

# CITY OF FORT COLLINS

OFFICE OF BUILDING INSPECTION

February 5, 1987

Joe Frye  
Vaught Frye Architects  
2900 S. College Avenue  
Fort Collins, Colorado 80525

Dear Joe:

The architectural blueprints for the Fort Collins Orthopedic Clinic addition, located at 1200 East Elizabeth, have been reviewed and the following plan check comments apply. Please review the information and respond with the appropriate modifications.

The north wall of the building is set back from the property line a distance of 7.5 feet, requiring the wall to be constructed as a one hour fire resistive wall containing openings having a three-fourths hour rating per Section 504 (b).

The projecting eaves along the north and south walls of the building are required to be either constructed of heavy timber as specified in Section 2106 or of one hour construction per Section 1710.

The fire containment area separation containing Doors 19 and 21 (and Section 1703) require that they be 45 minute smoke and draft assemblies with automatic closers activated by smoke detectors.

Ducts penetrating the fire containment area require fire dampers in accordance with Section 4306 (j).

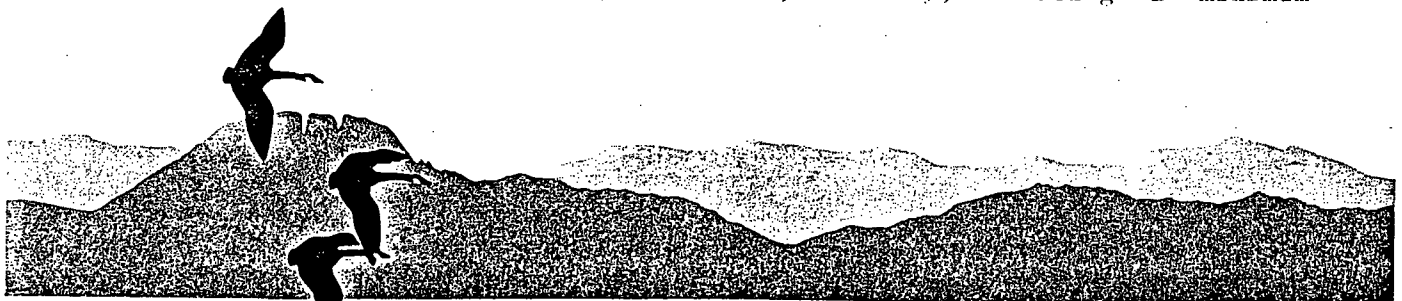
Stair 113 requires a one hour self-closing door assembly per Section 3309.

A barrier intended to prevent persons from accidentally continuing into the basement in the event of emergency egress is required per Section 3309 (e).

Square and/or abrupt stair tread nosings are not permitted.

A letter stating that the building exceeds the minimum standards of the Model Energy Code is required per the P.U.D. development agreements.

In reference to my first plan check comment, you have brought to my attention the existence of a six foot wide dedicated utility easement and requested that the three feet of easement located on the adjoining property be considered as non-developable area, thereby, creating a minimum



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Letter Re Fort Collins Orthopedic Clinic Addition  
February 5, 1987  
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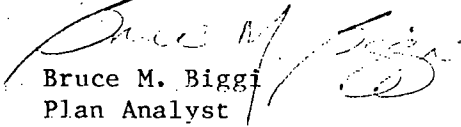
separation of 10.5 feet. This separation would exceed the distance to property line separation requirement of Table 5-A, as amended by the City and eliminate the need for wall and opening protection.

I have discussed this matter with the Chief Building Official and he has agreed to consider the above request as a variance to the Uniform Building Code given the following is provided.

1. A variance request letter is submitted by the architect containing the above request.
2. The owner of the property submit a letter recognizing the above variance and state that, should the adjoining property owner by vacation of the easement or construction of a building on his adjoining property reduce the separation between buildings to a distance which would then require protection of the wall and openings of the Fort Collins Orthopedic Clinic building addition then, the owner of the Fort Collins Orthopedic Clinic building addition will undertake the necessary measures to bring the north wall and openings into compliance with the building code in effect at the time.
3. This letter must be recorded with the Larimer County Clerk and Recorder and a copy presented to the Fort Collins Division of Building Permits and Inspection.

Please contact me if you have any questions concerning the above code comments.

Sincerely,

  
Bruce M. Biggs  
Plan Analyst

cc: Felix Lee  
Debra Kaestner  
Tom Dougherty