADA, contact 970-728-3844, via email bocc@sanmiguelcountyco.gov prior to the meeting.

The official, designate posting place for all meeting notices will be online at <https://www.sanmiguelcountyco.gov/liveagenda>. Use this link to view the live agenda with any last-minute changes. To be automatically notified, please sign up at www.sanmiguelcountyco.gov, sign-up for alerts and follow the prompts.



AGENDA ITEM

TITLE:

Board of Review May 1st, 2023 Meeting Minutes

Presented by:

Time needed:

PREPARED BY:

Lily Briggs, Building

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[BOR Minutes 5-1-2023.pdf](#)

Description:



SAN MIGUEL COUNTY BOARD OF REVIEW BUILDING DEPARTMENT

BOARD OF REVIEW MEETING AGENDA MONDAY, MAY 1, 2023 – 4:00 PM

MEETING INFORMATION - This meeting will be held online due to the COVID-19 virus. To join the meeting: <https://zoom.us/join>, Meeting ID: 894 5370 1775 Password: 771746; Audio only: Dial 17207072699 or 1-253-215-8782 (long-distance rates may apply).

Call to order: 4:10pm May 1st, 2023

Roll Call:

Ken Watt

Emory Smith

Jon Foote

Frank Hensen

Staff: Amy Markwell, Rachel Allen, Edie Montague, Lily Briggs, Matt Gonzales, & Nancy Willis

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Please limit comments to 3 minutes. If comments are not related to an item on the agenda, there will be no Board response or action taken since the topic was not posted with proper notice and any comment could potentially violate the Colorado Open Meetings Law.

Closed public comment at 4:12pm

1) APPROVAL OF MINUTES, BUILDING DEPARTMENT AND BOARD OF REVIEW COMMENTS

Continued from March 23, 2023 meeting. Approval of the February 24, 2022 minutes. Incorrect signature on the prior draft.

BORMinutes2-24-2022 TO BE SIGNED.pdf

Made Motion: Jon Foote

Second: Emory Smith

Discussion: No discussion

All: I

Approval of the March 23, 2023 minutes

BOR Minutes 3-23-2023 TO BE APPROVED.pdf

Motion to Approve: Jon Foote

Second: Frank Hensen

Discussion: None

All: I

2) REVIEW AND DISCUSSION OF THE 2018 INTERNATIONAL BUILDING CODE

a) Construction Mitigation Code

1. **Jon:** Notes that it follows other mitigation plans he has seen.
Common sense plan.
2. **Ken:** Does not think that this mitigation plan allows for people to build homes for themselves, goes away from “normal” people to build homes, side jobs will go away.
3. **Emory:** Agrees with Ken, feels like this document corresponds with more HOA, town of telluride, and town of Mtn Village. Sees the document is an overreach from the County.
4. **Frank:** Agrees with Ken and Emory: Dust doesn’t seem to be an issue in the county. Understands within town limits, watering sites to control dust, should not be within the county boundaries. Frank thinks the plan draft is overzealous. CMP should be very broad and cover generalities.
5. **Matt:** Do HOAs enforce their CMP? Who does this? Wants to use the CMP for the county to mitigate when there isn’t an HOA to enforce a CMP. Wants to have some “teeth” in mitigating the effects on neighborhoods/environment that building has.
6. **Rachel:** Looking at other CMP, they outline “applicability”. The County could specifically mitigate high-density areas, and not enforce unintended consequences to other projects that this would not apply.
7. **Matt:** We could set the applicability if you are building within 200 feet of another SFR.
8. **Matt:** Bear Proof Trash Can: Would like to enforce, because this is the number one complaint the County is receiving.
9. **Matt:** Construction hours 7-6, 7 days a week, then HOA would dictate any more stringent hours. Loud noises prohibited on Sundays.
10. **All in favor of this hour/noise change.**
11. **Emory:** Item D. Everything after the first sentence should be deleted.
12. **Matt:** Strike item D.
13. **Matt:** Change item E. language to take out acreage requirements and leave it to the discretion of the Building Official.
14. **Matt:** Going to take this draft document, make the edits discussed

during this meeting and include it in the amendments to the building code that San Miguel County Adopted.

b) Square footage threshold and energy pathways. Requiring a HERs for one- & two-(1) family dwellings and townhouses over 3,600 square feet

1. **Matt:** Keep square feet thresholds as they are now. Make amendment above for all homes 3,600 sq. ft., including log homes, to have HERs.

c) Establish 18 percent ratio of floor area to glazing in homes less than 3600 square feet when using the prescriptive energy pathway in the 2018 IECC

1. Everyone agrees to keep energy code as is.

d) Wildfire resistant construction code. House Bill 23-166

e) Ken: Housekeeping

1. Emory and Ken were one-year terms as of 2/24/2023.
 - a. **Emory:** Willing to stay for another year.
 - b. **Frank:** Motion to reappoint Emory and Ken for next term
 - c. **Jon:** Second
 - d. **Frank, Emory, & Jon:** I

3) ADJOURN

MOTION by Jon Foote to adjourn meeting

SECOND by Frank Hensen **PASSED** 3-0

These minutes summarize the final decision made by the Board at the referenced meeting. This meeting was also audio recorded and that recording is available for review. In the event there is confusion as to what the final decision of the Board is, the Board will rely on the audiotape/file to interpret the Board's intent. The audiotape/file shall act as an official record of these proceedings for any necessary purpose when, in the opinion of the Board, the minutes are in any way insufficient. An audio copy of the Board of Appeal's proceedings is available on the website at <https://www.sanmiguelcountyco.gov/661/Agendas-and-Minutes> or by contacting the Deputy Clerk to the Board.

Respectfully Submitted,

Lily Briggs, Building Department

Approved on January 8th, 2024

SAN MIGUEL COUNTY BOARD OF REVIEW

Ken Watt, Chair



AGENDA ITEM

TITLE:

Pitts Notice of Appeal

Presented by:

Time needed:

PREPARED BY:

Lily Briggs, Building

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[2023.11.15 Pitts Notice of Appeal FNL \(w_ sched\) \(1\).pdf](#)

Description:



NATE@TELLURIDEFIRM.COM

970-369-9070

P.O. BOX 1616, TELLURIDE, CO 81435

TELLURIDEFIRM.COM

November 15, 2023

Via email at mattg@sanmiguelcountyco.gov

San Miguel County Board of Review
c/o Matt Gonzales, Building Official
San Miguel County
333 W Colorado Avenue, 3rd Floor
Telluride, CO 81435

RE: Notice of Appeal of Decision by Peter Pitts of County Building Official Pursuant to C.R.S. §§ 30-28-206 and 30-28-207 and Sam Miguel County Resolution No. 2022-25 (the “**Appeal**”)

Dear Mr. Gonzales:

This firm represents Peter Pitts (the “**Applicant**”) in all matters related to 896 Two Rivers Dr., Morningstar Condominiums Units 2 and 4, Telluride, CO 81435 (“**Units 2 and 4**”). The Applicant received an Application Deficiency Notice dated October 16, 2023, which concluded that the county has rejected his application for a building permit (the “**Deficiency Notice**”). Deficiency Notice comment B2 stated that Units 2 and 4 must be sprinkled. A copy of the Deficiency Notice is attached here as Schedule 1. This Notice of Appeal hereby seeks to appeal that requirement.

I. Background

896 Two Rivers Dr. has contained four residential units for over twenty years (the “**Building**”). Recently, the family of the Applicant learned that Units 2 and 4 were zoned as commercial units, not residential. Accordingly, on behalf of the Applicant, the family successfully rezoned Units 2 and 4 to residential uses in an effort to sell Units 2 and 4 to local buyers. As part of the rezoning process, the county required that the Units be inspected by the Building Official for compliance with the residential building codes. Unfortunately, because of updates to the building codes, Units 2 and 4 are now required to have fire suppression, despite the Building’s exclusively residential existence for over twenty years.

II. Reasons for Appeal

The Applicant requests a special exception to the requirement in the Deficiency Notice that Units 2 and 4 be sprinkled because sprinkling Units 2 and 4 (i) would do little to promote fire suppression within the Building and the Two Rivers community and (ii) would be disruptive and cost prohibitive. Thus, the Applicant asks the San Miguel County Board of Review (the “**SMCBOR**”) to grant a special exception to the building code. More specifically, the reasons for this request are as follows:

A. Sprinkling would provide minimal fire suppression to the Building and community

Of the four units located within the Building, units 1 and 3 have been zoned as residential units since the 1990s. Those units were constructed to code at that time and no changes have occurred within those units. Those units are not sprinkled because such a requirement did not exist at the time of their construction. These two existing residential units would remain unsprinkled.

If sprinkled, Units 2 and 4 would be the only units within the building to have fire suppression. Very little benefit would derive from fire suppression in the Units because much of the building would still not have fire suppression. For example, a fire in Unit 3, if not contained by fire fighters, would still likely damage the entirety of the building with or without the presence of fire suppression in Units 2 and 4.

Additionally, if sprinkled, the Units 2 and 4 would also be the only residences within the Two Rivers community to be sprinkled, providing little benefit to the community.

B. Sprinkling would be cost prohibitive and disruptive given the existing infrastructure of the Building

Installing the sprinklers is a significant project. The developer did not construct the Building to be compatible to modern fire suppression. Fire suppression requirements a 2" tap. The Building does not have a 2" tap. A new 2" tap would need to be connected to the mainline water line within the Two Rivers community then run to Units 2 and 4. Connecting the 2" line would require that the Applicant trench a portion of Two Rivers Drive through the entire length of the building's driveway, then into the building's garage. Such work would block traffic on portions of Two Rivers Drive and displace parking for all units within the Building.

Once inside, the fire suppression line would need run from an equipment room within the building to Units 2 and 4. Installing the sprinkler would require significant demolition of wall and ceiling drywall within Units 2 and 4. This work would also displace the current tenants within Units 2 and 4. Thus, such a project would be very disruptive.

The Applicant's contractor has estimated a cost of \$125,000 to \$150,000 to sprinkle Units 2 and 4. These unplanned costs would then need to be passed onto the local buyers of Units 2 and 4. Accordingly, fire suppression could increase the sale price of these Units 2 and 4 upwards of \$75,000 each. This would not only make each unit less affordable for local buyers, but also put at risk that Units 2 and 4 not appraise, which could make it difficult for buyers to obtain lending.

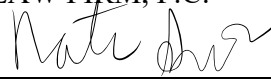
III. Conclusion

The Applicant requests that the SMCBOR approve a special exception and not require sprinkling of Units 2 and 4. Fire suppression would provide little benefit to the Building, its owners, and the Two Rivers community. Such work would require a massive undertaking to retrofit the Building for fire suppression, including excavation of Two Rivers Drive, the Buildings' driveway, and garages along with removal of drywall throughout Units 2 and 4. The costs of this undertaking would negatively impact the affordability of Units 2 and 4 when being sold to local buyers. Please approve the Applicant's request for an exception to this building code requirement.

