

**REVISED TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
AGENDA**

**THURSDAY JULY 2, 2020 10:00 AM**

**MOUNTAIN VILLAGE TOWN HALL**

**455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO**

**TO BE HELD <https://us02web.zoom.us/j/87494901684?pwd=YVJFcWFRU09JNm5FNuFuNmQ5L2QxUT09> (see login details below)**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Miller	Quasi-Judicial	Consideration of a Design Review: Final Architectural Review Application for a new single-family residence on Lot AR-2, 113 Lawson Overlook, pursuant to CDC Section 17.4.11. <b>The applicant has requested that this item be continued to the August 6, 2020 Meeting. A motion to continue will be considered before the public hearing is opened.</b>
3.	10:05	45	Miller	Quasi-Judicial	Consideration of a Design Review: Final Architectural Review Application for a new single-family residence on Lot 601, Knoll Estates Unit Two, pursuant to CDC Section 17.4.11
4.	10:50	30	Miller	Quasi-Judicial	Consideration of a Design Review Process Application for a design variation to 17.5.13, Sign Regulations, on Lot 1003R-2A, 455 Mountain Village Boulevard. <b>This item was continued from 6.4.2020.</b>
5.	11:20	5	Miller	Quasi-Judicial	Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments. <b>A motion to continue will be considered before the public hearing is opened. This item was continued from 3.26.2020, 5.7.2020, and 6.4.2020.</b>
6.	11:25	5	Miller	Quasi-Judicial	Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation. <b>A motion to continue will be considered before the public hearing is opened. This item was continued from 3.26.2020, 5.7.2020, and 6.4.2020.</b>
7.	11:30	5	Miller	Quasi-Judicial	A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units

Please note that this Agenda is subject to change. (Times are approximate and subject to change)

455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435

Phone: (970) 369-8242

Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: [cd@mtnvillage.org](mailto:cd@mtnvillage.org). We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**DESIGN REVIEW BOARD MEETING  
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					5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units. <b>A motion to continue will be considered before the public hearing is opened. This item was continued from 6.4.2020.</b>
8.	11:35	45	Haynes/Harrington	Legislative	A review and recommendation to Town Council Regarding CDC Amendments to Chapter 17.7 Sections 17.7.2-17.7.21, Building Regulations, to Discuss the Adoption of the 2018 Editions of the International Building Code, International Residential Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code, the 2018 International Plumbing Code Edition of the International Plumbing Code (as Adopted by the State with Local Exceptions), The 2020 National Electrical Code (as Adopted by the State with Local Exceptions) and the 2018 Edition of the International Fire Code (as Adopted by the Telluride Fire Protection District with Local Exceptions), and the 2018 Existing International Building Code
9.	12:20		Chair		Adjourn

To join the Zoom Meeting from Computer or Mobile Device download the Zoom App in the Appstore or go to go following link:  
<https://us02web.zoom.us/j/87494901684?pwd=YVJFcWFRU09JNm5FNUFuNmQ5L2QxUT09>

The Webinar ID (below) will be requested to join the meeting.

**Meeting ID: 874 9490 1684**

**Password: 916222**

Dial by your location

+1 253 215 8782 US (Tacoma)

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+1 301 715 8592 US (Germantown)

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Meeting ID: 874 9490 1684

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Password: 286353

Find your local number: <https://us02web.zoom.us/j/8441111111>

International numbers available: <https://zoom.us/j/8441111111>

Consistent with Resolution No. 2020-0514-10 regarding virtual (electronic) meetings, written testimony shall be submitted to [cd@mtnvillage.org](mailto:cd@mtnvillage.org) and must be received no later than 48 hours prior to the public hearing. Oral testimony, for those wishing to testify, must register by sending an email to [cd@mtnvillage.org](mailto:cd@mtnvillage.org) at least one hour prior to the agenda hearing.

Please note that this Agenda is subject to change. (Times are approximate and subject to change)  
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**Agenda Item No. 2  
PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Senior Planner  
**FOR:** Design Review Board Meeting; July 2, 2020  
**DATE:** June 22, 2020  
**RE:** Motion to Continue Agenda Item 2

**BACKGROUND:** The applicant has requested a continuation of Agenda Item 2 to the August 6, 2020, Design Review Board (DRB) meeting in order to finalize plans based on comments from the IASR. The memo is being provided not to open the public hearing for the agenda items but solely for the purpose of the DRB providing a motion to continue to the August meeting date.

**AGENDA ITEMS FOR CONTINUATION:**

**Agenda Item 2: Consideration of a Design Review: Final Architectural Review Application for a new single-family residence on Lot AR-2, 113 Lawson Overlook, pursuant to CDC Section 17.4.11.**

**RECOMMENDED MOTION:** I move to continue, DRB Agenda Item 2 as detailed in this Staff Memo, to the Regular DRB Meeting scheduled August 6, 2020.

/JJM



**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Senior Planner  
**FOR:** Design Review Board Public Hearing; July 2, 2020  
**DATE:** May 20, 2020, *Updated June 17, 2020*  
**RE:** Staff Memo – Final Architectural Review, Lot 601-2

**APPLICATION OVERVIEW: New Single-Family Home on Lot 601-2**

**PROJECT GEOGRAPHY**

**Legal Description:** *Condominium Unit 2, The Knoll Estates, a Condominium, as Defined and Described in the Amended and Restated Condominium Declaration Recorded March 29, 1990 in Plat Book 1 at Page 1023, County of San Miguel, State of Colorado*

**Address:** TBD Eagle Drive  
**Applicant/Agent:** Kristine Perpar, Shift Architects  
**Owner:** Krista Duran and Andy Wykstra  
**Zoning:** SFC1  
**Existing Use:** Vacant Lot  
**Proposed Use:** SFC1  
**Lot Size:** 0.073 AC

**Adjacent Land Uses:**

- **North:** Multi-Family
- **South:** Multi-Family
- **East:** Multi-Family
- **West:** Multi-Family

**ATTACHMENTS**

Exhibit A: Applicant Narrative  
Exhibit B: Architectural Plan Set  
Exhibit C: Referral Comments



*Figure 1: Vicinity Map*

**Case Summary:** Kristine Perpar, Applicant for Lot 601-2, is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot 601-2, TBD Eagle Drive. The Lot is approximately 0.073 acres and is zoned Single-Family Common Interest. The topography of the lot is sloped with a young stand of aspen on the site.

The applicant describes the design of the home as being driven by sensitivity to the environment, durability of materials, and site views/topography. Generally speaking, the home blends well into the existing Mountain Village Modern Vernacular by utilizing rusted metal, wood siding, timber, and stone veneer. The overall square footage of the home is approximately 3,600 square feet and provides 2 interior parking spaces and two exterior spaces.

It should be noted that the applicant has submitted all required materials per the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Initial Architecture and Site Review. Table 2 below documents the requested design variations and specific DRB approvals proposed and which are documented in more detail throughout this memo.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. **Please note that Staff comments will be indicated by Blue Italicized Text.**

*Table 1*

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
<b>Maximum Building Height</b>	35' (shed) / 40' (gable) Maximum	35'- 2 1/4"
<b>Maximum Avg. Building Height</b>	30' (shed) / 35' (gable) Maximum	21.99'
<b>General Easement Setbacks*</b>		
North	N/A: No General Easement or Setbacks per Condo Map	
South		
East		
West		
<b>Roof Pitch</b>		
Primary		12:12
Secondary		3:12, 4:12, 8:12
<b>Exterior Material</b>		
Stone	35% minimum	35%
Wood		35%
Windows/Doors	40% maximum	15%
Metal Accents		12%
<b>Parking</b>	2 enclosed / 2 exterior	2/2

*Table 2*

<b>Proposed Variations and Specific Approvals (See specific staff notes below)</b>	1. Metal Exterior Wall Accents
	2. Road and Driveway Standards

## **Chapter 17.3: ZONING AND LAND USE REGULATIONS**

### **17.3.12: Building Height Limits**

*Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a primary Gable Roof Form which is permitted a maximum building height of 40 feet. The maximum average height must be at or below 35 feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.*

*Staff: The applicant has provided a Building Height Analysis that indicates the Maximum Building Height for the home to be 35' – 2 ¼" feet above grade. The Maximum Average Height is currently being shown at 21.99' feet above grade. Both heights are compliant with the requirements of the CDC for Building Height Limits. The stepped nature of the home allows for the mass and overall height to be broken up into segments following the sloped hillside.*

### **17.3.14: General Easement Setbacks**

*Knoll Estates does not have the traditional General Easement encircling the Single-Family Common Interest Community. Additionally, there are no established setbacks that are shown on the recorded condominium map. Therefore, the majority of these provisions do not apply unless the DRB determines a need to establish a setback as part of this application. There was a 5' Earthwork Easement that was recently vacated by request and approved by the Town.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

*The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.*

*Staff: It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular that is very popular recently within Mountain Village. Lot 601-2 is one that requires a subdued design due to the spatial limits of the lot. The stepped design of the home incorporating the material palette of the Mountain Village appears to fit the town theme and surrounding neighborhood.*

### **17.5.5: Building Siting Design**

*The CDC requires that any proposed development blend into the existing landforms and vegetation.*

*Staff: There are very few siting options for the homes in Knoll Estates other than the established and platted condominium land units. The majority of the existing homes utilize the entire land unit, and this proposal is no different in that it generally covers most of Lot 601-2. Existing aspen trees will need to be removed from the footprint of the home, and*

landscaping will be replaced on the perimeter of the home mimicking the existing vegetation. There may be some encroachments into the Limited Common Element (LCE) that will need to be discussed in more detail between the applicant and the Knoll Estates HOA.

#### **17.5.6: Building Design**

*Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. Since the Initial Architectural and Site Review occurred, the applicants have revised their plans to meet the CDC stone requirements and have accomplished this by reducing the overall amount of wood on the exterior façade. With this change, it does appear that the home conveys a grounded form on the first floor of the home through the use of Stone Veneer and Corrugated Metal. The window details within the plan set indicate the windows are to be recessed 6" back from the face of the exterior material which also aids in the appearance of a heavy grounded foundation.*

*The applicant has proposed a dry stack Telluride Gold Stone veneer in a random arrangement of different sizes and tones. The stonework is generally limited to the base of the home and meets the required 35% exterior material requirement. Additionally, the design features horizontal 10" wire brushed square edged cedar and corrugated rusted metal siding accenting a portion of the home. The vertical metal corrugated feature is reminiscent of regional mining architecture and appears to effectively tie in the stepped vertical elements of the home to the horizontal wood and stone base.*

*Window trim is proposed as wood clad bronze and the doors appear to be wood. The proposed roofing material is also corrugated rusted metal which is listed as a permitted roofing material in the CDC. The garage is proposed as wood with corrugated metal exterior. The applicant has proposed a small area of approximately 80 SQ. FT. of snowmelt on the master deck. Its unclear if there are additional areas of snowmelt proposed.*

*Overall, the exterior composition of the home appears to provide visual contrast between the horizontal stone and wood elements, and the vertical metal elements of the deck railing, corrugated roofing and siding. It should be noted that the DRB will need to grant specific approval for the use of the metal accents on the exterior of the residence.*

#### **17.5.7: Grading and Drainage Design**

*Staff: The applicant has provided a grading and drainage plan documenting disturbed areas, cuts, fill, final slopes adjacent to the home, stormwater design including positive drainage from proposed home, and specifications of the retaining walls that are necessary to construct the home's driveway. There are retaining walls in the rear of the lot associated with the rear patio area that have not had their heights identified but based on the topographic plan provided by Uncompahgre Engineering, the wall appears to range from grade to approximately 2-3 feet tall.*

#### **17.5.8: Parking Regulations**

*Staff: The CDC requires all Single-Family Common Interest developments to provide two parking spaces. The applicants are proposing two interior garage spaces and two exterior spaces. The requirement has been met.*

#### **17.5.9: Landscaping Regulations**

*The applicant has provided a landscaping plan demonstrating the irrigation schedule and notes, along with planting schedules and species lists. The majority of the lot will need to*



*be cleared for the development of the home and the applicant is proposing to replace trees outside of the building footprint and within the LCE of Knoll Estates. Generally, staff is ok with the proposed planting schedule with the exception of the new evergreen trees proposed between Unit 2 and Unit 3. These trees will need to be removed to better provide defensible space between the homes. The applicant may choose to remove plantings from this area entirely, or alternatively choose from a deciduous species listed in the CDC. There does not appear to be any irrigated turf areas and the majority of the area surrounding the home is to be revegetated to native grasses. Due to the mono-culture type forest, it may be beneficial to include some other deciduous tree species on the site such as crab apple, maple, or other type of tree to provide additional diversity in the plantings and provide some variation to the landscaping.*

#### **17.5.11: Utilities**

*Staff: All utilities are currently located within the adjacent roadway and will only require connections from the road to the home. There may be outstanding issues with the overall layout of utilities within Knoll Estates and the applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home and if any easements are necessary.*

#### **17.5.12: Lighting Regulations**

*Staff: The applicant has provided a relatively simple lighting plan for the project consisting of dark sky rated wall mounted fixture. The fixtures meet the requirements of the CDC with the exception of the wattage listed on the cutsheet which shall be LED or other high efficiency style bulbs and limited in wattage. Based on the size of the home, a photometric lighting study is required for Final Architectural Review. At the time of drafting of this memo, the photometric study has not been provided to staff.*

#### **17.5.13: Sign Regulations**

*Staff: The proposed address monument appears to meet the requirements of the CDC. The design is a custom cut stone slab with reflective lettering and a down lit channel light.*

### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

#### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: Due to the size of the site, staff is requesting that the fire mitigation requirement be waived except for the request above within the landscaping provisions that the plans are revised so that the flammable vegetation in that area between unit 2 and 3 be replaced.*

*Steep Slopes: The building site does not contain steep slopes but is generally sloped to the northeast.*

#### **17.6.6: Roads and Driveway Standards**

*Staff: The driveway as shown in the plan set meets the width requirement but requires DRB Specific Approval to variations in the road and driveway standards for retaining walls. As shown, the retaining wall is not setback from the driveway per the required 5' listed in the CDC. If the DRB determines this to be appropriate due to site specific constraints, they may grant specific approval for these retaining walls and their location. There has been no indication that this is problematic for the fire department.*

#### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: The provided plans do not have any interior fireplaces as shown, but there is an exterior fire pit that will be required to be gas.*

## Chapter 17.7: BUILDING REGULATIONS

### 17.7.19: Construction Mitigation

*Staff: The applicant has submitted a CMP as part of this application, but it should be noted that the available area for parking and staging is very limited. It may be helpful for the applicant to work with the Knoll Estates HOA and neighboring properties to determine if there is any way to limit impacts associated with the construction of this home. There has been no indication to staff at the IASR and FAR level that a crane will be necessary for the project, but staff would like to again raise the issue. Any areas disturbed by construction will be required to be revegetated to its original condition. Silt fencing and stormwater mitigation will be required in addition to construction fencing on the downhill side of the project.*

**Staff Recommendation:** Staff recommends the DRB approve the Final Architectural Review for Lot 601-2, TBD Eagle Drive. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

#### **Proposed Motion:**

***Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.***

I move to approve the Final Architectural Review for a new single-family home located at Lot 601-2, based on the evidence provided within the Staff Report of record dated June 17, 2020, and with the following conditions:

- 1) Prior to issuance of a Building Permit, the applicants shall revise their landscaping plan to provide additional variation in the deciduous tree plantings throughout the site.
- 2) Prior to issuance of a Building Permit, the applicants shall revise the construction mitigation plan to include silt and stormwater mitigation.
- 3) Prior to the issuance of a Building Permit, the applicants shall provide and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments.
- 8) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;

- d. Roofing material(s); and
- e. Any other approved exterior materials

/jjm

Date: April 1, 2020  
By: Kristine Perpar, Architect

Property address:

Unit 2; Knoll Estates Lot 1  
Telluride, CO 81435

**Sent to:** MV DRB

**Re:** Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Unit 2; Knoll Estates Lot 1 was designed to capture the views of the San Sofia Ridge, sensitivity to the site and neighbors and the existing topography.

Unit 2 is currently vacant of structures and covered with trees. The building site has a constant slope down towards the north.

The driveway is situated on the south western portion of the lot accessed by the existing Cul- De – Sac of Eagle Drive

Exterior elevations, plans and roof are simple in form. Roofs are all gabled / Shed roofs at a 3:12, 4:12 & a 8:12 pitch with the main gable at 12:12 pitch. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment and for durability.

We are requesting a variance for metal siding as an exterior accent material.

The proposed landscape plan is simple. Aspen trees to be planted on either side of the structure.

Sincerely,



Kristine Perpar

## GENERAL NOTES:

### CONTRACT DOCUMENTS:

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTES WITH "N.T.S." DENOTES NOT TO SCALE.

### ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

### CODE COMPLIANCE:

ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

### INTENT:

THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

### COORDINATION:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS. VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

### SUBSTITUTIONS:

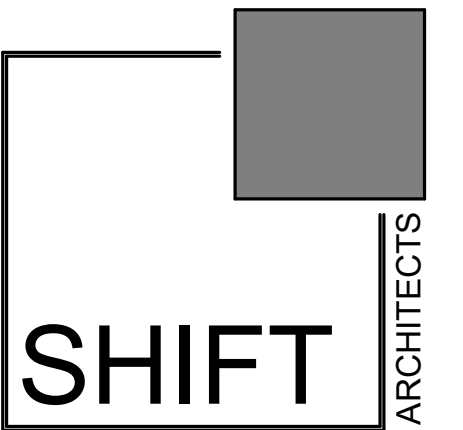
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

### SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

### SAFETY & PROTECTION OF WORK:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
06.12.20 DRB SUBMITTAL R3

### REVISIONS

NO.	DATE	DESC.
5	03.27.20	Required parking
6	04.17.20	Revised civil

## PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY
SUBDIVISION:	KNOLL ESTATES
BUILDING CODE:	IRC 2012 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	DECLARATION AND KNOLL ESTATES DESIGN COVENANTS IN ADDITION TO ANY REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	PER NFPA - SPRINKLED OVER 3,600 SF
FIRE RESISTIVE RATING:	GARAGE - 1 HR MECHANICAL - 1 HR

## PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT:	ALLOWABLE 40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROSS FLOOR AREA:		PROPOSED	35'-2 1/4"
LIVING		MAX AVERAGE HEIGHT:	ALLOWABLE 35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
LOWER LEVEL	1,230.61 SF	PROPOSED	21.99'
GROUND LEVEL	1,083.67 SF	PARKING REQUIRED:	4 SPACES PROVIDED (2 ENCLOSED IN GARAGE) (2 SURFACE)
UPPER LEVEL	686.27 SF		
TOTAL:	3,000.55 SF		
GARAGE	608.65 SF		
TOTAL:	3,609.20 SF		
LOT AREA:	0.073 ACRES (3,049.2 SF)		
BUILDING FOOTPRINT:			
ALLOWABLE	2,400 SF		
PROPOSED	1,884 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT / BUILDING FOOTPRINT CALCULATIONS

## SHEET INDEX

### GENERAL

G1.0	COVER SHEET
G1.1	ABBREVIATIONS AND LEGENDS

### CIVIL

C1	NOTES
C2	GRADING AND DRAINAGE
C3	UTILITIES

### SURVEY / MAPPING

A1.0	SURVEY
------	--------

### ARCHITECTURAL

A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A1.3	CONSTRUCTION MITIGATION PLAN
A2.1	BUILDING HEIGHT / BUILDING FOOTPRINT CALCULATIONS
A2.2	MATERIAL CALCULATIONS
A3.1	FLOOR PLAN
A3.2	FLOOR PLAN
A3.3	FLOOR PLAN
A3.4	ROOF PLAN
A4.0	AXONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	PRESENTATION ELEVATIONS
A8.1	DOOR SCHEDULE
A8.2	WINDOW SCHEDULE

LTG1.1	LIGHTING PLANS
LTG1.2	LIGHTING PLAN

## VICINITY MAP



SITE LOCATION

## PROJECT TEAM

### OWNER:

DURAN KRISTA N AND WYKSTRA ANDY S  
3344 SHOSHONE ST  
DENVER, CO 80211

### ARCHITECT:

SHIFT ARCHITECTS  
KRISTINE PERPAR, AIA - ARCHITECT  
100 WEST COLORADO STE. 211  
TELLURIDE, CO 81435  
P. 970.275.0263  
kristine@shift-architects.com

### GENERAL CONTRACTOR:

T.B.D.

### SURVEYOR:

FOLEY ASSOCIATES, INC.  
125 W. PACIFIC, SUITE B-1  
P.O. BOX 1385  
TELLURIDE, CO 81435  
P. 970.728.6153  
F. 970.728.6050

### CIVIL:

UNCOMPAGRE ENGINEERING LLC  
DAVID BALLODE P.E.  
PO BOX 3945  
TELLURIDE, CO 81435  
P. 970.729.0683  
dbalode@msn.com

### STRUCTURAL:

ALPINE EDGE ENGINEERING LLC  
MATTHEW D. HEPP, P.E.  
605 RIVER PARK DR.  
RIDGEWAY, CO 81432  
P. 970.318.1469  
matthewheppeng@gmail.com

### MECHANICAL:

HUGHES CONSULTING ENGINEERING, PA  
DIMITRI MERRILL, P.E.  
TELLURIDE, CO 81435  
P. 970.239.1949  
F. 785.842.2492  
dimitri@hce-pa.com

### LANDSCAPING:

SHIFT ARCHITECTS  
KRISTINE PERPAR, AIA - ARCHITECT  
100 WEST COLORADO STE. 211  
TELLURIDE, CO 81435  
P. 970.275.0263  
kristine@shift-architects.com

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
TSD EAGLE DRIVE, UNIT 2  
TELLURIDE, CO 81435

COVER SHEET

SHEET NUMBER

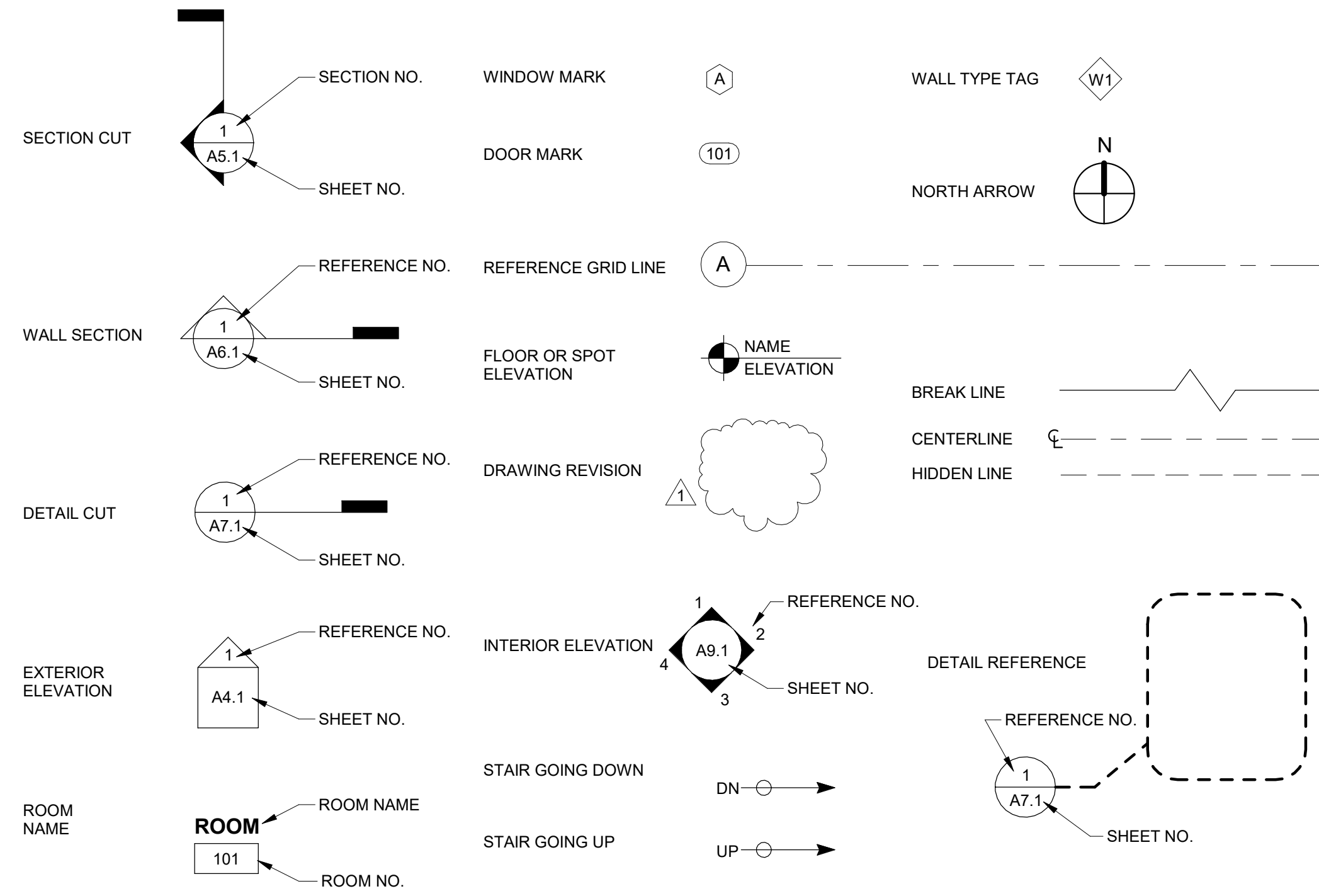
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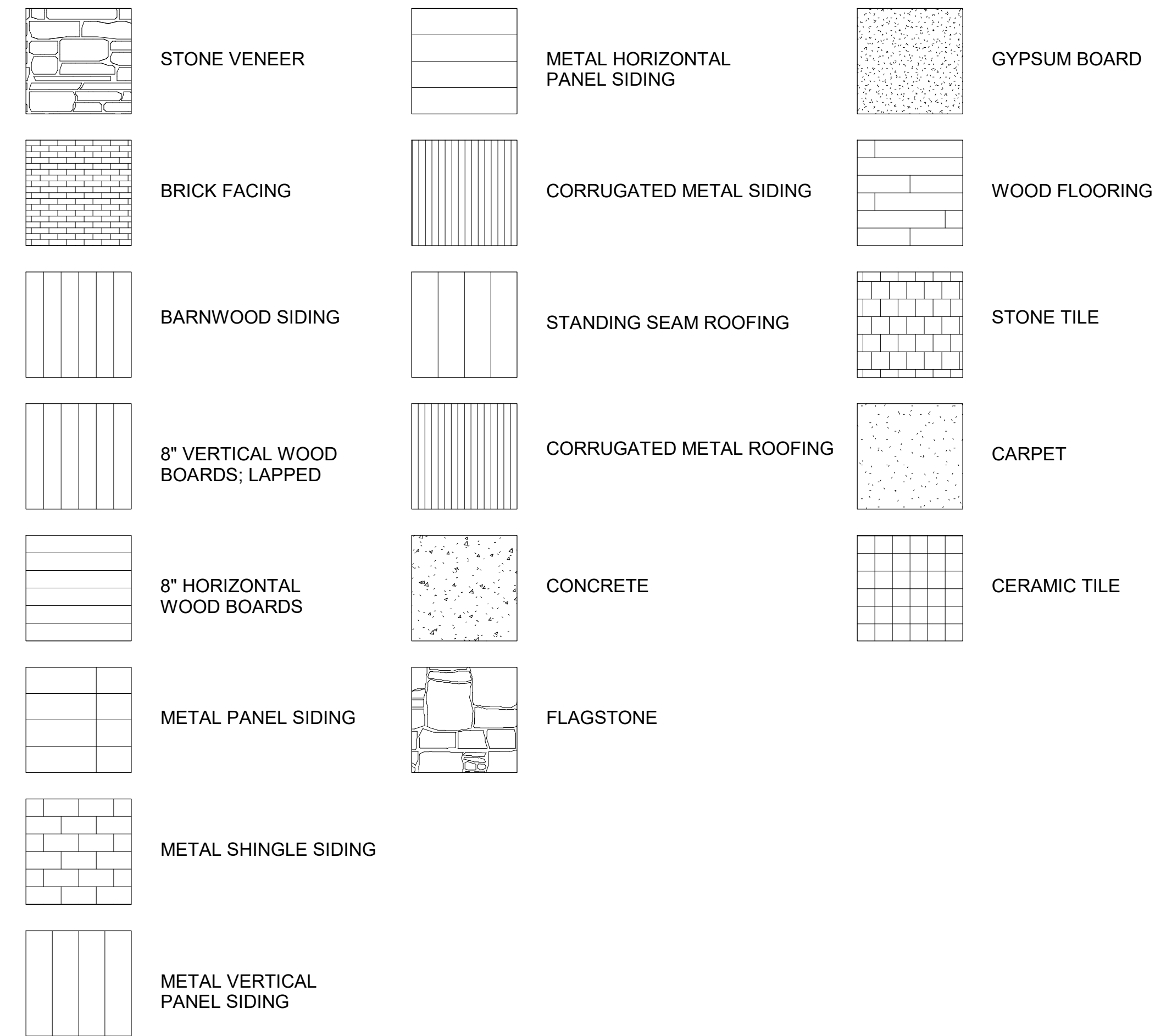
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## SYMBOL LEGEND

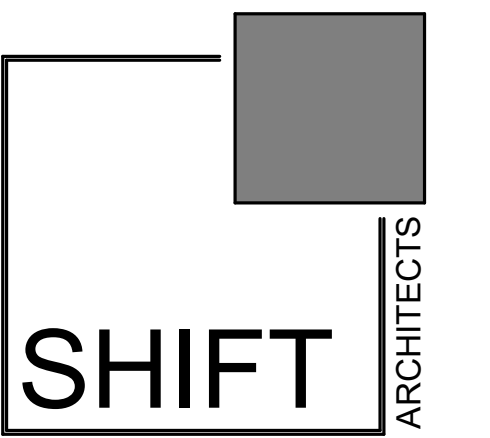


## MATERIAL LEGEND



## ABBREVIATIONS

AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminum
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Join
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground Fault Circuit Interrupter
GPO	General Power Outlet
IBC	International Building Code
MDF	Medium Density Fibreboard
MR	Metal Roofing
MSB	Main Switch Board
NTS	Not To Scale
PFC	Parallel Flanged Steel Channel
PL	Plastic Laminate
PT	Paint
RC	Reinforced Concrete
REF	Refrigerator
RL	Reduced Level
S	Sanitary Drainage Pipe
SHR	Shower
SK	Sink
SN	Stone
SS	Stainless Steel
ST	S Trap
STF	Steel Trowel Finished Concrete
SW	Stormwater Drainage Line
T&G	Tongue and Grooved
TO	Top Of
TPH	Toilet Paper Holder
TR	Tiled Roofing
TSF	Timber Strip Floor
TYP	Typical
U	Urinal
UOS	Unless Otherwise Specified
V	Valley
VIF	Verify In Field
VP	Vent Pipe
WC	Water Closet (Toilet)
WM	Washing Machine
WPM	Water Proof Membrane



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www.shift-architects.com

PROJECT ISSUE DATE:  
06.12.20 DRB SUBMITTAL R3

REVISIONS  
NO. DATE DESC.

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
TSD EAGLE DRIVE, UNIT 2  
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ABBREVIATIONS AND LEGENDS

SHEET NUMBER

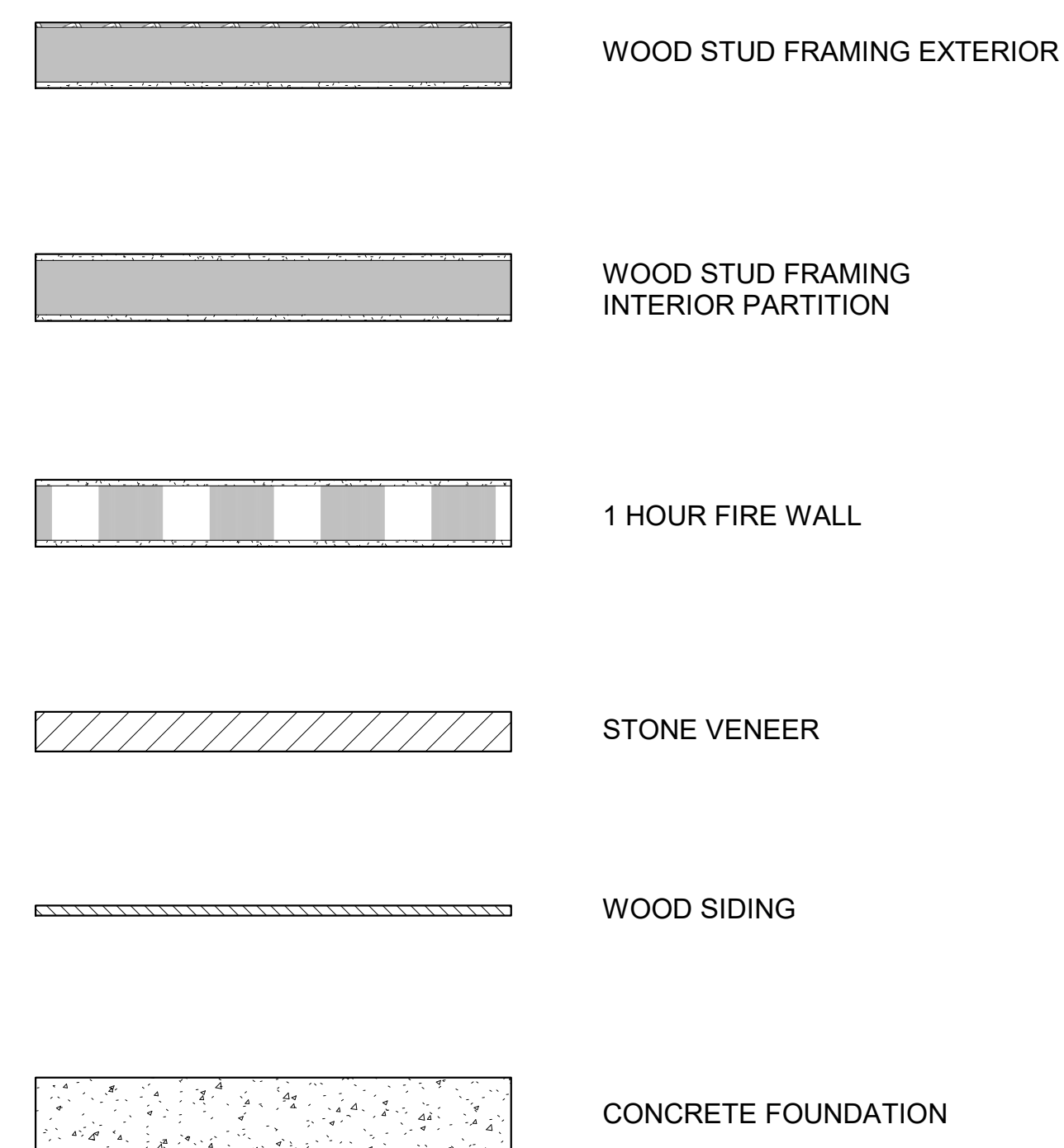
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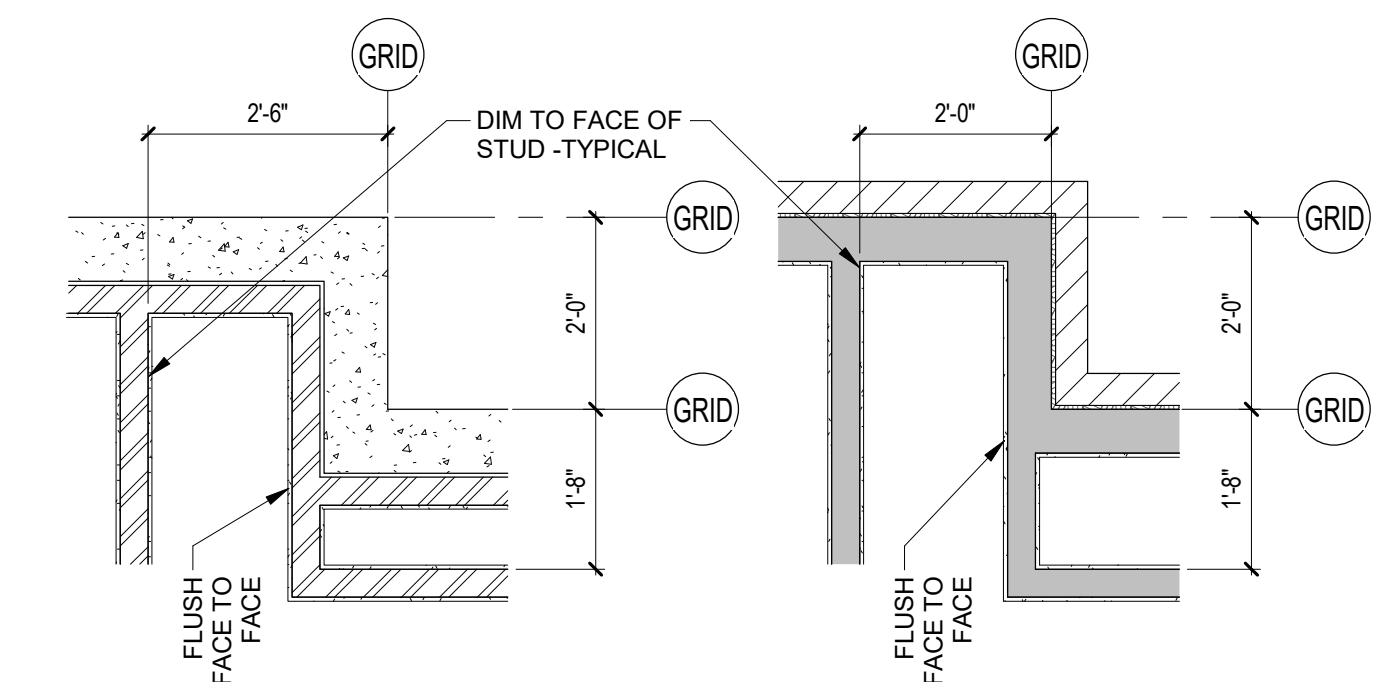
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## WALL LEGEND



## DIMENSIONING LEGEND

- GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.
- WALLS AND PARTITIONS SHOWN IN PLAN INCLUDE FINISH MATERIALS.
- DIMENSIONS ARE SHOWN FROM GRID TO GRID, GRID TO FACE OF STUD, AND FACE OF STUD TO FACE OF STUD AT INTERIOR PARTITIONS, TYPICAL.
- INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.



