



City of Laramie

Engineering Department
Code Administration Division
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Plan Review #05-463

Review of Application, Plans and Specifications

PROJECT: Convert Existing Upper Floor to Residential Loft
ADDRESS: 211 "B" 2nd Street

OWNER: John and Misty Hester
ADDRESS: 1687 18th Street, Laramie, Wyoming 82072 (307) 721-8398

CONTRACTOR: Digger Dog Investments, LLC
ADDRESS: 211 2nd Street, Laramie, Wyoming 82070 (307) 721-8398

Plans Checked By: Jerry Hankin Date: 9/28/05 11:16 AM

Occupancy Group: R3 Construction Type: VB Zoning District: B2

Review Comments:

1. The proposed residential remodel is considered to be a Level 2 Alteration and Change of Occupancy. All work shall be as required by the provisions of Chapters 6 and 8 of the International Existing Building Code and the International Residential Code.
2. The change of occupancy for the upper level (occupancy group B to R3) is not an increase in hazard group and therefore does not require the typical two-hour, fire-resistive fire separation between the retail space below and the dwelling above that would be required by the International Building Code. It is highly recommended however, that a reasonable fire barrier be provided wherever possible and that all floor/ceiling penetrations be fire-stopped with approved materials to reduce the opportunity for fire spread between floors.
3. The structural plans must be stamped and signed by the engineer of record.
4. Details of the stairs are not provided. At least one of the stairways must comply with the building code or fire escape provisions of Chapter 6 of the IEBC.
5. Plans show the electrical and mechanical systems as being submitted as deferred submittals. All work must be in accordance with the applicable codes. Work must be done by licensed contractors.
6. The Master Bedroom must have at least one operable window for emergency escape. Any other rooms used for sleeping purposes such as the Hobby Room, requires an emergency escape window.
7. The use of the upper floor does not appear to require an increase in demand for either fossil fuel or electrical energy supply over the past uses, and therefore city code does not require the space to comply entirely with the provisions of the energy code. It is strongly recommended

however, that thermal insulation complying with the code be provided in the new floor/ceiling and roof spaces. New mechanical and electrical equipment is required to comply with the energy code, as are replacement windows and doors. Provide separate energy meters.

Obtain all required permits before beginning work.

Permit Fees:

Building Permit: \$1,660.15 (estimated valuation \$271,000.00)

Plan Review Fee: \$ paid

Plant Investment Fee: \$000.00

Water Meter \$000.00

Other: \$

Important Notes: The comments contained herein are the result of a summary review of your project as it relates to city codes and ordinances. The owner, contractor, or designer is encouraged to consult a qualified person of their choice during design and construction of the project. The City of Laramie makes no representation as to the completeness of the review. No representation is made regarding compliance with other state or federal regulations including, but not limited to, the Americans with Disabilities Act, the Fair Housing Act, Architectural Barriers Act, or any state or federal environmental law, rule or regulation.

The approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of the Laramie Municipal Code, nor does it exempt builders, architects, engineers or owners of responsibilities in complying with all applicable codes, ordinances, rules and regulations. The issuance of a permit based on plans, specifications and other data shall not prevent the City of Laramie from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on there under when in violation of any ordinance, rule or regulation of the City of Laramie. The plan review expires 180 days after the comments are finished. By signing above, the applicant acknowledges receipt of this review, certifies that they are authorized by the owner to act as their agent, and agrees to make the corrections noted herein.

Call Before You Dig. Wyoming law requires notification before excavation. You must call 1-800-849-2476 at least two business days before excavation. Failure to make the required notification could result in liability for all damage, including personal injury and property damages, and a fine of up to \$5,000.00.

All required landscaping and parking facilities must be maintained in accordance with the approved plan. Any plantings that die must be replaced by July 1 of each year. Initial parking and planting may be delayed until the next suitable season with written permission and a performance bond or letter of credit in the amount of 125% of the estimated cost of materials and labor. All plumbing, mechanical and electrical work must be performed by licensed contractors (or a homeowner on their own property where permitted) under separate permits. Please call for inspections at appropriate stages of construction as required by the Laramie Municipal Code at least 24 working hours in advance.

Property owners are responsible for controlling litter, dust and construction noise from their properties during construction. Please contact the City of Laramie if you have any questions concerning specific regulations.

Approved plans must be on the jobsite during each inspection. No building may be occupied until a Certificate of Occupancy is issued.

Copies: 05-463
John and Misty Hester
Bluefeather Design/Build Associates LLC, via e-mail

Applicant's Signature _____ Date _____

Printed Name _____ Property Owner or _____ Authorized Agent

The City of Laramie is a "smoke-free" community. Smoking is prohibited in all public places and places of employment. Places of employment may include enclosed buildings under construction or construction trailers. No-smoking signs must be posted in all areas covered by the ordinance. Questions concerning compliance with the ordinance can be directed to the City Manager at (307) 721-5226.