Thank you for your consideration of this Appeal.

Sincerely,

SMITH LAW FIRM, P.C.

By: 
Nathaniel R. Smith, President

Schedule 1



333 W Colorado Ave, 3rd Floor, Telluride, CO 81435 970-729-3923

APPLICATION DEFICIENCY NOTICE

DATE: October 16, 2023

APPLICATION REFERENCE: Flora, Tiare, ALTERATIONMIXED-2023-001 - 896 TWO RIVERS DR 4

Dear Applicant:

The items you submitted for the above-referenced permit have been reviewed by the County representatives responsible for approving different aspects of your application. Attached to this notice is a list of comments in response to the materials submitted.

Each of the items on the attached list require responses and revised materials be created and re-submitted before any further action can be taken on this permit. A hold is placed on this application and the time it takes you to respond to this list of items is excluded in calculating permit processing timeframes. Once corrected and/or new materials are submitted, your permit processing timeframe will begin again.

A complete response to each of the items on the attached list is required to be submitted ***at the same time***. As applicable, a complete response is required to include:

1. A written document addressing all of your responses.
2. New and/or updated technical reports.
3. New and/or corrected plans. Please note that revisions to previously submitted plans are required to be identified by clouding, must be noted in a revision list on the plan sheet(s), and are required to be incorporated into a full set of revised plans.
4. A transmittal that itemizes everything being resubmitted.
5. A copy of the entire resubmittal must be provided electronically (either on a thumb drive or uploaded via the permit portal).

Your response must be received by our Department within 90 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.

Thank you for your anticipated cooperation in submitting the items requested by staff. We look forward to working with you as this application continues to be processed.

APPLICATION DEFICIENCY NOTICE

DATE: October 16, 2023

APPLICATION REFERENCE: Flora, Tiare, ALTERATIONMIXED-2023-001

BUILDING DIVISION COMMENTS - contact Lily Briggs (lilyb@sanmiguelcountyco.gov)

1. Please revise building plans with changes noted in deficiency comments.

Two Rivers Plans for permit 9.2023.pdf

1. B1 Clarify and label each unit and each unique space in the unit, i.e. Unit 1 kitchen, Unit 1 bedroom, Unit 2 bathroom, etc.

B2 R-2 Occupancy requires the building to be sprinkled throughout each living unit. Please submit fire sprinkler plans.

B3 Please provide wall assembly and floor/ceiling assembly details showing not less than ½ hour fire resistance rated construction for all separations between dwelling units and sleeping units.



AGENDA ITEM

TITLE:

Memorandum to San Miguel County Board of Review from Matt Gonzales, Building Official in regards to the Pitts Appeal

Presented by:

Time needed:

PREPARED BY:

Lily Briggs, Building

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[Memorandum MG to BOR.pdf](#)

Description:



BUILDING DEPARTMENT

MATT GONZALES, BUILDING OFFICAL

MEMORANDUM

TO: San Miguel County Board of Review

CC: Amy Markwell, County Attorney
Rachel Allen, Assistant County Attorney
Nate Smith, counsel to Peter Pitts as the Appellant

FROM: Matt Gonzales, San Miguel County Building Official 

DATE: 2 January 2024

RE: 896 Two Rivers Dr., Units 2 and 4 and the requirement for automatic fire suppression system

On September 20, 2023, a building permit application, permit ALTERATIONMIXED-2023-001, was received for 896 Two Rivers Drive, to convert a previously permitted “commercial” space into two residential units. This application was submitted by the Appellant, Peter Pitts (Appellant), through his authorized agent, Tiara Flora, as a condition of the San Miguel County (SMC) Planning Department’s approval of a Major PUD Amendment.

As SMC Building Department conducted a plan review as part of the normal course of operation for building permit applications, it was determined that amendment to residential use in Units 2 and 4 (permitted as commercial space) would require the installation of automatic sprinkler systems. The Appellant appealed this decision due to the cost and scope associated with such installation.

I. BACKGROUND

In 1998, a certificate of occupancy was issued to the same address for “two residential units and one commercial unit.” The building consisted of a three-levels: an upper-level residential unit, grade-level commercial space,” and a partially below grade/walkout residential unit. According to the applicant, the commercial space was soon illegally converted into two more residential units. In 2022, the upper-level and lower-level residential units were sold and the Appellant sought to sell the commercial space being used as illegal residential units but was unable to do so due to the lack of proper certificate of occupancy.

As the Major PUD Amendment process began, SMC Building Department staff met with representatives of the Appellant at the property to conduct informal observations. Topics such as automatic sprinkler systems and fire-rated assemblies were discussed. SMC staff informed the Appellant’s representatives that complete architectural drawings would be required in order to apply for a building permit.

II. PLAN REVIEW/CODE ANALYSIS

After permit ALTERATIONMIXED-2023-001 was submitted, SMC Building Department staff conducted a formal plan review as per standard procedure. Per Section 111.1 “Change of Occupancy” in the 2018 IBC, “A building or structure shall not be used or occupied, and a change of occupancy of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor [SIC] as provided herein.” The determination made by the SMC Building Official is that the new occupancy group for the two illegal residential units would be R-2 as defined in the 2018 IBC:

310.3 Residential Group R-2.

Residential Group R-2 occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

Apartment houses (emphasis added)

Congregate living facilities (nontransient) with more than 16 occupants

Boarding houses (nontransient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Hotels (nontransient)

Live/work units Motels (nontransient)

Vacation timeshare properties

The new occupancy group classification for the illegal units *cannot* be R-3 based on the following 2018 IBC definition:

310.4 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units (emphasis added)

Care facilities that provide accommodations for five or fewer persons receiving care

Congregate living facilities (nontransient) with 16 or fewer occupants

Boarding houses (nontransient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants

Other residential occupancies outlined in the IBC are not applicable either (i.e. hotels, transient occupancies, halfway houses, assisted living facilities, etc.).

Per the 2018 IBC, Section 903.2.8, “An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.” There are no exemptions for R-2 occupancy groups.

Because the illegal residential units cannot be considered single or two-family dwellings or townhouses by the 2018 IRC's definition, they are categorically excluded from any automatic sprinkler system exemption that may exist in SMC's building code amendments per Resolution 2023-01.

III.1994 UBC AND RESOLUTION 1995-63

The Appellant states that the automatic sprinkler system requirement for the proposed occupancy change from "commercial" to residential is due to the fact that the code has changed since the building was originally built. But that is not the case

The commercial space was originally permitted under the 1994 UBC per SMC Resolution 1995-63. A general designation of "commercial" was applied to the unit at that time, although a clearer occupancy classification should have been delineated originally in the permit documents but was not. Depending on the assigned occupancy group of the "commercial" space in the original approval, an automatic sprinkler system would have been required originally.

Had the Appellant applied for the occupancy change currently requested at the initiation of the building permit, the building would have fallen under the Group R, Division 1 occupancy classification as defined in the 1994 UBC as an "apartment house" defined in the same code cycle. And in 904.2.8 there was a requirement for automatic sprinkler systems.

IV. SUMMARY

It is the position of the Building Official that the commercial space will be assigned R-2 occupancy when certificates of occupancy are able to be issued for residential uses. It is also the position of the Building Official that R-2 occupancies, in this case Units 2 and 4 at 896 Two Rivers Drive, are required to have automatic sprinkler systems installed to be code-compliant.

At this time, because Units 1 and 3 were issued certificates of occupancy for residential use and are not requesting changes of occupancy classification, we view those units as conforming. If the owners of units 1 and 3 were to remodel their units and the scope of their work rose to "level 3" alteration as outlined in the International Existing Building Code, the Building Official would require the installation of automatic sprinkler systems at that time. If that were to happen, it could be possible that those applicants may be interested in installing sprinklers or pursuing an appeal as well.



AGENDA ITEM

TITLE:

Building Code References

Presented by:

Time needed:

PREPARED BY:

Lily Briggs, Building

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[2018 IBC Section 202 - Definition of Automatic Sprinkler System.pdf](#)

[2018 IBC Section 202 - Definition of Fire Area.pdf](#)

[2018 IBC Section 310 - R occupancy groups.pdf](#)

[2018 IBC Section 903.2.8 - Auto Sprinklers R occupancies.pdf](#)

[Resolution 1995-63 Adopting 1994 UBC.pdf](#)

[1994 UBC 201 - Apartment Houses Defined.pdf](#)

[1994 UBC 310 - Group R Occupancies Defined.pdf](#)

[1994 UBC 904.2.8 - Auto Sprinklers in Group R Division I Occupancies.pdf](#)

Description:

Stories, as used in this definition, do not include balconies within assembly groups or *mezzanines* that comply with Section 505.

[BG] ATTIC. The space between the ceiling framing of the top story and the underside of the roof.

[F] AUDIBLE ALARM NOTIFICATION APPLIANCE. A notification appliance that alerts by the sense of hearing.

[F] AUTOMATIC. As applied to fire protection devices, a device or system providing an emergency function without the necessity for human intervention and activated as a result of a predetermined temperature rise, rate of temperature rise or combustion products.

[F] AUTOMATIC FIRE-EXTINGUISHING SYSTEM. An *approved* system of devices and equipment which *automatically* detects a fire and discharges an *approved* fire-extinguishing agent onto or in the area of a fire.

[F] AUTOMATIC SMOKE DETECTION SYSTEM. A *fire alarm system* that has initiation devices that utilize *smoke detectors* for protection of an area such as a room or space with detectors to provide early warning of fire.

[F] AUTOMATIC SPRINKLER SYSTEM. An *automatic sprinkler system*, for fire protection purposes, is an integrated system of underground and overhead piping designed in accordance with fire protection engineering standards. The system includes a suitable water supply. The portion of the system above the ground is a network of specially sized or hydraulically designed piping installed in a structure or area, generally overhead, and to which *automatic* sprinklers are connected in a systematic pattern. The system is usually activated by heat from a fire and discharges water over the fire area.

[F] AUTOMATIC WATER MIST SYSTEM. A system consisting of a water supply, a pressure source and a distribution piping system with attached nozzles, which, at or above a minimum operating pressure defined by its listing, discharges water in fine droplets meeting the requirements of NFPA 750 for the purpose of the control, suppression or extinguishment of a fire. Such systems include wet-pipe, dry-pipe and pre-engineered, local-application or total-flooding systems.

[F] AVERAGE AMBIENT SOUND LEVEL. The root mean square, A-weighted sound pressure level measured over a 24-hour period, or the time any person is present, whichever time period is less.

[BG] AWNING. An architectural projection that provides weather protection, identity or decoration and is partially or wholly supported by the building to which it is attached. An awning is comprised of a lightweight *frame structure* over which a covering is attached.

[BF] BACKING. The wall or surface to which the *veneer* is secured.

[BE] BALANCED DOOR. A door equipped with double-pivoted hardware so designed as to cause a semicounterbalanced swing action when opening.