## PROJECT DATUM LEGEND

ACTUAL ELEVATION ABOVE SEA LEVEL = PROJECT 0'-0"



GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:  
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE  
NATURAL GAS: BLACK HILLS ENERGY  
POWER: SAN MIGUEL POWER  
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION.

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

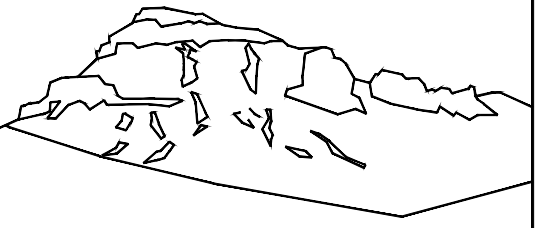
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

**SUBMISSIONS:**

DRB SUBMITTAL	2019-11-21
DRB SUBMITTAL	2020-03-09
Public Works	2020-04-16

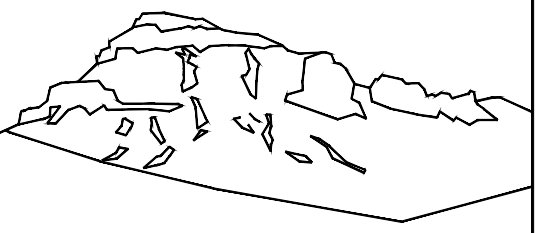
Wykstra-Duran Residence  
Lot 2, Knoll Estates  
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

General Notes

C1



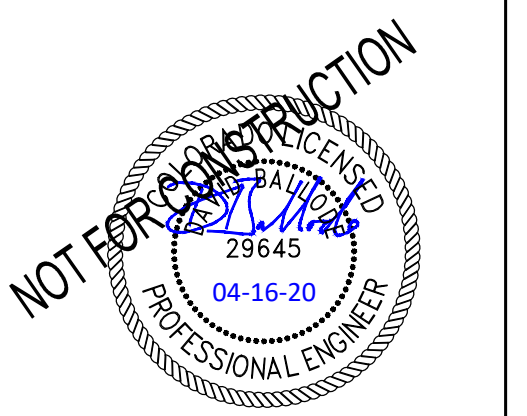
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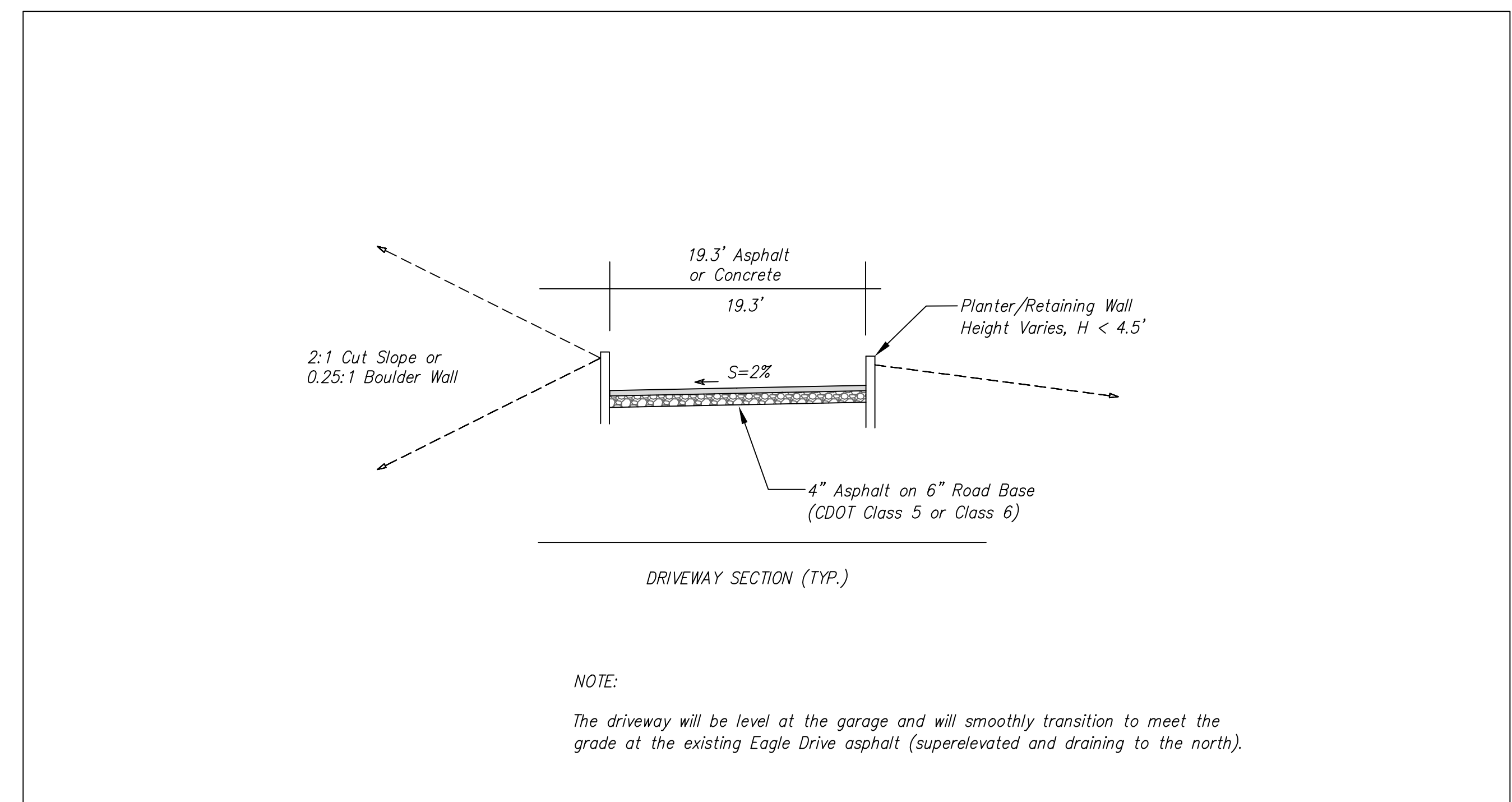
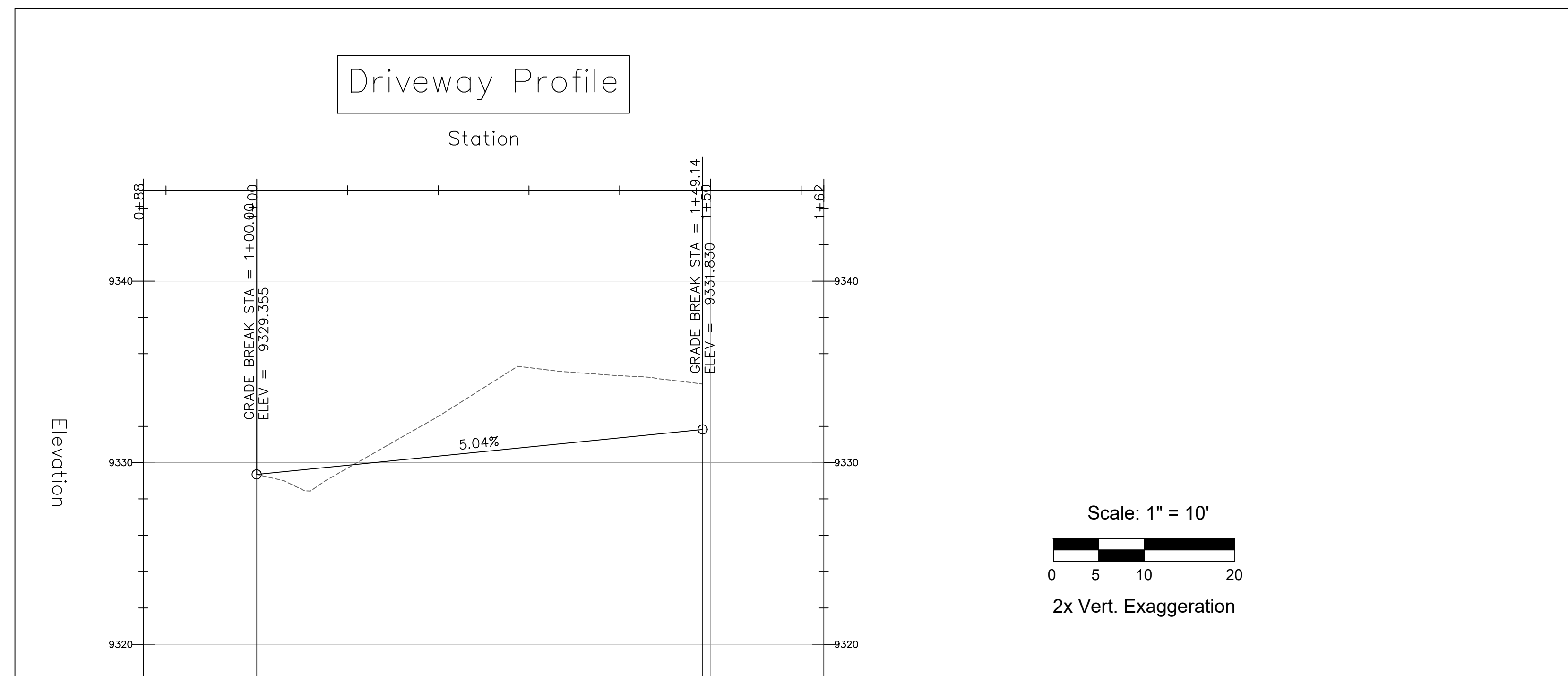
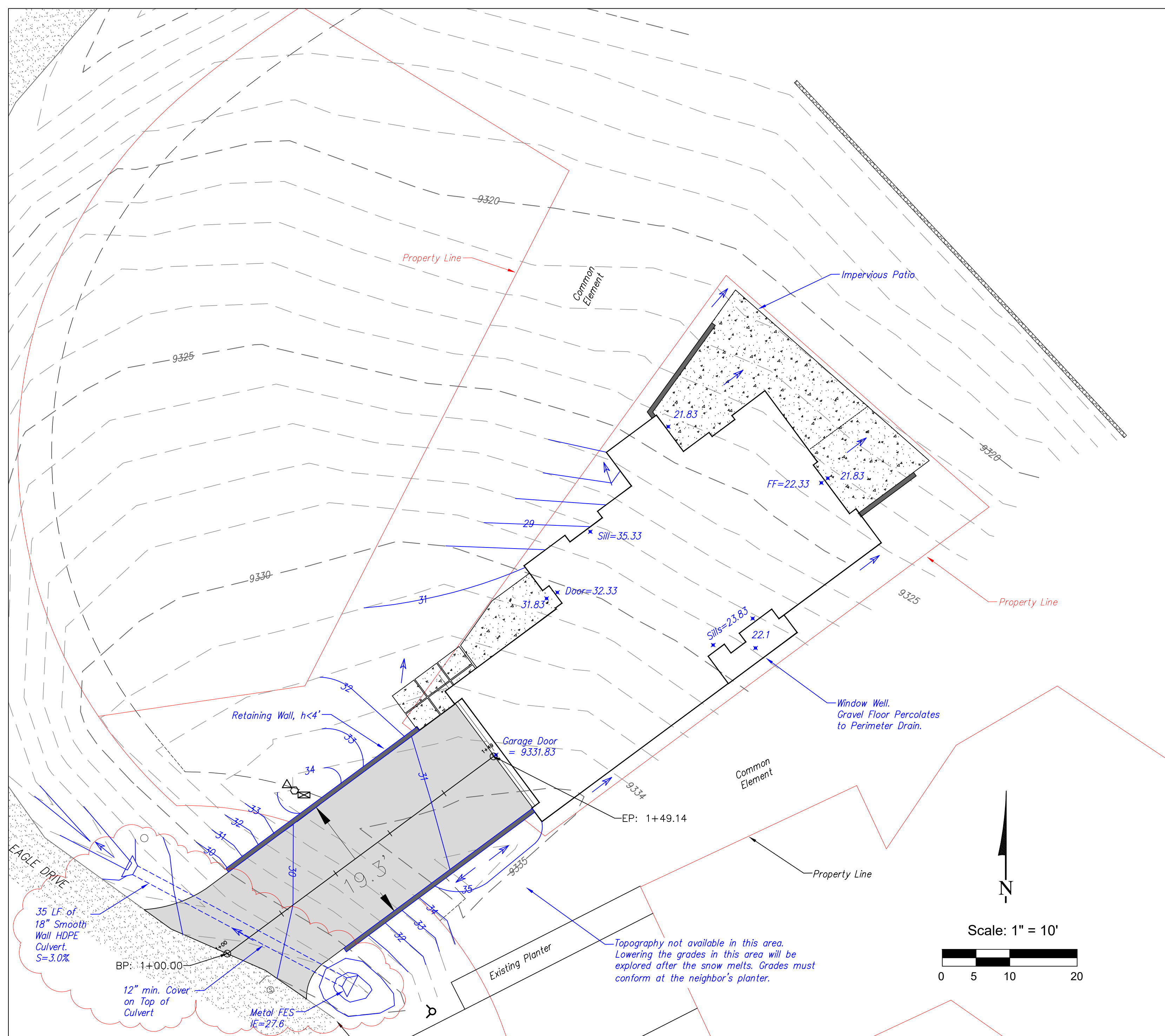
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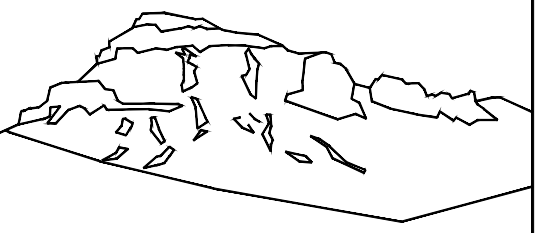
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Grading  
and  
Drainage

C2







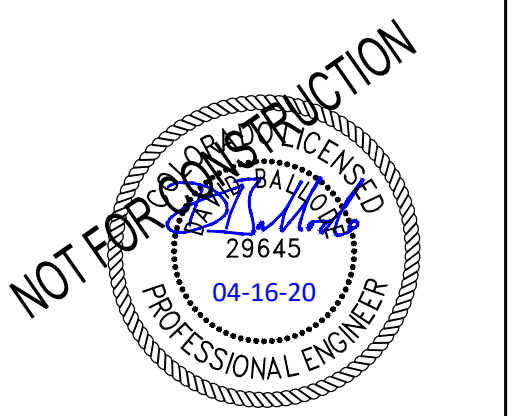
Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

**SUBMISSIONS:**

DRB SUBMITTAL	2019-11-21
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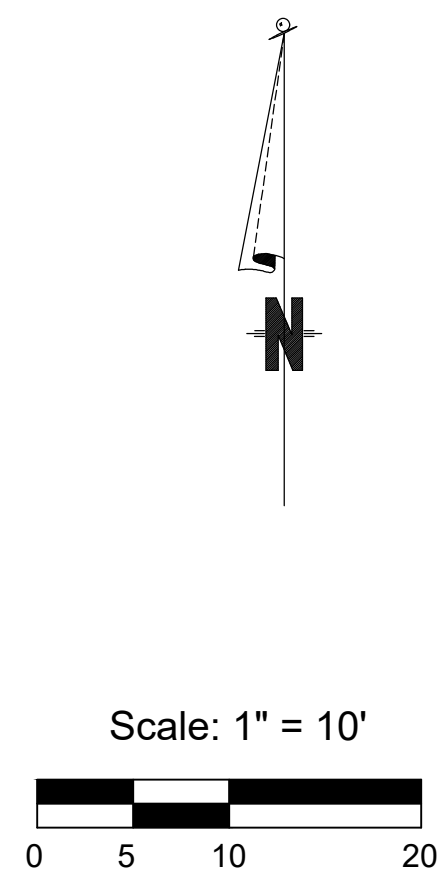
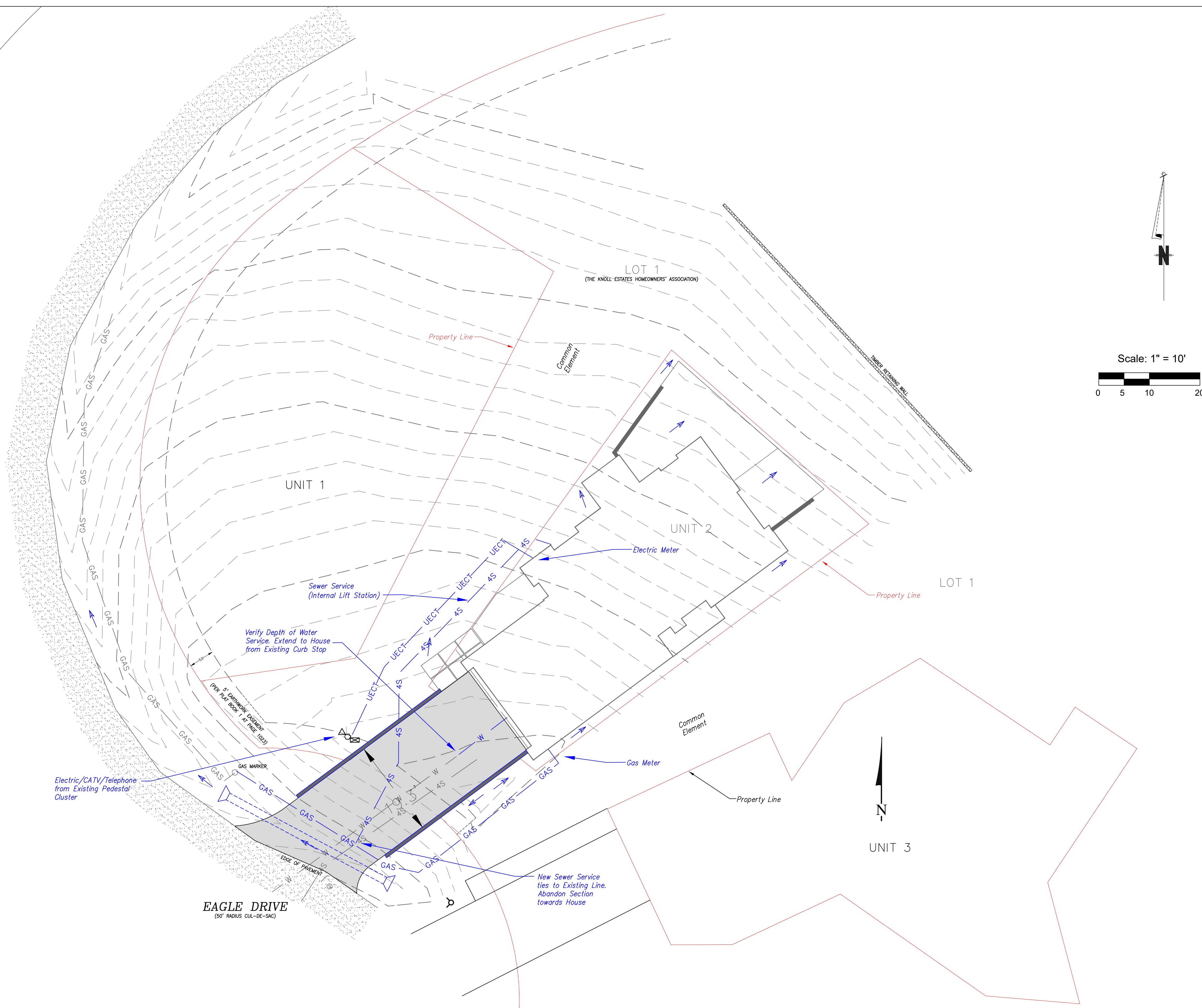
Wykstra-Duran Residence  
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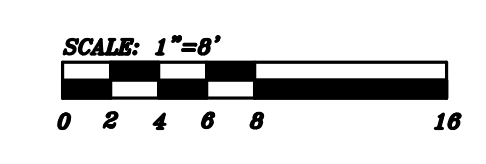
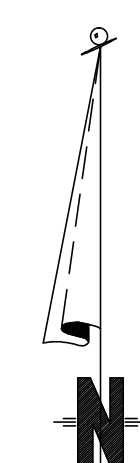
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Utilities

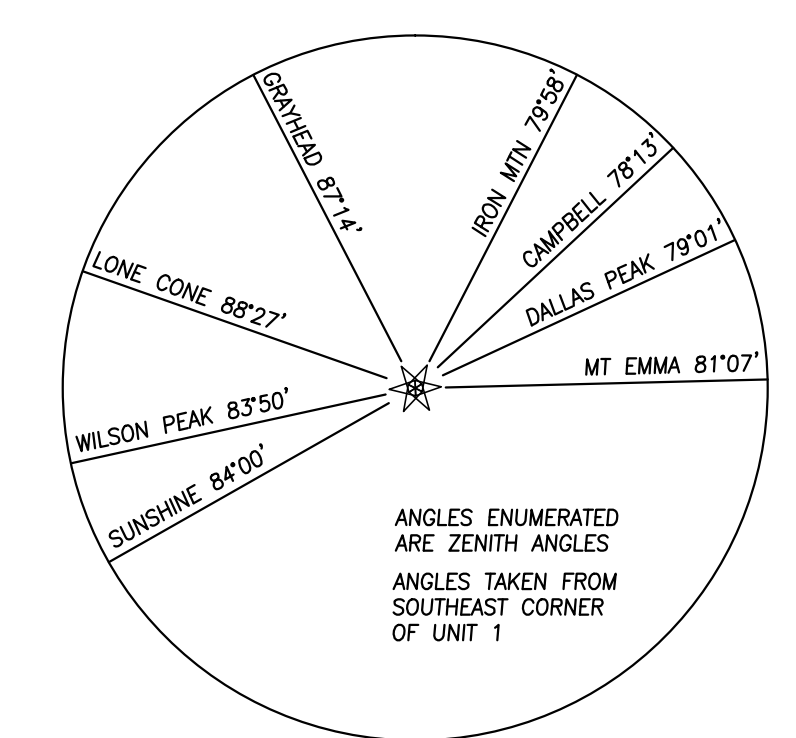
C3



UTILITY NOTE:  
All Services must be Coordinated with the  
Individual Utility Providers.



LEGEND	
	SPIGOT
	FIRE HYDRANT
	SEWER MANHOLE
	CURB STOP
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	FOUND 1-1/2\"/>



**VIEW ANGLES**

This topographic survey of Unit 2, The Knoll Estates, was field surveyed on May 11, 2018 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 Date

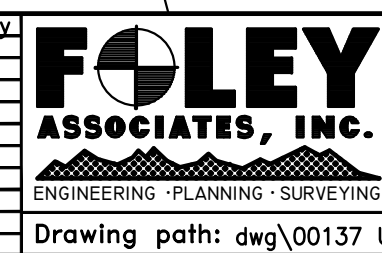
**NOTES**

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Southern property corner, as shown hereon, with an elevation of 9335.26 feet.
3. Contour interval is one foot.
4. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



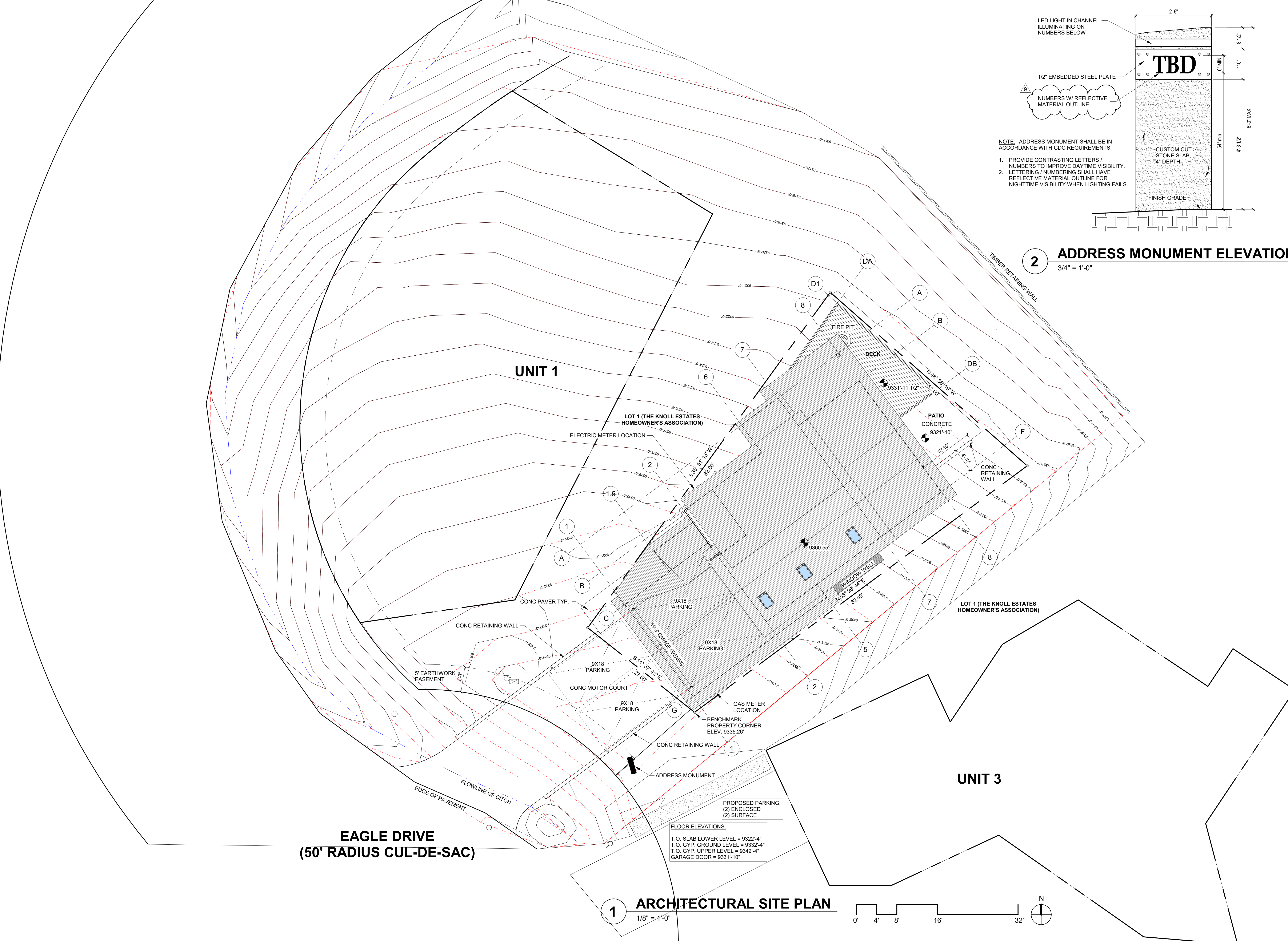
**Topographic Survey**  
 Unit 2, The Knoll Estates,  
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV
Start date:	05/11/2018

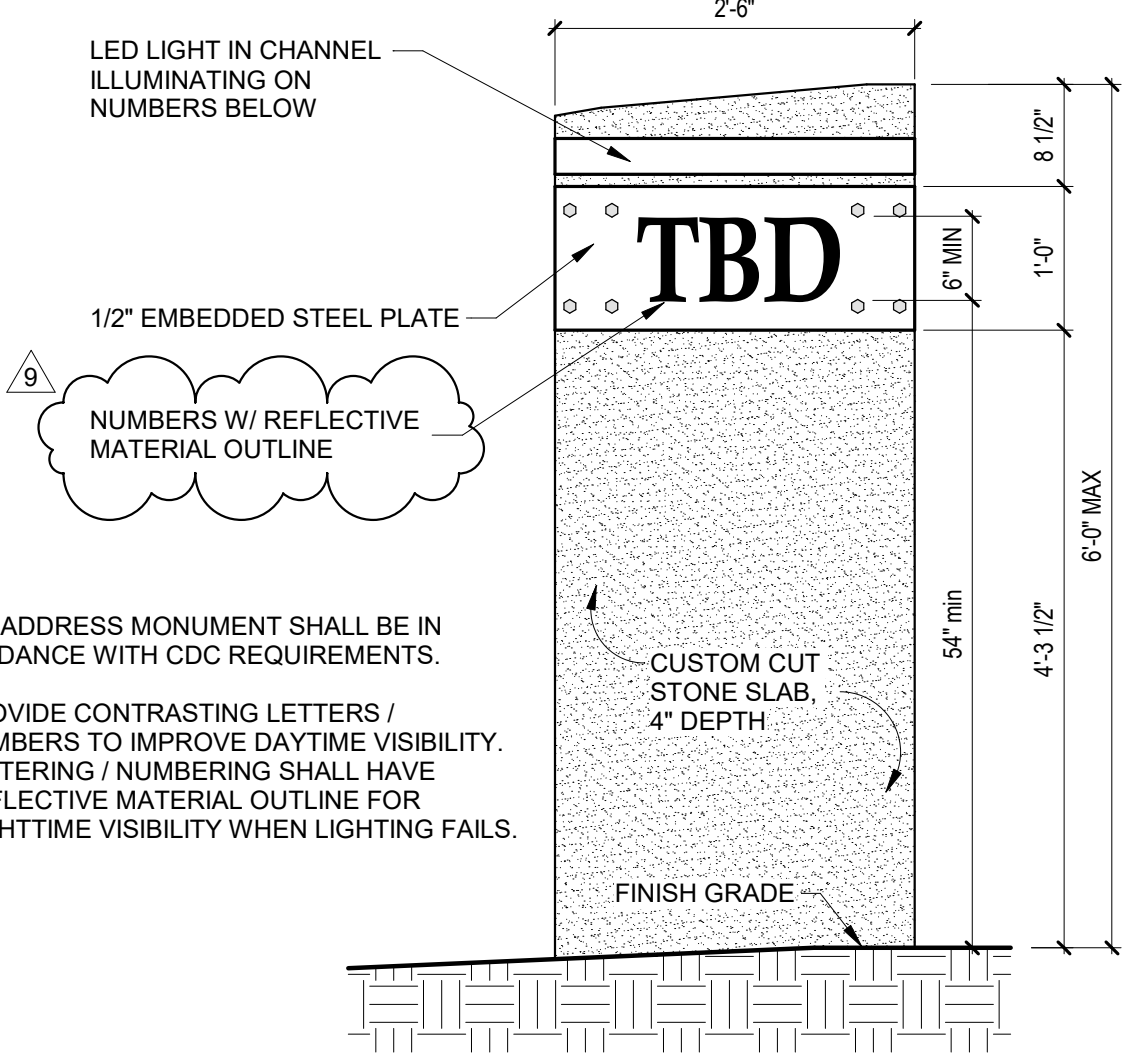


970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

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**2 ADDRESS MONUMENT ELEVATION**  
3/4" = 1'-0"



**NOTE:** ADDRESS MONUMENT SHALL BE IN ACCORDANCE WITH CDC REQUIREMENTS.

1. PROVIDE CONTRASTING LETTERS / NUMBERS TO IMPROVE DAYTIME VISIBILITY.
2. LETTERING / NUMBERING SHALL HAVE REFLECTIVE MATERIAL OUTLINE FOR NIGHTTIME VISIBILITY WHEN LIGHTING FAILS.

