



RESIDENTIAL BUILDING

Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

PROJECT NAME:

Physical Address:	Columbine and Arnica Street Alpine WY 83128 - Proposed 85 Columbine Street ?		
Legal Description (Lot # and Subdivision):	Alpine Meadows Lot 69 Parcel 37182030024200		
Description of Work:	New Construction - Single Family House		
Proposed Building Use:	Residential		
Estimated Valuation of Work:	\$850,000		
Floor Area:	First Flr: 2192	Second Flr: 0	Third Flr: 0
			Basement: Garage 755
Total Square Footage:	2947		

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner:	Bradley Wolf	Phone:	(307) 690-3603
Mailing Address:	po box 2961 Alpine WY 83128		
Contractor:	Owner as General Contractor ?	Phone:	
Mailing Address:			
Excavating Contractor:	TBD	Phone:	
Mailing Address:			
Electrical Contractor:	TBD	Phone:	

TOWN OF ALPINE - PLAN REVIEW RECORD

PERMIT #: RI-08-24

APPLICATION DATE: 6/21/2024

TYPE OF REVIEW COMPLETED:

INSPECTOR: D. Holst

(Circle One): COMMERCIAL - RESIDENTIAL

OWNER: Wolf, Brad

CONTRACTOR: _____

JOB ADDRESS: 085 Columbine St.

PROJECT DESCRIPTION: Single Family Home
Alpine Meadows

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Date Received: 17/6/2024

Date Completed: 17/6/2024

YES	NO	TO BE COMPLETED BY TOWN BUILDING OFFICIAL	
		PRELIMINARY SITE PLAN REVIEW - LOCATION OF PROJECT, PROPOSED VEHICULAR ACCESS, WATER/SEWER CONNECTION LOCATIONS, PROPOSED UTILITY'S LOCATIONS, PROPANE TANK LOCATION, DRIVEWAY (CULVERTS, if required), SETBACKS, <u>ONSITE DRAINAGE FACILITIES {Commercial Only}</u>	
		COMPLIANT WITH 2021 INTERNATIONAL BUILDING AND/OR RESIDENTIAL CODE	
		THREE {3} COMPLETE SET OF SCALED CONSTRUCTION DRAWINGS STAMPED BY A STATE OF WYOMING LICENSED ENGINEER:	
		a.	FOUNDATION
		b.	FLOOR PLAN
		c.	WALL SECTIONS
		d.	ROOF SYSTEM
		e.	BUILDING ELEVATIONS {Including Building Height from Finished Grade}
		f.	EXTERIOR MATERIAL SPECIFICATIONS
		g.	ELECTRIAL PLAN
		h.	PLUMBING PLAN {Fixture Locations}
		i.	HVAC SYSTEM DESCRIPTION
		j.	INSULATION SCHEDULE: {ENERGY CODE, RESCHECK OR COMCHECK USED}
		k.	RADON IDENTIFICATION
		l.	TYPE OF OCCUPANCY IDENTIFIED
		m.	ENGINEERING REVIEW NOTES/NEEDED

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Wolf Plan Review Code Sections

2021 International Residential Code (IRC)

CHAPTER 3 | R302.6 Dwelling-garage fire separation.

R302.6 Dwelling-garage fire separation.

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

R302.6 Dwelling-Garage Fire Separation. Garage attic pull down ladder shall be rated for installation in the ceiling of the garage unless the sheet-rock continues above the fire separation walls through the attic to the underside of the roof sheathing.

THIS HAS BEEN IDENTIFIED ON THE REVISED PLAN

Classification Tag: Wolf **Created By:** Robert Wagner on November 21, 2024

R308.4.2 Glazing adjacent to doors.

Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

SHEET A102

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R308.4.5 Glazing and wet surfaces.

Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

SHEET A102

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

R314.3 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.

SHEET A201

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

R314.3.1 Installation near cooking appliances.

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.
4. Smoke alarms listed and marked "helps reduce cooking nuisance alarms" shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

SHEET A201 Section is Informational

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

R315.2.1 New construction.