[F] BALED COTTON. A natural seed fiber wrapped in and secured with industry accepted materials, usually consisting of burlap, woven polypropylene, polyethylene or cotton or sheet polyethylene, and secured with steel, synthetic or wire

bands or wire; also includes linters (lint removed from the cottonseed) and motes (residual materials from the ginning process).

[F] BALED COTTON, DENSELY PACKED. Cotton made into banded bales with a packing density of not less than 22 pounds per cubic foot (360 kg/m³), and dimensions complying with the following: a length of 55 inches (1397 mm), a width of 21 inches (533.4 mm) and a height of 27.6 to 35.4 inches (701 to 899 mm).

[BS] BALLAST. In roofing, ballast comes in the form of large stones or paver systems or light-weight interlocking paver systems and is used to provide uplift resistance for roofing systems that are not adhered or mechanically attached to the *roof deck*.

[F] BARRICADE. A structure that consists of a combination of walls, floor and roof, which is designed to withstand the rapid release of energy in an *explosion* and which is fully confined, partially vented or fully vented; or other effective method of shielding from explosive materials by a natural or artificial barrier.

Artificial barricade. An artificial mound or revetment a minimum thickness of 3 feet (914 mm).

Natural barricade. Natural features of the ground, such as hills, or timber of sufficient density that the surrounding exposures that require protection cannot be seen from the magazine or building containing explosives when the trees are bare of leaves.

[BS] BASE FLOOD. The *flood* having a 1-percent chance of being equaled or exceeded in any given year.

[BS] BASE FLOOD ELEVATION. The elevation of the *base flood*, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the *Flood Insurance Rate Map* (FIRM).

[BS] BASEMENT (for flood loads). The portion of a building having its floor subgrade (below ground level) on all sides. This definition of "Basement" is limited in application to the provisions of Section 1612.

[BG] BASEMENT. A *story* that is not a *story above grade plane* (see "*Story above grade plane*"). This definition of "Basement" does not apply to the provisions of Section 1612 for flood loads.

[BS] BEARING WALL STRUCTURE. A building or other structure in which vertical *loads* from floors and roofs are primarily supported by walls.

[BS] BED JOINT. The horizontal layer of *mortar* on which a *masonry unit* is laid.

[BE] BLEACHERS. Tiered seating supported on a dedicated structural system and two or more rows high and is not a building element (see "*Grandstand*").

[BG] BOARDING HOUSE. A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

[F] BOILING POINT. The temperature at which the vapor pressure of a *liquid* equals the atmospheric pressure of 14.7 pounds per square inch (psia) (101 kPa) or 760 mm of mer-

DEFINITIONS

[F] FABRICATION AREA. An area within a semiconductor fabrication facility and related research and development areas in which there are processes using hazardous production materials. Such areas are allowed to include ancillary rooms or areas such as dressing rooms and offices that are directly related to the fabrication area processes.

[A] FACILITY. All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a *site*.

[BS] FACTORED LOAD. The product of a *nominal load* and a *load factor*.

[BS] FENESTRATION. Products classified as either vertical fenestration or skylights and sloped glazing, installed in such a manner as to preserve the weather-resistant barrier of the wall or roof in which they are installed. Fenestration includes products with glass or other transparent or translucent materials.

[BS] FENESTRATION, VERTICAL. Windows that are fixed or movable, opaque doors, glazed doors, glazed block and combination opaque and glazed doors installed in a wall at less than 15 degrees from the vertical.

[BS] FIBER-CEMENT (BACKER BOARD, SIDING, SOFFIT, TRIM AND UNDERLAYMENT) PRODUCTS. Manufactured thin section composites of hydraulic cementitious matrices and discrete nonasbestos fibers.

[BF] FIBER-REINFORCED POLYMER. A polymeric composite material consisting of reinforcement fibers, such as glass, impregnated with a fiber-binding polymer which is then molded and hardened. Fiber-reinforced polymers are permitted to contain cores laminated between fiber-reinforced polymer facings.

[BS] FIBERBOARD. A fibrous, homogeneous panel made from lignocellulosic fibers (usually wood or cane) and having a density of less than 31 pounds per cubic foot (pcf) (497 kg/m³) but more than 10 pcf (160 kg/m³).

FIELD NAILING. See "Nailing, field."

FIRE ALARM BOX, MANUAL. See "Manual fire alarm box."

[F] FIRE ALARM CONTROL UNIT. A system component that receives inputs from *automatic* and *manual fire alarm* devices and may be capable of supplying power to detection devices and transponders or off-premises transmitters. The control unit may be capable of providing a transfer of power to the notification appliances and transfer of condition to relays or devices.

[F] FIRE ALARM SIGNAL. A signal initiated by a *fire alarm-initiating device* such as a *manual fire alarm box*, *automatic fire detector*, *waterflow switch* or other device whose activation is indicative of the presence of a fire or fire signature.

[F] FIRE ALARM SYSTEM. A system or portion of a combination system consisting of components and circuits arranged to monitor and annunciate the status of *fire alarm* or *supervisory signal-initiating devices* and to initiate the appropriate response to those signals.

[BF] FIRE AREA. The aggregate floor area enclosed and bounded by *fire walls*, *fire barriers*, *exterior walls* or *horizontal assemblies* of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

[BF] FIRE BARRIER. A fire-resistance-rated wall assembly of materials designed to restrict the spread of fire in which continuity is maintained.

[F] FIRE COMMAND CENTER. The principal attended or unattended location where the status of detection, alarm communications and control systems is displayed, and from which the systems can be manually controlled.

[BF] FIRE DAMPER. A *listed* device installed in ducts and air transfer openings designed to close *automatically* upon detection of heat and resist the passage of flame. Fire dampers are classified for use in either static systems that will *automatically* shut down in the event of a fire, or in dynamic systems that continue to operate during a fire. A dynamic fire damper is tested and rated for closure under elevated temperature airflow.

[F] FIRE DETECTOR, AUTOMATIC. A device designed to detect the presence of a fire signature and to initiate action.

[BF] FIRE DOOR. The door component of a *fire door assembly*.

[BF] FIRE DOOR ASSEMBLY. Any combination of a *fire door*, frame, hardware and other accessories that together provide a specific degree of fire protection to the opening.

FIRE DOOR ASSEMBLY, FLOOR. See "Floor fire door assembly."

[BF] FIRE EXIT HARDWARE. *Panic hardware* that is *listed* for use on *fire door assemblies*.

[F] FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

[BF] FIRE PARTITION. A vertical assembly of materials designed to restrict the spread of fire in which openings are protected.

[BF] FIRE PROTECTION RATING. The period of time that an opening protective will maintain the ability to confine a fire as determined by tests specified in Section 716. Ratings are stated in hours or minutes.

[F] FIRE PROTECTION SYSTEM. *Approved* devices, equipment and systems or combinations of systems used to detect a fire, activate an alarm, extinguish or control a fire, control or manage smoke and products of a fire or any combination thereof.

[BF] FIRE-RATED GLAZING. Glazing with either a *fire protection rating* or a *fire-resistance rating*.

[BF] FIRE RESISTANCE. That property of materials or their assemblies that prevents or retards the passage of excessive heat, hot gases or flames under conditions of use.

[BF] FIRE-RESISTANCE RATING. The period of time a building element, component or assembly maintains the ability to confine a fire, continues to perform a given structural function, or both, as determined by the tests, or the methods based on tests, prescribed in Section 703.

SECTION 310 RESIDENTIAL GROUP R

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code*.

310.2 Residential Group R-1. Residential Group R-1 occupancies containing *sleeping units* where the occupants are primarily *transient* in nature, including:

- Boarding houses (transient)* with more than 10 occupants
- Congregate living facilities (transient)* with more than 10 occupants
- Hotels (*transient*)
- Motels (*transient*)

310.3 Residential Group R-2. Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

- Apartment houses
- Congregate living facilities (nontransient)* with more than 16 occupants
 - Boarding houses (nontransient)*
 - Convents
 - Dormitories
 - Fraternities and sororities
 - Monasteries
- Hotels (nontransient)
- Live/work units*
- Motels (nontransient)
- Vacation timeshare properties

310.4 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

- Buildings that do not contain more than two *dwelling units*
- Care facilities that provide accommodations for five or fewer persons receiving care
- Congregate living facilities (nontransient)* with 16 or fewer occupants
 - Boarding houses (nontransient)*
 - Convents
 - Dormitories
 - Fraternities and sororities
 - Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with five or fewer *guest rooms* and 10 or fewer occupants

310.4.1 Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

310.4.2 Lodging houses. Owner-occupied *lodging houses* with five or fewer *guest rooms* and 10 or fewer total occupants shall be permitted to be constructed in accordance with the *International Residential Code*.

310.5 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Group homes*
- Halfway houses
- Residential board and care facilities
- Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

310.5.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving custodial care, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

310.5.2 Condition 2. This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

SECTION 311 STORAGE GROUP S

311.1 Storage Group S. Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

311.1.1 Accessory storage spaces. A room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.

311.2 Moderate-hazard storage, Group S-1. Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

- Aerosol products, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)

[F] 903.2.6 Group I. An *automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

Exceptions:

1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
2. An *automatic sprinkler system* is not required where Group I-4 day care facilities are at the *level of exit discharge* and where every room where care is provided has not fewer than one exterior exit door.
3. In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the *level of exit discharge*, and all floors below the *level of exit discharge* other than areas classified as an open parking garage.

[F] 903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

[F] 903.2.7.1 High-piled storage. An *automatic sprinkler system* shall be provided in accordance with the *International Fire Code* in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

[F] 903.2.8 Group R. An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

[F] 903.2.8.1 Group R-3. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

[F] 903.2.8.2 Group R-4, Condition 1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4, Condition 1 occupancies.

[F] 903.2.8.3 Group R-4, Condition 2. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4, Condition 2 occupancies.