**SHIFT ARCHITECTS**

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kristine@shift-architects.com  
www.shift-architects.com

**PROJECT ISSUE DATE:**  
06.12.20 DRB SUBMITTAL R3

**REVISIONS**

NO.	DATE	DESC.
4	03.27.20	Revised address monument lighting
5	03.27.20	Required parking
9	06.12.20	Revised address monument

**WYKSTRA - DURAN RESIDENCE**

UNIT 2: THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
TBD EAGLE DRIVE, UNIT 2  
TELLURIDE, CO 81435

ARCHITECTURAL  
SITE PLAN

SHEET NUMBER

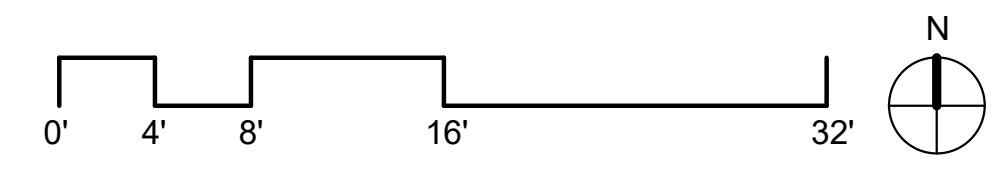
**A1.1**

NOT FOR CONSTRUCTION

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**1 ARCHITECTURAL SITE PLAN**  
1/8" = 1'-0"



**FLOOR ELEVATIONS:**  
T.O. SLAB LOWER LEVEL = 9322'-4"  
T.O. GYP. GROUND LEVEL = 9332'-4"  
T.O. GYP. UPPER LEVEL = 9342'-4"  
GARAGE DOOR = 9331'-10"

**PROPOSED PARKING:**  
(2) ENCLOSED  
(2) SURFACE

**BENCHMARK PROPERTY CORNER**  
ELEV. 9335.26'

**ELECTRIC METER LOCATION**

**LOT 1 (THE KNOLL ESTATES HOMEOWNER'S ASSOCIATION)**

**UNIT 1**

**CONC RETAINING WALL**

**CONC PAVER TYP.**

**EDGE OF PAVEMENT**

**FLOWLINE OF DITCH**

**5' EARTHWORK EASEMENT**

**CONC MOTOR COURT**

**9X18 PARKING**

**9X18 PARKING**

**9X18 PARKING**

**9X18 PARKING**

**9X18 PARKING**

**9X18 PARKING**

**9X18 PARKING**

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**9X18 PARKING**

**9X18 PARKING**

**9X18 PARKING**

**9X18 PARKING**

REVISIONS

NO.	DATE	DESC.
1	03.27.20	15' Wildfire mitigation boundary
2	03.27.20	Revised landscape plan, changed spruce trees to aspen trees
10	06.12.20	Revised tree type

### LEGEND

	CONCRETE PAVERS		INDIGENOUS SHRUBS		EXISTING EVERGREEN TREE
	WILDFIRE MITIGATION BOUNDARY		EXISTING ASPEN TREE		EXISTING EVERGREEN TREE TO BE REMOVED
	LIMIT OF DISTURBANCE		EXISTING ASPEN TREE TO BE REMOVED		NEW EVERGREEN TREE
	METAL GATE TO MATCH FENCE		NEW ASPEN TREE		
	TREE PROTECTION FENCING				
	REVEGETATE W/ NATIVE GRASS				
	DISTURBED AREAS				
	MULCH LANDSCAPE BEDDING				
	PERENNIAL BEDDING				
	FLAGSTONE				
	STONE PAVER				
	SNOW MELT AREAS				

**NOTE:**  
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

### GENERAL NOTES:

- ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
- ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- NECESSARY TREES SHALL BE STAKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM AND TOWN OF MOUNTAIN VILLAGE CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

**NOXIOUS WEEDS:**

- ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.

**LANDSCAPE MAINTENANCE NOTES:**

- TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
- NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
- ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
- IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

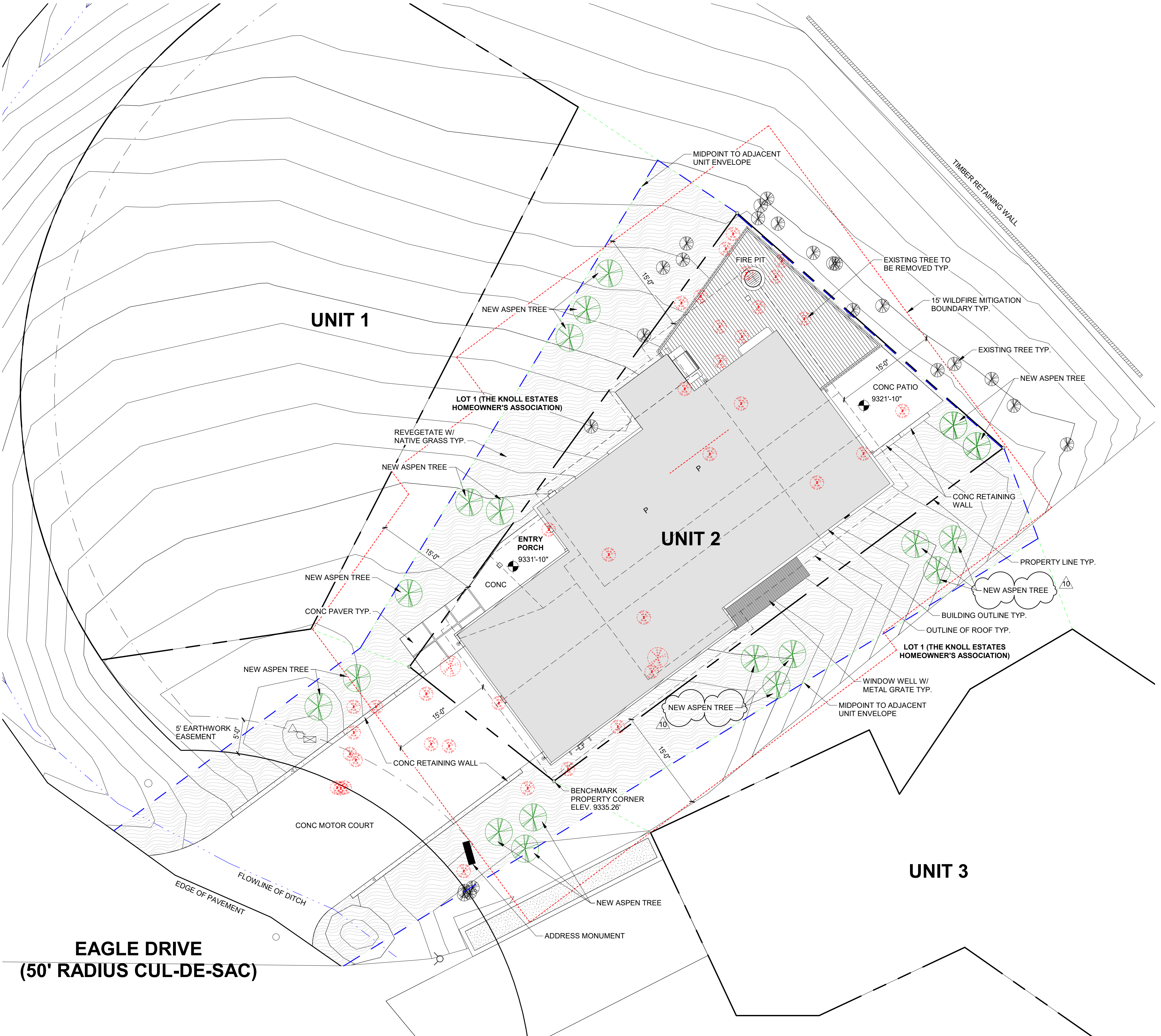
### REVEGETATION NOTES:

- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
- BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
- AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
- BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
- ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
- ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
- SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREEPING RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

### PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	19
PICEA	SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	N/A
SHRUBS		5 GAL.	N/A
PERENNIALS - BED A			N/A
PERENNIALS - BED B			N/A



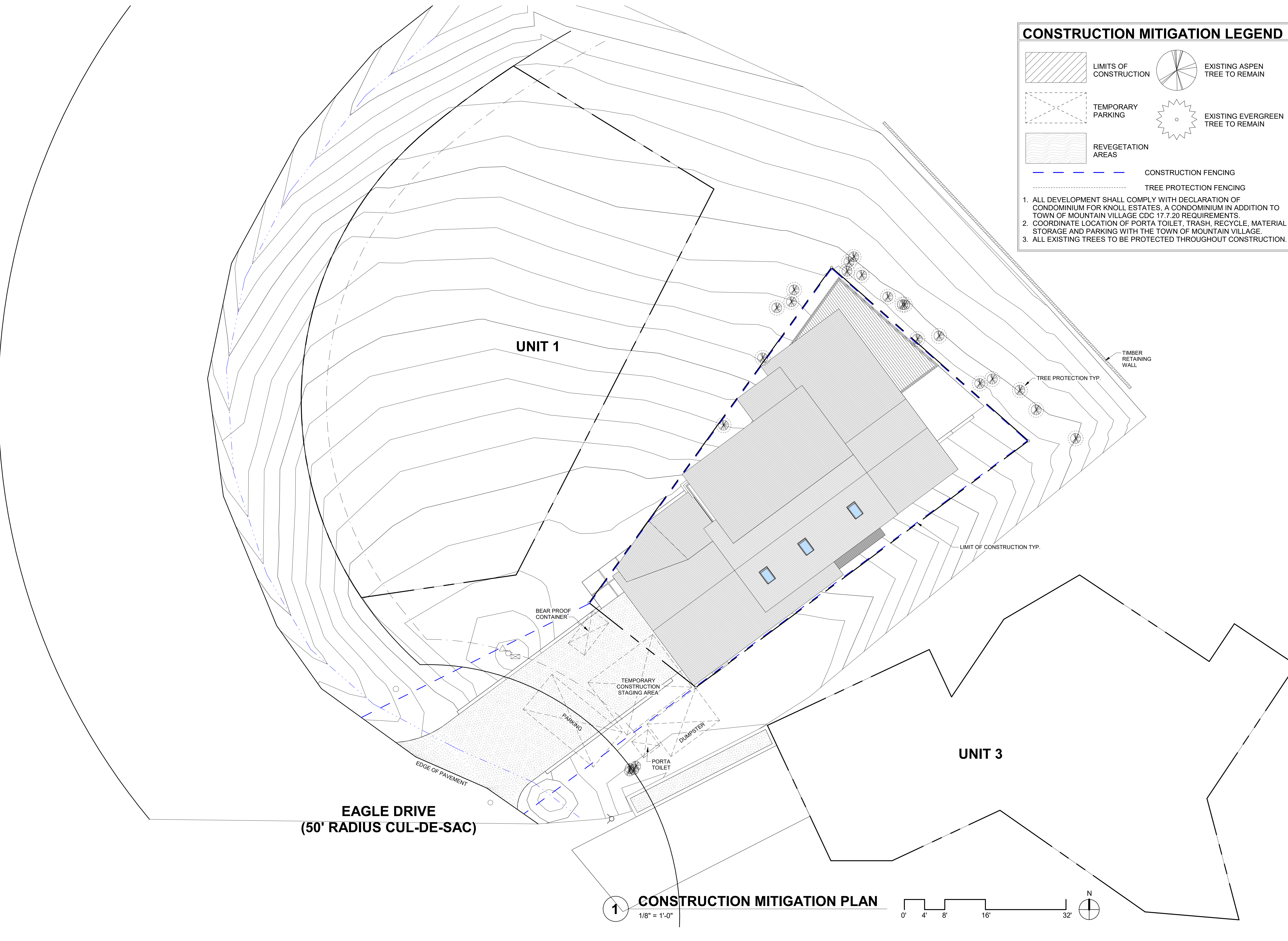
### WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2/ GAL S.F.	2,983	5,966 (FIRST SEASON)
PERENNIALS	4/ S.F.	N/A	N/A
ASPENS	10 GAL	19	190
SPRUCE	10 GAL	N/A	N/A
NATIVE SHRUBS	5 GAL	N/A	N/A
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			6,156 GAL
(POST ESTABLISHMENT)			190 GAL

- ### IRRIGATION NOTES
- TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER.
  - RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER.
  - 1.5" WILKINS MODEL 500 PRESSURE REGULATOR.
  - RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE.
  - CLASS 200 PVC MAINLINE 1 1/2".
  - 1" 80NSF POLYLATERAL LINE.
  - WATER SENSOR BY RAINBIRD.

### IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	ASPEN TREES	DRIP EMITTERS	-
1	EVERGREEN TREES	DRIP EMITTERS	-
2	SHRUBS	DRIP EMITTERS	-
3	PERENNIALS	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24



### CONSTRUCTION MITIGATION LEGEND

	LIMITS OF CONSTRUCTION		EXISTING ASPEN TREE TO REMAIN
	TEMPORARY PARKING		EXISTING EVERGREEN TREE TO REMAIN
	REVEGETATION AREAS		
	CONSTRUCTION FENCING		
	TREE PROTECTION FENCING		

- ALL DEVELOPMENT SHALL COMPLY WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM IN ADDITION TO TOWN OF MOUNTAIN VILLAGE CDC 17.7.20 REQUIREMENTS.
- COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
- ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

**SHIFT ARCHITECTS**

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PROJECT ISSUE DATE:  
 06.12.20 DRB SUBMITTAL R3

REVISIONS

NO.	DATE	DESC.

# WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
 TSD EAGLE DRIVE UNIT 2  
 TELLURIDE, CO 81435

CONSTRUCTION MITIGATION PLAN

SHEET NUMBER

# A1.3

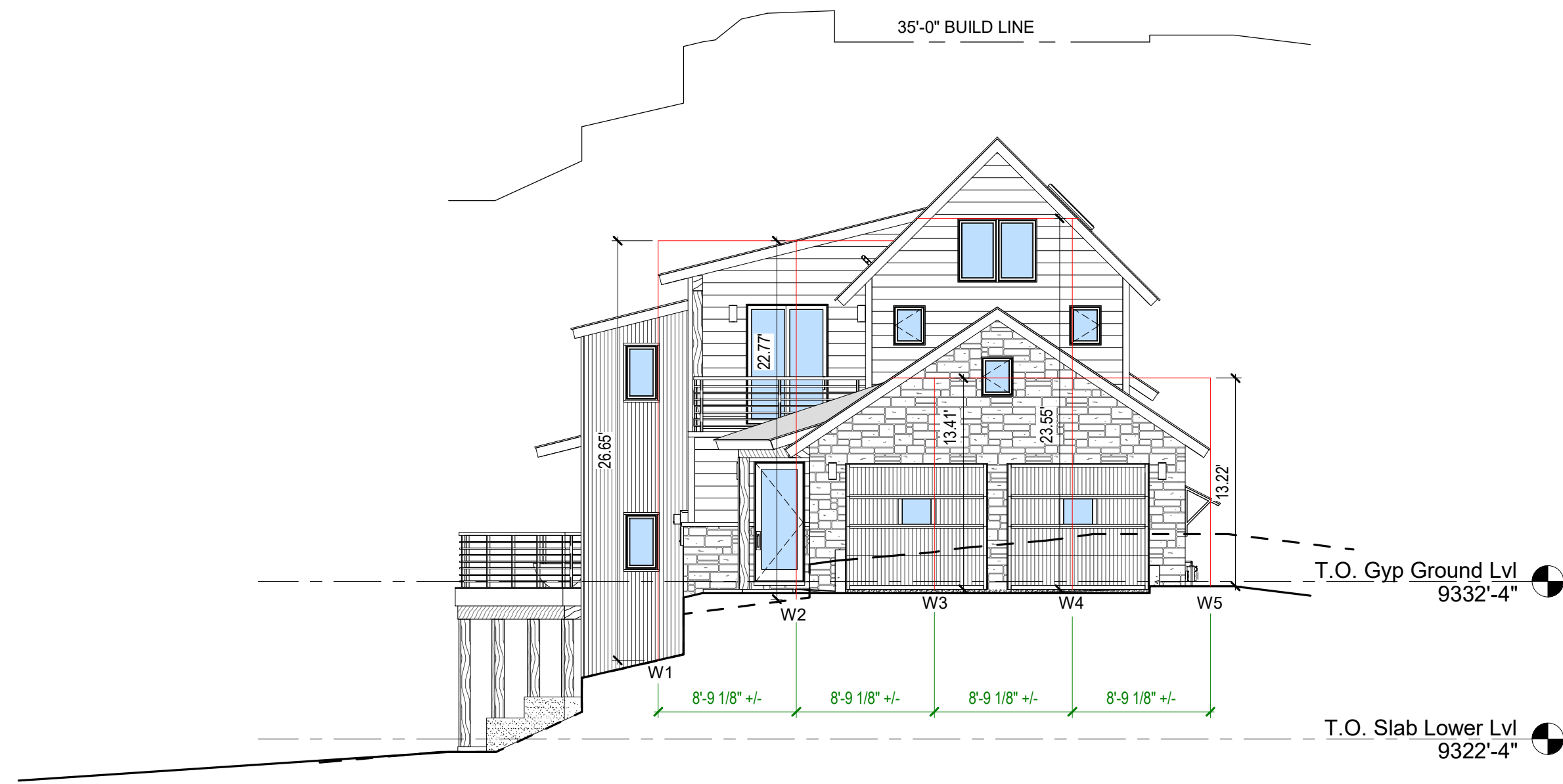
**1 CONSTRUCTION MITIGATION PLAN**

1/8" = 1'-0"

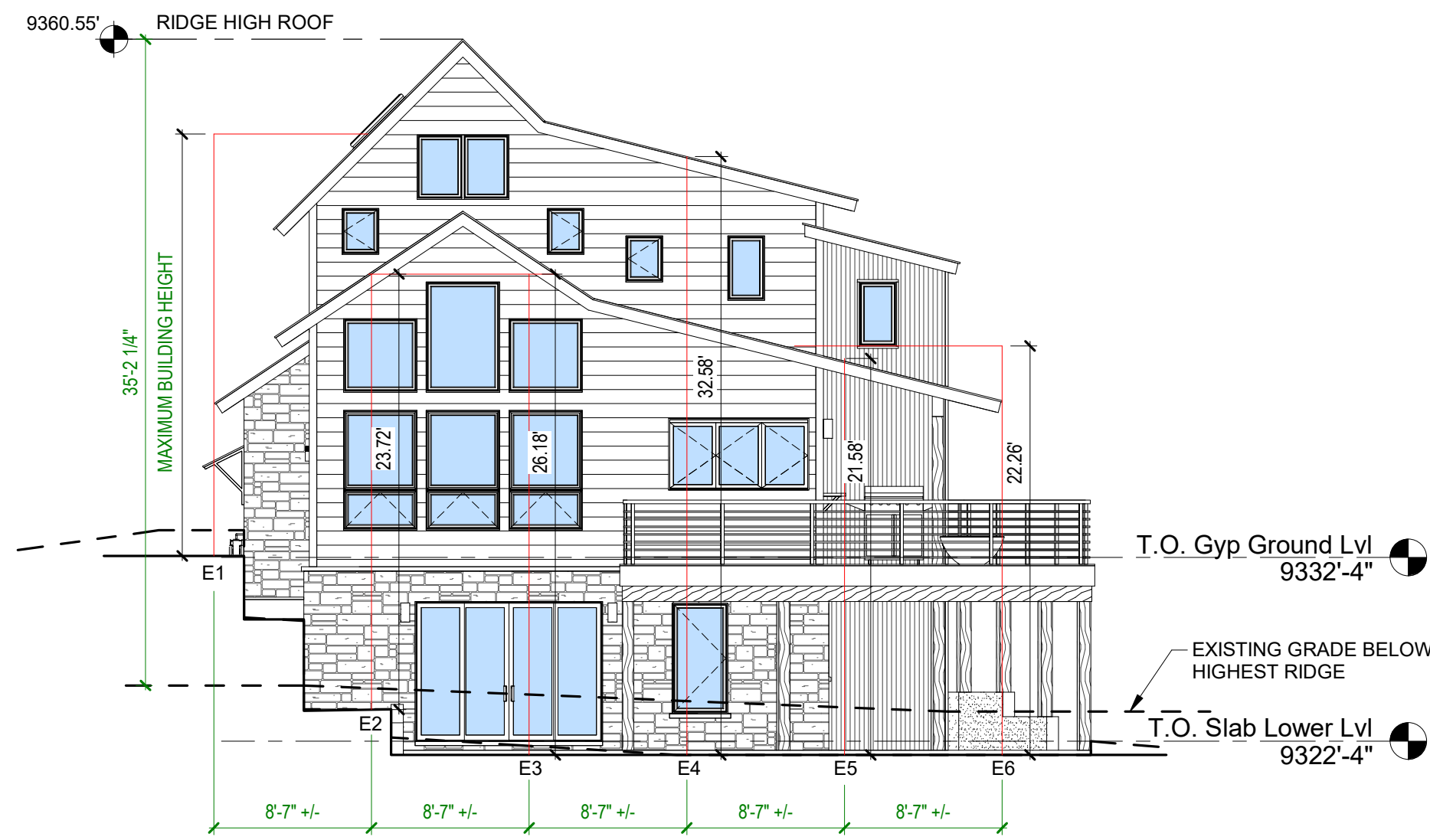
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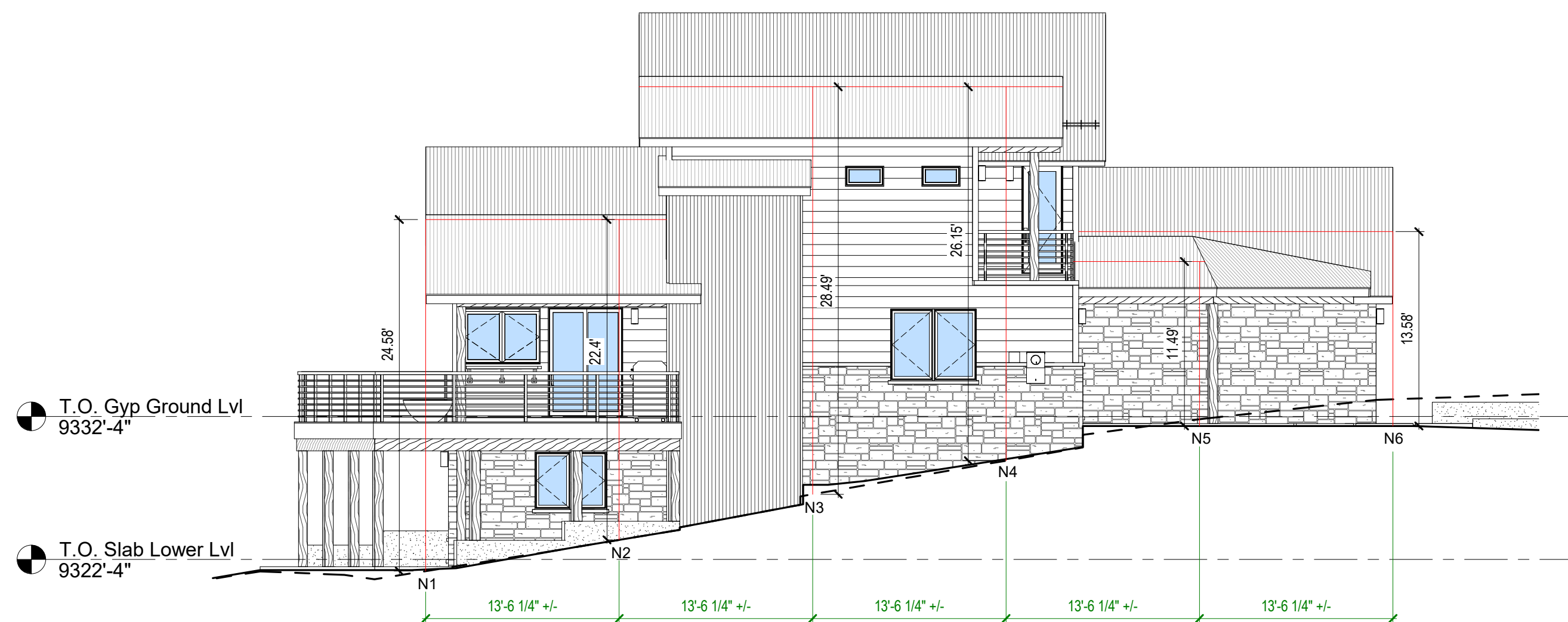
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**2 WEST ELEVATION**  
1/8" = 1'-0"



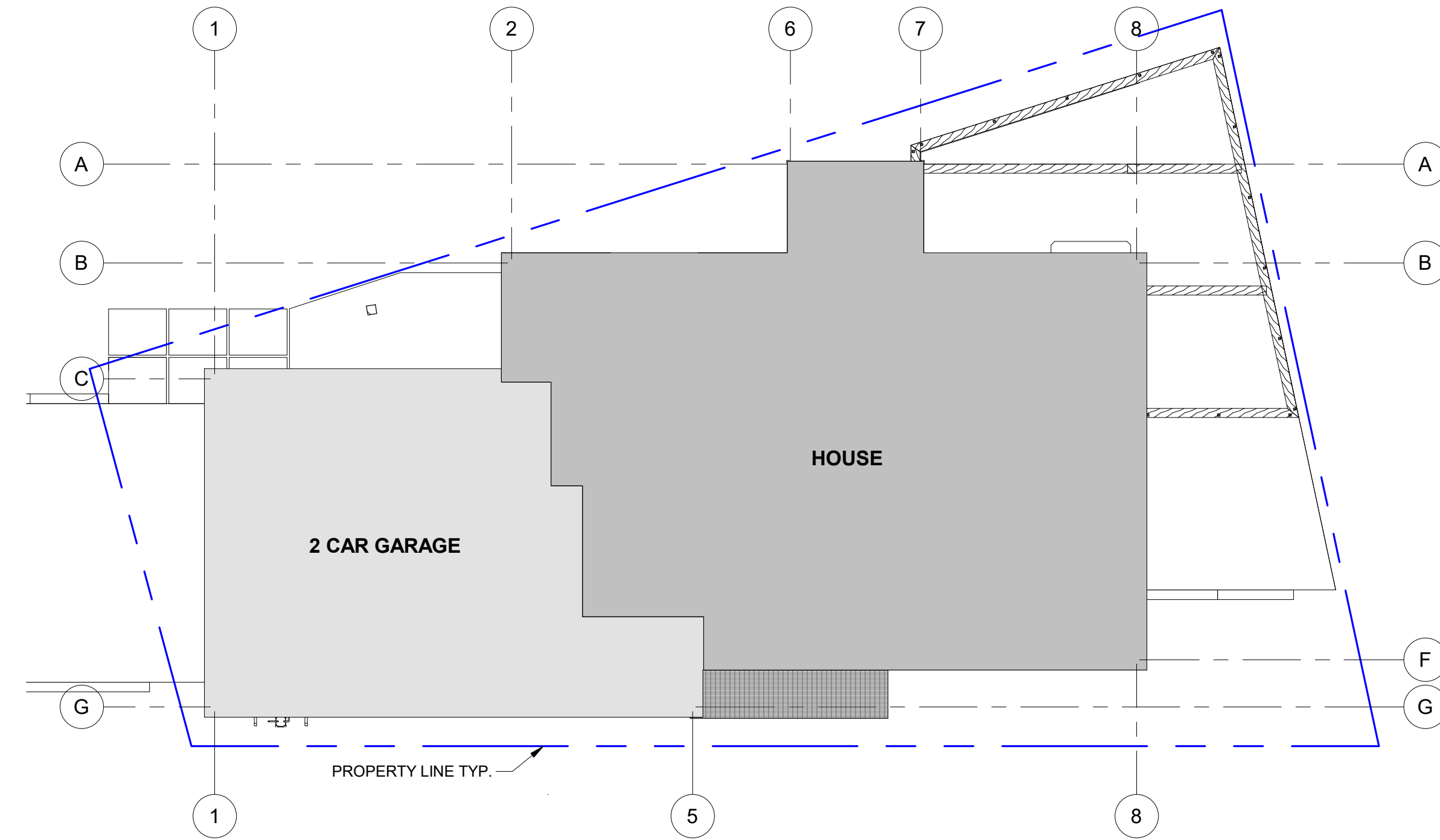
**3 EAST ELEVATION**  
1/8" = 1'-0"



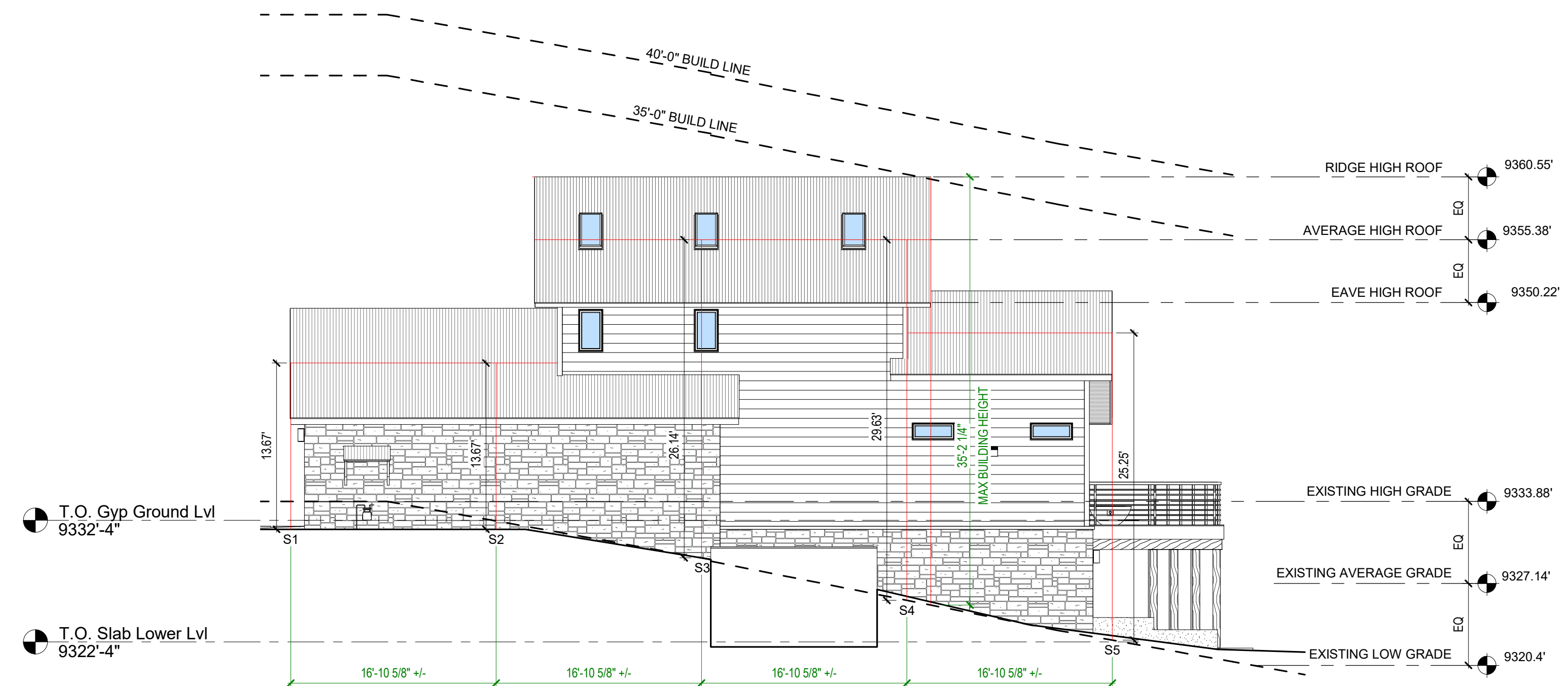
**4 NORTH ELEVATION**  
1/8" = 1'-0"

AVG ROOF HT :	
NORTH ELEVATION	
N1	24.58'
N2	22.4'
N3	28.49'
N4	26.15'
N5	11.49'
N6	13.58'
SOUTH ELEVATION	
S1	13.67'
S2	13.67'
S3	26.14'
S4	29.63'
S5	25.25'
EAST ELEVATION	
E1	22.97'
E2	23.72'
E3	26.18'
E4	32.58'
E5	21.58'
E6	22.26'
WEST ELEVATION	
W1	26.65'
W2	22.77'
W3	13.41'
W4	23.55'
W5	13.22'
TOTAL:	483.94'
NUMBER OF LOCATIONS:	22
AVERAGE:	21.99'

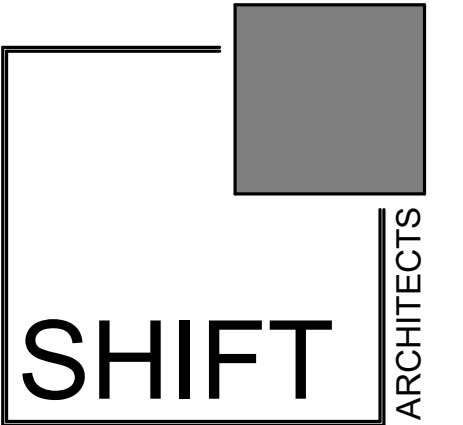
BUILDING FOOTPRINT:	
HOUSE	1,218 SF
GARAGE (2 CAR)	666 SF
TOTAL:	1,884 SF
CALCULATIONS BASED ON FACE OF EXTERIOR FINISH TYP.	