For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

SHEET A 201

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

R315.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

SHEET A201 Carbon Monoxide Alarm is required in hallway outside of Master Bedroom. Note: A Combination S/D - C/O Detector can be used. Section R 315.4

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

R315.4 Combination alarms.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

Sheet A 201

Classification Tag: Wolf **Created By:** Robert Wagner December 05, 2024

R406.1 Concrete and masonry foundation dampproofing.

Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the finished grade to the higher of the top of the footing or 6 inches (152 mm) below the top of the basement floor. Masonry walls shall have not less than $\frac{3}{8}$ -inch (9.5 mm) Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

Sheet S3

Classification Tag: Wolf **Created By:** Robert Wagner December 06, 2024

R408.3 Unvented crawl space.

For unvented under-floor spaces, the following items shall be provided:

1. Exposed earth shall be covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
2. One of the following shall be provided for the under-floor space:
 - 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of crawl space floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.10.1 of this code.
 - 2.2. Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.10.1 of this code.
 - 2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.
 - 2.4. Dehumidification sized in accordance with manufacturer's specifications.

SHEET A103 Section is Informational

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

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N1101.3(R101.5.1) Compliance materials.

The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this chapter.

Sheet A501 - On Page 2 of 11 in the Res Check, Crawlwall South has a value factor of 560, does this number correspond with the Gross Area or Perimeter of the Crawlwall South only . I couldn't find other listed Crawlwalls. Thank You

Classification Tag: Wolf **Created By:** Robert Wagner on December 05, 2024

M1501.1 Outdoor discharge.

The air removed by every mechanical exhaust system shall be discharged to the outdoors in accordance with Section M1504.3. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

Exception: Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.

SHEET A401 "Power Room Ventilation to Bedroom Attic"

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

M1804.2.2Decorative shrouds.

Decorative shrouds shall not be installed at the termination of vents except where the shrouds are listed and labeled for use with the specific venting system and are installed in accordance with the manufacturer's instructions.

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 27, 2024

P3103.1 Vent pipes terminating outdoors.

Vent pipes terminating outdoors shall be extended to the outdoors through the roof or a sidewall of the building in accordance with one of the methods identified in Sections P3103.1.1 through P3103.1.4.

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

P3103.1.4Sidewall vent terminal.

Vent terminals extending through the wall shall terminate not less than 10 feet (3048 mm) from a lot line and not less than 10 feet (3048 mm) above the highest grade elevation within 10 feet (3048 mm) in any direction horizontally of the vent terminal. Vent pipes shall not terminate under the overhang of a structure where the overhang includes soffit vents. Such vent terminals shall be protected by a method that prevents birds and rodents from entering or blocking the vent pipe opening and that does not reduce the open area of the vent pipe.

SHEET A401

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

P3103.2 Frost closure.

Where the 97.5-percent value for outside design temperature is 0°F (-18°C) or less, vent extensions through a roof or wall shall be not less than 3 inches (76 mm) in diameter. Any increase in the size of the vent shall be made not less than 1 foot (304.8 mm) inside the thermal envelope of the building.

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

Date : Friday, December 6, 2024 at 7:53 PM UTC



Wolf Plan Review Code Sections

2021 International Residential Code (IRC)

CHAPTER 3 | R302.6 Dwelling-garage fire separation.

R302.6 Dwelling-garage fire separation.

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. **Notes added A102**

R302.6 Dwelling-Garage Fire Separation. Garage attic pull down ladder shall be rated for installation in the ceiling of the garage unless the sheet-rock continues above the fire separation walls through the attic to the underside of the roof sheathing.

THIS HAS BEEN IDENTIFIED ON THE REVISED PLAN

Classification Tag: Wolf **Created By:** Robert Wagner on November 21, 2024

R308.4.2 Glazing adjacent to doors.

Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions: **Tempered notes added to plans & sections**

1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

SHEET A102

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R308.4.5 Glazing and wet surfaces.

Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

SHEET A102

Tempered notes added to window adjacent to shower and to shower glass door
A301 All Operable windows to be Tempered

Classification Tag: Wolf Created By: Robert Wagner November 28, 2024

R314.3 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

added
A201

4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.

SHEET A201

ceiling of bedrooms and hallways is the same height

Classification Tag: Wolf Created By: Robert Wagner November 28, 2024

R314.3.1 Installation near cooking appliances.

