

**Huerfano County
Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117/118 (Building Department)**



RE: Courtesy inspection for the Driscoll residence

Building permit number 13-030
Inspection conducted March 13, 2024

Final inspection passes per 2015 IRC building codes with conditions, per R109. All other finals are submitted electrical, plumbing, septic, and water- the test radon is pending results.

One condition for the final would be the house numbers need to be plainly visible at the front door and at the easement of the driveway- the numbers should be 4 inches tall, a half inch wide, and reflective.

The foundation was originally inspected and approved by Steve Channel. During my inspection, there was a 6-inch distance from soil to wood-siding. From the house foundation, there is a 6-inch grade. The separation from garage to house has proper fire separation, the door is fire-rated for 20 minutes with proper sealant around the garage door and is self-closing. There are two sets of stairs in the home, one is a spiral staircase, leading upstairs to the loft the stair riser treads and nosing all meet minimum code from the IRC code. The headroom is at 6',8" minimum all the way up the stairs. The handrails meet minimum height of 34 inches, no wider than 9/16 of an inch and the separation of the railing is less than 4 inches. The handrails and guards are capable of withstanding 200 pounds in all directions. The second staircase leads through the opening in the floor to the basement and meets code.

All smoke alarms are in required designated areas, connected, and work properly. All windows are sealed properly, open, close and lock; and the emergency access windows are no more than 44 inches from floor and meet minimum requirements. All windows requiring safety glazing are to code and marked accordingly with acid edging. All mechanical is installed properly with vents in every bathroom and over the stove. The basement is used as a mechanical room with a water system and a whole house heating system.

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