[F] 903.2.8.4 Care facilities. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3

shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

[F] 903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

[F] 903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more stories above *grade plane*, including basements, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one story above *grade plane*, with a *fire area* containing a repair garage exceeding 12,000 square feet (1115 m²).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

[F] 903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet (566 m³) shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

[F] 903.2.10 Group S-2 enclosed parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 12,000 square feet (1115 m²).
2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

[F] 903.2.10.1 Commercial parking garages. An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor

CO -> 7/1/98
App -> 8/11/97

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF SAN MIGUEL COUNTY, COLORADO
AMENDING RESOLUTION #1991-57 CONCERNING REGULATION
OF STRUCTURES, AND ADOPTING BY REFERENCE OF THE 1994 EDITION
OF THE UNIFORM BUILDING CODE, THE 1994 UNIFORM CODE
FOR BUILDING CONSERVATION, THE 1994 UNIFORM CODE
FOR THE ABATEMENT OF DANGEROUS BUILDINGS,
THE 1994 UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, AND
THE GUIDELINES FOR MANUFACTURED HOUSING INSTALLATION**

Resolution #1995- 63

WHEREAS, pursuant to Section 30-28-201, C.R.S., as amended, et seq., the San Miguel County Board of Commissioners, by Resolution #1991-57, enacted on September 12, 1991, adopted a building code for the unincorporated area of San Miguel County, which code included by reference certain designated provisions of the 1991 Uniform Building Code, the 1991 One and Two Family Dwelling Code, the 1991 Uniform Code for the Abatement of Dangerous Buildings, the 1991 Uniform Fire Code, the 1991 Uniform Fire Code Standards, the 1991 Uniform Mechanical Code, the 1991 Uniform Plumbing Code, the Uniform Code for Solar Energy Installations, the Uniform Code for Building Conservation, the San Miguel County Steep Slope Resolution, the House Moving Resolution; the Washington Association of Building Officials Solid Fuel Appliances Installation Requirements, and which repealed all prior resolutions or portions thereof in conflict or inconsistent with said codes, as well as providing for penalties for violations of the codes and a schedule of fees; and

WHEREAS, Section 30-28-204, C.R.S., as amended, authorizes the Board of County Commissioners from time to time by resolution to alter and amend any county building code after conducting a duly noticed public meeting; and

WHEREAS, the San Miguel County Board of Commissioners conducted a duly noticed public hearing on December 19, 1995, in accordance with applicable legal requirements, at which testimony and evidence was received concerning those certain amendments to the Building Codes previously adopted by Resolution 1991-57 as recommended by the San Miguel County Building Official and the San Miguel County Building Board of Appeals; and

WHEREAS, the recommendations of the San Miguel County Building Official, following consultation with the San Miguel County Building Board of Appeals, regarding amendments to the San Miguel County Building Code are set forth in his report entitled "Proposed 1994 UBC Code Adoption (for implementation in 1996)", a copy of which is attached hereto and incorporated herein by reference as Exhibit "A", in which report the Building Official proposes that the Board of Commissioners adopt the following building codes by reference, subject to certain specified revisions, and that those codes adopted by Resolution 1991-57 be repealed:

1.) Cable guardrails are prohibited.

12. Volume One, Section 509.3 - Openings shall be amended to read as follows: Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches (305 mm) in diameter cannot pass through. Cable, rope or similar materials for the construction of a guard rail assembly is prohibited .

13. Volume One, Section 1003.1 - Number of Exits shall be amended to add the following sentence: All required exits must be a safe means of ingress/egress which may involve additional protection from the possibility of snow or ice shedding.

14. Volume One, Section 1203.2 - Light shall be amended to include the following exception:

Exception: The glazed areas may be omitted in rooms where an approved mechanical ventilation system is provided per Section 1203.3 whereby artificial light is provided capable of producing an average illumination of 6 footcandles over the area of the room at a height of 30 inches above the floor level and where an emergency escape is not required per Section 310.4.

15. Volume One, Appendix Chapter 13 shall require compliance with the Prescriptive Energy Code for San Miguel County or demonstrate compliance with the Model Energy Code by submitted energy calculations from a qualified Colorado registered professional engineer.

16. Volume One, Appendix Chapter 30 shall include the following: ANSI/ASME A17.1 - 1987, Safety Code for Elevators and Escalators, including supplements A17.1a - 1988, A17.1b - 1989, and to ANSI/ASME A17.3a - 1986.

Safety Code for Existing Elevators and Escalators, including Supplements A17.3a - 1989, published by the American Society of Mechanical Engineers.

Structural Welding Code - Reinforcing Steel, AWS D1.4-92, (UBC Standard 19-2).

American National Standard of Accessible and Useable Building and Facilities, A1117.1 - 1992 published by the Council of American Building Officials as modified or amended in the Uniform Building Code referenced herein.

B: *The Uniform Building Code, Volume Two - Structural Engineering Design Provisions, 1994 Edition, is hereby adopted.*

C. *The Uniform Building Code, Volume Three - Material,*

ADDITION is an extension or increase in floor area or height of a building or structure.

AEROSOL is a product which is dispensed by a propellant from a metal can up to a maximum size of 33.8 fluid ounces (1000 mL) or a glass or plastic bottle up to a size of 4 fluid ounces (118.2 mL), other than a rim-vented container.

AGRICULTURAL BUILDING is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be a place used by the public.

AISC is the American Institute of Steel Construction, Inc., One East Wacker Drive, Suite 3100, Chicago, Illinois 60601-2001.

ALLEY is any public way or thoroughfare less than 16 feet (4877 mm) but not less than 10 feet (3048 mm) in width which has been dedicated or deeded to the public for public use.

ALTER or **ALTERATION** is any change, addition or modification in construction or occupancy.

AMUSEMENT BUILDING. See Section 408.2.

ANSI is the American National Standards Institute, 1430 Broadway, New York, New York 10018.

APARTMENT HOUSE is any building or portion thereof which contains three or more dwelling units and, for the purpose of this code, includes residential condominiums.

APPROVED, as to materials and types of construction, refers to approval by the building official as the result of investigation and tests conducted by the building official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

APPROVED AGENCY is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved.

APPROVED FABRICATOR is an established and qualified person, firm or corporation approved by the building official pursuant to Section 1701.7 of this code.

AREA. See "floor area."

ASSEMBLY BUILDING is a building or portion of a building used for the gathering together of 50 or more persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking or dining or awaiting transportation.

ASTM is the American Society for Testing and Materials, 1916 Race Street, Philadelphia, Pennsylvania 19103.

ATRIUM is an opening through two or more floor levels other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Floor levels, as used in this definition, do not include balconies within assembly occupancies or mezzanines which comply with Section 507.

AUTOMATIC, as applied to fire-protection devices, is a device or system providing an emergency function without the necessity of human intervention and activated as a result of a predetermined temperature rise, rate of rise of temperature or increase in the level of combustion products.

SECTION 203 — B

BALCONY is that portion of the seating space of an assembly room, the lowest part of which is raised 4 feet (1219 mm) or more above the level of the main floor and shall include the area providing access to the seating area or serving only as a foyer.

BALCONY, EXTERIOR EXIT. See Section 1001.2.

309.7 Sprinkler and Standpipe Systems. When required by other provisions of this code, automatic sprinkler systems and standpipes shall be installed as specified in Chapter 9.

309.8 Special Hazards. For special hazards of Group M Occupancies, see Section 304.8.

Storage and use of flammable and combustible liquids shall be in accordance with the Fire Code.

Buildings erected or converted to house high-piled combustible stock or aerosols shall comply with the Fire Code.

SECTION 310 — REQUIREMENTS FOR GROUP R OCCUPANCIES

310.1 Group R Occupancies Defined. Group R Occupancies shall be:

Division 1. Hotels and apartment houses.

Congregate residences (each accommodating more than 10 persons).

Division 2. Not used.

Division 3. Dwellings and lodging houses.

Congregate residences (each accommodating 10 persons or less).

For occupancy separations, see Table 3-B.

A complete code for construction of detached one- and two-family dwellings is in Appendix Chapter 3, Division III, of this code. When adopted, as set forth in Section 101.3, it will take precedence over the other requirements set forth in Chapter 35 of this code.

310.2 Construction, Height and Allowable Area.

310.2.1 General. Buildings or parts of buildings classed in Group R because of the use or character of the occupancy shall be limited to the types of construction set forth in Table 5-B and shall not exceed, in area or height, the limits specified in Sections 504, 505 and 506.

310.2.2 Special provisions. Walls and floors separating dwelling units in the same building, or guest rooms in Group R, Division 1 hotel occupancies, shall not be of less than one-hour fire-resistive construction.

Group R, Division 1 Occupancies more than two stories in height or having more than 3,000 square feet (279 m²) of floor area above the first story shall not be of less than one-hour fire-resistive construction throughout except as provided in Section 601.5.2.2.

Storage or laundry rooms that are within Group R, Division 1 Occupancies that are used in common by tenants shall be separated from the rest of the building by not less than one-hour fire-resistive occupancy separation.

For Group R, Division 1 Occupancies with a Group S, Division 3 parking garage in the basement or first story, see Section 311.2.2.

For attic space partitions and draft stops, see Section 708.

310.3 Location on Property. For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 503 and Chapter 6.

310.4 Access and Exit Facilities and Emergency Escapes. Exits shall be provided as specified in Chapter 10. (See also Section 1013 for exit markings.)

Access to, and egress from, buildings required to be accessible shall be provided as specified in Chapter 11.

Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

EXCEPTION
window or door
open into the attic

Escape or rescue w
m²). The minimum r
mum net clear openab
as a means of escape
mm) above the floor.

Escape and rescue
have a window well.

1. The clear horiz
minimum accessible
inches (914 mm).

2. Window wells v
an approved permane
open position. The la
well by more than 6 i

Bars, grilles, grates
doors or window wel

1. The devices are
inside without the use

2. The building is

310.5 Light, Ventila
12. The number of pl

310.6 Room Dimens

310.6.1 Ceiling heig
(2286 mm) except as c
partments may have a
jection from the ceilin
(1219 mm) on center,
posed beam ceiling m
shall be measured to t
of the members is not

If any room in a bu
quired in only one hal
mm) from the finished
mum area thereof.

If any room has a fu
thereof, but in no case

310.6.2 Floor area.
shall have not less than
ens shall have an area c
with the requirements

310.6.3 Width. Habi
dimension.

310.7 Efficiency Dwe
of the code except as l

904.2.4.3 Stairs. An automatic sprinkler system shall be installed in enclosed usable space below or over a stairway in Group E, Division 1 Occupancies. See Section 1009.6.

904.2.5 Group H Occupancies.

904.2.5.1 General. An automatic fire-extinguishing system shall be installed in Group H, Divisions 1, 2, 3 and 7 Occupancies.

904.2.5.2 Group H, Division 4 Occupancies. An automatic fire-extinguishing system shall be installed in Group H, Division 4 Occupancies having a floor area of more than 3,000 square feet (279 m²).

904.2.5.3 Group H, Division 6 Occupancies. An automatic fire-extinguishing system shall be installed throughout buildings containing Group H, Division 6 Occupancies. The design of the sprinkler system shall not be less than that required under U.B.C. Standard 9-1 for the occupancy hazard classifications as follows:

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Exit corridors	Ordinary Hazard Group 2 ¹

¹When the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers that needs to be calculated is 13.

904.2.6 Group I Occupancies. An automatic sprinkler system shall be installed in Group I Occupancies.

EXCEPTION: In jails, prisons and reformatorys, the piping system may be dry, provided a manually operated valve is installed at a continuously monitored location. Opening of the valve will cause the piping system to be charged. Sprinkler heads in such systems shall be equipped with fusible elements or the system shall be designed as required for deluge systems in U.B.C. Standard 9-1.

904.2.7 Group M Occupancies. An automatic sprinkler system shall be installed in retail sales rooms classed as Group M Occupancies where the floor area exceeds 12,000 square feet (1115 m²) on any floor or 24,000 square feet (2230 m²) on all floors or in Group M retail sales occupancies more than three stories in height. The area of mezzanines shall be included in determining the areas where sprinklers are required.