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance. combo smoke & CO2 added near gas fireplace, approx 15' from stove
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.
4. Smoke alarms listed and marked "helps reduce cooking nuisance alarms" shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

SHEET A201 Section is Informational

Classification Tag: Wolf Created By: Robert Wagner November 28, 2024

R315.2.1 New construction.

For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance. yes
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. yes

SHEET A 201

Classification Tag: Wolf Created By: Robert Wagner November 28, 2024

R315.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

SHEET A201 Carbon Monoxide Alarm is required in hallway outside of Master Bedroom. Note: A Combination S/D - C/O Detector can be used. Section R 315.4 added

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

R315.4 Combination alarms.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

Sheet A 201

Classification Tag: Wolf **Created By:** Robert Wagner December 05, 2024

R406.1 Concrete and masonry foundation dampproofing.

Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the finished grade to the higher of the top of the footing or 6 inches (152 mm) below the top of the basement floor. Masonry walls shall have not less than $\frac{3}{8}$ -inch (9.5 mm) Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

Sheet S3 general note added to A401 sections

Classification Tag: Wolf **Created By:** Robert Wagner December 06, 2024

R408.3 Unvented crawl space. Crawl Space Vents added A103

For unvented under-floor spaces, the following items shall be provided: Vapor barrier called out on A103

1. Exposed earth shall be covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
2. One of the following shall be provided for the under-floor space:
 - 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of crawl space floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.10.1 of this code.
 - 2.2. Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.10.1 of this code.
 - 2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.
 - 2.4. Dehumidification sized in accordance with manufacturer's specifications.

SHEET A103 Section is Informational

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

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N1101.3(R101.5.1) Compliance materials.

The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this chapter.

Res Check Software Advises to excluded Crawl Space insulation when Crawl space is ventilated
Sheet A501 - On Page 2 of 11 in the Res Check, Crawlwall South has a value factor of 560. does this number correspond with the Gross Area or Perimeter of the Crawlwall South only . I couldn't find other listed Crawlwalls. Thank You

Classification Tag: Wolf **Created By:** Robert Wagner on December 05, 2024

this number represents the total sq ft of crawl space walls. Walls tabulated A103 & total 516 sq ft
M1501.1 Outdoor discharge. excluding walls adjacent to garage slab. Res Check sim results

The air removed by every mechanical exhaust system shall be discharged to the outdoors in accordance with Section M1504.3. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

Exception: Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.

SHEET A401 "Power Room Ventilation to Bedroom Attic"

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

powder room is vented through soffit, over to bedroom attic and out Grid 2 wall because vent out front entry is not desired this path is long so a fan will be required

M1804.2.2Decorative shrouds. none

Decorative shrouds shall not be installed at the termination of vents except where the shrouds are listed and labeled for use with the specific venting system and are installed in accordance with the manufacturer's instructions.

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 27, 2024

P3103.1 Vent pipes terminating outdoors.

combination of wall and roof vents added for plumbing fixtures - see plans & elevations

Vent pipes terminating outdoors shall be extended to the outdoors through the roof or a sidewall of the building in accordance with one of the methods identified in Sections P3103.1.1 through P3103.1.4.

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

P3103.1.4Sidewall vent terminal. Setbacks Exceed 10 feet

Vent terminals extending through the wall shall terminate not less than 10 feet (3048 mm) from a lot line and not less than 10 feet (3048 mm) above the highest grade elevation within 10 feet (3048 mm) in any direction horizontally of the vent terminal. Vent pipes shall not terminate under the overhang of a structure where the overhang includes soffit vents. Such vent terminals shall be protected by a method that prevents birds and rodents from entering or blocking the vent pipe opening and that does not reduce the open area of the vent pipe. OK

SHEET A401

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

P3103.2 Frost closure.

Where the 97.5-percent value for outside design temperature is 0°F (-18°C) or less, vent extensions through a roof or wall shall be not less than 3 inches (76 mm) in diameter. Any increase in the size of the vent shall be made not less than 1 foot (304.8 mm) inside the thermal envelope of the building.