**1 BUILDING FOOTPRINT CALCULATION**  
1/8" = 1'-0"



**5 SOUTH ELEVATION**  
1/8" = 1'-0"



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REVISIONS		
NO.	DATE	DESC.
3	03.27.20	Max building HT

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
180 EAGLE DRIVE, UNIT 2  
TELLURIDE, CO 81435

BUILDING HEIGHT /  
BUILDING  
FOOTPRINT  
CALCULATIONS

SHEET NUMBER

**A2.1**

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**MATERIAL CALCULATIONS**

<b>NORTH</b>	
STONE	444 SF
WOOD SIDING	346 SF
CORRUGATED METAL SIDING	205 SF
WINDOW/DOOR GLAZING	135.5 SF
<b>SOUTH</b>	
STONE	597 SF
WOOD SIDING	555 SF
CORRUGATED METAL SIDING	N/A
WINDOW/DOOR GLAZING	78 SF
<b>EAST</b>	
STONE	246 SF
WOOD SIDING	405 SF
CORRUGATED METAL SIDING	176 SF
WINDOW/DOOR GLAZING	303.5 SF
<b>WEST</b>	
STONE	184 SF
WOOD SIDING	222 SF
CORRUGATED METAL SIDING	26 SF
WINDOW/DOOR GLAZING	109 SF
WOOD DOORS	144 SF
<b>TOTALS</b>	
STONE	1,471 SF
WOOD SIDING	1,528 SF
CORRUGATED METAL SIDING	300 SF
WINDOW/DOOR GLAZING	626 SF
WOOD DOORS	144 SF
<b>TOTAL:</b>	<b>4,278 SF</b>
<b>PERCENTAGES</b>	
STONE	35 % (35% MIN)
WOOD SIDING	35 %
CORRUGATED METAL SIDING	12 %
WINDOW/DOOR GLAZING	15 % (40% MAX)
WOOD DOORS	3 %
<b>TOTAL:</b>	<b>100 %</b>

GLAZING CALCULATIONS ARE BASE ON UNIT SIZE. ACTUAL GLASS T.B.D. BY MANUFACTURER'S SPECIFICATIONS.  
STONE VENEER CALCULATION REQUIREMENT PER TOWN OF MOUNTAIN VILLAGE CDC 17.5.6 EXTERIOR WALL MATERIALS E.1



**1 NORTH ELEVATION**  
3/16" = 1'-0"



**2 EAST ELEVATION**  
3/16" = 1'-0"



**3 SOUTH ELEVATION**  
3/16" = 1'-0"



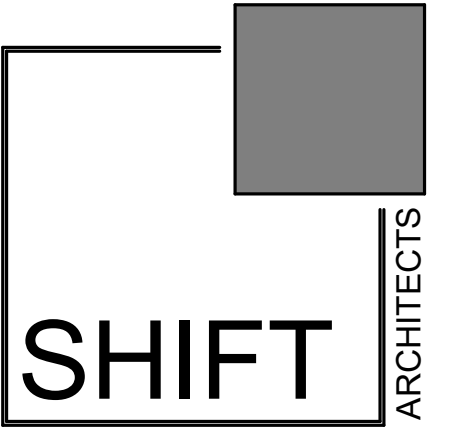
**4 WEST ELEVATION**  
3/16" = 1'-0"

A4.2  
1

### FLOOR PLAN GENERAL NOTES:

DIMENSIONS:  
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

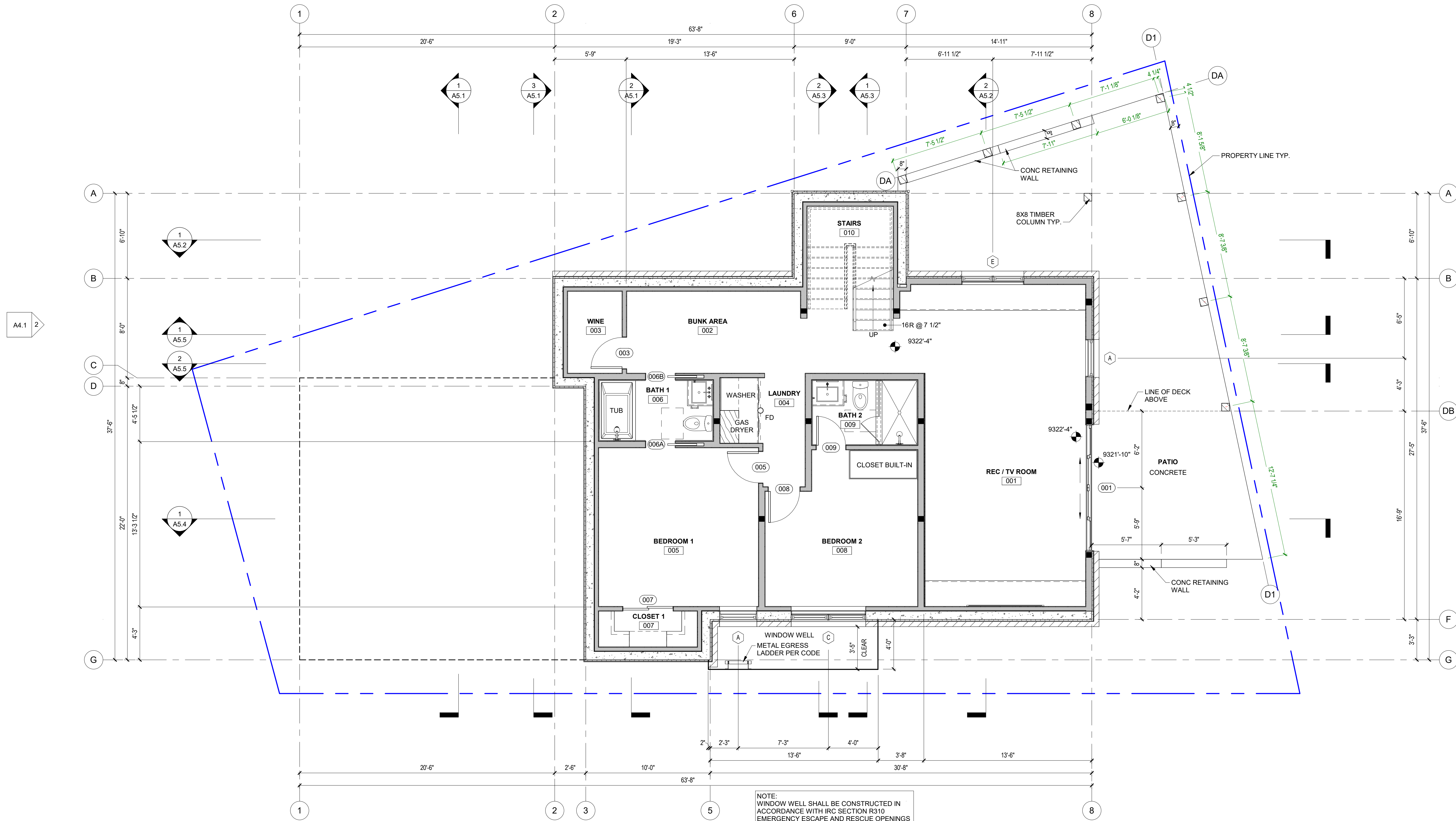
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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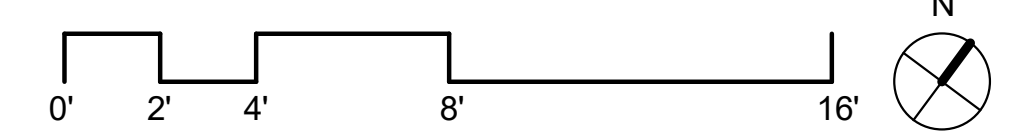
NOTE:  
WINDOW WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

A4.2  
2

1

**LOWER LEVEL**

1/4" = 1'-0"



# WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
TBD EAGLE DRIVE, UNIT 2  
TELLURIDE, CO 81435

FLOOR PLAN

SHEET NUMBER

# A3.1

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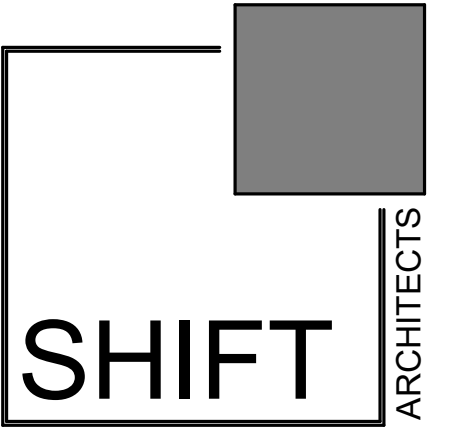


A4.2  
1

### FLOOR PLAN GENERAL NOTES:

DIMENSIONS:  
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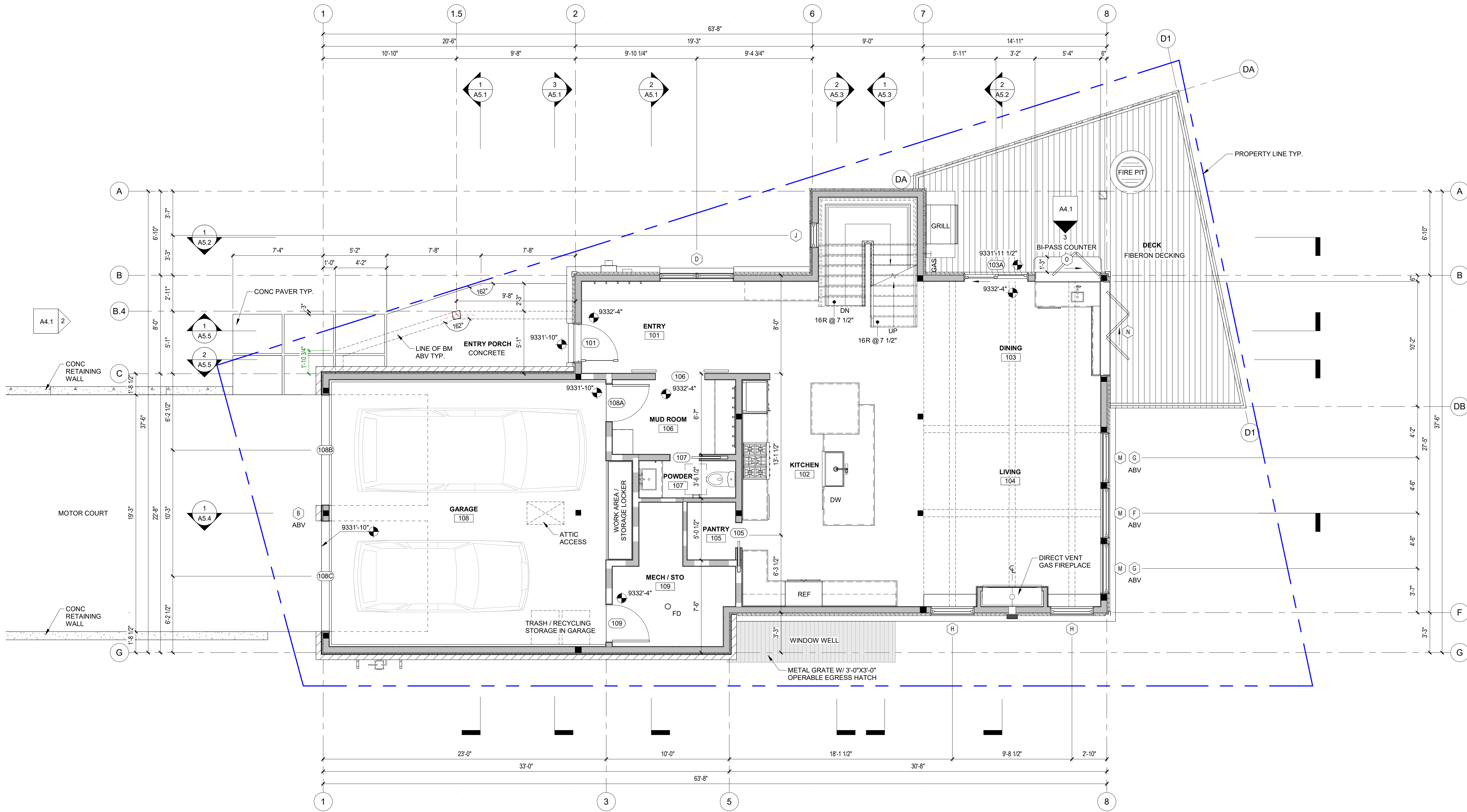
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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NO. DATE DESC.



# WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
TSD EAGLE DRIVE UNIT 2  
TELLURIDE, CO 81435

FLOOR PLAN

SHEET NUMBER

# A3.2

1 **GROUND LEVEL**  
1/4" = 1'-0"  
0' 2' 4' 8' 16' N

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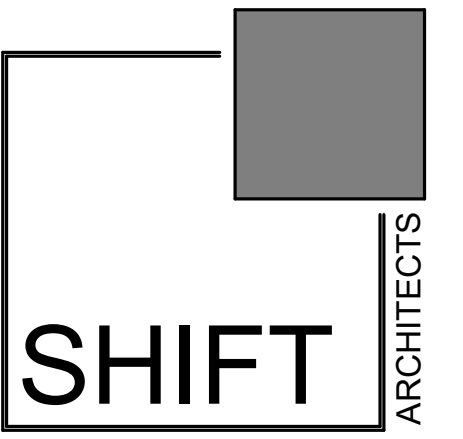
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A4.2  
1

### FLOOR PLAN GENERAL NOTES:

DIMENSIONS:  
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

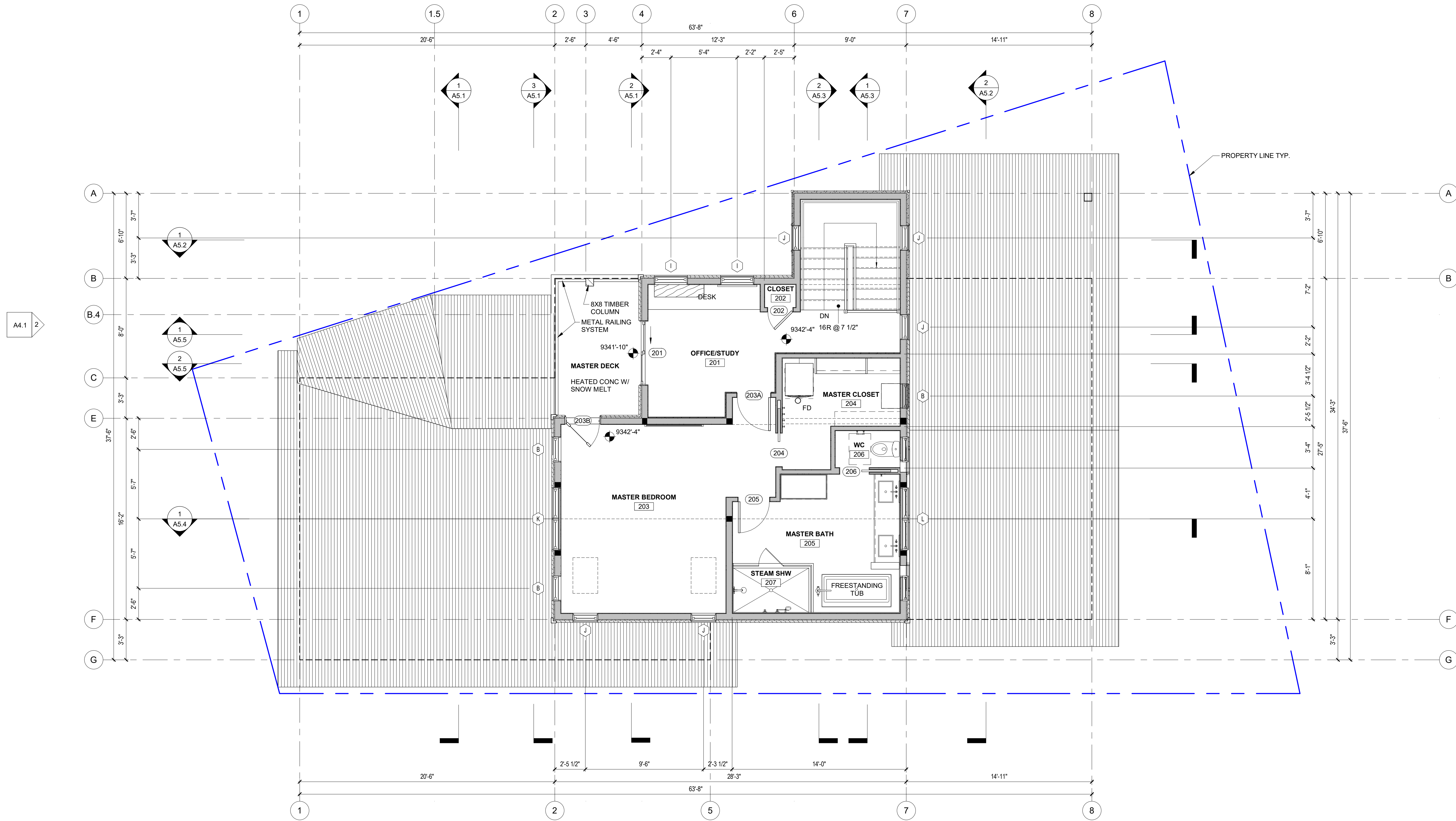
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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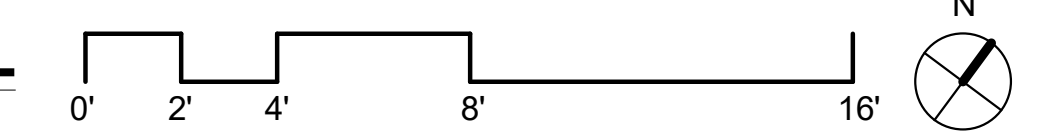


A4.1 2

A4.1 1

A4.2  
2

1 UPPER LEVEL  
1/4" = 1'-0"



# WYKSTRA - DURAN RESIDENCE

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TSD EAGLE DRIVE, UNIT 2  
TELLURIDE, CO 81435

FLOOR PLAN

SHEET NUMBER

# A3.3

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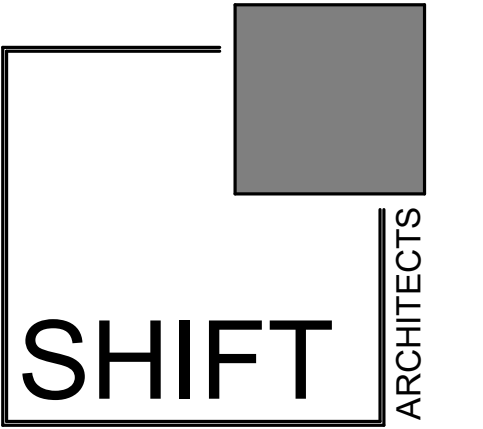
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A4.2  
1

### ROOF PLAN NOTES

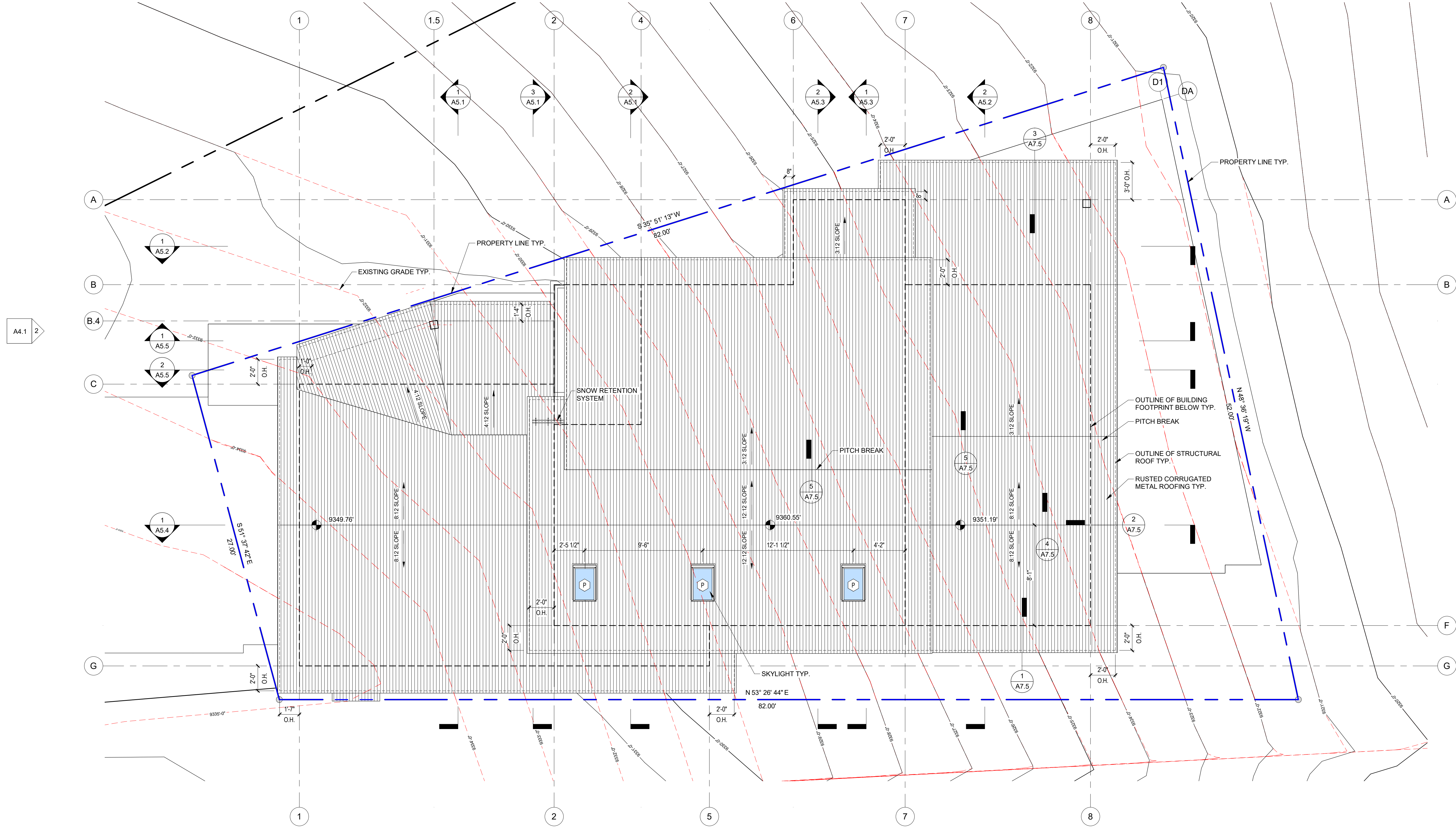
1. ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. ALL OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF STUD (GRID) TO STRUCTURAL ROOF.
3. PROVIDE SNOW RETENTION SYSTEM WHERE SHOWN. CONTRACTOR AND ROOF MANUFACTURER TO PROVIDE WATERPROOFING FOR FULL WARRANTY AT SNOW RETENTION PENETRATIONS TYP.
4. REFERENCE MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF PENETRATIONS.
5. PAINT ALL ROOF APPURTENANCES TO MATCH ADJACENT ROOF.



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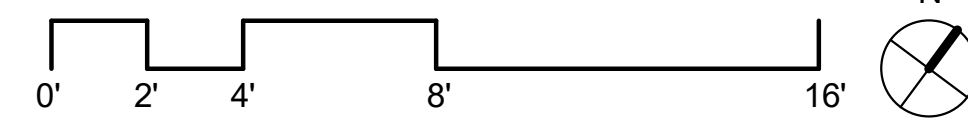


A4.1 2

A4.1

A4.2  
2

**1 ROOF PLAN**  
1/4" = 1'-0"



# WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
180 EAGLE DRIVE, UNIT 2  
TELLURIDE, CO 81435

ROOF PLAN

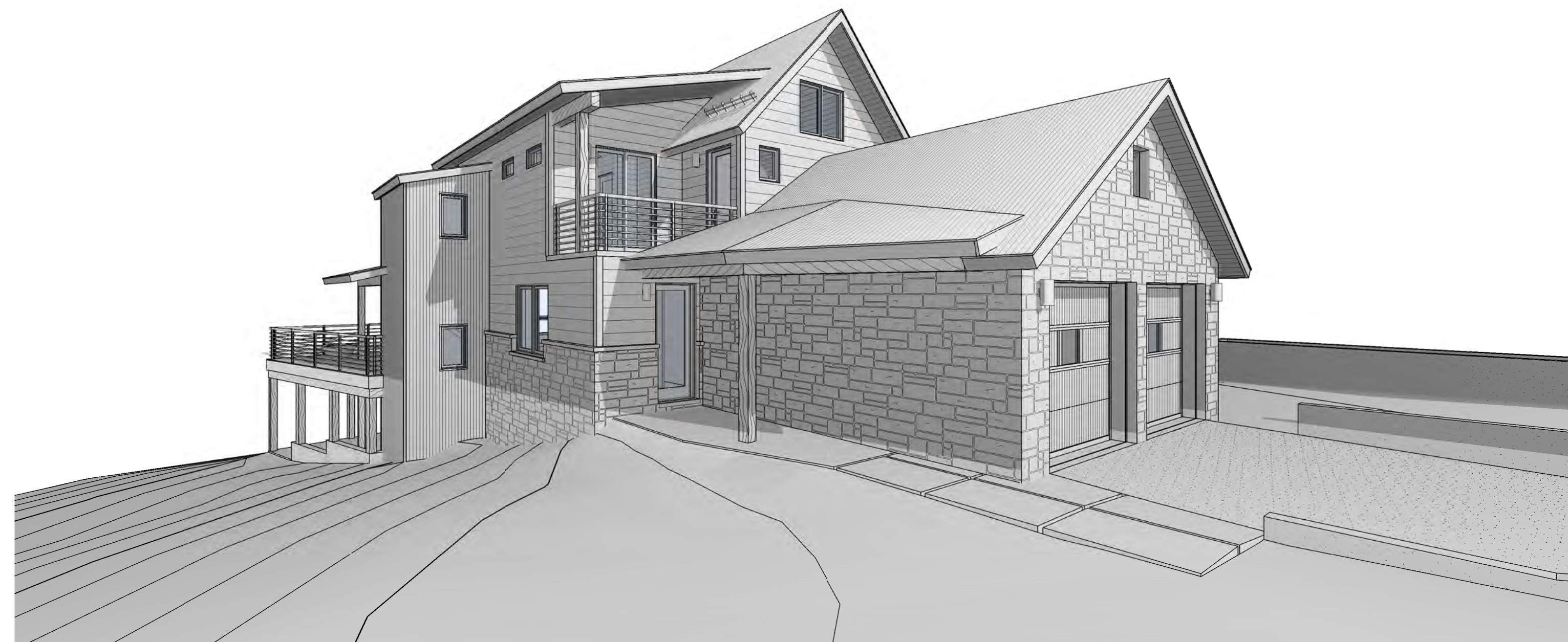
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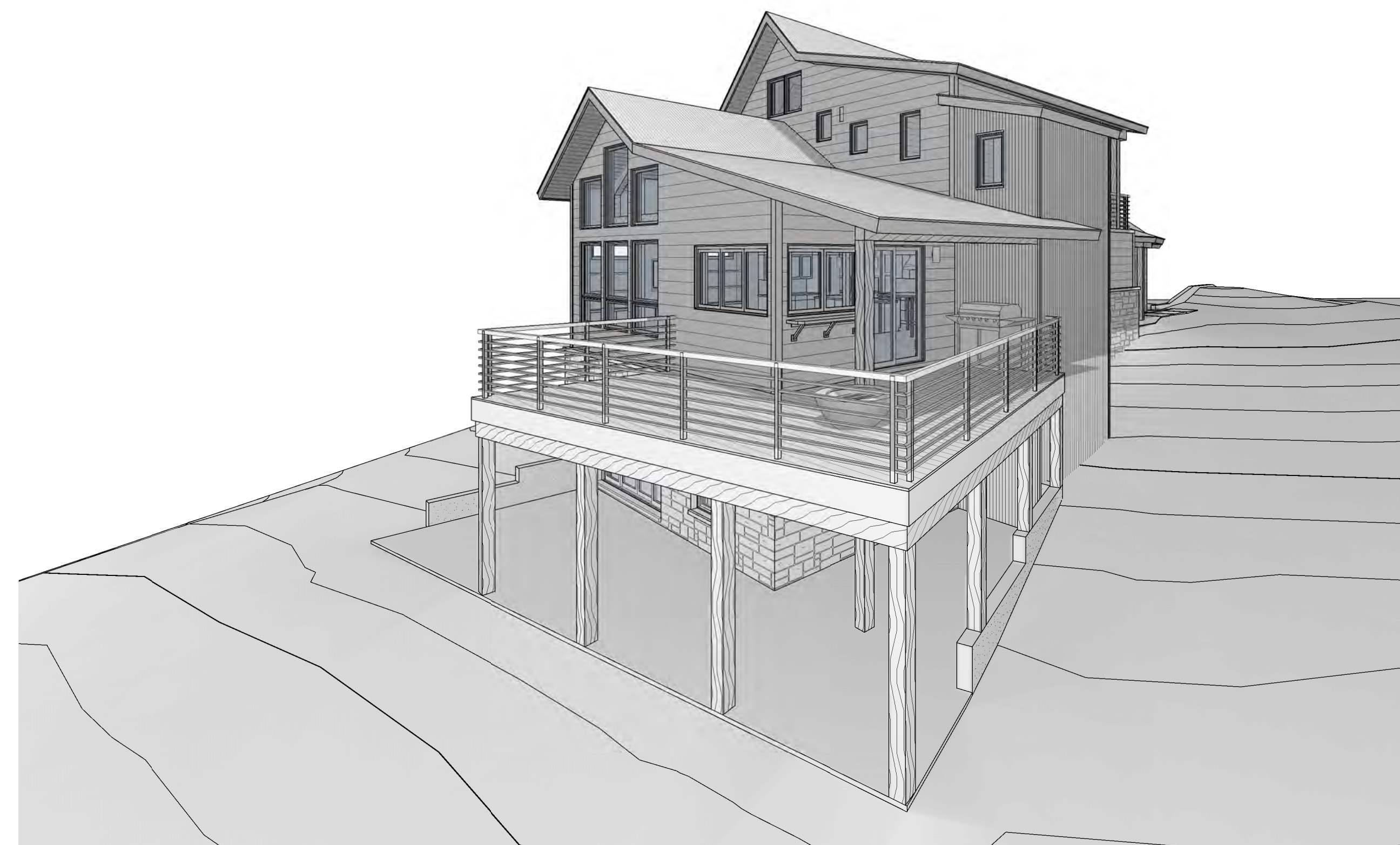
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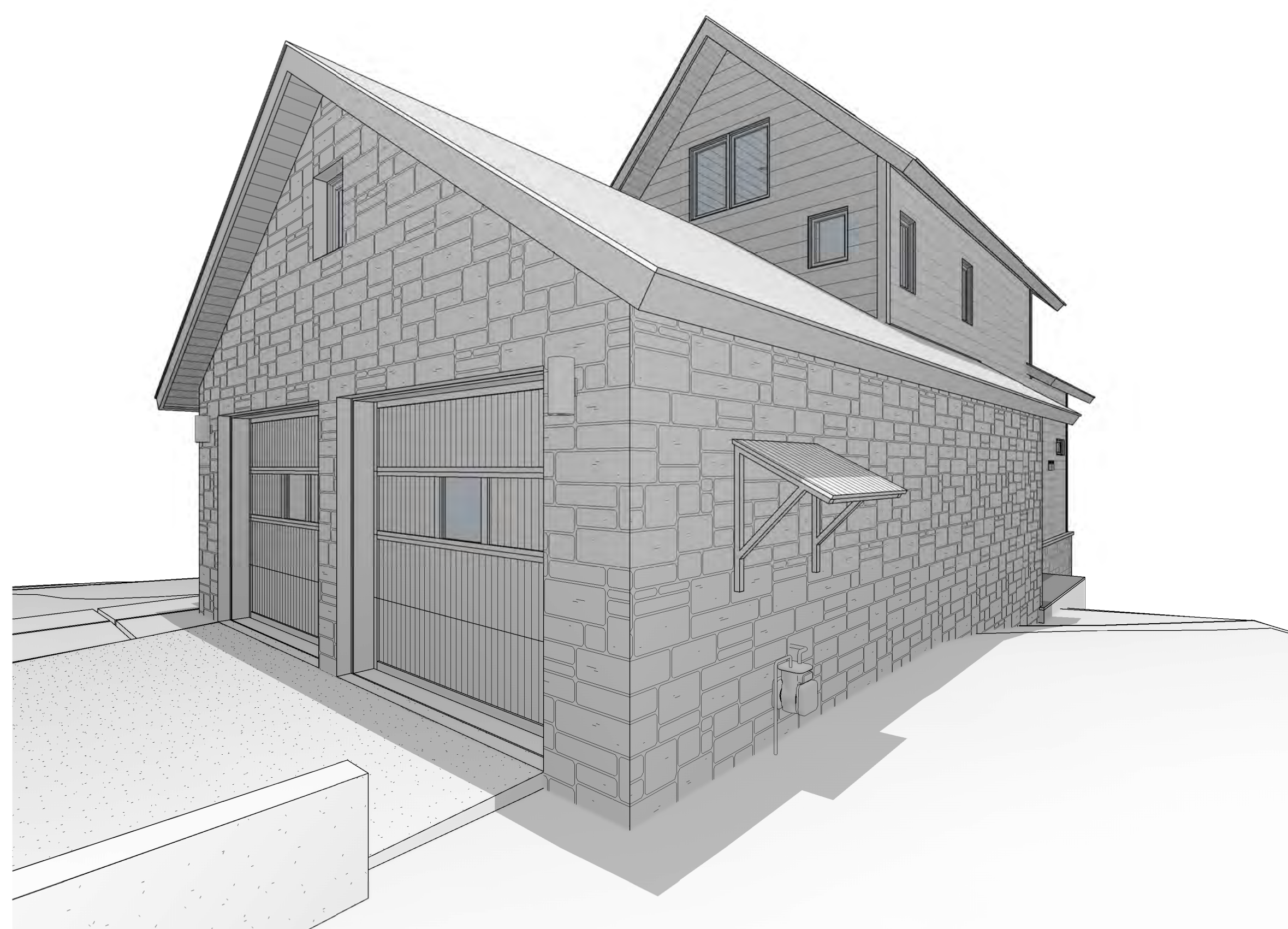
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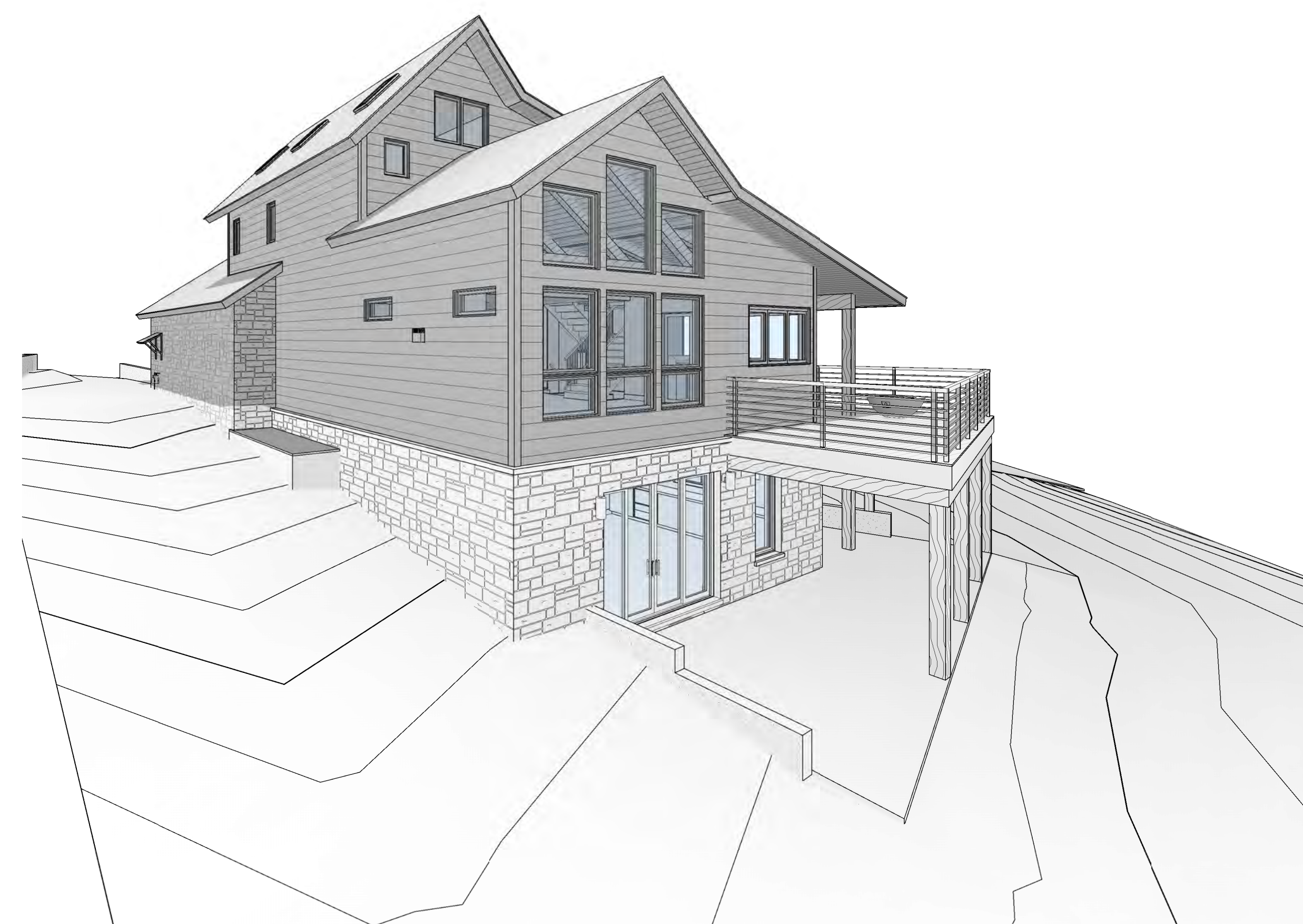
1 **NORTHEAST**



2 **NORTHWEST**



3 **SOUTHWEST**



4 **SOUTHEAST**

**WYKSTRA - DURAN RESIDENCE**

UNIT 2, THE KNOLL ESTATES, LOT 1, TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
 TBD EAGLE DRIVE, UNIT 2  
 TELLURIDE, CO 81435

AXONS

SHEET NUMBER

**A4.0**

6/12/2020 1:45:55 PM

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REVISIONS

NO.	DATE	DESC.
7	06.12.20	Revised exterior material; full height stone veneer
11	06.12.20	Revised window