904.2.8 Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed throughout every apartment house three or more stories in height or containing 16 or more dwelling units, every congregate residence three or more stories in height or having an occupant load of 20 or more, and every hotel three or more stories in height or containing 20 or more guest rooms. Residential or quick-response standard sprinklers shall be used in the dwelling units and guest room portions of the building.

904.3 Sprinkler System Monitoring and Alarms.

904.3.1 Where required. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:

1. Twenty or more in Group I, Divisions 1.1 and 1.2 Occupancies.
2. One hundred or more in all other occupancies.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitor-



AGENDA ITEM

TITLE:

896 Two Rivers Drive Permit 97127B Documents

Presented by:

Time needed:

PREPARED BY:

Lily Briggs, Building

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

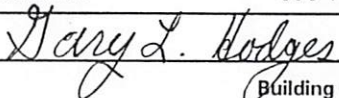
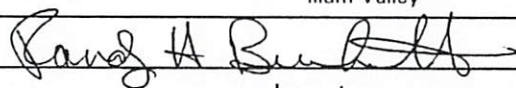
[896 Two Rivers Permit 97127B documents.pdf](#)

Description:

Certificate of Occupancy

San Miguel County Department of Building and Environmental Health

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the County regulating building construction or use. For the following:

Permit ID:		97127B	
Class of Work:	Commercial / Retail Condominium	Occupancy Group:	Condominium Duplexes R-3
Types of Construction:	V-N	Fire Zone:	TELLURIDE
		Use Zone:	AH PUD
Owner:	MERIDIAN CONSTRUCTION	Mailing Address:	BOX 3448 TELLURIDE CO 81435
Job Address:	898 TWO RIVERS DRIVE	Location:	Ilium Valley
 Building Official		 Inspector	
Date of CO:		7/1/98	

Conditions:

- 1) THE NORTH SLOPE ADJACENT TO THE STRUCTURE SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. THE PROTECTION FOR EROSION SHALL BE INSTALLED BY AUGUST 31, 1998.

commercial unit (B) north
Residential lower unit (A)
Residential/commercial unit (C) south

Building Permit

San Miguel County
Department of Building and Environmental Health
P.O. Box 2676, Telluride, CO 81435 728-3923

Permit ID: 97127B
Date of Application: 8/11/97
Date of Issuance:

Job Address: 898 TWO RIVERS DRIVE		Project Valuation: \$247,000.00	
Lot #: P	Filing: UNIT 26	Location: Ilium Valley	
Owner: MERIDIAN CONSTRUCTION		Phone Number:	
Address: BOX 3448 TELLURIDE CO 81435		728-4814	
Architect: MERIDIAN CONSTRUCTION		Phone Number:	
Address:			
Contractor: MERIDIAN CONSTRUCTION		Phone Number:	
Address: BOX 3448 TELLURIDE CO 81435		728-4814	
Class of Work: Commercial / Retail Condominium		If Multi-family, # of units: 0	
Work Description: NEW 2 UNIT RESIDENTIAL, 1 UNIT COMMERCIAL CONDOMINIUM BUILDING			
Occupancy Group: Condominium Duplexes R-3		Occupant Load: 65	
Plan Check Fee: \$970.00	Constr. Type: V-N	Total Area:	3670 s.f.
Permit Fee: \$1,494.00	Building Height: 37'	Floor:	2800 s.f.
Use Tax: \$988.00	Plan Location: 1-15-F	Basement:	870 s.f.
Total: \$3,452.00	Use Zone: AH PUD	Garage:	0
Special Conditions:		Number of Stories: 2	
1) PLANS MARKED IN RED. 2) ELECTRICAL AND PLUMBING PERMITS REQUIRED FROM THE STATE.		Decks: 910 s.f.	
Permit is approved for work described above in accord with the approved plans and specifications.		NOTICE TO PERMIT HOLDER This permit becomes null and void if the work or construction authorized is not commenced within 180 days or if work or construction is suspended or abandoned for 180 days at any time after work is commenced or if work is not completed within one year from date of issue. All work shall be done in accord with the approved plans, except where such approval is in conflict with other codes. The approved plan shall not be changed or modified without the prior approval of the Building Official. Approval of plans shall not be construed as permission to violate any applicable codes; violations found in any phase of a project shall be rectified. It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspection. The following inspections are required by Section 305 of the UNIFORM BUILDING CODE and local ordinance: 1) FOOTER - When forms are in place, prior to placement of any concrete 2) FOUNDATION - All rebar in place, prior to any placement of concrete 3) DAMPPROOFING, PERIMETER DRAINS - Prior to backfilling 4) CONCRETE SLAB, GROUNDWORK - When all service equipment and piping is in but prior to placement of any concrete 5) FRAMING - After all framing, bracing, blocking, piping, wiring and ducting are complete but prior to covering after approval by state electrical and plumbing inspectors 6) INSULATION 7) DRYWALL - After drywall is in place, prior to taping or covering of fasteners 8) FINAL - Work completed, but prior to occupancy	
By <i>Dary L. Hodges</i> 9-18-97 Date		FOR INSPECTIONS CALL 728-3923 I hereby certify that I have read and examined this permit and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local law regulating construction or the performance of construction.	
Total Fees Collected <i>3452.00</i> Check # <i>1056</i>		Signature of Owner/Contractor/or Authorized Agent <i>[Signature]</i>	
Received by <i>[Signature]</i> Date <i>9/25/97</i>		Date	

SAN MIGUEL COUNTY
Building & Environmental Health Department
P.O. Box 2676 · Telluride, CO 81435
(970) 728-3923 · Fax (970) 728-6325

COUNTY AND STATE CODES COMPLIANCE VERIFICATION
AND DEVELOPMENT PERMIT

Compliance with applicable County Land Use Code and State codes criteria for each of the categories listed in Sections 3 and 4 must be verified by the Planning Director and Building Official prior to consideration of applications for building permits and solid-fuel burning device permits. **Attach complete site and access plan, including road dimensions and building envelope.**

1. APPLICANT SHALL COMPLETE:

ERIC Flora - Box 3448 - 728-3835-
 Property Owner Mailing Address Phone

LOT P- Illum Valley -
 Subject Property Legal Description; or Attached

none -
 Existing Use(s) Lot Size

Proposed Use(s) 2000mm - residential Sq.Ft. 893.12

Proposed Bldg. Height 25' Number Parking Spaces 2

Proposed Setbacks: Front 10 Side 5 Rear 10

Proposed Water Supply Proposed Sewage Disposal System

Existing Solid-fuel Burner Proposed Solid-fuel Burner

I hereby certify, subject to penalty of perjury, that the above is true and accurate to the best of my knowledge and that I understand all provisions of County and State codes applicable to the proposed development, any and all conditions placed upon the proposed development by the Board of County Commissioners and all information requested by this document. I also understand that if I violate any applicable provisions of County and/or State codes, I may be required to remedy such violation(s) through appropriate legal process imposed by the County, including moving or removing structures and ceasing of construction and/or uses.

[Signature] 9/9/97
 Signature of Applicant Date

☐ Site Prep
☐ Excavation/Utilities
☐ Septic
☐ Foundation

☐ Building Plan
☐ Addition/Remodel
☐ Acces. Structure
☐ Other

GROUND FLOOR - C

2. PLANNING DEPARTMENT SHALL VERIFY COMPLIANCE WITH:

Application Completeness ☒ (If incomplete, return to applicant)Zoning AHPUD Affordable Housing yes Floodplain Area/Activity of State/Local Interest Referral Agency Approvals Attached: Should Bldg. Permit Application be Considered? YES ☒ NO Comments:

 Raven Henderson for Charlie Knox 9/12/97
Signature of Planning Director Date

3. BUILDING/ENVIRONMENTAL HEALTH SHALL VERIFY COMPLIANCE WITH:

Use ☒ Height ☒ Setbacks ☒ Acces. Dwlg. Unit Access ☒ Driveway ☒ Legal Description Parking Water Supply System Adequacy Illum Valley / TelecomSewage Disposal System Adequacy Illum ValleyReferral Agency Approvals Attached Can Building Permit be Applied For? YES ☒ NO Can Solid-fuel Burner Permit be Applied For? YES NO ☒Comments:

 Gary L. Hodges 9-18-97
Signature of Building Official Date

4. IF THE BUILDING OFFICIAL SO AUTHORIZES, APPLICATION(S) FOR A BUILDING PERMIT AND/OR SOLID-FUEL PERMIT THAT CONFORM MATERIALLY WITH ALL INFORMATION PROVIDED ABOVE MAY BE SUBMITTED TO THE BUILDING DEPARTMENT.

SAN MIGUEL COUNTY
Building & Environmental Health Department
P.O. Box 2676 · Telluride, CO 81435
(970) 728-3923 · Fax (970) 728-6325

COUNTY AND STATE CODES COMPLIANCE VERIFICATION
AND DEVELOPMENT PERMIT

Compliance with applicable County Land Use Code and State codes criteria for each of the categories listed in Sections 3 and 4 must be verified by the Planning Director and Building Official prior to consideration of applications for building permits and solid-fuel burning device permits. **Attach complete site and access plan, including road dimensions and building envelope.**

1. APPLICANT SHALL COMPLETE:

Eric Fica - Box 3448 - 728 - 3835
Property Owner Mailing Address Phone

Lot P - Illumi Valley -
Subject Property Legal Description; or Attached

none -
Existing Use(s) Lot Size

Proposed Use(s) condominium - Residential Sq.Ft. 893.75

Proposed Bldg. Height 25' ^{net to} Number Parking Spaces 2

Proposed Setbacks: Front 10 Side 5 Rear 10

Proposed Water Supply Proposed Sewage Disposal System

Existing Solid-fuel Burner Proposed Solid-fuel Burner

I hereby certify, subject to penalty of perjury, that the above is true and accurate to the best of my knowledge and that I understand all provisions of County and State codes applicable to the proposed development, any and all conditions placed upon the proposed development by the Board of County Commissioners and all information requested by this document. I also understand that if I violate any applicable provisions of County and/or State codes, I may be required to remedy such violation(s) through appropriate legal process imposed by the County, including moving or removing structures and ceasing construction and/or uses.