3" diam vents noted

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

Date : Friday, December 6, 2024 at 7:53 PM UTC

Christine Wagner

From: Rachel Ravitz <rachel@cornice.com>
Sent: Tuesday, January 7, 2025 10:42 AM
To: Christine Wagner
Cc: wolfs jackson dodge
Subject: Lot 69 Latest
Attachments: Res Check Revised 12-12-24.png; Wolf Plan Review Answers 12-6-24.pdf

External (rachel@cornice.com)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security](#). Powered by INKY

Christine,

Below is a drop box link to the revised Architectural Set sent 12/12/24, which address comments by both Dan Halstead and Rob Wagner. The file was too big and bounced by your e-mail

Also attached is a narrative of responses to Rob's comments. We will bring 2 paper sets on the 14th. See you then!

Rachel

<https://www.dropbox.com/scl/fi/non2x1j9gizskea7gyipw/Wolf-12-12-24.pdf?rlkey=jd5civnodd2y1a684qryq6z7x&st=84w95d0k&dl=0>

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Wolf Plan Review Code Sections

2021 International Residential Code (IRC)

CHAPTER 3 | R302.6 Dwelling-garage fire separation.

R302.6 Dwelling-garage fire separation.

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. [Notes added A102](#)

R302.6 Dwelling-Garage Fire Separation. Garage attic pull down ladder shall be rated for installation in the ceiling of the garage unless the sheet-rock continues above the fire separation walls through the attic to the underside of the roof sheathing.

THIS HAS BEEN IDENTIFIED ON THE REVISED PLAN

Classification Tag: Wolf **Created By:** Robert Wagner on November 21, 2024

R308.4.2 Glazing adjacent to doors.

Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions: [Tempered notes added to plans & sections](#)

1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

SHEET A102

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R308.4.5 Glazing and wet surfaces.

Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

SHEET A102

Tempered notes added to window adjacent to shower and to shower glass door
A301 All Operable windows to be Tempered

Classification Tag: Wolf Created By: Robert Wagner November 28, 2024

R314.3 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

added
A201

4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.

SHEET A201

ceiling of bedrooms and hallways is the same height

Classification Tag: Wolf Created By: Robert Wagner November 28, 2024

R314.3.1 Installation near cooking appliances.

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance. combo smoke & CO2 added near gas fireplace, approx 15' from stove
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.
4. Smoke alarms listed and marked "helps reduce cooking nuisance alarms" shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

SHEET A201 Section is Informational

Classification Tag: Wolf Created By: Robert Wagner November 28, 2024

R315.2.1 New construction.

For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance. yes
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. yes

SHEET A 201

Classification Tag: Wolf Created By: Robert Wagner November 28, 2024

R315.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

SHEET A201 Carbon Monoxide Alarm is required in hallway outside of Master Bedroom. Note: A Combination S/D - C/O Detector can be used. Section R 315.4 added

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

R315.4 Combination alarms.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

Sheet A 201

Classification Tag: Wolf **Created By:** Robert Wagner December 05, 2024

R406.1 Concrete and masonry foundation dampproofing.

Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the finished grade to the higher of the top of the footing or 6 inches (152 mm) below the top of the basement floor. Masonry walls shall have not less than $\frac{3}{8}$ -inch (9.5 mm) Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

Sheet S3 general note added to A401 sections

Classification Tag: Wolf **Created By:** Robert Wagner December 06, 2024

R408.3 Unvented crawl space. Crawl Space Vents added A103

For unvented under-floor spaces, the following items shall be provided: Vapor barrier called out on A103

1. Exposed earth shall be covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
2. One of the following shall be provided for the under-floor space:
 - 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of crawl space floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.10.1 of this code.
 - 2.2. Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.10.1 of this code.
 - 2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.
 - 2.4. Dehumidification sized in accordance with manufacturer's specifications.

SHEET A103 Section is Informational

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

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Accessed by Robert Wagner on 12/06/2024 pursuant to License Agreement with ICC. No further reproduction or distribution authorized. Any Unauthorized reproduction or distribution is a violation of the federal copyright, and subject to civil and criminal penalties thereunder.

N1101.3(R101.5.1) Compliance materials.