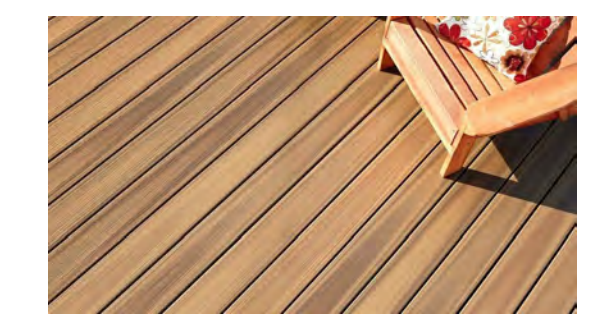
**STONE VENEER:**  
TELLURIDE GOLD SERIES  
HIGHLANDS  
FULL STONE VENEER



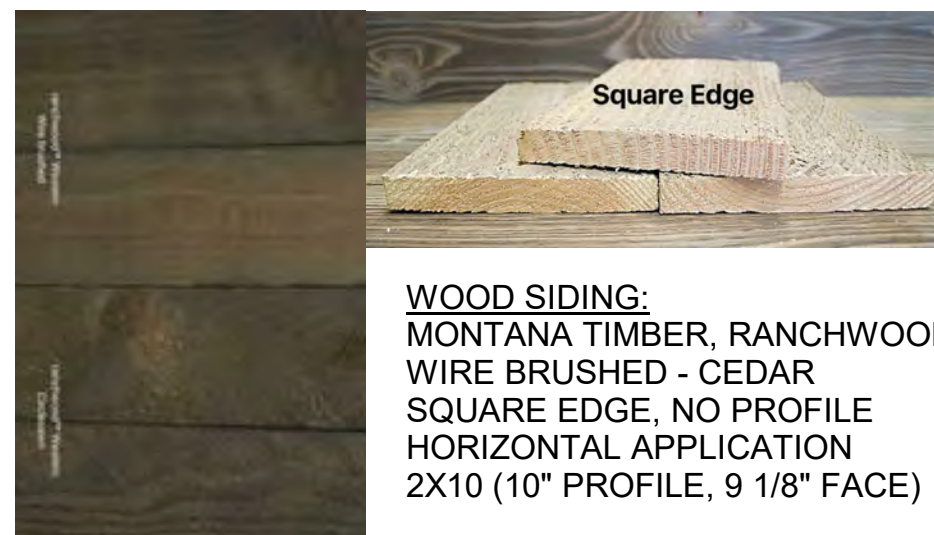
**WINDOWS / DOORS:**  
WINDSOR PINNACLE WOOD CLAD  
BRONZE



**EXTERIOR RAILING:**  
METAL RAILING SYSTEM WITH  
RUSTED FINISH; SEE DETAIL



**EXTERIOR DECKING:**  
FIBERON PARAMOUNT PVC; BROWNSTONE  
1X5.5 BOARD PROFILE DIMENSIONS  
WUI APPROVED (ALL ZONES)



**WOOD SIDING:**  
MONTANA TIMBER, RANCHWOOD WESTERN  
WIRE BRUSHED - CEDAR  
SQUARE EDGE, NO PROFILE  
HORIZONTAL APPLICATION  
2X10 (10" PROFILE, 9 1/8" FACE)

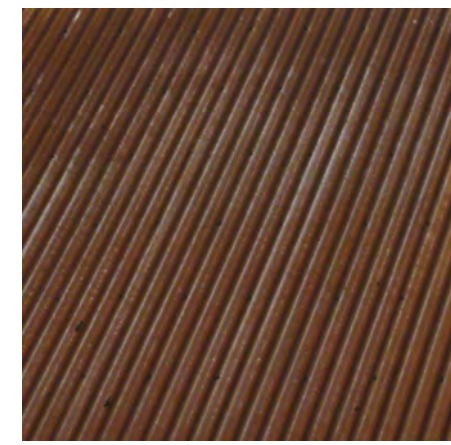
**CORNER BOARDS:**  
2X4 CORNER BOARD  
MONTANA TIMBER  
RANCHWOOD WESTERN

**FASCIA:**  
2X8 WOOD BOARD WRAPPED IN  
FLAT STEEL; 2X6 RAFTER TAIL

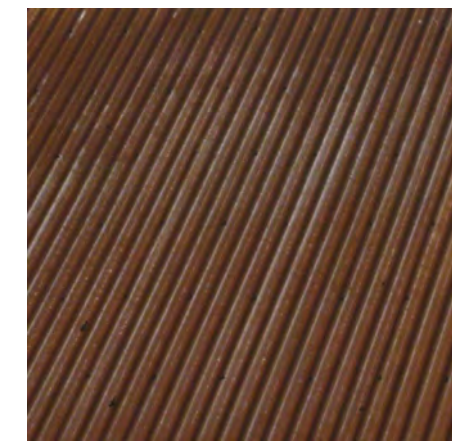
**SOFFIT:**  
1X4 T&G MONTANA TIMBER  
RANCHWOOD WESTERN

**TIMBER BEAMS / COLUMNS:**  
DOUG FIR; STAINED TO MATCH  
RANCHWOOD WESTERN SIDING

**DECK BAND:**  
DOUG FIR; STAINED TO MATCH  
RANCHWOOD WESTERN SIDING

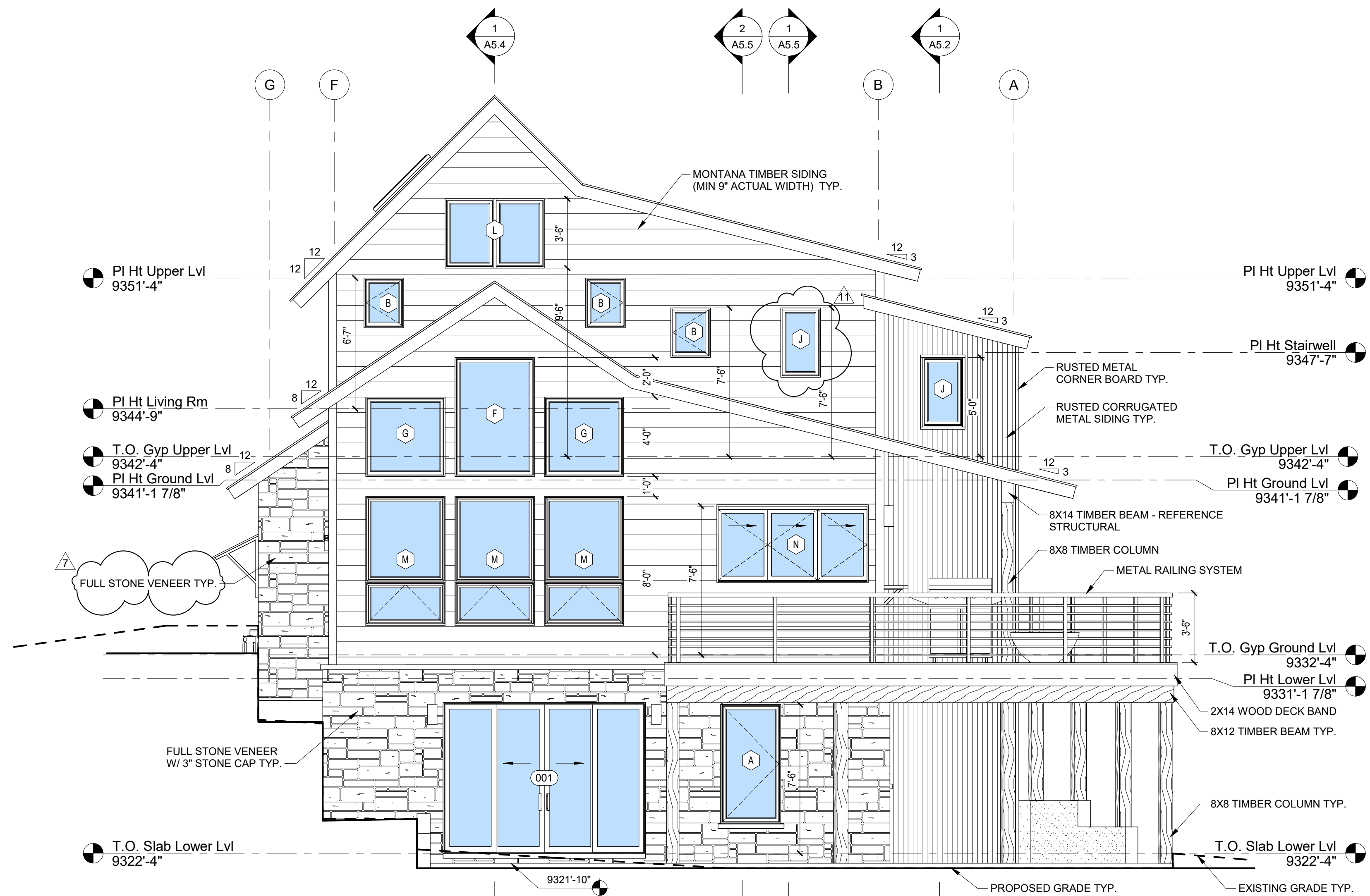


**METAL SIDING:**  
RUSTED CORRUGATED METAL

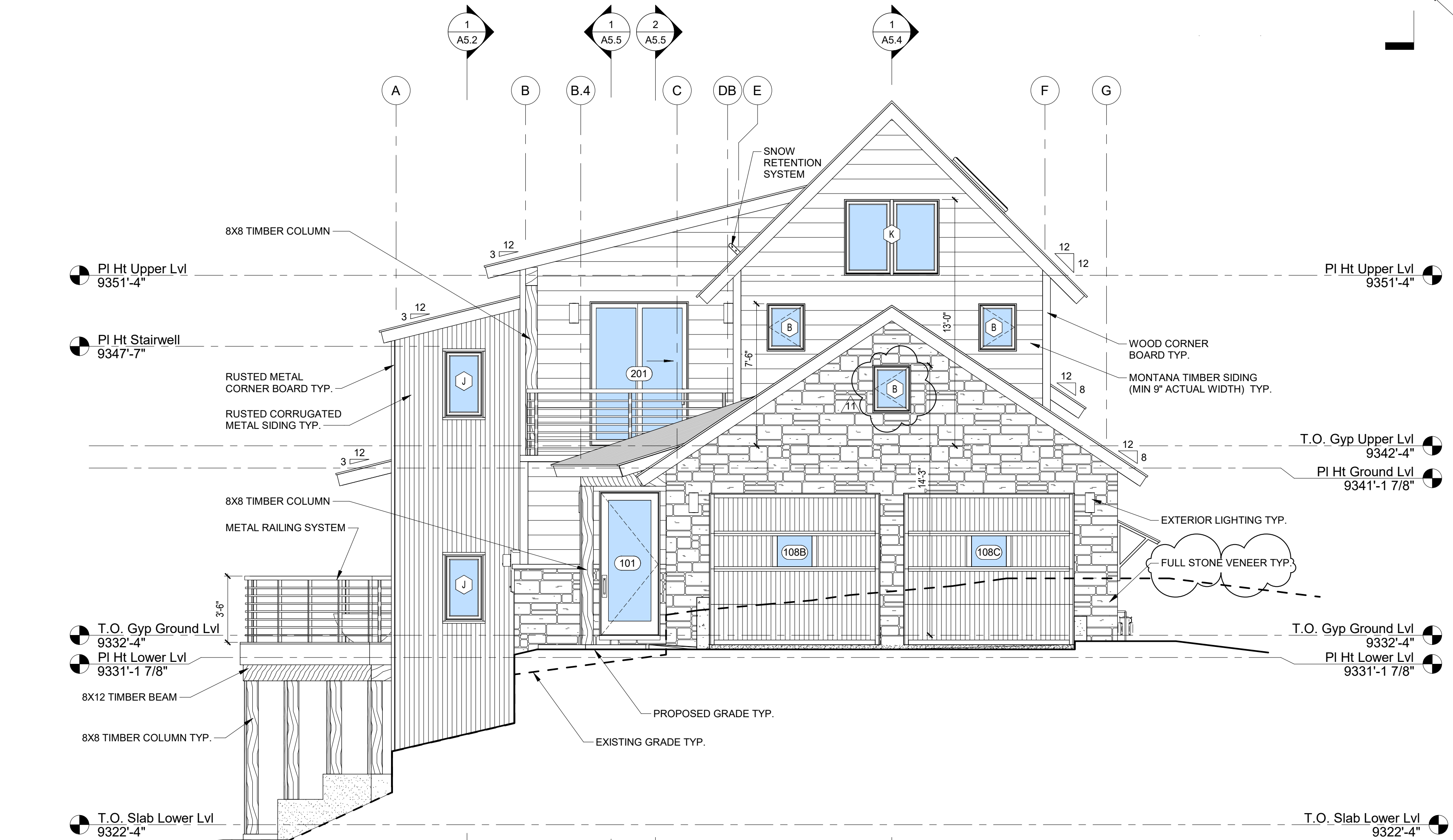


**ROOFING:**  
RUSTED CORRUGATED METAL

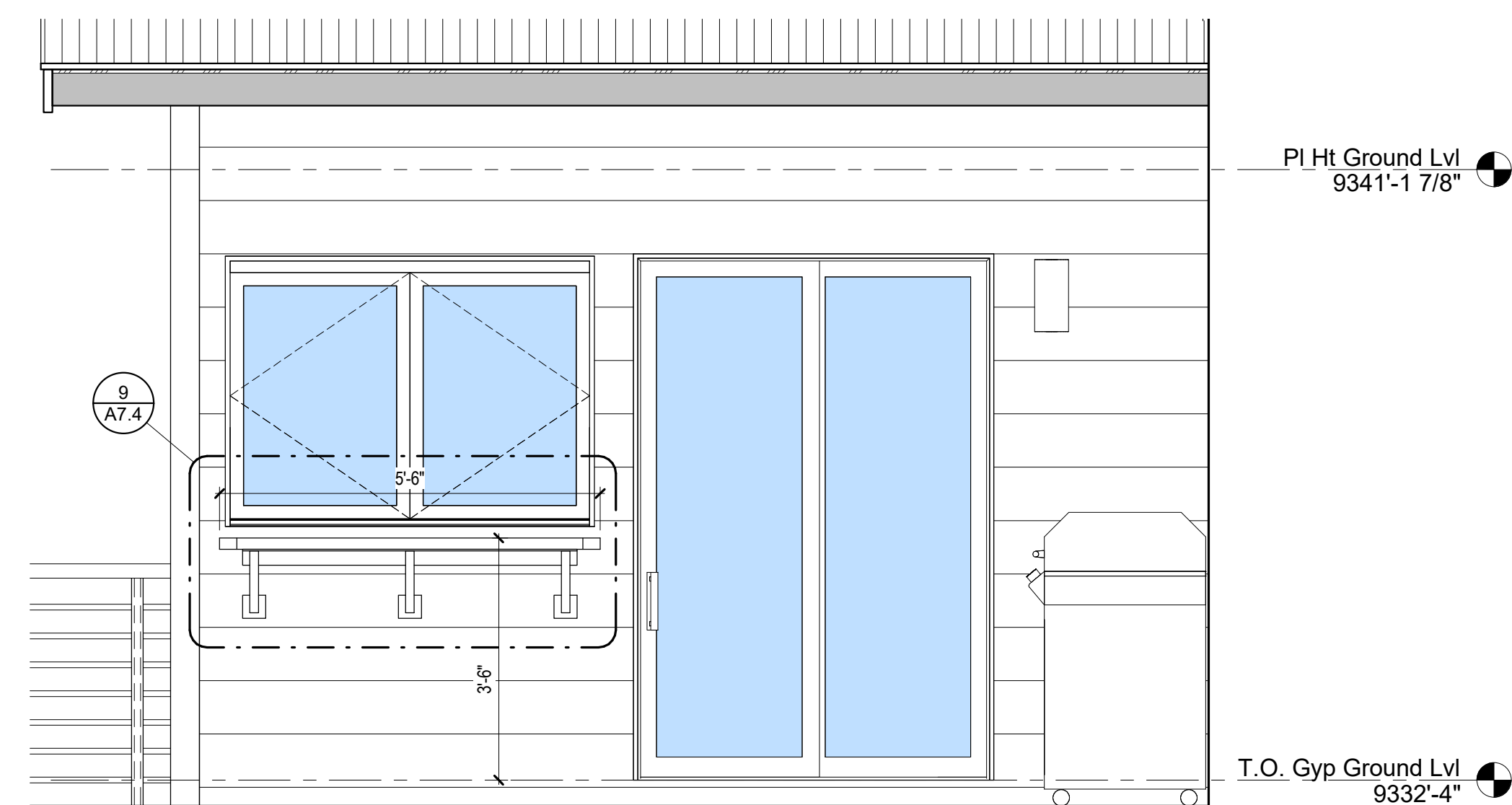
**EXTERIOR MATERIALS**



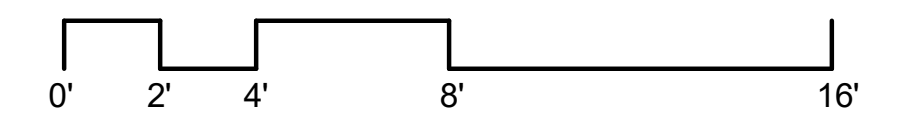
**1 EAST ELEVATION**  
1/4" = 1'-0"



**2 WEST ELEVATION**  
1/4" = 1'-0"



**3 PARTIAL ELEV AT PASS-THRU BAR**  
1/2" = 1'-0"



**WYKSTRA - DURAN RESIDENCE**

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
TSD EAGLE DRIVE UNIT 2  
TELLURIDE, CO 81435

EXTERIOR  
ELEVATIONS

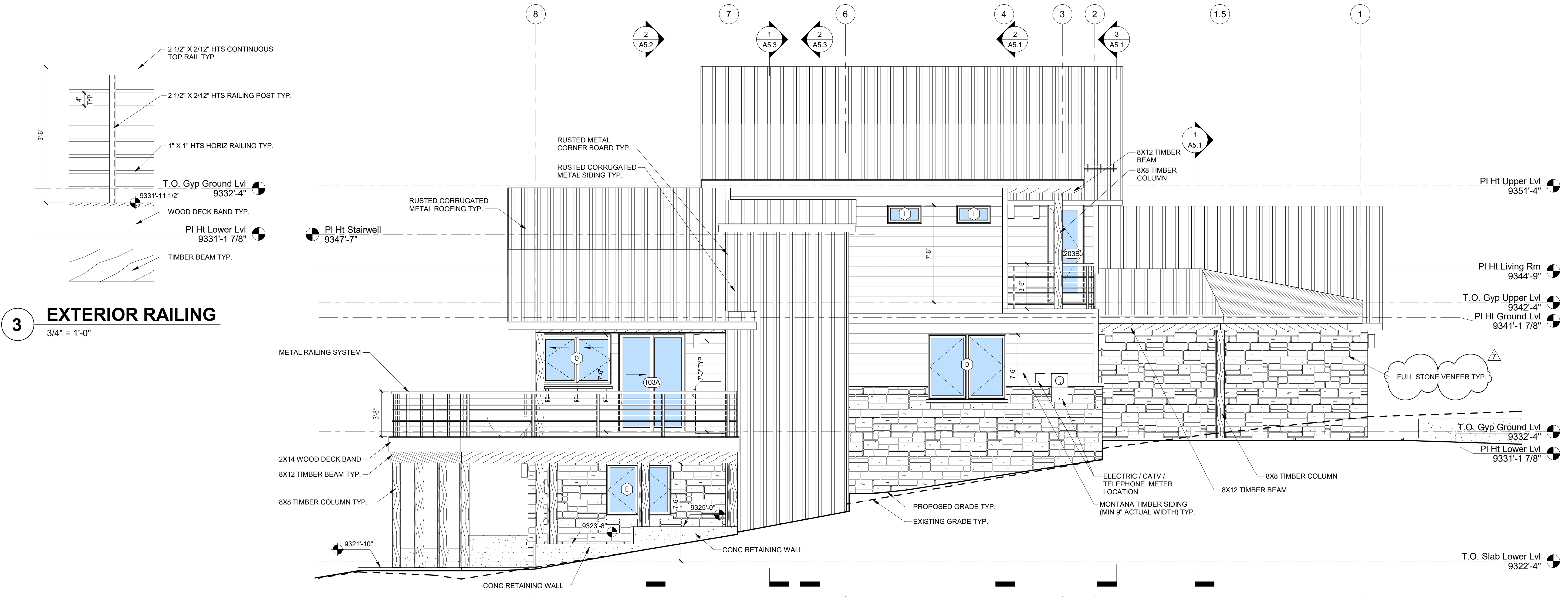
SHEET NUMBER

**A4.1**

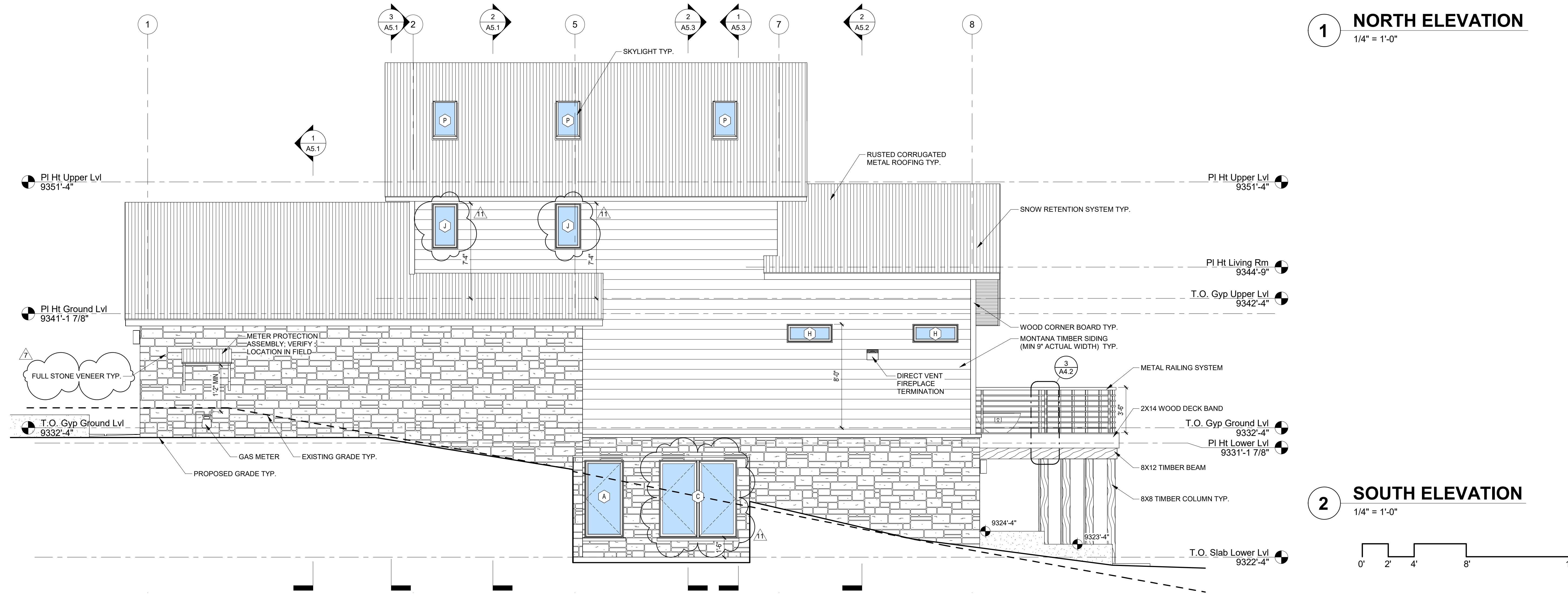
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESC.
7	06.12.20	Revised exterior material; full height stone veneer
11	06.12.20	Revised window

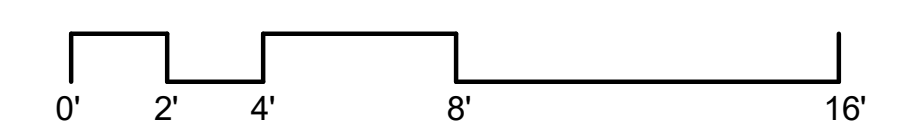


**3 EXTERIOR RAILING**  
3/4" = 1'-0"



**1 NORTH ELEVATION**  
1/4" = 1'-0"

**2 SOUTH ELEVATION**  
1/4" = 1'-0"



**WYKSTRA - DURAN RESIDENCE**

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
180 EAGLE DRIVE, UNIT 2  
TELLURIDE, CO 81435

EXTERIOR ELEVATIONS

SHEET NUMBER

**A4.2**

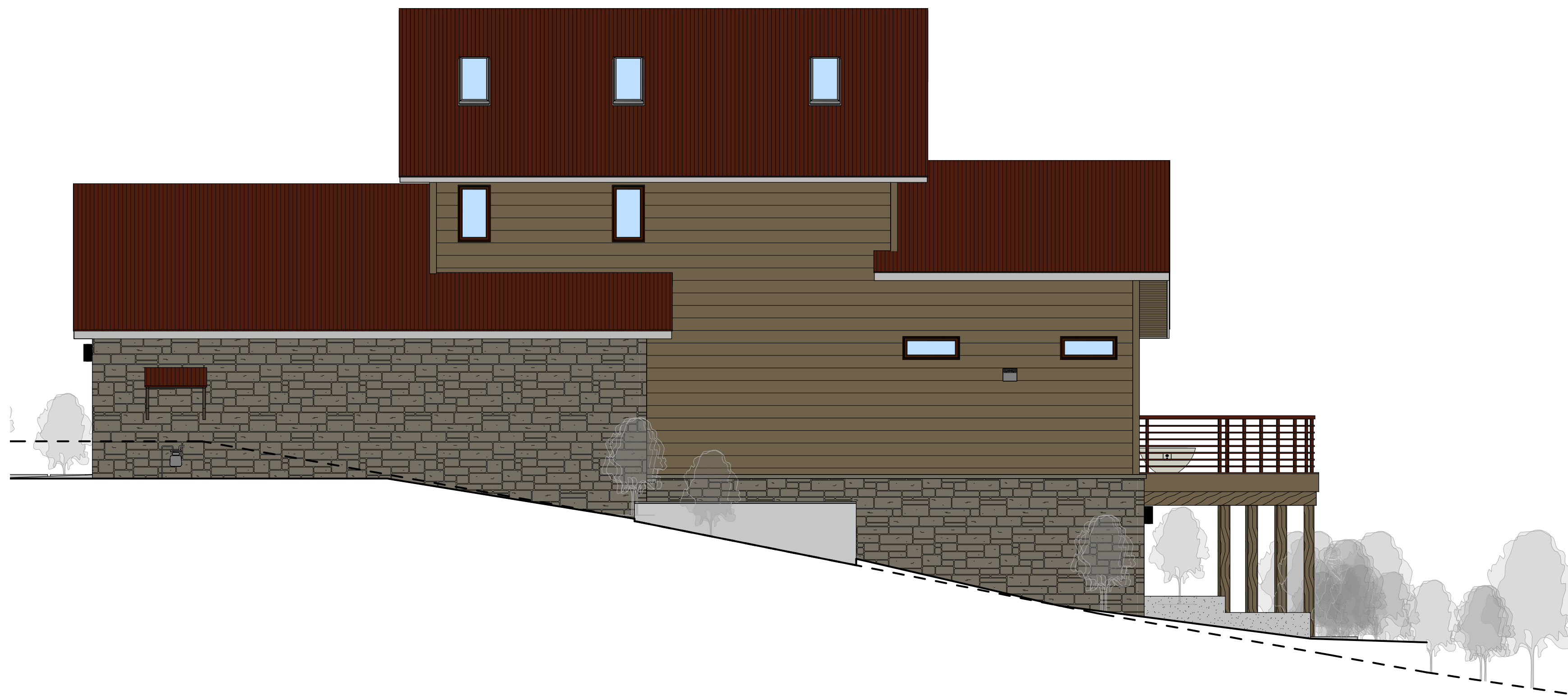
NOT FOR CONSTRUCTION



**1 NORTH ELEVATION**  
 3/16" = 1'-0"



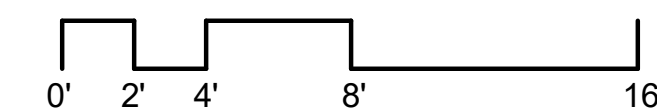
**2 EAST ELEVATION**  
 3/16" = 1'-0"



**3 SOUTH ELEVATION**  
 3/16" = 1'-0"



**4 WEST ELEVATION**  
 3/16" = 1'-0"



WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
 TBD EAGLE DRIVE, UNIT 2  
 TELLURIDE, CO 81435

PRESENTATION  
 ELEVATIONS

SHEET NUMBER

**A4.3**

6/12/2020 1:47:19 PM

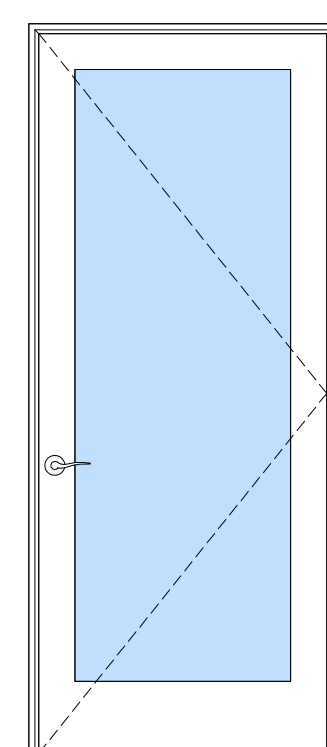
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**NOT FOR CONSTRUCTION**

## DOOR SCHEDULE

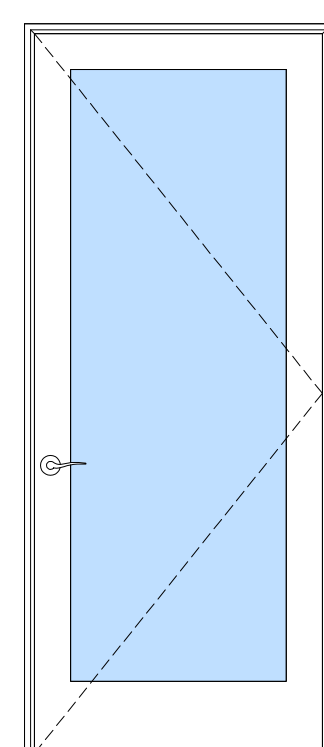
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS
001	REC / TV ROOM	C	10'-0"	7'-6"	SLIDING PATIO	WINDSOR PINNACLE CLAD WOOD; BRONZE	EXTERIOR	
101	ENTRY	A	3'-0"	7'-6"	SWING	CUSTOM T.B.D.	EXTERIOR	
103A	DINING	D	5'-0"	7'-6"	SLIDING PATIO	WINDSOR PINNACLE CLAD WOOD; BRONZE	EXTERIOR	
108B	GARAGE	E	9'-0"	8'-0"	OVERHEAD DOOR		EXTERIOR	WOOD DOOR W/ RUSTED CORRUGATED PANELS
108C	GARAGE	E	9'-0"	8'-0"	OVERHEAD DOOR		EXTERIOR	WOOD DOOR W/ RUSTED CORRUGATED PANELS
201	OFFICE/STUDY	D	5'-0"	7'-6"	SLIDING PATIO	WINDSOR PINNACLE CLAD WOOD; BRONZE	EXTERIOR	
203B	MASTER BEDROOM	B	2'-8"	7'-6"	SWING		EXTERIOR	
003	WINE	F	2'-6"	7'-6"	SWING		INTERIOR	
005	BEDROOM 1	F	2'-6"	7'-6"	SWING		INTERIOR	
006A	BATH 1	G	2'-4"	7'-6"	POCKET		INTERIOR	
006B	BATH 1	G	2'-4"	7'-6"	POCKET		INTERIOR	
007	CLOSET 1	H	4'-0"	7'-6"	BI-PASS		INTERIOR	
008	BEDROOM 2	F	2'-6"	7'-6"	SWING		INTERIOR	
009	BATH 2	F	2'-4"	7'-6"	SWING		INTERIOR	
105	KITCHEN		2'-0"	7'-6"	POCKET		INTERIOR	
106	MUD ROOM	I	4'-0"	7'-6"	BARN DOOR		INTERIOR	
107	POWDER	G	2'-4"	7'-6"	POCKET		INTERIOR	
108A	GARAGE	F	3'-0"	7'-6"	SWING		INTERIOR	1 HR FIRE RATED
109	MECH / STO	F	3'-0"	7'-6"	SWING		INTERIOR	1 HR FIRE RATED
202	CLOSET	F	2'-0"	7'-6"	SWING		INTERIOR	
203A	MASTER BEDROOM	F	2'-8"	7'-6"	SWING		INTERIOR	
204	MASTER CLOSET	G	2'-8"	7'-6"	POCKET		INTERIOR	
205	MASTER BATH	F	2'-6"	7'-6"	SWING		INTERIOR	
206	WC	G	2'-4"	7'-6"	POCKET		INTERIOR	

### DOOR NOTES:

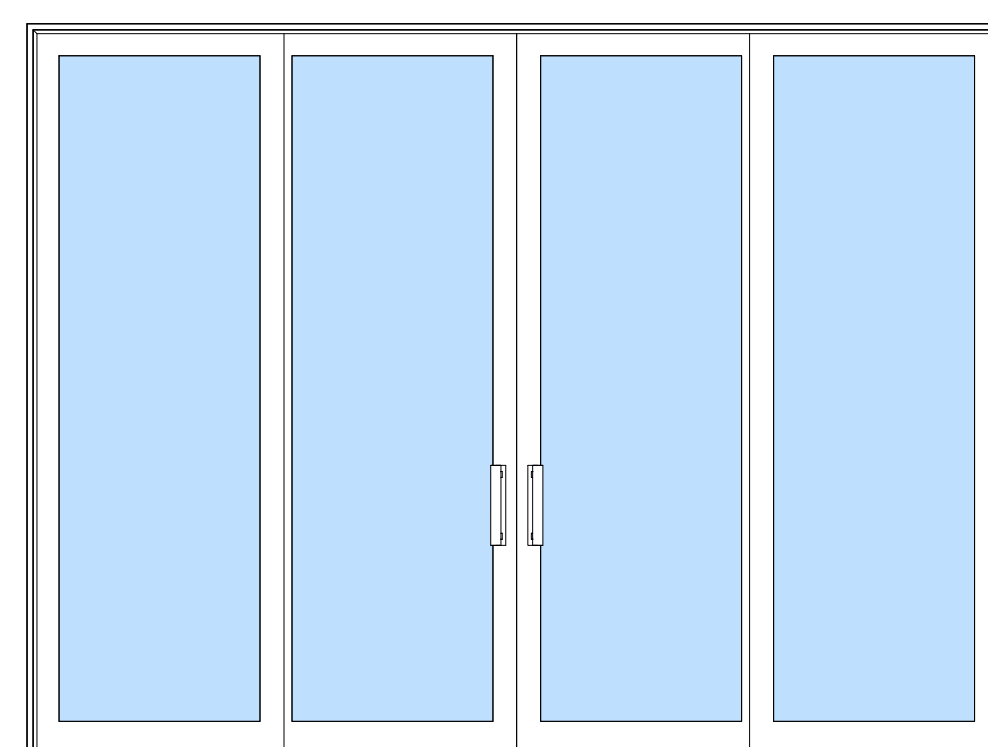
1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. DOOR & WINDOW MANUFACTURER: WINDSOR
5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



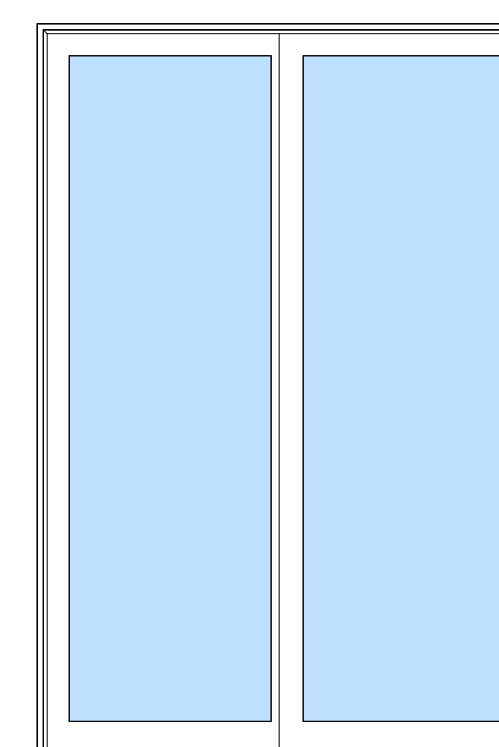
TYPE A  
CUSTOM T.B.D.