[Signature] 9/9/97
Signature of Applicant Date

☐ Site Prep	☐ Building Plan
☐ Excavation/Utilities	☐ Addition/Remodel
☐ Septic	☐ Acces. Structure
☐ Foundation	☐ Other

UPSTAIRS - A

2. PLANNING DEPARTMENT SHALL VERIFY COMPLIANCE WITH:

Application Completeness ☒ (If incomplete, return to applicant)

Zoning AHP011 Affordable Housing yes Floodplain -

Area/Activity of State/Local Interest -

Referral Agency Approvals Attached: -

Should Bldg. Permit Application be Considered? YES ☒ NO ☐

Comments:

Karen Henderson for Charlie Knox 9/12/97
Signature of Planning Director Date

3. BUILDING/ENVIRONMENTAL HEALTH SHALL VERIFY COMPLIANCE WITH:

Use ☒ Height ☒ Setbacks ☒ Acces. Dwlg. Unit own

Access ☒ Driveway ☒ Legal Description _____ Parking _____

Water Supply System Adequacy Telecom

Sewage Disposal System Adequacy I Main

Referral Agency Approvals Attached _____

Can Building Permit be Applied For? YES ☒ NO ☐

Can Solid-fuel Burner Permit be Applied For? YES ☐ NO ☐

Comments: _____

Gary L. Hodges 9-18-97
Signature of Building Official Date

4. IF THE BUILDING OFFICIAL SO AUTHORIZES, APPLICATION(S) FOR A BUILDING PERMIT AND/OR SOLID-FUEL PERMIT THAT CONFORM MATERIALLY WITH ALL INFORMATION PROVIDED ABOVE MAY BE SUBMITTED TO THE BUILDING DEPARTMENT.

SAN MIGUEL COUNTY
Building & Environmental Health Department
P.O. Box 2676 · Telluride, CO 81435
(970) 728-3923 · Fax (970) 728-6325

COUNTY AND STATE CODES COMPLIANCE VERIFICATION
AND DEVELOPMENT PERMIT

Compliance with applicable County Land Use Code and State codes criteria for each of the categories listed in Sections 3 and 4 must be verified by the Planning Director and Building Official prior to consideration of applications for building permits and solid-fuel burning device permits. **Attach complete site and access plan, including road dimensions and building envelope.**

1. APPLICANT SHALL COMPLETE:

Eric Flora- Box 3448 - 728-3835
 Property Owner Mailing Address Phone

Lot P- Illum Valley-
 Subject Property Legal Description; or Attached

none -
 Existing Use(s) Lot Size

Proposed Use(s) neighborhood Commercial Sq.Ft. 2091

Proposed Bldg. Height 25' Number Parking Spaces 2

Proposed Setbacks: Front 10 Side 5 Rear 10 -

Proposed Water Supply Proposed Sewage Disposal System

Existing Solid-fuel Burner Proposed Solid-fuel Burner

I hereby certify, subject to penalty of perjury, that the above is true and accurate to the best of my knowledge and that I understand all provisions of County and State codes applicable to the proposed development, any and all conditions placed upon the proposed development by the Board of County Commissioners and all information requested by this document. I also understand that if I violate any applicable provisions of County and/or State codes, I may be required to remedy such violation(s) through appropriate legal process imposed by the County, including moving or removing structures and ceasing of construction and/or uses.

[Signature]
 Signature of Applicant Date

☐ Site Prep
☐ Excavation/Utilities
☐ Septic
☐ Foundation

☐ Building Plan
☐ Addition/Remodel
☐ Acces. Structure
☐ Other

2. PLANNING DEPARTMENT SHALL VERIFY COMPLIANCE WITH:

Application Completeness ✓ (If incomplete, return to applicant)Zoning AHPD Affordable Housing yes Floodplain —Area/Activity of State/Local Interest —Referral Agency Approvals Attached: —Should Bldg. Permit Application be Considered? YES ✓ NO —Comments: —Karen Henderson for Charlie Knox
Signature of Planning Director

Date

3. BUILDING/ENVIRONMENTAL HEALTH SHALL VERIFY COMPLIANCE WITH:

Use — Height — Setbacks — Acces. Dwlg. Unit —Access — Driveway — Legal Description — Parking —Water Supply System Adequacy YelcamSewage Disposal System Adequacy Elum ValleyReferral Agency Approvals Attached —Can Building Permit be Applied For? YES ✓ NO —Can Solid-fuel Burner Permit be Applied For? YES — NO —Comments: —Dary L. Hodges
Signature of Building Official

Date

4. IF THE BUILDING OFFICIAL SO AUTHORIZES, APPLICATION(S) FOR A BUILDING PERMIT AND/OR SOLID-FUEL PERMIT THAT CONFORM MATERIALLY WITH ALL INFORMATION PROVIDED ABOVE MAY BE SUBMITTED TO THE BUILDING DEPARTMENT.

PERMIT APPLICATION

San Miguel County Building Department

Box 2676, Telluride, CO 81435

(970) 728-3923 FAX 728-6325

JOB ADDRESS TR-26- Tower San Miguel Road -			PROJECT VALUATION 247,000	
LEGAL DESCRPT.	LOT # 126	BLOCK LOWER SAN MIGUEL RD	TRACT - Illum -	☐ SEE ATTACHED SHEET
OWNER American Construction		MAILING ADDRESS - Box 3448 -		PHONE 728-3835
ARCHITECT/DESIGNER Eric Flora -		MAILING ADDRESS "		PHONE "
CONTRACTOR American Construction		MAILING ADDRESS "		PHONE "
PROJECT DESCRIPTION 2 Residential units 1 - Commercial unit -				

SIGNATURE OF APPLICANT

DATE

MINIMUM REQUIREMENTS FOR PLAN REVIEW AND BUILDING PERMIT APPLICATION

1. Application to include:

- ☐ a. Completed application form (typed or ink)
- ☐ b. 2 complete sets of plans (to scale) 1/4" = 1' (plus 1 additional site plan for Fire Department review, if applicable)

List valuation of project (include cost breakdown or contract price)

- ☐ c. Plot plan:

State actual building site elevation

Show setbacks of proposed construction from: 1) all property lines; 2) from existing structures; 3) septic system; 4) well; 5) any natural water course, stream or wetlands in area/on property

Driveway access including: 1) width; 2) grade; 3) length; 4) parking spaces (Driveways over 150' in length require fire department approval)

Show easements and right-of-ways

Dimensions of building (s)

- ☐ d. Typical section view includes: 1) footer; 2) stem walls; 3) reinforcing; 4) sills; 5) joists; 6) studs; 7) headers; 8) rafters; 9) roofing material; 10) pitch of roof; 11) roof ventilation design; 12) crawlspace ventilation; 13) insulation (R-values)

- ☐ e. **Floor plans of each floor to show:** 1) individual room dimensions; 2) window (s) sizes and types and all door sizes and locations; 3) plumbing and kitchen fixtures
- ☐ f. **Foundation plan to show:** 1) size and depth of footing and stem walls; 2) amount and placement of horizontal and vertical rebar; 3) size and spacing of anchor bolts; 4) sizes of piers and pads; 5) thickness and reinforcing of slabs; 6) vapor barriers; 7) crawlspace ventilation
- ☐ g. **Framing plans to include all structural information for:**
- Floor framing: 1) size; 2) grade; 3) spacing; 4) span; 5) type of wood used
- All beams and headers: 1) location; 2) spans; 3) bearing location; 4) size; 5) grade; 6) type of wood used
- Roof framing: 1) size; 2) grade; 3) spacing; 4) span; 5) type of wood used
- NOTE: All trusses, T.J.I. (s) or like products to be used require manufacture design specifications to be attached to the plans.
- ☐ h. **Elevation views:** 1) front; 2) sides; 3) rear
- ☐ i. **Insulation:** Must comply with San Miguel County Prescriptive Energy Code requirements or 1992 Model Energy Code

2. **Permit Fees Required**

- a. Building permit fee based upon valuation of project (Table 1-A, 1994 U.B.C.)
- b. Plan check fee (65% of building permit fee)
- c. Mechanical permit fee based upon Table 1-A, 1994 U.M.C.
- d. Plumbing permit: State Inspector 249-8565
- e. Electrical permit: State Inspector 249-1870
- f. Fire Protection permit: Telluride Fire District 728-3801 (sprinkler system)
- ☐ g. Septic permit: 1) \$150 for new installation; 2) \$75 repair; (Environmental Health Specialist 728-0447)
- ☐ h. Driveway permit: County Road and Bridge Department 327-4835

3. **Additional requirements:**

- ☐ a. Homeowners Association approval (if applicable)
- ☐ b. Proof of payment of water/sewer tap fees (if applicable)
- ☐ c. Architect, engineer stamp/signature when required by Colorado State Statutes
- ☐ d. Soils report (if applicable)
- ☐ e. **NEW REQUIREMENT:** Location survey for proposed construction will be essential in the following areas:
1) Fall Creek Subdivision; 2) Ski Ranches; 3) Elk Run; 4) Raspberry Patch; 5) Preserve; 6) Aldasoro Ranches; 7) Lawson Hill
NOTE: Documentation of survey must be submitted before any placement of any concrete.
- ☐ f. One copy of any approval pertaining to the parcel: 1) deed restrictions; 2) special use permits
- ☐ g. Documentation of well permit from the Colorado Division of Water Resources (if applicable)

☐ APPLICATION ACCEPTED

SIGNATURE

DATE

DATE SUBMITTED TO PLANNING

DATE RECEIVED FROM PLANNING

Property Information on Selected Parcel(s)

Parcel Number 456531422003

Tax ID Number R1030097072

Owner Name PITTS PETER

Mailing Address	Situs Address	898 TWO RIVERS DR
PITTS PETER	Acres	0.12
	Subdivision	SUNSHINE VALLEY CONDO
	Lot	P
PO BOX 564	Block	
TELLURIDE, CO 81435	Filing	1
	Buildings	1
	Zoning	AFFORDABLE HOUSING
	Zoning Notes	AH

Legal Description (partial)

UNIT SV3 SUNSHINE VALLEY CONDOMINIUMS AS RECORDED 8 14
97

Print page

Close page

Search results page

Parcels were downloaded , and ownership information was downloaded .

DISCLAIMER: This information is a product of the San Miguel County Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the San Miguel County GIS Department has not made any representations, warranties, or guaranties of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.