The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this chapter.

Res Check Software Advises to excluded Crawl Space insulation when Crawl space is ventilated
SHEET A501 - On Page 2 of 11 in the Res Check, Crawlwall South has a value factor of 560, does this number correspond with the Gross Area or Perimeter of the Crawlwall South only . I couldn't find other listed Crawlwalls. Thank You

Classification Tag: Wolf **Created By:** Robert Wagner on December 05, 2024

this number represents the total sq ft of crawl space walls. Walls tabulated A103 & total 516 sq ft
M1501.1 Outdoor discharge. excluding walls adjacent to garage slab. Res Check sim results

The air removed by every mechanical exhaust system shall be discharged to the outdoors in accordance with Section M1504.3. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

Exception: Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.

SHEET A401 "Power Room Ventilation to Bedroom Attic"

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

powder room is vented through soffit,
over to bedroom attic and out Grid 2 wall
because vent out front entry is not desired
this path is long so a fan will be required

M1804.2.2Decorative shrouds. none

Decorative shrouds shall not be installed at the termination of vents except where the shrouds are listed and labeled for use with the specific venting system and are installed in accordance with the manufacturer's instructions.

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 27, 2024

P3103.1 Vent pipes terminating outdoors.

combination of wall and roof vents added for
plumbing fixtures - see plans & elevations

Vent pipes terminating outdoors shall be extended to the outdoors through the roof or a sidewall of the building in accordance with one of the methods identified in Sections P3103.1.1 through P3103.1.4.

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

P3103.1.4Sidewall vent terminal. Setbacks Exceed 10 feet

Vent terminals extending through the wall shall terminate not less than 10 feet (3048 mm) from a lot line and not less than 10 feet (3048 mm) above the highest grade elevation within 10 feet (3048 mm) in any direction horizontally of the vent terminal. Vent pipes shall not terminate under the overhang of a structure where the overhang includes soffit vents. OK
Such vent terminals shall be protected by a method that prevents birds and rodents from entering or blocking the vent pipe opening and that does not reduce the open area of the vent pipe.

SHEET A401

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

P3103.2 Frost closure.

Where the 97.5-percent value for outside design temperature is 0°F (-18°C) or less, vent extensions through a roof or wall shall be not less than 3 inches (76 mm) in diameter. Any increase in the size of the vent shall be made not less than 1 foot (304.8 mm) inside the thermal envelope of the building.

3" diam vents noted

SHEET A301

Classification Tag: Wolf **Created By:** Robert Wagner November 28, 2024

Date : Friday, December 6, 2024 at 7:53 PM UTC

Project Name: Wolf Spec House – Lot #69 Alpine Meadows

Location: 85 Columbine Street – Alpine Meadows

Site Plan review:

- North Arrow to be identified on site plan;
- All property boundaries, lot dimensions and lot size to be put on the site plan;
- Location of access road(s) to be identified;
- Maximum building height to be identified on elevation pages;
- Snow Storage - Square footage of snow storage to be identified on site plan;
- Driveway Dimensions to be identified on the site plan;

Your building plan set has been delivered to the residential building inspector; unfortunately, he is currently out of the office on medical leave but is expected to be back sometime next week. Once he completes his review we will advise on any items and/or corrections needed.

Attached are the connection forms (water & sewer) for the project. Although the sewer connection fee has been paid, the Town needs a signature on the sewer connection form, as this provides vital information about the installation; please complete and return.

Please review and complete the water connection and return with payment.

The Town of Alpine has passed a new ordinance on permit fees and required deposits for building permit applications. Please find the attached ordinance, I have also included my cost spreadsheet for your project.

Please let us know if you have any questions.