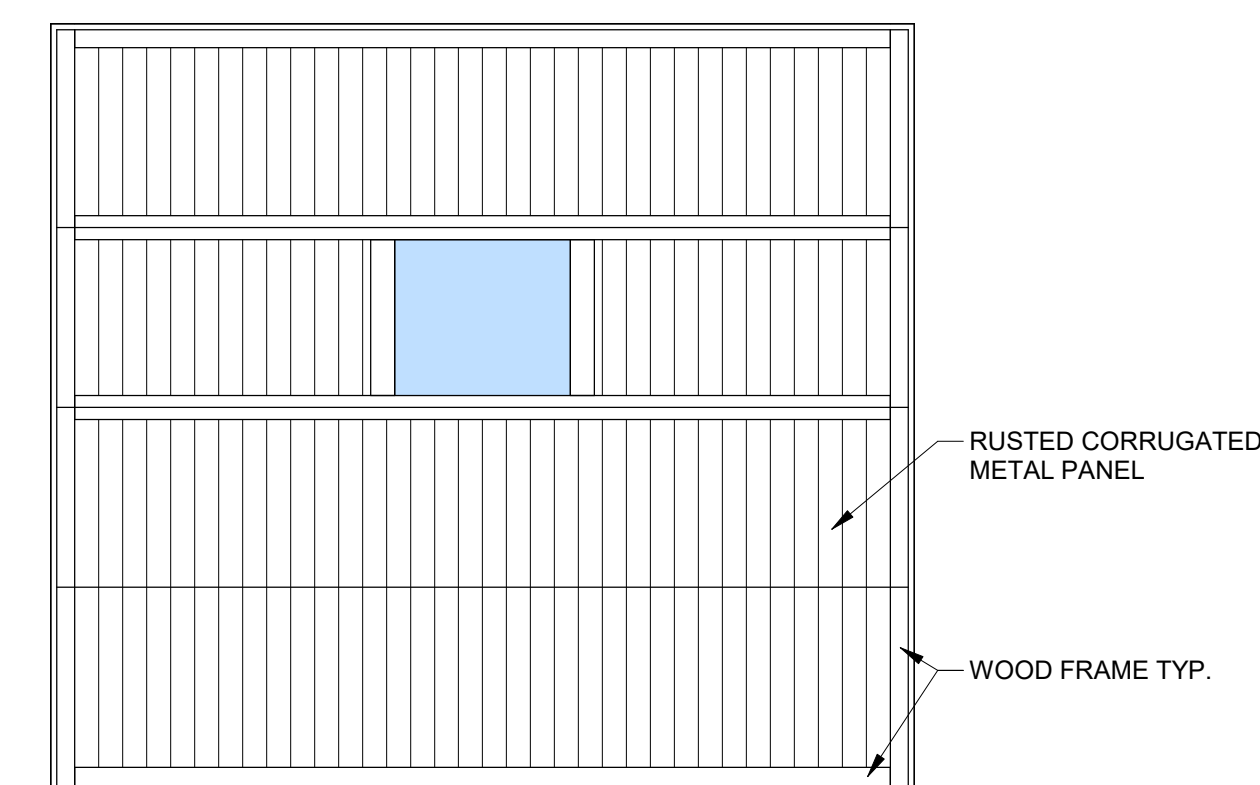
TYPE B



TYPE C



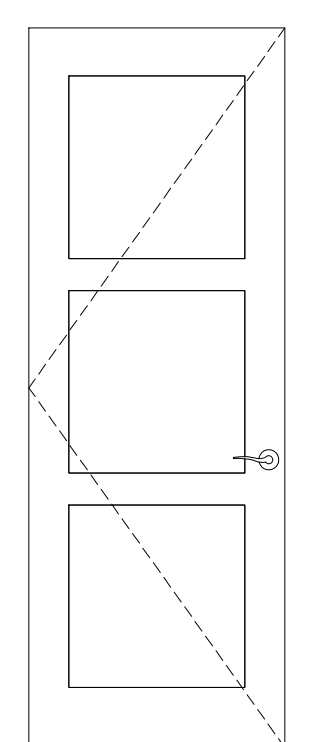
TYPE D



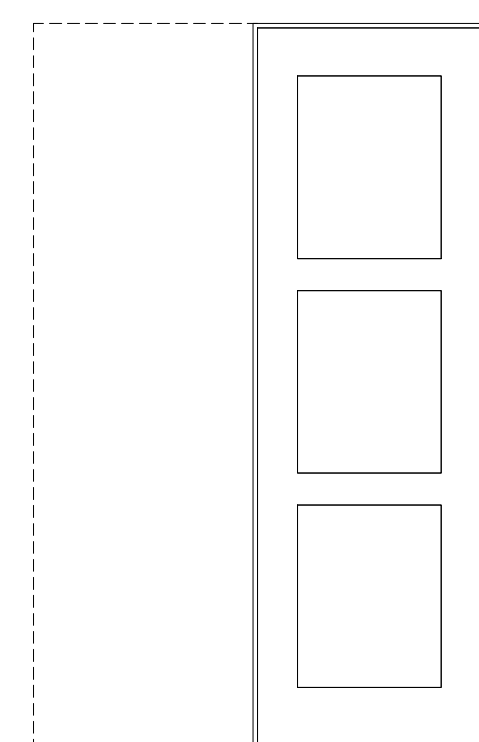
TYPE E

### EXTERIOR DOOR TYPES

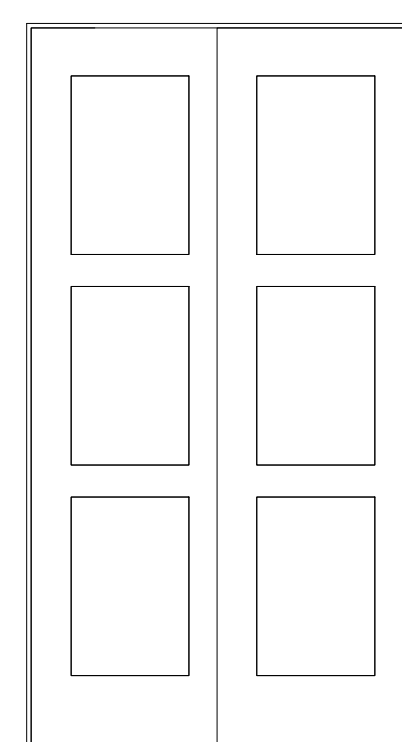
1/2" = 1'-0"



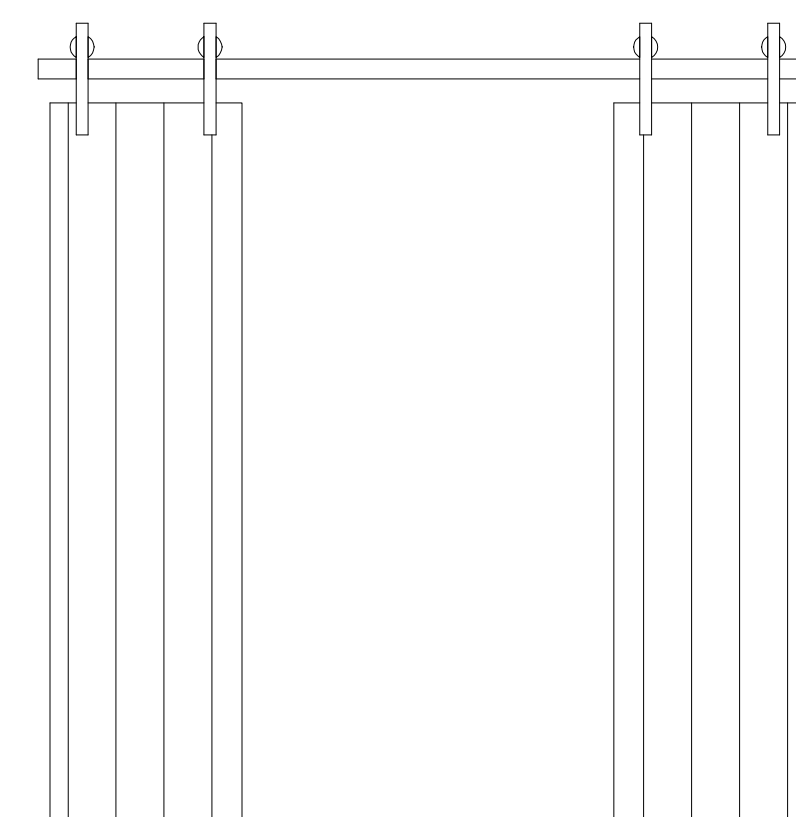
TYPE F



TYPE G



TYPE H

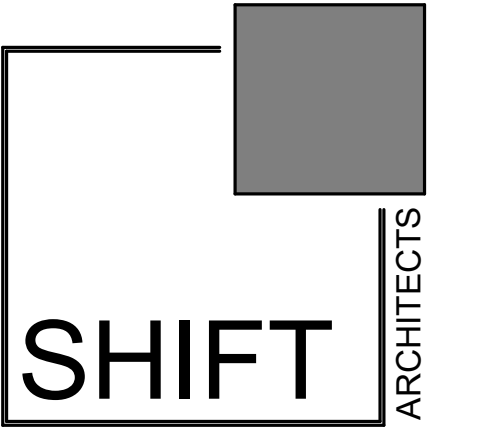


TYPE I

### INTERIOR DOOR TYPES

1/2" = 1'-0"





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p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
06.12.20 DRB SUBMITTAL R3

REVISIONS

NO.	DATE	DESC.
11	06.12.20	Revised window

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
TSD EAGLE DRIVE, UNIT 2  
TELLURIDE, CO 81435

WINDOW SCHEDULE

SHEET NUMBER

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NOT FOR CONSTRUCTION

## WINDOW SCHEDULE

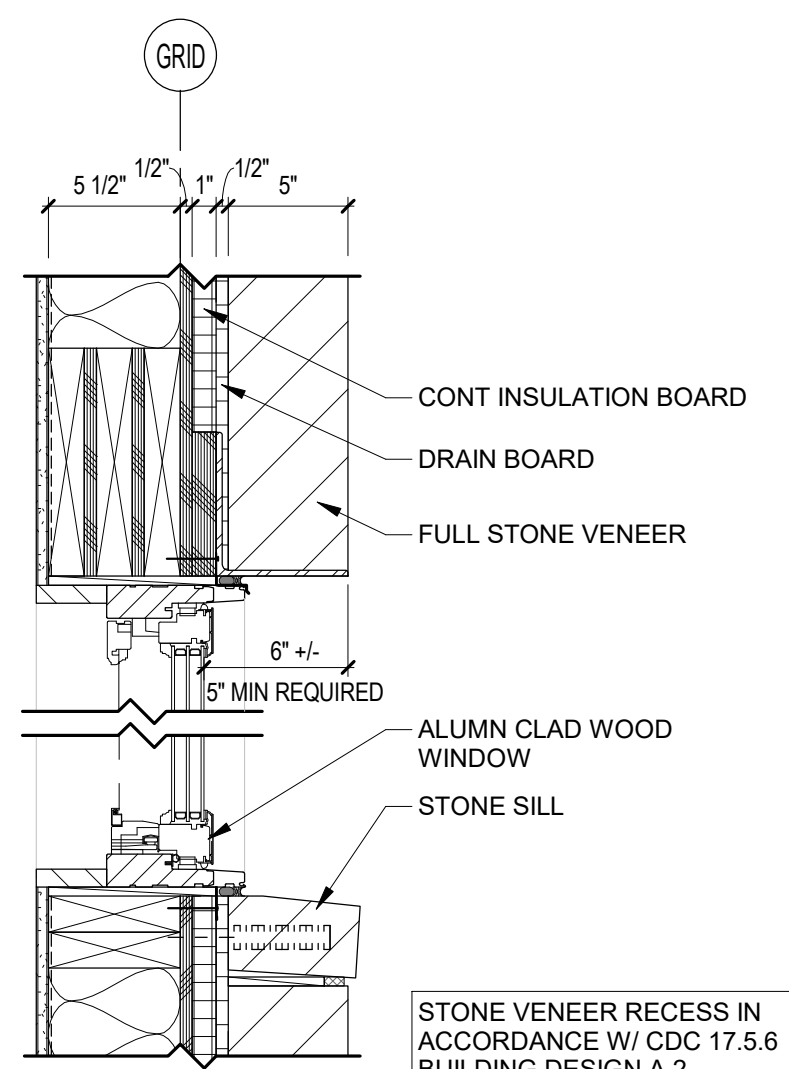
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
001	REC / TV ROOM	A	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
001	REC / TV ROOM	E	5'-0"	4'-0"	2	CASEMENT (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
005	BEDROOM 1	A	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
008	BEDROOM 2	C	6'-0"	6'-0"	2	CASEMENT (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
010	STAIRS	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
010	STAIRS	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
010	STAIRS	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
101	ENTRY	D	6'-0"	5'-0"	2	CASEMENT (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
103	DINING	N	7'-6"	3'-10"	6	BIFOLD 3 PANEL OUTSWING WINDOW	SIERRA PACIFIC WINDOWS; CLAD WOOD BRONZE	
103	DINING	O	5'-2 5/16"	3'-10"	7	BIFOLD 2 PANEL OUTSWING WINDOW	SIERRA PACIFIC WINDOWS; CLAD WOOD BRONZE	
104	LIVING	F	4'-0"	6'-0"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	G	4'-0"	4'-0"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	G	4'-0"	4'-0"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	H	3'-6"	1'-5"	6	TRANSOM (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	H	3'-6"	1'-5"	6	TRANSOM (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	M	4'-0"	6'-6"	5	PICTURE / AWNING (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	M	4'-0"	6'-6"	5	PICTURE / AWNING (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	M	4'-0"	6'-6"	5	PICTURE / AWNING (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
110	ATTIC STORAGE	B	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
201	OFFICE/STUDY	I	2'-8"	1'-5"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
201	OFFICE/STUDY	I	2'-8"	1'-5"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
201	OFFICE/STUDY	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	B	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	B	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	K	5'-0"	4'-0"	4	PICTURE (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
204	MASTER CLOSET	B	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
205	MASTER BATH	B	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
205	MASTER BATH	L	5'-0"	3'-6"	4	PICTURE (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
206	WC	B	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	

## WINDOW SCHEDULE SKYLIGHTS

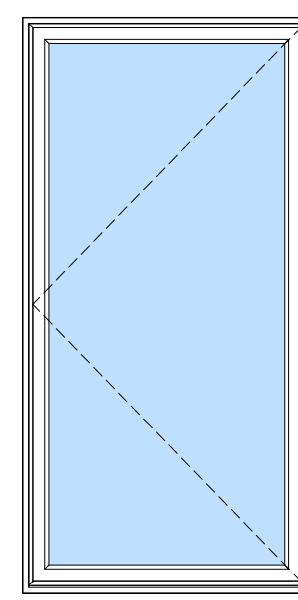
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	MODEL	COMMENTS
203	MASTER BEDROOM	P	1'-9 1/2"	3'-10 1/4"			VELUX	FS	
203	MASTER BEDROOM	P	1'-9 1/2"	3'-10 1/4"			VELUX	FS	
205	MASTER BATH	P	1'-9 1/2"	3'-10 1/4"			VELUX	FS	

### WINDOW NOTES:

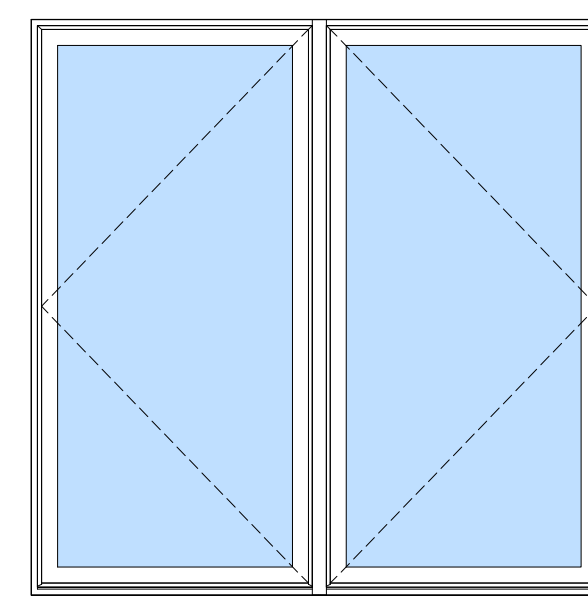
- WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
- WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
- VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
- WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
- WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.



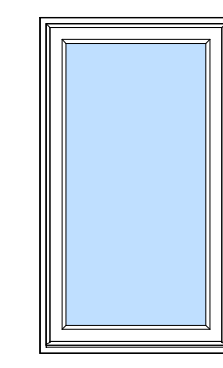
**1 WINDOW DETAIL W/ STONE VENEER**  
1 1/2" = 1'-0"



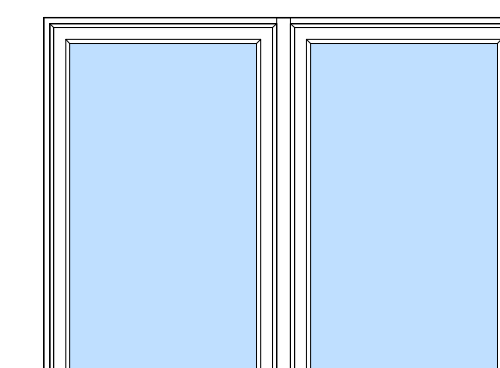
TYPE 1  
CASEMENT 1-WIDE



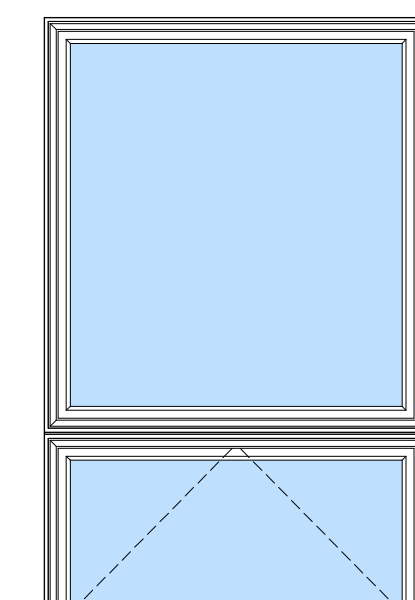
TYPE 2  
CASEMENT 2-WIDE



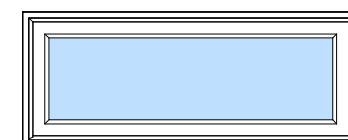
TYPE 3  
PICTURE 1-WIDE



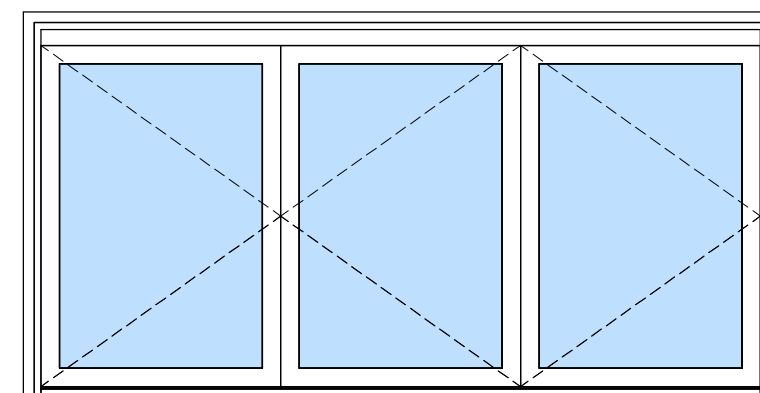
TYPE 4  
PICTURE 2-WIDE



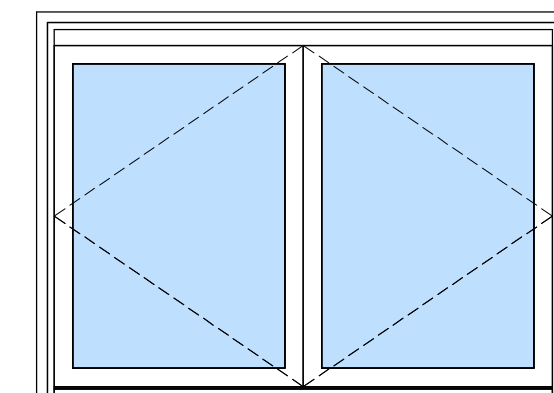
TYPE 5  
PICTURE / AWNING 1-WIDE



TYPE 6  
TRANSOM 1-WIDE



TYPE 7  
BIFOLD 3-PANEL



TYPE 8  
BIFOLD 2-PANEL

**WINDOW TYPES**  
1/2" = 1'-0"

6/12/2020 1:47:21 PM

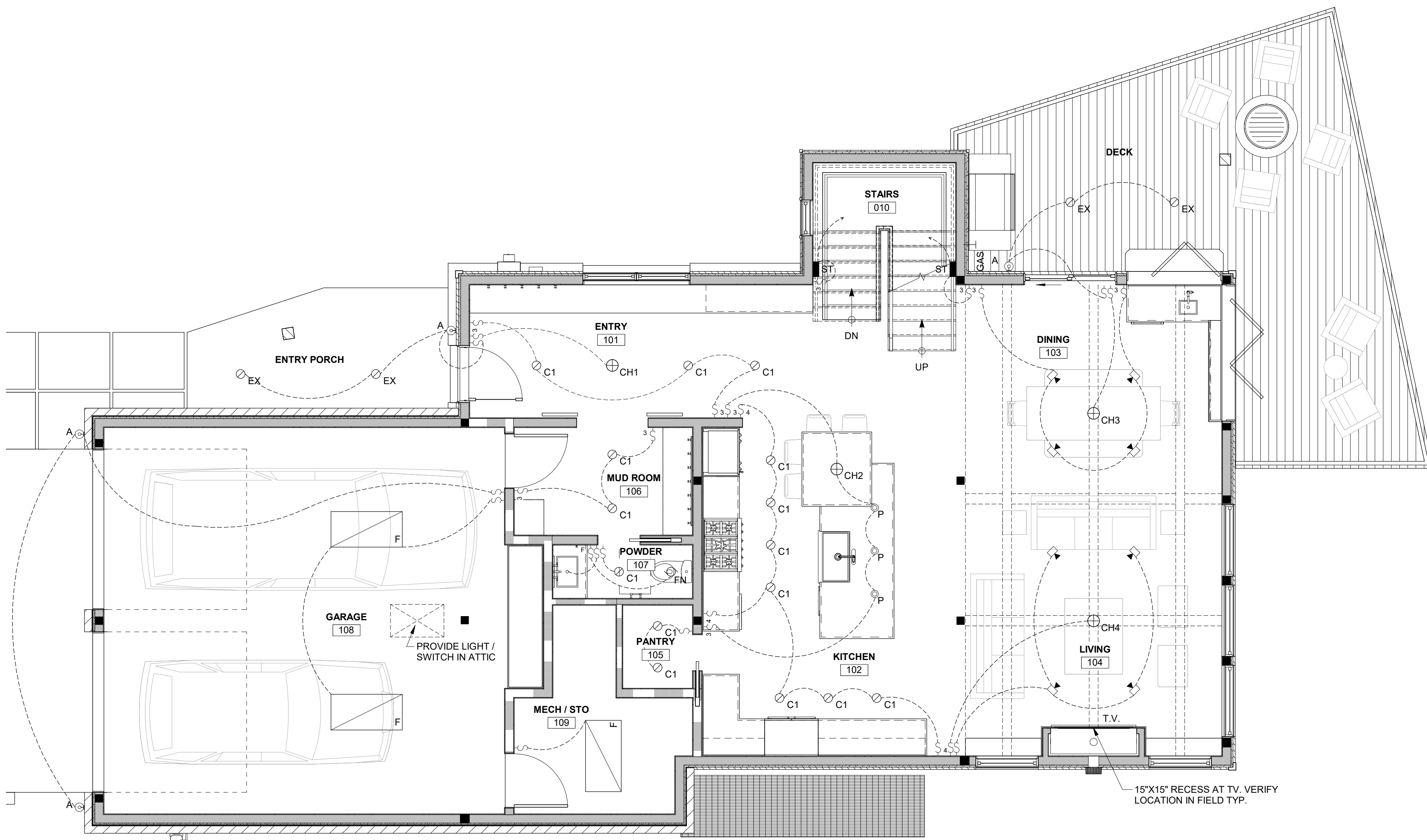
**A8.2**

### LIGHTING LEGEND

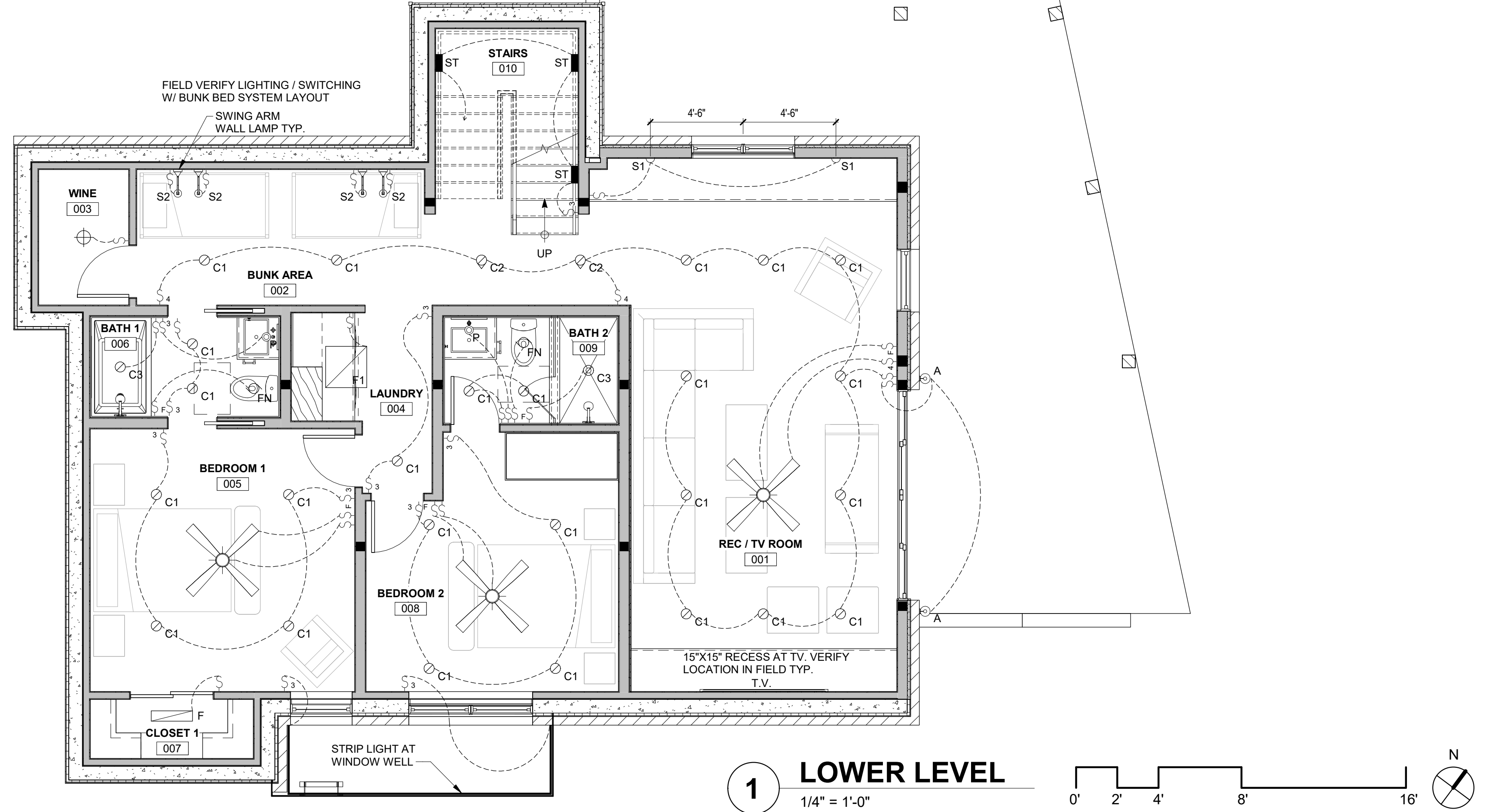
C1	RECESSED CAN	MS	DOUBLE HEADED MONO POINT
C2	RECESSED CAN; DIRECTIONAL	P	MOTION SENSOR
C3	RECESSED CAN; WET LOCATIONS	PD	PENDANT
EX	RECESSED CAN; EXTERIOR	R	UNDER CABINET LED STRIP
	CEILING FAN W/ LIGHT	TL	RECESSED LED LIGHT
	2' LINEAR CLOSET FIXTURE	FL	TABLE LAMP RECEPTACLE
	EXHAUST FAN	S	FLOOR LAMP RECEPTACLE
	EXHAUST FAN WITH LIGHT	ST	WALL MOUNTED SCONCE
	CEILING MOUNT FLUORESCENT LIGHT	S2	STEP LIGHT
	SURFACE MOUNT FIXTURE	S3	TWO WAY SWITCH
	CHANDELIER	TV	THREE WAY SWITCH
	MONO POINT FIXTURE	WG	TV OUTLET
		X	WALL GRAZING
			EXTERIOR SCONCE
			FIXTURE LAYOUT GRID

### LIGHTING NOTES:

- FIELD VERIFY ALL LIGHTING LOCATIONS.
- TYPICAL LIGHTING LOCATION AT STAIRS:  
(2 EA) PER LANDING  
(1 EA) PER RUN
- CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
- ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO BE MARKED "SUITABLE FOR DAMP LOCATIONS".



**2 GROUND LEVEL**  
1/4" = 1'-0"



**1 LOWER LEVEL**  
1/4" = 1'-0"

**FIXTURE A:**

EXTERIOR DARK SKY WALL LIGHT

**THE GREAT OUTDOORS BY MINKA-LAVERY  
PINEVIEW SLOPE SINGLE LIGHT (MODEL 72611-66G)**

BLACK WITH GOLD	
WIDTH	5"
HEIGHT	12.5"
EXTENSION	5.5"
WEIGHT	2.02 LBS.
VOLTAGE	120V
BULBS	1
MAX BULB WATTAGE	60
LIGHT TYPE	A-19, MED
SOCKET	E26, MED
CONSTRUCTION	ALUMINUM PROFILE WITH METAL SHADE
DARK SKY	COMPLIANT
WET LISTED	ETL LISTED DAMP
UPC	747396106342



EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH CDC 17.5.12 LIGHTING REGULATIONS.

PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.

MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.

### FIXTURE A:

EXTERIOR DARK SKY WALL LIGHT



**THE GREAT OUTDOORS BY MINKA-LAVERY**  
**PINEVIEW SLOPE SINGLE LIGHT (MODEL 72611-66G)**

BLACK WITH GOLD

WIDTH	5"
HEIGHT	12.5"
EXTENSION	5.5"
WEIGHT	2.02 LBS.
VOLTAGE	120V
BULBS	1
MAX BULB WATTAGE	60
LIGHT TYPE	A-19, MED
SOCKET	E26, MED
CONSTRUCTION	ALUMINUM PROFILE WITH METAL SHADE
DARK SKY	COMPLIANT
WET LISTED	ETL LISTED DAMP
UPC	747396106342

EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH CDC 17.5.12 LIGHTING REGULATIONS.

PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.

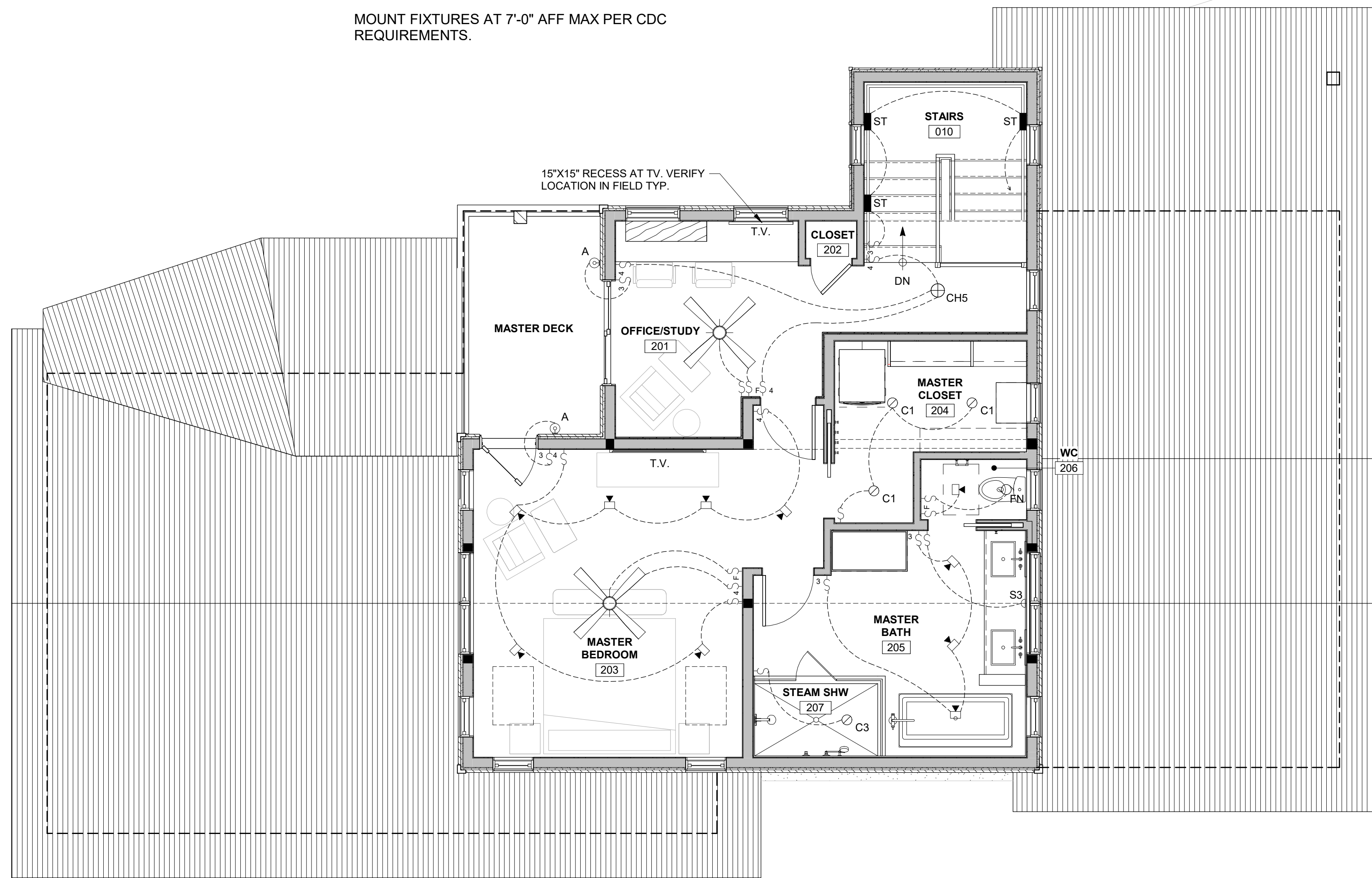
MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.