Mechanical Permit

San Miguel County
Department of Building and Environmental Health
P.O. Box 2676, Telluride, CO 81435 728-3923

Permit ID: 97061M
Date of Application: 9/11/97
Date of Issuance:

Job Address: 898 TWO RIVERS DRIVE		Project Valuation:	
Lot Number: P	Filing:	Subdivision/Location: Ilium Valley	
Owner: MERIDIAN CONSTRUCTION		Phone Number:	
Address: BOX 3448 TELLURIDE CO 81435		728-4814	
Mechanical Engineer/Designer: MERIDIAN CONSTRUCTION		Phone Number:	
Address:			
Contractor/Installer: MERIDIAN CONSTRUCTION		Phone Number:	
Address: BOX 3448 TELLURIDE CO 81435		728-4814	
New: ☒ Repair: ☐ Replace: ☐			
Work Description: INSTALL 2 FAU, 1 BOILER, 3 BATH FANS			
Type of Construction: V-N		Plan Location: 1-15-F	Use Zone: AH PUD
Occupancy Group: Condominium Duplexes R-3			
Number			NOTICE TO PERMIT HOLDER This permit becomes null and void if the work or construction authorized is not commenced within 180 days or if work or construction is suspended or abandoned for 180 days at any time after work is commenced or if work is not completed within one year from date of issue. All work shall be done in accord with the approved plans, except where such approval is in conflict with other codes. The approved plan shall not be changed or modified without the prior approval of the Building Official. Approval of plans shall not be construed as permission to violate any applicable codes; violations found in any phase of a project shall be rectified. It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspection. The following inspections are required by Sec. 305 of the UNIFORM MECHANICAL CODE: 1) VENT 2) DUCT 3) GAS PIPING 4) FINAL FOR INSPECTIONS CALL 728-3923 I hereby certify that I have read and examined this permit and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local law regulating construction or the performance of construction.
1	Boiler/Compressor BTU/H Fee:	\$24.00	
2	FAU-BTU/H Fee:	\$26.00	
	Floor/Wall Heater Fee:		
	Air-handling Unit Free:		
	Evaporative Cooler Fee:		
3	Ventilation Fan Fee:	\$21.00	
	Decorative Appliance:		
	Mechanical Exhaust Fee:		
	Incinerator Fee:		
	Gas Piping Fee:		
	Other:		
	Permit Fee:	\$22.00	
	Total Mechanical Fee:	\$93.00	
	Use Tax:		
	Total:	\$93.00	
Special Conditions:			Signature of Owner/Contractor/or Authorized Agent Date <i>Darryl L. Hodges</i> 9-18-97 By <i>[Signature]</i> Date 1056 Total Fees Collected <i>[Signature]</i> Check # 4125147 Received by Date
1) ALL INSTALLATIONS MUST COMPLY WITH THE U.M.C. AND/OR MEET THE MANUFACTURER'S REQUIREMENTS.			

SAN MIGUEL, COUNTY BUILDING DEPARTMENT

INSPECTION RECORD

PHONE: 970-728-3923 **COMMERCIAL UNIT (B)**

no rth

ADDRESS 898 TWO RIVERS DR. PERMIT NO. 97127B
 OWNER MERIDIAN CONSTRUCTION DATE ISSUED 9/18/97
 GENERAL MERIDIAN ELECTRICAL _____
 PLUMBING _____ GAS _____

24 HOUR NOTICE REQUIRED PRIOR TO INSPECTION

CALL INSPECTOR WHEN READY FOR EACH INSPECTION

BUILDING	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Footings before placing of concrete			
Grade Beam (steel rebar)			
Damp Proofing & Drainage			
Frame after rough electrical, gas and plumbing (before insulation)	2-19		
Drywall	2-19		
Insulation	2-19-98		
Final	7-1-98		
ELECTRICAL	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Rough In before insulating & lath applied			
Final			
PLUMBING & DOMESTIC APP.	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Sewer Tap, Bldg. Sewer, Septic, Water Service			
Ground Work	10-7-97	Scott	
Rough In	1-27-98	Scott	
Final	4/30/98	Alan Picken	
GAS & SHEET METAL WORK	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Vent			
Duct			
Gas Lines (Air Test)	1-28-98	Scott	
Final			
FIRE DEPARTMENT	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Alarm			
Sprinkler			
Other			
Final			

It is a violation of resolutions of the county of San Miguel to remove or deface the building permit and inspection record. Violations will be prosecuted in county court. This card shall be posted on job site and shall be visible from road. After final inspections, inspector will remove card.

SAN MIGUEL, COUNTY BUILDING DEPARTMENT

INSPECTION RECORD

PHONE: 970-728-3923

RESIDENTIAL UNIT LOWER (A)

ADDRESS 898 TWO RIVERS DR. PERMIT NO. 97127B
 OWNER MERIDIAN CONSTRUCTION DATE ISSUED 9/18/97
 GENERAL MERIDIAN ELECTRICAL _____
 PLUMBING _____ GAS _____

24 HOUR NOTICE REQUIRED PRIOR TO INSPECTION

CALL INSPECTOR WHEN READY FOR EACH INSPECTION

BUILDING	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Footings before placing of concrete			
Grade Beam (steel rebar)			
Damp Proofing & Drainage			
Frame after rough electrical, gas and plumbing (before insulation)	2-4-98	NUMB	OK to insulate
Drywall			OK EXCEPT CLOSET 2-12-98 RB
Insulation	2-19-98	RB	
Final	7-1-98	RB	
ELECTRICAL	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Rough In before insulating & lath applied			
Final			
PLUMBING & DOMESTIC APP.	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Sewer Tap, Bldg. Sewer, Septic, Water Service			
Ground Work	10-7-97	Scott	
Rough In	1-27-98	Scott	
Final	4/30/98	Alton, Rickel	
GAS & SHEET METAL WORK	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Vent			
Duct			
Gas Lines (Air Test)			
Final			
FIRE DEPARTMENT	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Alarm			
Sprinkler			
Other			
Final			

It is a violation of resolutions of the county of San Miguel to remove or deface the building permit and inspection record. Violations will be prosecuted in county court. This card shall be posted on job site and shall be visible from road. After final inspections, inspector will remove card.

20

BLDG FOOTERS OK MUMS 9/29/97

PERIMETER WALLS, EXCEPT CONNECTION TO UPPER & LOWER LEVELS OK MUMS 10/2/97

LOWER SLAB OK TO POUR 10-10-97 RRS

UPPER SLAB OK TO POUR 10/14/97 MUMS

SAN MIGUEL, COUNTY BUILDING DEPARTMENT

INSPECTION RECORD

PHONE: 970-728-3923

RESIDENTIAL/COMMERCIAL

UPPER UNIT (C)

SOUTH

ADDRESS 898 TWO RIVERS DR. PERMIT NO. 97127B

OWNER MERIDIAN CONSTRUCTION DATE ISSUED 9/18/97

GENERAL MERIDIAN ELECTRICAL _____

PLUMBING _____ GAS _____

24 HOUR NOTICE REQUIRED PRIOR TO INSPECTION

CALL INSPECTOR WHEN READY FOR EACH INSPECTION

BUILDING	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Footings before placing of concrete			
Grade Beam (steel rebar)			
Damp Proofing & Drainage			
Frame after rough electrical, gas and plumbing (before insulation)	2/4/98	MMW	OK to insulate
Drywall	2-13-98	RS	
Insulation	2-13-98	RS	
Final	7-1-98	RS	
ELECTRICAL	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Rough In before insulating & lath applied			
Final			
PLUMBING & DOMESTIC APP.	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Sewer Tap, Bldg. Sewer, Septic, Water Service			
Ground Work	10-7-97	Scott	
Rough In	1-27-98	Scott	
Final	4/30/98	Scott	
GAS & SHEET METAL WORK	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Vent			
Duct			
Gas Lines (Air Test)	1-27-98	Scott	
Final			
FIRE DEPARTMENT	DATE	INSPECTOR	REMARKS OR CORRECTIONS
Alarm			
Sprinkler			
Other			
Final			

It is a violation of resolutions of the county of San Miguel to remove or deface the building permit and inspection record. Violations will be prosecuted in county court. This card shall be posted on job site and shall be visible from road. After final inspections, inspector will remove card.

COLORADO STATE ELECTRICAL BOARD INSPECTION REPORT AND CORRECTION NOTICE

Permit # _____

Contractor/Homeowner Silver Jack ElectricAddress 26 TWO River #B

Phone # _____

Date received 4-28-98 Date Inspected 4-28-98Travel Time 0 Inspection Time 1500 Time Lapse 0Arrival Time 10:50**TYPE INSPECTION**Power Connected Yes ☒ No ☐Res. ☒ Comm ☐ Rough-in ☐ Final ☒ Partial ☐ Reins ☐Temp Meter ☐ Temp Heat ☐ Mobile Home ☐ Service ☐

Other (please specify) _____

Service: 120/240Wiring Method NMBType 1 ☐ or 3 ☐Classified area Yes ☐ No ☐Size 90GFCI Yes ☐ No ☐

Overhead _____

Finished basm't Yes ☐ No ☐

Underground _____

Sub panels Yes ☒ No ☐Type Grnd Red water @ NISElec Range Yes ☐ No ☐

Size Grnd Conductor _____

Elec Dryer Yes ☐ No ☐Date Meter Released ↓Elec Wtr Heater Yes ☐ No ☐Action: Accepted ☒ Rejected _____ Remarks _____

REINSPECTION FEE REQUIRED. A reinspection will not be performed until the reinspection fee is received.

COMMENTS: _____

Inspector Monger Page 1 of _____

COLORADO STATE ELECTRICAL BOARD INSPECTION REPORT AND CORRECTION NOTICE

Permit # 298229Contractor/Homeowner Silver Jack ElectricAddress 26 Two Rivers #A

Phone # _____

Date received 4-30-98 Date Inspected 4-30-98Travel Time 10m Inspection Time 3m Time Lapse 0Arrival Time 10:50**TYPE INSPECTION**Power Connected Yes ☒ No ☐Res. ☒ Comm ☐ Rough-in ☐ Final ☐ Partial ☐ Reins ☐Temp Meter ☐ Temp Heat ☐ Mobile Home ☐ Service ☐

Other (please specify) _____

Service: 120/240Wiring Method NMBType 1 or 3 0Classified area Yes ☐ No ☐Size 100GFCI Yes ☐ No ☐

Overhead _____

Finished basm't Yes ☐ No ☐Underground -Sub panels Yes 100 No ☐Type Grnd Red & waterElec Range Yes ☐ No ☐Size Grnd Conductor #6 AWGElec Dryer Yes 30 No ☐Date Meter Released _____Elec Wtr Heater Yes ☐ No ☐Action: Accepted ☒ Rejected ☐ Remarks _____

REINSPECTION FEE REQUIRED. A reinspection will not be performed until the reinspection fee is received.

COMMENTS: _____

Inspector Monger

Page 1 of _____

COLORADO STATE ELECTRICAL BOARD INSPECTION REPORT AND CORRECTION NOTICE

Permit # 298931Contractor/Homeowner Silver Jack ElectricAddress 26 Two Rivers #C

Phone # _____

Date received 4-28-98 Date Inspected 4-28-98Travel Time 0 Inspection Time 10m Time Lapse 0Arrival Time 10:40**TYPE INSPECTION**Power Connected Yes ☒ No ☐Res. ☒ Comm ☐ Rough-in ☐ Final ☐ Partial ☐ Reins ☐Temp Meter ☐ Temp Heat ☐ Mobile Home ☐ Service ☐

Other (please specify) _____

Service: 120/240Wiring Method NMB

Type 1 Ø or 3 Ø _____

Classified area Yes ☐ No ☒Size 100GFCI Yes ☒ No ☐

Overhead _____

Finished basm't Yes ☐ No ☒

Underground _____

Sub panels Yes 100 No ☐Type Grnd Reinforced concreteElec Range Yes ☐ No ☒

Size Grnd Conductor _____

Elec Dryer Yes ☐ No ☒Date Meter Released ↓Elec Wtr Heater Yes ☐ No ☒Action: Accepted ☒ Rejected ☐ Remarks _____

REINSPECTION FEE REQUIRED. A reinspection will not be performed until the reinspection fee is received.