TOWN OF ALPINE - SITE PLAN REVIEW

PERMIT #: 21-08-24

Stage 1 - Inspection Record

APPLICATION DATE: 6/27/2024

TYPE OF REVIEW COMPLETED:

REVIEWER: C. Kasper

(Circle One): COMMERCIAL - RESIDENTIAL

OWNER: Wolf Road

CONTRACTOR: Property

JOB ADDRESS: 585 Columbine Street

PROJECT DESCRIPTION: Single Family Home

YES	NO	TO BE COMPLETED BY PLANNING & ZONING COMMISSION
		COMPLETED, SIGNED AND DATED THE APPLICATION AND APPLICATION CHECKLIST
		ACTION TAKEN: Was the application and/or check list returned to the applicant

		COMPLETED AND ATTACHED SITE PLAN - IT MUST INCLUDE THE FOLLOWING ITEMS:	
	<input checked="" type="checkbox"/>	a.	NORTH ARROW
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	b.	SITE PLAN NAME <u>Spec House - Lot #60</u>
	<input checked="" type="checkbox"/>	c.	ALL PROPERTY BOUNDARIES AND DIMENSIONS <u>check</u>
		Lot Dimensions:	
		Lot Size:	
		d.	LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, <u>UTILITY LINES</u> <u>check</u> (WATER/SEWER AND POWER), DRIVEWAYS, YARD HYDRANTS, PROPANE TANKS, ETC.,
		e.	IDENTIFICATION OF SETBACKS (HAVE MINIMUM SETBACK REQUIREMENTS BEEN MET?)
		f.	LOCATION/DIMENSIONS OF PARKING AREAS, DRIVEWAY, ETC.,
		Garage	<u>yes</u> - <u>24x26 = 624</u>
		Identified:	<u>624 = 4000's 600</u>
		Number of Units:	<u>one</u>
		Size Identified:	<u>624</u>
		Number Provided:	<u>2100</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	g.	LOCATION OF ACCESS ROAD(S):
		Road Name:	

1146	✓	h.	IDENTIFICATION OF ANY PROPERTY EASEMENTS SUCH AS ELECTRICAL LINES (OVERHEAD AND/OR UNDERGROUND) TELEPHONE, ETC. Specify:
	✓	i.	DRAINAGE PLAN - INDICATED LOCATION OF EXISTING AND/OR PROPOSED CULVERTS, DITCHES OR FLOW OF WATER ACROSS THE SITE, Specify: <u>ANNUAL DRAIN</u>
114A		j.	LOCATION OF IRRIGATION DITCHES (EXISTING IRRIGATION DITCHES PRESERVED), if any:
✓		k.	WINDOWS & ENTRYWAY - AT LEAST 15% OF THE AREA OF A STREET-FACING FACADE SHALL INCLUDE WINDOWS OR MAIN ENTRYWAYS. {Single Family Residential Only}
		Amount Needed:	11.4
		Amount Identified:	197.75
	✓	l.	MAXIMUM BUILDING HEIGHT VERIFICATION:
		Height Identified:	
	✓	m.	SNOW STORAGE AREAS IDENTIFIED: {All Districts}
		Amount Needed:	
		Amount Identified:	
			FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED (Residential Projects)
			FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED AND/OR SIGN INSTALLATION (Commercial Projects)
✓			ATTACHED A COPY OF THE RECORDED DEED
		ACTION TAKEN: Was the site plan returned to the applicant	

APPLICATION REVIEW DEEMED:

ACCEPTABLE

UNACCEPTABLE

PLANNING & ZONING REVIEW & PERMIT MEETING DATE: _____

ADDITIONAL NOTES AND/OR ITEMS NEEDED:

72' x 12' = 864 sq ft
* Items need to be identified

SIGNATURE OF REVIEWER:

[Signature]



May 14, 2024

VIA ELECTRONIC MAIL TO: WOLFDODGE@GMAIL.COM

RE: Sketch Plan Review – Lot 69 Alpine Meadows

Dear Brad:

The Alpine Meadows Architectural Review Committee (ARC) has completed its review of your sketch plan submission and has approved the revised plans on the following conditions:

- Include digital samples in your final plan submission to specify the exact color of the exterior materials and roof shingles.

The ARC will look forward to receiving your final plan submission. If you have any questions, please do not hesitate to contact me or Levi Poyer, chairman of the ARC, at LPoyer00@gmail.com.

Sincerely,

Lisa Paddleford

Lisa Paddleford, Administrative Assistant
Alpine Meadows POA and ARC

cc: Levi Poyer, Chairman
Alpine Meadows ARC

Rachel Ravitz, Architect