### LIGHTING LEGEND

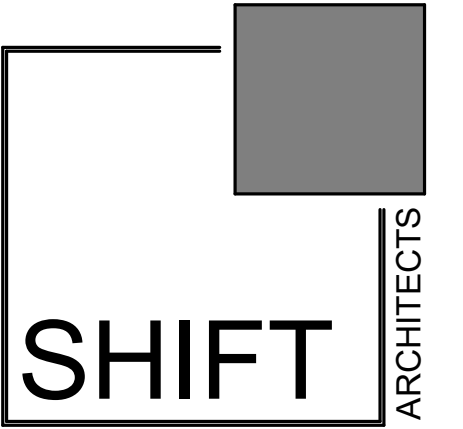
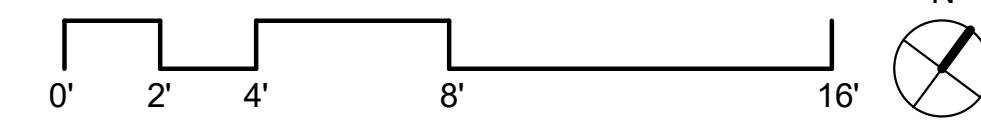
⊙ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
⊙ C2	RECESSED CAN; DIRECTIONAL	Ⓜ S	MOTION SENSOR
⊙ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
⊙ EX	RECESSED CAN; EXTERIOR	--- PD	UNDER CABINET LED STRIP
⊗	CEILING FAN W/ LIGHT	— R	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	Ⓜ TL	TABLE LAMP RECEPTACLE
⊙ FN	EXHAUST FAN	Ⓜ FL	FLOOR LAMP RECEPTACLE
⊙ FN	EXHAUST FAN WITH LIGHT	Ⓜ S	WALL MOUNTED SCONCE
Ⓜ F	CEILING MOUNT FLUORESCENT LIGHT	■ ST	STEP LIGHT
⊕	SURFACE MOUNT FIXTURE	Ⓜ 2	TWO WAY SWITCH
⊕ CH	CHANDELIER	Ⓜ 3	THREE WAY SWITCH
Ⓜ	MONO POINT FIXTURE	Ⓜ TV	TV OUTLET
		--- WG	WALL GRAZING
		Ⓜ X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID

### LIGHTING NOTES:

- FIELD VERIFY ALL LIGHTING LOCATIONS.
- TYPICAL LIGHTING LOCATION AT STAIRS: (2 EA) PER LANDING (1 EA) PER RUN
- CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
- ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO BE MARKED "SUITABLE FOR DAMP LOCATIONS".



**1** UPPER LEVEL  
 1/4" = 1'-0"



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 100 W. Colorado Suite 211  
 Telluride, Colorado 81435  
 p 970-728-8145  
 kristine@shift-architects.com  
 www.shift-architects.com

PROJECT ISSUE DATE:  
 06.12.20 DRB SUBMITTAL R3

REVISIONS  
 NO. DATE DESC.

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24  
 TBD EAGLE DRIVE, UNIT 2  
 TELLURIDE, CO 81435

LIGHTING PLAN

SHEET NUMBER

**LTG1.2**

6/12/2020 1:47:27 PM

© shift architects  
**NOT FOR CONSTRUCTION**

## John A. Miller

---

**From:** Finn KJome  
**Sent:** Monday, April 13, 2020 12:58 PM  
**To:** John A. Miller  
**Subject:** RE: New Single Family Home @ Knoll Estates Unit 2

Hi John,

This looks pretty good. The only thing I can't figure out is, they call out a 4 foot v-pan and a 12" culvert at the driveway/road. Do they need both? If they are using a culvert our regs say it must be 18". Looks like a good project.  
Finn

---

**From:** John A. Miller <JohnMiller@mtnvillage.org>  
**Sent:** Tuesday, April 7, 2020 4:04 PM  
**To:** Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>  
**Subject:** New Single Family Home @ Knoll Estates Unit 2

Afternoon Everyone,

Not sure how all our partner organizations are working through the COVID-19 quarantine requirements, but I wanted to provide a chance to comment on a proposed new home to be located in Knoll Estates, Unit 2. This project does not currently have an assigned address.

Attached are the plans. Please let me know of any comments or concerns when you get a chance to review.

Thanks and stay well,  
J

John A Miller III, CFM  
Senior Planner  
Planning & Development Services  
Town of Mountain Village  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
O :: 970.369.8203  
C :: 970.417.1789



For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit [townofmountainvillage.com/coronavirus/](https://townofmountainvillage.com/coronavirus/)



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**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Senior Planner

**FOR:** Design Review Board Public Hearing; July 2, 2020, *continued from June 4, 2020*

**DATE:** May 20, 2020, *updated June 22, 2020*

**RE:** Consideration of a Class 3 Design Review Process Application for a Design Variation to Section 17.5.13.C.1, Sign Regulations, to allow an internally illuminated sign on Lot 1003R-2A, 455 Mountain Village Boulevard

---

## APPLICATION OVERVIEW: New Single-Family Home on Lot AR2

### PROJECT GEOGRAPHY

**Legal Description:** Lot 1003R-2A, Unit A, Mountain Village Condominiums According to Plat Book 1 Pages 3796-3798.

**Address:** 455 Mountain Village Boulevard  
**Applicant/Agent:** Town of Mountain Village Owners Association (TMVOA)  
**Owner:** TMVOA  
**Zoning:** Civic  
**Existing Use:** Grocery  
**Lot Size:** 0.29 AC

#### **Adjacent Land Uses:**

- **North:** Civic
- **South:** Civic
- **East:** Civic
- **West:** Open Space

### ATTACHMENTS

Exhibit A: Applicant Narrative  
Exhibit B: Application Materials



*Figure 1: Vicinity Map*

**Case Summary:** Garrett Brafford of TMVOA, Applicant for Lot 1003R-2A, is requesting Design Review Board (DRB) consideration of a design variation to the Community Development Code (CDC), Sign Regulations – to allow for the use of an internally illuminated sign. The CDC provides that no sign shall be illuminated through the use of internal illumination, rear illumination, or fluorescent illumination, except when used for indirect illumination and in such a manner as to not be directly exposed to public view. The CDC also grants the DRB the ability to grant design variations to particular sections of the code when the design variation results in a better architectural product than what would otherwise occur within the general standards of the CDC.

In order to obtain a design variation, a series of criteria must be affirmed that are included and discussed below under the Applicable CDC Requirement Analysis.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by Italicized Text.***

#### 17.4.11 DESIGN REVIEW PROCESS

(\*\*\*)

##### E. General Standards

##### 5. Design Variation Process

- a. The DRB may grant design variations to the following Design Regulations sections:
  - i. Building siting design;
  - ii. Grading and drainage design;
  - iii. Building design;
  - iv. Landscaping regulations;
  - v. Trash, recycling and storage areas;
  - vi. Lighting regulations;
  - vii. Sign regulations; and
  - viii. Commercial, ground level, and plaza area regulations.

*Staff Note: The DRB has the authority to grant design variations to the Sign Regulations per the above section. Although not called out specifically in the request, the proposed sign also will require the DRB to grant a design variation to the Lighting Regulations due to the total Lumen output as detailed in the application.*

- b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.

*Staff Note: This application was elevated by staff from a Class 1 sign permit to the DRB upon a determination that the proposed design did not meet the standards outlined in the Sign Regulations for internal illumination and size. Criterion Met.*

- c. A design variation request shall outline the specific variations requested and include the section number.

*Staff Note: The applicant has discussed the design variation request and has outlined the specific variations requested. Since the initial June hearing, the applicants have revised their application materials and supplements to discuss lumen output. Criterion Met.*

- d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.

*Staff Note: The applicant has provided a narrative discussing the criteria below which has been provided to the DRB for their review. Criterion Met.*

- e. The following criteria shall be met for the review authority to approve a design variation:
  - i. The design variation is compatible with the design context of the surrounding area;
  - ii. The design variation is consistent with the town design theme;
  - iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
  - iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
  - v. The design variation is consistent with purpose and intent of the Design Regulations;
  - vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; The proposed design variation meets all applicable Town regulations and standards: and
  - vii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site.

*Staff Note: Generally speaking, the design variation does not appear to be incompatible with the design or context of the surrounding area. The Town Hall Subarea is unique in that it provides several essential services to the community which may require additional signage in excess of other typical businesses. Based on the discussions held at the June hearing, the applicants have revised the powder-coated beige aluminum and the sign is now proposed as a Turkish coffee color as shown in the application. Both the butcher graphic and the letters are overlaid with an opaque painted face. Overall it appears that the sign is tasteful in its size and scale to the overall building. Staff's concerns related to overall lumen output has largely been mitigated with the applicant's supplemental materials that have been provided to the DRB, which show approximately 80 lumens of total visible light output. Overall it appears that the proposed halo sign does work to progress commercial signage design in the Town Hall Subarea and generally respects the design context of the neighborhood. Criterion Met.*

- f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

*Staff Note: There has been no indication that the cost or inconvenience has been a factor in this request. Criterion Met.*

- g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

*Staff Note: Based on the information provided within the narrative and associated plans, it appears that the applicant has provided the necessary materials for the DRB to determine if the application complies with the design variation process. Criterion Met.*

**Staff Recommendation:** If the DRB determines that the applicable CDC requirements listed and detailed above have been met, then Staff recommends the DRB approve the Design Variation requests for Sign Regulations and Lighting Regulations for Lot 1003R-A2, 455 Mountain Village Blvd. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

**Proposed Motion:**

***Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.***

I move to approve the Class 3 Design Review Process Application for a Design Variation to Section 17.5.12, Lighting Regulations, and 17.5.13, Sign Regulations, to allow an internally illuminated sign on Lot 1003R-2A, 455 Mountain Village Boulevard.

/jjm



## Development Narrative

### The Village Market Exterior Signage

5/26/20

Design Review Board and Staff,

The Village Market signage application is requesting a variance due to incorporated halo lighting for subtle illumination.

Specifically, we are asking for an exemption from section 17.5.13 C. 1 (shown below).

#### C. Lighting

1. No sign shall be illuminated through the use of internal illumination, rear illumination, fluorescent illumination, except when used for indirect illumination and in such a manner as to not be directly exposed to public view.

Due to the unique establishment type, the location and distance from the road, and the tasteful nature of the design incorporating subtle halo lighting, we feel the signage meets the intent of the sign regulations outlined in section 17.5.13. In addition, the 7,200 lumens will be indirect as to not have negative impact on the surrounding neighborhoods and is further lessened by the roof-like structure directly above the sign. Please find additional specifications in the Lighting Detail and Design Proof documents. Also, please find a letter of support from AECOM. AECOM identified that the regulations in the Mountain Village CDC are restrictive and make it difficult for establishments to significantly differentiate themselves.

In addition, the following items under f. i.-vi. are accomplished with the proposed design, especially interpreting current times by allowing increased visibility to an essential service located within the Town Hall Subarea.

f. The applicant must meet the following criteria for the review authority to approve a design variation:

- i. The design variation may contrast with the design context of the surrounding area;
- ii. The design variation is contextually compatible with the town design theme although creativity is encouraged;
- iii. The design variation is consistent with purpose and intent of the Design Regulations;
- iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood;
- v. The design variation meets all applicable Town regulations and standards;
- and vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future.

Garrett Brafford

May 26, 2020

Anton Benitez  
TMVOA  
113 Lost Creek Lane, Suite A  
Mountain Village, CO 81435  
(970) 728-1904  
<https://tmvoa.org/>

### **Mountain Village Signage Aesthetic Recommendation**

Dear Anton.

It is our pleasure to continue to support your community in our collective efforts to improve and enhance the experience of Mountain Village for residents and visitors alike. Your efforts to transform the Town Hall building mark an exciting step forward to enhancing vibrancy and providing an elegant and updated aesthetic to this important arrival point in Mountain Village.

Understanding program, aesthetic, and vibrancy enhancement opportunities continues to be a focus of our efforts, in the Village Core but especially in the Town Hall Center Subarea. As we've developed strategies around vibrancy, we continue to discuss how signage can attract pedestrian traffic, activate retail, while also improving the overall experience of Mountain Village.

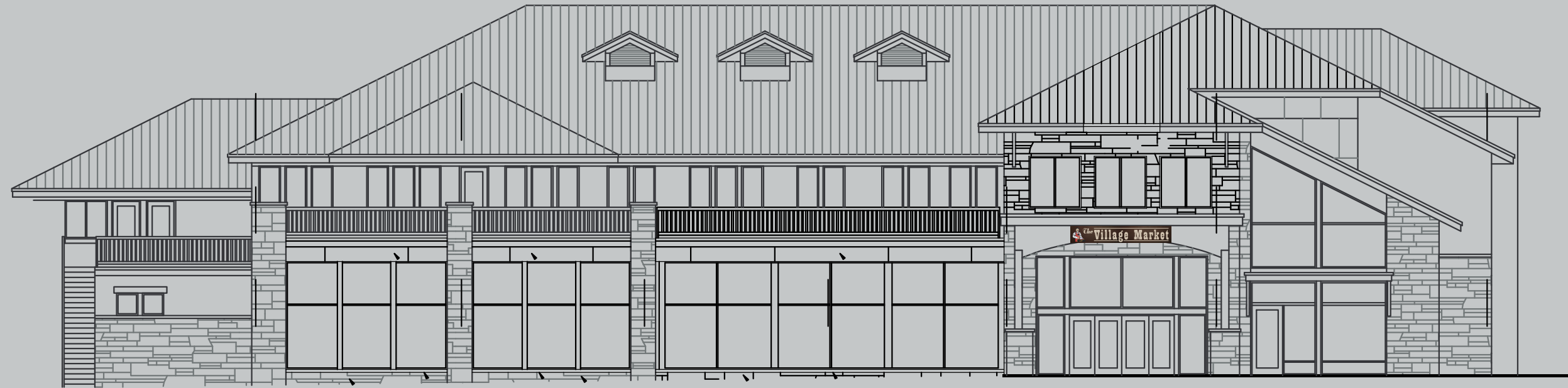
It is our recommendation that reviewers take an open and flexible mindset to new aesthetic recommendations for signage, especially those that can elevate the aesthetics and experience of Mountain Village. Improved signage should strive to match the improved architectural character and quality within the subarea while staying appropriately sensitive to the experience of the pedestrian spaces within the immediate area of these improvements.

Our entire team is passionate about the positive change you are making and realizing in Mountain Village. Thank you for your trust in AECOM to continue to work with you through these transformative efforts.

Yours sincerely,



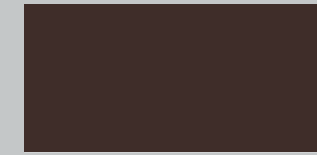
Nathan O. Pepple  
Project Manager  
**AECOM**  
T: 303.357.4128  
M: 415.533.0521  
E: [Nathan.Pepple@aecom.com](mailto:Nathan.Pepple@aecom.com)



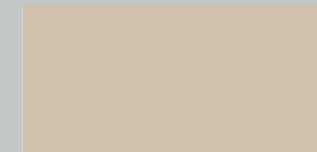
SIMULATED NIGHT VIEW



COLOR KEY



SW 6076 TURKISH COFFEE



SW 6141 SOFTER TAN

144 in

3/4 in

4 in

24 in

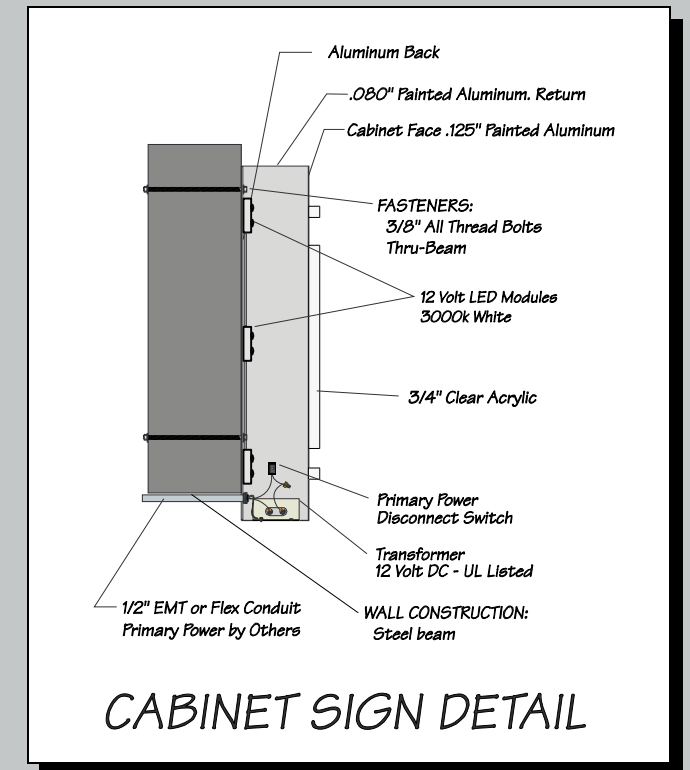


PROFILE

4" Deep, aluminum cabinet with matte & sand textured polyurethane enamel finish  
 Routed aluminum face with 3/4" thick, clear acrylic "push thru" letters and logo  
 Acrylic "butcher" logo overlaid with printed/laminated *opaque* graphics  
 Acrylic letter faces have painted *opaque* faces  
 Letters "edge glow" only with internal with 3000 kelvin white LED's

3 Lumens per letter measured at 45 degree angle from a distance of 1 foot  
 Approximately 80 lumens of total light output

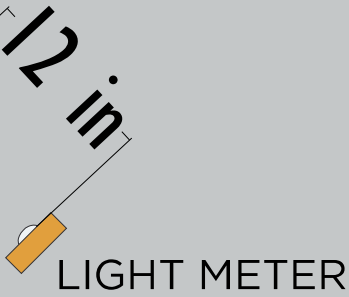
Photo controlled to turn on at dusk and off at 11:00 pm by timer override



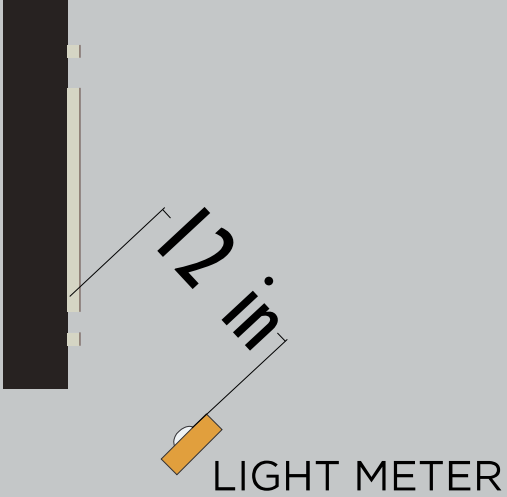


Back of sign is visible as shown after installation under the front eave

SIMULATED NIGHT VIEW



3 Lumens per letter measured at 45 degree angle from a distance of 1 foot  
Approximately 80 lumens of total light output  
Edge illumination can be seen but not measured beyond 3 feet



# ACTUAL PHOTOS OF THE PROTOTYPE



STRAIGHT ON FROM 2 FEET



45 DEGREES FROM 2 FEET



LOOKING INTO THE DARKROOM FROM 12 FEET

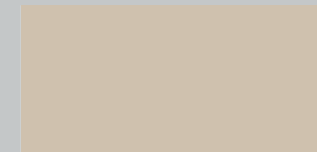
SIMULATED NIGHT VIEW



COLOR KEY



RUST POWDERCOAT



SW 6141 SOFTER TAN

144 in

3/4 in

4 in

24 in

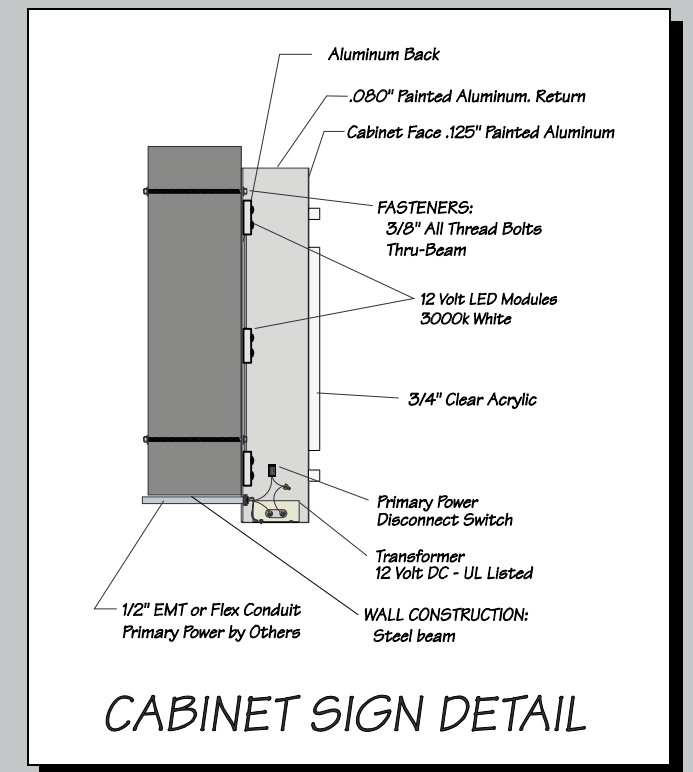


PROFILE

4" Deep, aluminum cabinet with matte & sand textured polyurethane enamel finish  
 Routed aluminum face with 3/4" thick, clear acrylic "push thru" letters and logo  
 Acrylic "butcher" logo overlaid with printed/laminated *opaque* graphics  
 Acrylic letter faces have painted *opaque* faces  
 Letters "edge glow" only with internal with 3000 kelvin white LED's

3 Lumens per letter measured at 45 degree angle from a distance of 1 foot  
 Approximately 80 lumens of total light output

Photo controlled to turn on at dusk and off at 11:00 pm by timer override





SIMULATED NIGHT VIEW



COLOR KEY



SW 6076 TURKISH COFFEE



SW 6143 BASKET BEIGE

144 in

3/4 in

4 in

24 in

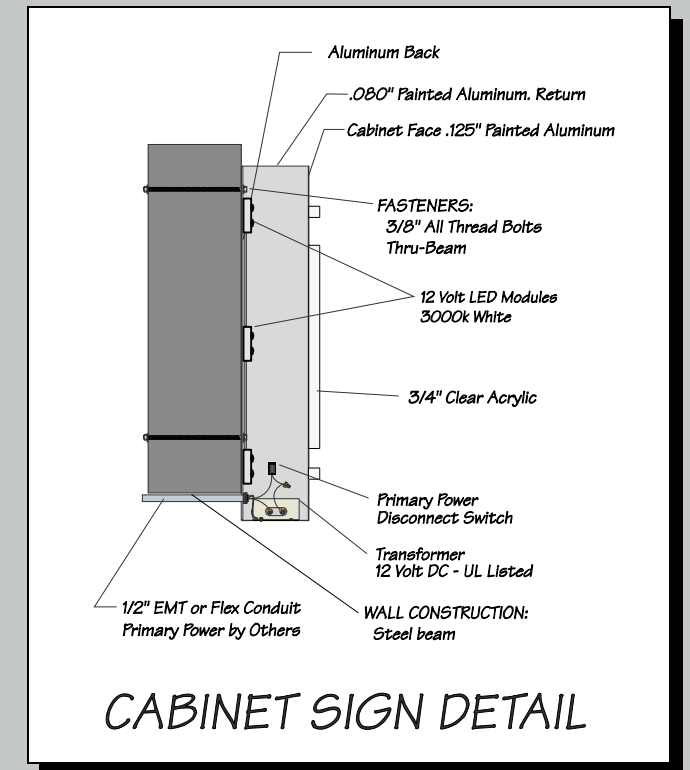


PROFILE

4" Deep, aluminum cabinet with matte & sand textured polyurethane enamel finish  
 Routed aluminum face with 3/4" thick, clear acrylic "push thru" letters and logo  
 Acrylic "butcher" logo overlaid with printed/laminated *opaque* graphics  
 Acrylic letter faces have painted *opaque* faces  
 Letters "edge glow" only with internal with 3000 kelvin white LED's

3 Lumens per letter measured at 45 degree angle from a distance of 1 foot  
 Approximately 80 lumens of total light output

Photo controlled to turn on at dusk and off at 11:00 pm by timer override





**Agenda Item No. 5-7**  
**PLANNING AND DEVELOPMENT SERVICES**  
**DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Senior Planner  
**FOR:** Design Review Board Meeting; July 2, 2020  
**DATE:** June 22, 2020  
**RE:** Motion to Continue Agenda Items 5-7

**BACKGROUND:** Staff is requesting the continuation of Agenda Items 5, 6, and 7 to the August 6, 2020, Design Review Board (DRB) meeting. The memo is being provided not to open the public hearing for the agenda items but solely for the purpose of the DRB providing a motion to continue to the August meeting date. DRB could otherwise table the items, which would require the applicants to re-notice the project at a time in the future.

**AGENDA ITEMS FOR CONTINUATION:**

**Agenda Item 5:** Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments.

**Agenda Item 6:** Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation.

**Agenda Item 7:** A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units 5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units.

**RECOMMENDED MOTION:** I move to continue, DRB Agenda Items 5, 6, and 7 as detailed in this Staff Memo, to the Regular DRB Meeting scheduled August 6, 2020.

/JJM



PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**Item No. 8**

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TO: Town of Mountain Village, Design Review Board

FROM: Drew Harrington, Building Official & Michelle Haynes, Planning and Development Services Director

FOR: Meeting of July 2, 200

RE: A Review and Recommendation to Town Council Regarding CDC Amendments to Chapter 17.7 Sections 17.7.2-17.7.21, Building Regulations, to Discuss the Adoption of the 2018 Editions of the International Building Code, International Residential Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code, the 2018 Edition of the International Plumbing Code (as Adopted by the State with Local Exceptions), the 2020 National Electrical Code (as Adopted by the State with Local Exceptions) the 2018 Edition of the International Fire Code (as Adopted by the Telluride Fire Protection District with Local Exceptions), and the 2018 Existing International Building Code

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**Attachments**

- 1) Exhibit A. Redline Building Code Amendments
- 2) Exhibit B. Observations related to building costs
- 3) Exhibit C. An Explanation of Prescriptive versus Performance Methods

**Overview**

It is typical for communities to update building codes every six years. The Town of Mountain Village is bringing forth building code amendments consistent with the six-year timeframe. We last updated our building codes in 2012. The purpose of the worksession is to share the building code update from 2012 codes to 2018 and 2020 codes with the Town Council and receive direction to adopt updated codes in 2020.

The Town of Telluride, San Miguel County and the Town of Mountain Village have been working towards adopting the same building codes for the past few years. The Town of Telluride just adopted the 2018 code, San Miguel County intends to adopt 2018 codes within the next 12 months, and we are bringing code amendments through consistent with the building department's 2020 work plan. By regional adoption of the same codes (with specific jurisdictional amendments), we will make code compliance, review and submittals easier for the building community. The building community will only have to reference one 2018 code rather than multiple codes, as was the case for all prior years if performing work in Mountain Village, the Town of Telluride and/or San Miguel County.

## **Review**

The Building Official, Planning and Development Services Director and Attorney have collectively reviewed the proposed code updates for your review. Drew Harrington, the MV Building Official, has also shared the proposed redline for feedback with members of the Building Board of Adjustment and Appeals and regional professionals with positive support.

## **Approach**

Drew's three-part approach to the building code amendments addresses sensitivity to construction costs, life safety issues, and better-addressing customer and builder complaints with the current adopted codes. We are also capitalizing on the opportunity to have all the western slope building departments on the same code cycle. As referenced above, this has never happened before and will promote consistency and efficiency with local contractors.

## **Town Council Worksession**

On June 18, 2020, town staff held a worksession with Town Council to review the proposed amendments. Town Council provided direction to bring the CDC amendments through town processes as proposed. The building codes are a chapter of the CDC; therefore, a review and recommendation from the DRB, then two readings of an ordinance, is the appropriate adoption process.

## **Highlighted Proposed Amendments**

### **Home Energy Rating System (HERS) Requirements**

We recommend small changes that could improve construction costs without affecting the energy efficiency of our local homes. Our current adopted HERS ratings are as follows:

- 7000 sq. ft. or less: HERS rating of 60 or lower
- 7000 sq. Ft. to 13,000 sq. ft.: HERS rating of 55 or lower
- 13,000 sq. Ft. and larger: HERS rating of 50 or below

Our suggested edit is as follows:

A prescriptive method may be used for homes 3600 square feet or less with no (HERS) verification prior to issuance of a Certificate of Occpancy (CO). The prescriptive or performance (HERS) method shall be confirmed prior to issuing a building permit. Please see exhibit C that explains the difference between prescriptive and performance method requirements. Performance methods must meet the ratings below:

- (a) 3601 sq. ft to 7000 sq.: HERS rating 60 or lower.
- (b) 7,000 to 13,000 sq. ft.: HERS rating of 55 or lower
- (c) 13,000 feet and larger: HERS rating of 50 or below.

This change will allow the smaller home builder to use the 2018 energy code prescriptive method if they choose too. This would save the cost of a (HERS) rater and if their boiler is under the 200,000 BTU threshold, they would avoid the need for an engineered mechanical system.

The currently adopted 2012 Energy Code had no minimum requirement for Energy Rating Index (HERS), the 2018 Energy Code has added a minimum Energy Rating Index (HERS) which is 61 for climate zone 6 our area.

The Mountain Village has been a leader in Energy Rating Index (HERS) since our 2012 adoption and we are still above the required HERS per the 2018 Energy Code requirements.

My hope is that this small reduction in HERS rating requirements will not be viewed as if we do not care about the environment, instead that it be viewed as a way to help the smaller home builders because they can build per the 2018 codes and achieve the necessary rating.

Below are two additions related to the Energy Code:

- 1- We will require two sources of control for all exterior snowmelt systems, and they will be able to choose from Moisture, Temperature, or Time clock controls - this requirement is for Mountain Village and Telluride area.
- 2- We will require timers on all exterior fireplaces or fire pits 60-minute time maximum.

Life safety: My suggested changes as follows:

- 1- International Mechanical Code: All sealed combustion venting must be pressure tested prior to concealment. This change addresses new and remodel construction, there have been boiler replacements in our area and telluride that revealed the couplings joining flue piping had never been glued, this has some very serious consequences such as CO being release into homes.
- 2- International fuel and Gas code: Gas fireplaces in sleeping areas must have either a timer, or permanent thermostat to control the main burner operation, shall have a maximum operating time of 1 hour or a maximum temperature setting of 85 degrees. This requirement was added due to an unfortunate incident involving a toddler.
- 3- National Electrical Code: A disconnecting means must be installed no higher than 8' AFF for all exterior deicing systems, the disconnect must be within site of the equipment. This requirement was added for the safety of workers doing snow removal or fire department.
- 4- National Electrical Code: Lighting fixtures located in Bunk Bed areas or furniture sleeping areas must be a completely enclosed light source with non- interchangeable lamps. This code was added due the proximity to combustible linens.

Addressing customer and builder complaints with current adopted codes:

We have had multiple complaints related to the requirement for fire treated timber for all exterior projections such as decks. The fire treated wood is very difficult to source and very expensive. To address this issue have amended the requirement as follows:

Appendages and Projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Constructed so that all exposed structural members are enclosed with an approved one-hour assembly approved by the Building Official or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record prior to framing inspection. . Constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.”

This gives the contractors and architects several options to comply.

### ICC requirements

We have received multiple complaints asking to allow Handyman to do small projects, the bigger contractors did not have time and were too expensive. To address this issue, I have allowed these non- ICC certified contractors to do small jobs on a limited basis. This program will be watched and adjusted as need be.

### **PROPOSED MOTION**

*I move to recommend to Town Council approval of Amendments to Chapter 17.7 Sections 17.7.2-17.7.21, Building Regulations, to Discuss the Adoption of the 2018 Editions of the International Building Code, International Residential Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code, the 2018 Edition of the International Plumbing Code (as Adopted by the State with Local Exceptions), the 2020 National Electrical Code (as Adopted by the State with Local Exceptions) the 2018 Edition of the International Fire Code (as Adopted by the Telluride Fire Protection District with Local Exceptions), and the 2018 Existing International Building Code.*

/dh & mh

Revised 6.22.2020

## Chapter 17.7 BUILDING REGULATIONS

### 17.7.1. GENERAL

- A. All property within the Town of Mountain Village shall comply with the Building Regulations as set forth in this chapter.
- B. The following administrative provisions shall supplement and unless otherwise provided for, supersede the administration and enforcement section, as noted herein, in each of the following codes as adopted in the Building Regulations: The 2018 Editions of the International Building Code (“IBC”), International Residential Code (“IRC” ), International Energy Conservation Code (“IECC”), International Mechanical Code (“IMC”), International Fuel Gas Code (“IFGC”), International Property Maintenance Code (“IPMC”), the 2020 Edition of the National Electric Code, NFPA70, (“NEC”), - as adopted by the State of Colorado, International Plumbing Code (“IPC”), as adopted by the State of Colorado, the International Existing Building Code (“IEBC”), and the International Fire Code (“IFC”) as adopted by the Telluride Fire Protection District, (collectively referred to as the “codes”). In instances where the State of Colorado adopts subsequent code updates or amendments to the plumbing or electrical codes, the Town of Mountain Village also adopts the State Codes and exceptions and amendments found with the Building Regulations will survive. Further, the Town of Mountain Village reserves the right to amend and except as needed.

### 17.7.2. ADMINISTRATIVE PROVISIONS

- A. **Referenced Codes and Standards.** The codes shall be considered part of the requirements of the Building Regulations. Local amendments to the codes are set forth in these Building Regulations.
- B. **Rules of Construction.** Where conflicting regulations exist between the Building Regulations and one of the adopted codes, ~~the most stringent shall apply as determined by the Building Official.~~ the Building Regulations shall apply.
  - 1. Where enforcement of a codes provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.
  - 2. Where the codes or the Building Regulations specify differing materials, methods of construction or other requirements, the ~~most restrictive, applicable requirement~~ Building Official shall reasonably determine which applicable requirement shall govern.
  - 3. Where there is a conflict between the codes’ requirements and/or the Building Regulations, the Building Official is authorized to render interpretations and adopt policies and procedures ~~in order to~~ clarify the application of the Codes' provisions in order to bring the codes into conformance with the Building Regulations. Such interpretations and policies shall not have the effect of waiving requirements specifically provided for in the Building Regulations.
- C. **Building Division** (The following replaces Section R-103.1 of the IRC and IBC, and related sections of the codes)

1. **Administration.** Administration of the Building Regulations falls under the Planning and Development Services Department, Building Division, with the Building Official designated as the code official under these regulations.
2. **Building Official Appointment.** The Building Official shall be appointed by the ~~Community-Planning and~~ Development ~~Services~~ Director or its designee in consultation and with the consent of the Town Manager and consultation with the Human Resources Director.
3. **Deputies.** In accordance with the proscribed procedures of this Town and with the concurrence of the appointing authority, the Building Official shall have the ability to recommend to the ~~Community Development~~Planning and Development Services Director and the Town Manager that the Town appoint inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the Town.
- ~~3.4.~~ In the absence of the Building Official, the Planning and Development Services Director will appoint a designee and/or will otherwise perform the duties of the Building Official.