COMMENTS: _____

Inspector W. Manger Page 1 of 1

COLORADO STATE ELECTRICAL BOARD INSPECTION REPORT AND CORRECTION NOTICE

Permit # 303204Contractor/Homeowner Silver Jack ElectricAddress 260 Two Rivers

Phone # _____

Date received 4-30-98Date Inspected 4-30-98Travel Time 0 Inspection Time 10m Time Lapse 0Arrival Time 10:55**TYPE INSPECTION**Power Connected Yes ☒ No ☐Res. ☒ Comm ☐ Rough-in ☐ Final ☒ Partial ☐ Reins ☐Temp Meter ☐ Temp Heat ☐ Mobile Home ☐ Service ☐

Other (please specify) _____

Service: 120/240Wiring Method NMSType 1 ☐ or 3 ☐Classified area Yes ☐ No ☐Size 100GFCI Yes ☐ No ☐

Overhead _____

Finished basm't Yes ☐ No ☐

Underground _____

Sub panels Yes 100 No ☐Type Grnd Red water @ MSElec Range Yes ☐ No ☐

Size Grnd Conductor _____

Elec Dryer Yes 20 No ☐

Date Meter Released _____

Elec Wtr Heater Yes ☐ No ☐Action: Accepted ☒ Rejected ☐ Remarks _____

REINSPECTION FEE REQUIRED. A reinspection will not be performed until the reinspection fee is received.

COMMENTS: Correction MadeInspector (Signature)

Page 1 of _____

COLORADO EXAMINING BOARD OF PLUMBERS

INSPECTION REPORT / CORRECTION NOTICE

PERMIT # 33639601

Contractor / Home owner: ALTA 714 A4B4C

Address: LOT 7 LAWSON HILL LOT 262
TELLURIDE (TILLMAN VALLEY)

Date Rec. 4-29-98 Date Inspected. 4-30-98

Travel Time _____ Inspection Time 1:15 Time Lapse _____

Arrival Time 11:00 a.m. / p.m.

TYPE OF INSPECTION:

☒ Residential ☐ Commercial ☐ Other _____

Underground ☐ Rough In ☐ Partial ☐ Final ☒

ACTION: Accepted ☒ Rejected ☐ Remarks ☐

REINSPECTION FEE REQUIRED ☐ (A reinspection will not be performed until the reinspection fee is received. You are required to make the following corrections or repairs on the plumbing installation at the above address.)

Comments or Corrections if Rejected: _____

CAULKING ALL A LAUS -
TOILETS SINKS - PEDESTALS

Inspector IAN TRICKY Phone # 249-7957

Today's Date

Date/Day Requested

6-30-98

2:30

Pour Time

Owner/Contractor:

FLORA - Two Rivers

Address:

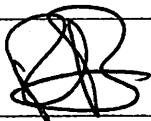
12210M #26

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation		Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks:

Check with CantlinCheck ILC~~HR DOOR B/R + Separation~~

Inspected By:



Results:

09

INSPECTION REQUEST

MON 2PM

Today's Date

Date/Day Requested

Pour Time

Owner/Contractor:

MEXICAN # 26

Address:

1610 M

BUILDING				MECHANICAL	
Footings		Fireproofing		Vents	
Drain Tile		Drywall/Insulation		Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks:

REVIEW GUARDRAILS &
HANDRAILS

Inspected By:

Bill

Results:

TS 2-27-98
Today's Date

INSPECTION REQUEST

2-27-98
Date/Day Requested

Pour Time

Owner/Contractor: Meridian

Address: Ilium Unit 26

BUILDING				MECHANICAL	
Footing		Fireproofing <u>tab</u>	<u>X</u>	Vents	
Drain Tile		Drywall/Insulation		Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks: _____

Inspected By: Bill Results: Accepted

29 2-19-98
Today's Date

INSPECTION REQUEST

2-20-98
Date/Day Requested

Pour Time

Owner/Contractor: Meridian Commercial

Address: Lot 26 Ilium

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation	X	Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks: _____

Inspected By: Randy [Signature] Results: Partial

ES 2-17-98
Today's Date

INSPECTION REQUEST

2-17-98
Date/Day Requested

Pour Time

Owner/Contractor: Melindon

Address: I live

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation	X	Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks: 1-hour penetration

Inspected By: [Signature] Results: OK

INSPECTION REQUEST

WED 4/4

2-11-98
Today's Date2-11-98
Date/Day Requested

Pour Time

Owner/Contractor: MERIDIAN 26Address: 1410M

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation	X	Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks: PLATE PENETRATION SEALS

Inspected By:

Randy [Signature]

Results:

Partial [Signature]

SS

INSPECTION REQUEST

FUE PM

2-9-98

2-10-98

Today's Date

Date/Day Requested

Pour Time

Owner/Contractor:

MERIDIAN #26

Address:

1600 M

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall <u>Insulation</u>	X	Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks:

PARTIAL

TOP FLOOR COMPLETE

Inspected By:

Randy

Results:

Partial

99

2-5-98

Today's Date

INSPECTION REQUEST

FRI PM

2-6-98

Date/Day Requested

Pour Time

Owner/Contractor:

MERIDIAN 26

Address:

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation	X	Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks:

Partial

Inspected By:

Bill

Results:

Accepted

LS

INSPECTION REQUEST

Wed

2-4-98

Today's Date

Date/Day Requested

Pour Time

Owner/Contractor:

Meridian Unit 26

Address:

Iluim

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation		Ducts	
Foundation/Slab		Other		Gas Line	
Frame	X	Re-Inspect	X	Re-Inspect	
Fireplace		Final		Final	

Remarks:

OK To Insulate. Additional
sealing of penetrations req'd

Inspected By:

Bill

Results:

Accepted

SAN MIGUEL COUNTY BUILDING DEPARTMENT

CORRECTION NOTICE

This copy must remain on site with inspection record for reinspection.

Permit No. _____ Phone _____

Owner/Builder MERIDIAN 26Job Address _____ Date 2-7-98

1. SEAL ALL PENETRATIONS BETWEEN
FIRST & SECOND FLOOR - HOLES
IN PLATES, FLOOR ETC

Corrections must be inspected before
proceeding. Please call for reinspection
when ready. (970) 728-3923

W. Koles
BUILDING INSPECTOR

69

INSPECTION REQUEST

FNL AM

1-29-98
Today's Date1-30-98
Date/Day Requested

Pour Time

Owner/Contractor:

M. BURLINGTON #26

Address:

121 Vay

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation		Ducts	
Foundation/Slab		Other	X	Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks:

CHECK FIRE STOPS

Basement accepted

Inspected By:

Bill

Results:

09-27-98

Today's Date

INSPECTION REQUEST

TUES PM

1-27-98

Date/Day Requested

Pour Time

Owner/Contractor:

MERIDIAN #26

Address:

1210M

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation		Ducts	
Foundation/Slab		Other		Gas Line	
Frame	X	Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks:

Inspected By:

Bill

Results:

Rejected

CORRECTION NOTICE

This copy must remain on site with inspection record for reinspection.

Permit No. _____ Phone _____

Owner/Builder MERIDIAN #26

Job Address _____ Date 1-28-98

1. FIRST FLOOR - BLOCK TJI
AT BEARING WALL
2. FIRE STOP FIRST FLOOR
PLATES WITH FIRE CHALK
3. STUFF INSULATION AT HEAT
TUBE PENETRATIONS
4. CHECK 4' CANTILEVER USING
2x10
5. RUN DRYER DUCT FIRST FLOOR
6. STRAP PLATE IN FIRST FLOOR
BATH
7. HORIZONTAL FIRE BLOCK SHORT
WALL IN FIRST FLOOR KITCHEN
8. POST 2ND FLOOR GLU-LAM, NORTH
END

Corrections must be inspected before proceeding. Please call for reinspection when ready. (970) 728-3923

WBole

BUILDING INSPECTOR

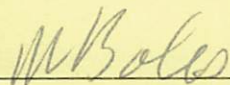
CORRECTION NOTICE

This copy must remain on site with inspection record for reinspection.

Permit No. _____ Phone _____

Owner/Builder MERIDIAN 26Job Address _____ Date 1-28-98

9. STRAP PLATE 2ND FLOOR
WEST SIDE AT DRAIN
10. CHECK HANDICAP ACCESS
11. HANG ROOF TJI AT CRIPPLE
WALL
12. ADD FIRE BLOCK AT
RES/COM FIRE WALL ROOF
LINE, WEST SIDE
13. STAIRS RISE OVER 7"
14. ADD GUARDRAILS FOR LIFT
15. RUN 2ND FLOOR DRYER DUCT
16. BOX ELECT. PANEL AT 2ND FLOOR
STAIRS
17. BOILER IGNITION SOURCE
TO BE 18" OFF FLOOR OR
FRAME IN DOOR



£9/6/98
Today's Date

INSPECTION REQUEST

9 AM

Wed. 11/2/98
Date/Day Requested

Pour Time

Owner/Contractor:

Meridian - Bill Riley

Address:

#26A

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain Tile		Drywall/Insulation		Ducts	
Foundation/Slab		Other		Gas Line	
Frame		Re-Inspect		Re-Inspect	
Fireplace		Final		Final	

Remarks:

REVIEW SCOPE OF
DRYWALL FOR FIREWALL

Inspected By:

Bill

Results:

79 day AM
late noon
64 power

INSPECTION REQUEST

Today's Date 10/13 Requested Date 10/14/97
Owner Meridian
Address #26 Flum
Contractor Eric

BUILDING				MECHANICAL	
Footing		Fireproofing		Vents	
Drain tile <u>garage</u>		Drywall/Insulation		Ducts	
Foundation/Slab <u>/</u>		Other		Gas line	
Frame		Re-inspect		Re-inspect	
Fireplace		Final		Final	

Remarks: _____

Inspected by Bill Results Accepted

11/59 D.

10:30-11 AM
power

INSPECTION REQUEST

Today's Date 10/11 Requested Date 10/2/97

Owner Mendiani

Address # 26 La Ilumi

Contractor Eric

BUILDING			MECHANICAL	
Footings <u>steel</u>		Fireproofing	Vents	
Drain tile <u>for foot</u>		Drywall/Insulation	Ducts	
Foundation/Slab		Other	Gas line	
Frame		Re-inspect	Re-inspect	
Fireplace		Final	Final	

Remarks: _____

Inspected by Bill Results Accepted

1997
N
M

INSPECTION REQUEST

Today's Date _____ Requested Date 9/29

Owner MEKISHAN

Address LOT 26 14104

Contractor _____

BUILDING				MECHANICAL	
Footing	☒	Fireproofing	☐	Vents	☐
Drain tile	☐	Drywall/Insulation	☐	Ducts	☐
Foundation/Slab	☐	Other	☐	Gas line	☐
Frame	☐	Re-inspect	☐	Re-inspect	☐
Fireplace	☐	Final	☐	Final	☐

Remarks: _____

Inspected by Bill Results Accepted