#### D. Building Official Roles and Responsibilities

1. **Duties and Powers of the Building Official.** The Building Official is hereby authorized to:
  - a. Enforce the provisions of the codes and Building Regulations;
  - b. Render interpretation of these codes. Render major interpretations of these codes after consultation with the Planning and Development Services Director and the Town Attorney;
  - c. Adopt policies and procedures ~~in order to~~ clarify the application of the codes and Building Regulations provisions;
    - i. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the codes.
    - ii. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the adopted codes.
  - d. Require that hazardous conditions in violation of the codes be corrected when the Building Official has found that conditions are hazardous to life or property;
  - e. Investigate the cause, origin, and circumstances of any fire, flood, explosion, or any other hazardous condition;
  - f. Require and review plans to ensure compliance with codes;
  - g. Require that whenever any installation is covered or concealed without first obtaining the required permits and inspection the Building Official shall be authorized to require that such work be exposed for inspection;
  - h. Order the immediate evacuation of any building deemed unsafe when such building has hazardous conditions that present imminent danger to building occupants;
  - i. Order any electrical, mechanical or plumbing system or portion thereof, that has become hazardous to life, health, property, or has become unsanitary, ~~the Building Official may order that such system either~~ to be removed or restored to a safe condition;
  - j. A person shall not use or maintain a defective electrical, mechanical or plumbing system after receiving such notice;
  - k. Waive specific requirements of the Building Regulations or permit alternative methods when it is assured that equivalent objectives can be achieved.
2. **Non-Interference.** Persons shall not interfere with the Building Official carrying out any



duties or functions.

3. **Right of Entry.** When the Building Official or his authorized representative has reasonable cause to believe that a violation of the Building Regulations is likely to exist in a structure or upon a premises and that entry into the structure or upon the premises is necessary to verify the violation, the Building Official or his authorized representative shall first make a reasonable effort to locate the owner or other person having charge or control of the structure, or premises, or portion thereof desired to be inspected, and request consent to enter and inspect. If such person cannot be located or if entry is refused, the Building Official or his authorized representative may seek entry by submitting a sworn affidavit to the proper court of Town, setting forth facts sufficient to support a reasonable belief that the violation is likely to exist, and that further investigation of the structure or premises is warranted. Any subsequent entry and inspection shall be conducted in accordance with an administrative search warrant if issued by the court. The foregoing provisions of this subsection, notwithstanding, consent to enter or administrative search warrant shall not be required in the following circumstances:
  - a. To conduct inspections during regular business hours under an applied for issued building permit;
  - b. To make observations of the structure or premises in plain view from public property, public rights-of-way, public easements or from portions of the structure or premises which are open or accessible to the public, ~~or~~ in which the owner or occupant otherwise lacks a reasonable expectation of privacy; or when conducting inspections or
  - c. In emergency situations in which the Building Official or his authorized representative has reason to believe that the public health or safety is in imminent danger and could be jeopardized by any delay in securing entry.
4. **Cooperation of Other Officials and Law Officers.** The Building Official may request, and shall receive, the assistance and cooperation of other officials of the Town so far as is required in the discharge of the duties required by the Building Regulations or other pertinent law or ordinance.
5. **Stop Work Orders.**
  - a. If the Building Official finds that work or activity taking place on or within a project is contrary to the Building Regulations, the ~~CDC~~ CDC Community Development Code (“CDC”), the Municipal Code, an adopted Town ordinance (collectively “Town laws”), or in an unsafe or dangerous manner, such work shall be immediately stopped until the situation is resolved and permission is obtained from the Building Official to continue.
  - b. Stop work orders shall require the payment of fees as set forth in the Town Council fee resolution.
  - c. The third issuance of a stop work order due to a violation of the Town laws may result in a suspension or revocation of a Town issued license, including but not limited to the required town issued business license and/or contractor’s license as set forth in these Building Regulations.

### 17.7.3. PERMITS

- A. Permits.** Where a permitted project involves more than one trade, a licensed general contractor shall be required to obtain the permit, supervise and or employ a qualified individual to supervise the project in accordance with Contractor Licensing Regulations. All licensed subcontractors must otherwise also be listed on the building permit.
- B. Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within ~~90-180~~ days after issuance. The Building Official is authorized to grant, in writing, extensions of time, for periods not more than ~~90-180~~ days each. The extension shall be requested in writing and justifiable cause demonstrated. The Town encourages only one extension; however, an additional extension may be granted at the discretion of the Building Official for good cause shown. For the purpose of this section, work shall be considered suspended or abandoned if the authorized work is not being diligently pursued and advanced to completion. A permit will expire if an inspection was not requested 180 days from the date of the last inspection date approved by the Building Division.
- C. Time Limitation of Permit Application.** An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant, in writing, one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.
- D. Validity of Permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any provisions the Building Regulations or of any other ordinance of the Town. Permits presuming to give authority to violate or cancel the provisions the Building Regulations, the CDC or other ordinance of the Town shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of the structure when in violation of the Building Regulations, the CDC, the Municipal Code or of any other ordinances the Town.
- E. Revocation of License or Permit.** The Building Official shall have the authority to revoke any license, permit or approval issued if any violation of the codes is found upon re-inspection. In the case of any false statements or misrepresentations submitted in the application or plans on which the permit or approval was based and or any attempt to defraud or otherwise deliberately or knowingly falsify records, reports, or applications, or other related activity in violation of the Town of Mountain Village Building Regulations, the CDC, the Municipal Code and ordinances shall be cause for suspension or revocation of all any related licenses, including but not limited to required Town business licenses or contractor licenses, certificates or permits issued by the Town. In addition, any such violation shall be subject to any other criminal or civil penalties.
- F. Open Permits.** If a contractor has failed to call for final inspection to complete the permit process and ~~90-180~~ days has passed without activity then the permit may either be revoked or in the judgment of the Building Official the contractor's license may be put on probation and no further permits allowed for this individual or company until this outstanding permit is completed.

#### 17.7.4. FEES

- A. Building Permit Valuations.** The applicant for a permit shall provide an estimated permit value at the time of work, for which the permit is being issued. Permit valuations shall be based on the use tax valuations set forth in Chapter 3 of the Municipal Code.

**B. Payment of Fees.** A permit shall not be valid until the fees and use taxes described by law have been paid, nor shall an amendment to a permit be released until the additional fee and use taxes, if any, has been paid. Any payment returned as insufficient funds or cancelled credit card transaction shall be considered unpaid and the applicant shall repay the fees in cash or certified funds prior to any work commencing. Failure to repay fees shall result in a stop work order if a project has already commenced.

**C. Plan Review Fees**

1. When submittal documents are required by the Building Regulations, a nonrefundable plan review fee deposit shall be paid at the time of submitting the submittal documents for plan review.
2. The plan review fees specified in this section are separate fees from the permit fees and are a document processing fee and are in addition to the permit fees.
3. When submittal documents are incomplete or changed to require additional plan reviews or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate set forth by the CDC, and/or the Municipal Code, Planning and Development Services Department Fee Schedule (“Fee Schedule”) as applicable.~~additional plan reviews, as it is amended from time to time.~~

**D. Investigation Fees for Work Without a Permit**

1. **Investigation.** Whenever any work for which a permit is required by the Building Regulations has commenced without first obtaining said permit, a special investigation shall be made by the Building Official before a permit may be issued for such work.
2. **Fee.** An investigation fee, in addition to the permit fee or stop work order fee, may be collected whether or not a permit is then or subsequently issued at the discretion of the Building Official. The investigation fee shall be equal to the amount of the permit fee required by the Building Regulations. The minimum investigation fee shall be set forth in the ~~fee resolution~~Fee Schedule.
3. **Compliance with Building Regulations and Refunds.** The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the Building Regulations or from any penalty prescribed by law.

**E. Stop Work Order Fees ~~(Violation)~~**

Stop work order fees shall be as set forth in the ~~fee resolution~~Fee Schedule and or CDC Section 17.1.18, Violations and Penalties, as deemed appropriate by the Building Official.

**F. ~~TFPD-Telluride Fire Protection District (“TFPD”) Fees~~**

The Telluride Fire Protection District (~~“TFPD”~~) administration and enforcement fees associate with the International Fire Code (IFC) are set forth by the TFPD.

**17.7.5 INSPECTIONS**

**A.** All construction or work for which a permit is required shall be subject to inspection by the Building Official or its designee, and all such construction or work shall remain accessible and exposed for inspection purposes until approved. In addition, certain types of construction shall have continuous inspection as specified in the International Building Code Chapter 16, Structural Tests and Special Inspections. Inspections that take place outside normal hours of operation shall pay a fee as set forth in the fee resolution. To avoid inspection delays the permit holder shall post

the inspection card where visible from the street and post the job site address as required by the IFC. The permit holder is responsible for supplying ladders and safe access to the work for inspection.

- B. If, due to excessive workload and manpower limitations, the Building Official is unable to perform a requested inspection during scheduled work hours on the working day following the inspection request, the Building Official may approve, in writing, special inspection reports, contractor certifications, or other satisfactory evidence of the work being completed substantially in compliance with the Building Regulations ~~may be accepted~~ in lieu of the required inspections ~~noted below~~. When approved by the Building Official, trenches, footings or pads inspections of foundation walls and/or grade beams steel reinforcement inspections may be performed by a ~~qualified architect or the~~ engineer of record or an approved third party inspector serving as a special inspector. The Building Official may approve in writing the allowance for written, signed certifications from the contractor performing the work in lieu of the required inspections for damp-proofing, perimeter drain, insulation, and lath and/or wallboard fastening if all or a portion of the work cannot be inspected during scheduled work hours on the working day following the day of the inspection request. In addition to the called inspections specified above, the Building Official may make or require other inspections of any construction work to ascertain compliance with the provisions of the Building Regulations.
- C. A re-inspection fee will be assessed for each inspection or re-inspection when such portion of work for which an inspection is called on is not complete or at time of re-inspection the required correction was not made. This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the Building Regulations, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official. To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the fee resolution. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
- D. Work requiring a permit shall not commence until the permit holder or an agent of the permit holder has as to allow the Inspector/Building Official to conveniently make the required entries thereon regarding inspection of the work. -
- E. A site-specific soil and/or geologic investigation is required prior to the issuance of a building permit where any new foundations are to be placed. ~~When, in the opinion of the Building Official, certain geologic hazards or constraints, including but not limited to, landslides, rock falls, flash flooding, mudslides, avalanches, subsidence and/or soil creep exist or may exist with respect to a specific building proposal, a soil and/or geologic investigation may be required prior to the issuance of a building permit.~~ Such investigation, when required, shall be documented by submittal to the Building Official of an acceptable written report, which is stamped and signed by a soils engineer and/or an engineering geologist within his field of expertise. Said report(s) shall contain specific recommendations regarding the building location and design. The relationships of: (1) site grading, structural integrity, and drain designs and septic drain fields and (2) geologic hazards or constraints, shall be considered in the report.

A geohazard analysis written report shall be prepared and stamped by a licensed engineer when geohazards are found on the property including and not limited to: slopes over 30%, landslide areas, avalanche areas, potential unstable slopes, rockfall hazard, expansive soils or rock, or floodplain hazard. The Building Official may waive these requirements as warranted, consistent with Section 17.7.11.D.1.(k).

### 17.7.6 EPLANS REVIEW AND REQUIRED CONSTRUCTION DOCUMENTS

- A. The Building ~~Department~~ Division shall receive all building permit submittal documents electronically, preferably in pdf formatpdf or other electronic plans and submittal requirements in accordance with posted e-Plans process submittal requirement and submitted through the Town permitting website ~~Meritage permitting website~~ as set forth by the Building Official.
- B. When the Building Official issues a permit, the reviewed red lined construction documents shall be issued electronically to the permit applicant.
- C. The permittee shall be responsible for providing an official approved plan set on the site of work and shall be open to inspection by the Building Official or his authorized representative. The red-lined job site plan set shall be full size easily legible paper documents.

### 17.7.7 CERTIFICATE OF OCCUPANCY

- A. **Use and Occupancy.** No building or structure shall be used or occupied, and no permitted change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy ("CO") therefor as provided herein.
- B. **Occupancy**
  - 1. **Certificate of Occupancy.** A CO shall be issued by the Building Official as set forth in the codes upon completion of the project and compliance with the Building Regulations, the CDC, and other applicable Town laws.
    - a. ~~The A CO shall may be withheld~~revoked by the Building Official for projects that fall under the Building Regulations that make the structure uninhabitable ~~during the course of~~during the course of construction.
  - 2. **Temporary Occupancy.** The Building Official is hereby authorized and may elect to issue a temporary certificate of occupancy ("TCO") before the completion of the entire work covered by the permit, provided that such portion or portions structure (or portion thereof as in the instance of a multi-family or mixed use building) shall be occupied safely, ~~and~~ there will be no danger to the public, and the applicable provisions of the Building Regulations and CDC are met. The Building Official, in conjunction with the Planning Division staff, shall set a time period during which the TCO is valid. The full CO must be obtained prior to the expiration of the TCO. If the conditions of the TCO are not met and a CO obtained, the right to occupy immediately ceases and the premises shall be vacated. ~~The Building Official require a completion bond to be posted in the amount of one hundred twenty five percent (125%) of the cost of completion in order to ensure completion prior to issuing a TCO.~~ The full CO must be obtained prior to the expiration of the TCO. If the conditions of the TCO have not been met by the set expiration date, the CO may be issued if all life safety related inspections are addressed and a bond is posted in the amount of one hundred twenty five percent (125%) of the cost of completion in order to ensure completion if approved by the Planning Director and the Building Official.
  - 2.3. **Certificate of Compliance.** A certificate stating that materials and products meet specified standards or that work was done in compliance with approved construction documents. A certificate of compliance shall be issued in lieu of a CO when such work permitted is not designed for occupancy.
  - 3.4. **Completion Certificate.** A completion certificate is issued ~~by request~~ at project completion involving additions, remodels or repair from flood, fire or natural disasters.

### 17.7.8 BUILDING BOARD OF APPEALS

- A. Name.** The name of this board shall be the Town of Mountain Village Building Board of Appeals (the “Board of Appeals”).
- B. Authority.** The authority of the Board of Appeals is strictly limited to hearing and deciding appeals of administrative orders, decisions or determinations made by the Town of Mountain Village (“Town”) Building Official (“Building Official”) relative to the application and interpretation of all duly adopted Building Codes and Regulation (collectively the “Building Regulations”) . The Building Official shall be an ex officio member of and shall act as secretary but shall have no vote on any matter. The Board of Appeals bylaws for conducting its business are hereby created by Town of Mountain Village Town Council (“Town Council”). The Board of Appeals shall render all decisions in writing with findings in accordance with the adopted bylaws and Building Regulations.
- C. Appeal Procedures.** All appeals of decisions of the Building Official shall be filed in accordance with the applicable Building Regulation and shall be made in writing within seven (7) calendar days of the decision of the Building Official. Failure to file a written appeal within seven calendar days shall preclude the Board of Appeals from hearing any appeal and the decision of the Building Official shall stand as the final administrative decision of the Town.
- D. Appointments and Terms of Office.** The Board of Appeals shall be appointed by the Town Council and shall hold office at its pleasure. Appointments shall serve until they either (a) resign; (b) are no longer qualified; (c) are removed by the Town Council or (d) the Town Council elects to make new appointments to the Board of Appeals. Any member may be removed with or without cause by a majority vote of the Town Council. Any vacancy shall be filled by the Town Council. The Board of Appeals shall consist of five regular members and two alternates. Advertising for appointments will be consistent with the Town Council adopted policy.
- E. Attendance.** To ensure the orderly conduct of business, member attendance is vital. Except for emergency absences, medical condition absences and absences resulting from military leave of less than two continuous months, no current member shall miss more than three meetings in any twelve-month period upon any fourth absence within 12 months, other than for an emergency, medical condition or military leave of less than two months, as determined by the chair, the member shall be deemed to have resigned, and the Town Council shall appoint a replacement.
- F. Qualifications.** The Board of Appeals shall strive to consist of a minimum of one Colorado licensed electrical contractor, one Colorado licensed plumbing contractor. Preference is given to applicants who have the following types of professional experience: an ICC certified general contractor; certified architect; construction project manager; design professional or engineer. Qualifications include a minimum of five (5) years professional experience in their respective fields.
- G. Officers.** The Board of Appeals shall annually elect a chair from its number who shall preside over all hearings and proceedings. The elected chair shall not serve successive terms. A vice-chair elected annually by the Board of Appeals shall assume the chair's duties in the chair's absence.
- H. Quorum and Voting.** Quorum shall consist of three members, and a decision of a majority of the members shall control. Any absent member may join in a decision after he or she has considered

the evidence presented in any hearings conducted during his or her absence. All decisions are final, subject only to appeal to a court of competent jurisdiction.

**I. Duties.**

- 1. Chair.** The chair shall preside at all meetings and shall perform all duties usually incident to the office of Chair and such other duties as may be assigned to him or her from time to time by the Task Force. The Chair shall see to the execution of resolutions, procedures and policies approved by the Task Force.
- 2. Vice Chair.** In the absence or disability of the Chair, the Vice Chair shall have all powers of and shall be subject to all restrictions upon the Chair. The Vice Chair shall perform such duties as shall from time to time be assigned by the Task Force.
- 3. Secretary.** Secretarial duties will be maintained by the Town staff. Secretary responsibilities are as follows 1) to keep minutes of Board meetings and to keep records of the Board.

**J. Meetings.** The Board of Appeals shall hold an initial organization meeting as called by the chair. Further meetings shall be held as necessary in order to timely hear appeals as called by the Chair or the Building Official.

**K. Rules of Order.** Unless otherwise specified in these bylaws, the Board of Appeals will follow procedures outline in Robert's Rules of Order, Newly Revised.

**L. Meeting Notices.** The appointed staff member shall furnish advance notice of all meetings. Staff shall deliver, by the close of business the Friday before the next meeting, minutes of the previous meetings and copies of material to be studied or acted upon, including an agenda, and other items necessary for discussion. Meeting notices may be delivered via email. Meeting notices are also posted at town approved posting areas and on the town's website consistent with town adopted public meeting posting location requirements.

**M. Agenda.** The appointed staff shall prepare the agenda with input from the Chair, and copies distributed in advance of the meeting. Other items of the agenda shall include but not be limited to disposition of minutes of the previous meeting, which may be distributed and approved via email by the board members due to the potential for long periods between meetings. The minutes and agenda shall be delivered to Board members as needed no later than 7 days in advance of the meeting.

**N. Open to the Public.** All meetings shall be open to the public, except for executive session as authorized in the Colorado Open Meetings law, C.R.S. 24-6-402.

**A. Authority**

~~In order to~~To hear and decide appeals of administrative orders, decisions or determinations made by the Building Official relative to the application and interpretation of the Building Regulations, there shall be and is hereby created a Board of Building Appeals ("Board"). The Building Official shall be an ex-officio member of and shall act as secretary to said Board but shall have no vote on any matter before the Board. The Board bylaws for conducting its business shall be created by Town Council. The Board shall be appointed by the Town Council and shall hold office at its pleasure. The Board shall render all decisions in writing with findings in accordance with the adopted bylaws and Building Regulations.

**B. Membership Qualifications**

~~The Board shall consist of five members, who shall be appointed by the Town Council. To the extent practicable, four members shall be persons qualified by experience and training to judge on matters pertaining to building construction. The Board shall consist of a minimum of, one Colorado Licensed Electrical Contractor, one Colorado Licensed Plumbing Contractor, and three ICC Certified General Contractors. Each shall have a minimum of 5 years of documented experience in their respective area of expertise. Candidates with equivalent experience and education in Design or Construction Management will also be considered.~~

**C.** ~~Appointments and Terms of Office~~

~~Of those initially appointed, two shall be for a term of three years, two shall be for a term of two years, and one shall be for a term of one year. Thereafter, appointments shall be for a three year term. Any member of the Board may be removed with or without cause by a majority vote of the Town Council. Any vacancy occurring on the Board shall be filled for the unexpired term by the Town Council. The Board shall consist of five regular members and two alternates. Applications shall be received, reviewed and appointments made to the Board by the Town Council. Appointments shall serve until they either (a) resign; (b) are no longer qualified; (c) are removed by the Town Council or (d) the Town Council elects to make new appointments to the Board. Any member of the Board may be removed with or without cause by a majority vote of the Town Council. Any vacancy occurring on the Board shall be filled by the Town Council.~~

**D.** ~~Attendance~~

~~To ensure the orderly conduct of business, member attendance is vital. Except for emergency absences, medical condition absences and absences resulting from military leave of less than two continuous months, no Board member shall miss more than three meetings in any twelve month period upon any fourth absence within 12 months, other than for an emergency, medical condition or military leave of less than two months, as determined by the chair, the Board member shall be deemed to have resigned from the Board, and the Town Council shall appoint a replacement.~~

**Quorum and Voting**

~~Quorum shall consist of three members, and a decision of a majority of the members of the Board shall control. Any absent member may join in a decision of the Board after he or she has considered the evidence presented in any hearings conducted during his or her absence. All decisions are final, subject only to appeal to a court of competent Town law.~~

**E.** ~~Officers~~

~~The Board shall annually elect a chair from its number who shall preside over all hearings and proceedings of the Board. The elected chair shall not serve successive terms. A vice chair elected annually by the Board shall assume the chair's duties in the chair's absence.~~

**F.** ~~Meetings~~

~~The Board shall hold meetings at regularly scheduled intervals, but shall meet at a minimum of two times a year. Minutes shall be kept of all Board proceedings.~~



**G. Appeal Procedures**

~~All appeals of decisions of the Building Official shall be filed in accordance with the applicable building regulation and shall be made in writing within (7) calendar days of the decision of the Building Official. Failure to file a written appeal within seven calendar days shall preclude the board from hearing any appeal and the decision of the Building Official shall stand as the final administrative decision of the town.~~

~~ALL APPEALS OF ADMINISTRATIVE DECISIONS SHALL BE FILED IN WRITING WITHIN 7 CALENDAR DAYS OF THE DECISION.~~

**17.7.9 CONTRACTOR LICENSING REGULATIONS**

**A. Adoption of Contractor Licensing Regulations:** The Town hereby adopts the following standards as the Contractor Licensing Regulations. The purpose of adopting the Contractor Licensing Regulations is to establish regulations that ~~mandate govern~~ and regulate the contracting community in Mountain Village, with the following ~~main primary~~ purposes:

1. Ensure that construction trades produce high quality buildings and structures;
2. Ensure safe and energy efficient buildings and structures that are built in accordance with the Town adopted International Code Council series of codes and the National Electrical Code;
3. Protect property owners and developers from fraudulent, corrupt and under qualified contractors; and
4. Create a pool of trained and qualified contractors to provide a high level of building service for property owners and developers.

**B. Applicability.**

The scope of this regulation excludes State of Colorado Plumbing and Electrical Contractors that are licensed and regulated through ~~the state the~~ State of Colorado.- Every business, sole proprietor, corporation, building company or individual performing or providing construction related services that is required to obtain a permit by the Building Regulations shall be required to obtain and maintain the required contractor certifications and Town building licenses as set forth in these Contractor Licensing Regulations.

**C. Required Contractor Certifications and Building License.**

1. The following trades are required to obtain an International Code Council ("ICC") Certification ~~in order for~~ for the Building Official to issue a Town building license to such contractor. Only licensed contractors shall be eligible to submit for and obtain a permit as required by the Building Regulations.
  - a. General Contractor (A) Exam ~~in order to~~ to be issued permits for structures covered under the IBC;
  - b. General Contractor (B) Exam for light commercial and residential permits issued under the IBC and IRC;
  - c. Residential General Contractor (C) Exam for one-and two-family dwellings permits issued under the IRC;

- d. Master Mechanical Exam for all types of mechanical permits; and
- e. Roofing Contractor Exam for all roofing contractors or subcontractors or roofing permits.

It is the general contractor's and its firm's responsibility to ensure it is obtaining the correct ICC certification prior to applying for any permit. The Building Official may provide guidance on which certification is needed.

**2. General Contractor.** The following general contractor requirements shall be met:

- a. The general contractor shall be required to be certified and licensed as set forth herein.
- b. Each company must have at least one license holder with the currently adopted ICC Certification that matches their ~~particular trade~~trade.
- c. All trades are required to have the current corresponding building code book on site as adopted by the Town which regulates that ~~particular trade~~trade.
- d. The Town building license shall be renewed after the Town adopts the updated ICC codes by either ~~(i)~~ re-taking the applicable ICC test on the current code(s); or ~~(ii)~~ achieving .8 hours (equivalent to an ~~8-hour eight (8)-hour~~ class) of continuing education credit, ("CEU") for each code referenced ~~in~~ the Town building license. Previously licensed individuals who are current with their license at the time the new codes are adopted have one (1) year from that date the new code adoption date to obtain the required CEU's to update their Contractors License.

~~3. **Renewal Fee.** The fee to renew a contractor's license as required herein shall be set forth in the fee resolution. The fees shall be used by the Town to offset costs for contractor training classes that may count as a CEU.~~

4.3. **Required Town Business Licenses.** All contractors are required to have an active business license with the Town.

5.4. **Owner-Builder.** ~~Home Owner~~Homeowner–Builders that are conducting the building activities ~~themselves, and~~themselves and subcontracting out small portions of the work are exempt from obtaining a Town building license.

- a. An owner-builder shall sign and follow the understand the Town approved Homeowner permit-Contractor Affidavit prior to obtaining a building permit.

a-b. An owner-builder is a deed to be a person that will inhabit the SFD home Single Family or detached condominium dwelling as their main primary residence for Two (2) or more years after issuance of a CO. The home may not be for sale or lease. The Town approved homeowner permit affidavit shall include a certification of the same and such affidavit shall be recorded in the records of the clerk and recorder's office for San Miguel County, Colorado. may only obtain permits for their primary residence and verification the property is primary is required. They shall be present at each inspection and schedule an onsite consultation with the building department at least once a month to keep the permit active. is deemed to be a person that will inhabit the SFD home as their main residence Two (2) or more years. The home may not be for sale or lease for a minimum of 2 years from issue of final CO.. The Town approved homeowner permit affidavit shall include a certification of the same and such affidavit shall be recorded in the records of the clerk and recorder's office for San Miguel

County, Colorado.

c. ~~The owner-builder shall be on site on a regular and consistent basis (minimum of oneetwice a week) in order to supervise the project and shall be present for all inspections, required under these Building Regulations and or Codes. No inspections shall occur without the owner-builder on site.~~

d. ~~Contractors and The owner-builders shall not use this section to circumvent these contractor licensing regulations.~~

~~b.c.~~ **Revoking of Building and or Business License.** Notwithstanding any other provision of the Municipal Codethe CDC, ~~the t~~Town may revoke a ~~T~~town building, and/or general ~~T~~town business license due to two or more violations of the Building Regulations. Upon a first and second offense, the Building Official shall notify the offending business and/or individual in writing of the violation. On the third offense, within a ~~five-year~~two-year period, the Building Official may permanently or temporarily revoke the Town building and/or general business license.

**D. Insurance requirements of contractors:** Each Contractor, tree removal service or landscaping business, doing business in the ~~T~~town shall have the following minimum insurance coverage:

\$1,000,000 in Employers Liability

~~\$~~2,000,000 General Liability

\$1,000,000 Each Occurrence the Town must be listed as an additional insured on the certificate of issuance.

#### 17.7.10 INTERNATIONAL BUILDING CODE

**A. Adoption.** The Town of Mountain Village ("Town") hereby adopts and incorporates herein by reference the International Building Code ("IBC"), 201~~82~~ Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

**B. Amendments, Additions and Modifications.** The IBC 201~~82~~ Edition is hereby amended ~~in~~ sections: ~~17.01.030 through 17.01.200~~ as follows:

1. **Section 101.** Section 101 of the 2018 IBC is hereby amended as follows:

a. **“Section 101.1, Title.** These regulations shall be known as the ~~IBC~~ "Town of Mountain Village Building Code" and may be cited as such and will be referred to herein as “this code” or "the IBC””

~~2. b. “Section 101.4.6.1, Energy.~~ The provisions of the 2012 IECC as set forth herein shall apply to all matters governing the design and construction of building for energy efficiency. If a prescriptive method of compliance is chosen, then the prescriptive requirements of the 2012 IECC shall be followed. If there are conflicts between the codes the more stringent provision will prevail.”

~~2. Section 103.1, Creation of Enforcement Agency.~~ Section 103.1 is hereby amended to read:

~~“The Building Division is hereby charged with enforcing the IBC, with the Building Official acting as the code official.”~~

2. **Section 103.2, Appointment.** Section 103.2 is hereby deleted in its entirety due to the

- administrative provisions set forth herein.
3. **Section A103.3, Deputies.** Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.
  4. **Section A 107.2.5 Exterior balconies and elevated walking surfaces.** Delete in its entirety.
  5. **Section 110.3 Required Inspections:** This section shall be supplemented by adding any required inspections not listed in the IBC with all required inspections posted and requested by the Town of Mountain Village Building Official.
  6. **Section 113 Board of Appeals: –:** Delete and replace with section 17.1.8 of the Building Regulations.
  7. **Section 114 Violations:** Delete in entirety and replace with The Town of Mountain Village adopted Building Regulations, CDC Regulations, CDC Section 17.1.18 Violations and Penalties, Section 17.7.9.D Revoking of Building and or Business License, and the Fee Schedule.
- 4.8. **Definitions, Section 202.** Section 202 of the IBC is amended by inserting the following definitions:
- a) **General Contractor:** The general contractor shall be the main firm or person that contracts with the property owner or developer to undertake a project covered by the Building Regulations that is responsible for ~~and~~ all work on each job site and oversees the subcontracting trades ~~not licensed~~. The General Contractor acts as the agent of the owner, signs all required applications and forms with the Town and grants access ~~access~~ for building inspections. ~~pursuant to the Building Regulations.~~
  - a)b) **High Rise Building.** Amend by replacing with “A building with an occupied floor located more than 65 feet above the lowest level of fire department vehicle access.”
  - b)c) **Qualified Individual:** An individual who has passed the International Code Council test which covers the applicable currently adopted code or has achieved ongoing training updates to the currently adopted codes in the form of a minimum of 8 classroom hours or 8 CEU’s to update their license in accordance with the Contractor Licensing Regulations.”
  - e)d) **Plan Review Fee:** The plan review fee is a document preparation fee applicable to all permits.”
  - e) **Detached:** ~~any~~ A structure ~~removed~~ separated from another structure by separate foundation and exterior siding material ~~from the primary structure by a minimum of six feet (6’) or applicable code required exterior wall separations, whichever is most restrictive.~~ ~~Most stringent shall apply.~~

9. Roofing.

**Section 1507.4.3 Metal sheet roof coverings** installed over structural decking shall comply with 1507.4.3. The materials used for metal sheet roof coverings shall be amended by deleting: “naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table 1507.4.3 (2).”

**Table 1507.4.3(1) Metal Roof Coverings:** insert: “~~Rusted-Aged~~ metal roofing and flashing shall be allowed with no corrosion protection.”

Section 1507.5.7 Flashing: Roof valley flashing shall be amended by deleting “corrosion resistant metal”.

5.10. Section 1601 General;

~~Insert~~Section 1601.2 is hereby adopted by inserting the following~~following~~ local climatic design conditions:

- a. Ground snow load is 130 lbs. min standard plus elevation per SEAC Guide
- b. Wind speed is 90 MPH 3 sec. wind gust exposure C
- ~~b-c.~~ Climate zone 6B
- ~~e-d.~~ Seismic design class C
- ~~d-e.~~ Frost line depth is 48 inches
- ~~e-f.~~ Weathering is severe
- ~~f-g.~~ Termites are slight to moderate, decay is slight
- ~~g-h.~~ Winter design temp is -15 degrees F
- ~~h-i.~~ Mean annual temperature is 40 deg. F

~~6.11.~~Section 1603. Section 1603 is ~~hereby deleted~~ adopted by inserting the following:

- ~~a. Section 1603.~~ Section 1603 is hereby adopted by inserting the following:  
“~~Section 1609, Wind Loads.~~ Buildings, structures and parts thereof shall be designed to withstand a minimum wind load of 90 mph with 3 second gust exposure. ~~Section 1609.1.1 is only for reference since the minimum wind load is established herein.”~~”
- ~~b. Section 1609, Wind Loads.~~ Buildings, structures and parts thereof shall be designed to withstand a minimum wind load of 90 mph with 3 second gust exposure. ~~Section 1609.1.1. is only for reference since the minimum wind load is established herein.”~~”
- ~~14. Section 1613.~~ Section 1613 of the IBC is hereby adopted by inserting the following:  
“~~Section 1613.1.~~ Add: Town of Mountain Village is seismic design class C.”~~Section 1800.~~ Section 1800 of the IBC is hereby amended by inserting the following:

7.12. Section 1800. Section 1800 of the IBC is hereby amended by inserting the following:

“**Section 1801.3, Design Water Tables.** The design water table shall be the measurement or prediction of the highest potential elevation of the water table at the building site where such measurement or prediction is based upon a report by a soils engineer or other qualified professional and where the accuracy of such measurement or prediction considers the average annual rain fall or other sources or factors which may influence fluctuations in the water table for the area in which the subject building site is located. In cases where the water table may be artificially lowered, the design water table must be determined subsequent to the sub drain system, funds for maintenance, and individual or group responsibility for on-going maintenance.”

“Section 1805.4.2 Foundation Drain. Amend by inserting: Foundation drains are part of the foundation system. When required by the Building Official, foundation drains shall be designed and / or inspected by a Colorado registered professional engineer, the engineer of record is preferred, or an approved third-party inspector.”

8.13. Appendix A, Employee Qualifications. Section A101 is hereby amended as follows:

“Section A101.4, Termination of Employment. Employees in the position of Building Official, Inspector or Inspector shall be removed from office in accordance with the procedures for removal of employees as set forth by the Town of Mountain Village Employee Handbook.”

**9.14. Section Appendix F, Rodent Proofing.** Appendix F is a reference standard hereby adopted into the 2018~~2~~ IBC.

~~+1. Appendix I – Patio Covers. Appendix I is a reference standard hereby adopted into the 2012 IBC.~~

~~12. Other Appendices. All other appendices of the IBC not adopted herein are hereby deleted in their entirety.~~

## 17.7.11 INTERNATIONAL RESIDENTIAL CODE

**A. Adoption.** The Town of Mountain Village ("Town") hereby adopts and incorporates herein by reference the International Residential Code for One-and Two-Family Dwellings, 2018~~2~~ Edition, ("IRC") published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

**1.** The 2018 IPC, IMC, ~~NEC~~, IFGC, IFC, and ~~other the currently adopted NEC adopted codes under these Building Regulations~~ shall also apply to construction covered by the IRC.

**B. Amendments, Additions and Modifications.** The IRC 2012~~8~~ edition is hereby amended as follows:

**1. Section R101.** Section R101 of the ~~2012-2018~~ IRC is amended as follows.

**a. Section 101.1, Title.** These regulations shall be known as the "Town of Mountain Village Building Code" may be cited as such and will be referred to herein as "this code" or as the "IRC".

**b. Section 101.4.6.1, Energy.** The provisions of the 2012~~8~~ IRC shall apply to all matters governing the design and construction of buildings for energy efficiency. The "local energy savings measures" shall be applicable to building or activities covered under the IRC. If a prescriptive method of compliance is ~~chosen~~ chosen, then the prescriptive requirements of the 2018~~2~~ IRC must be followed. If there are conflicts between the ~~codes~~ codes, the more stringent provision will prevail."

**c. Section R IO1.4.1, Appendages and Projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be ~~constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.~~ protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). They shall be constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible

space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.

2. **Section 103.1, Creation of Enforcement Agency.** Section 103.1 is hereby amended to read:

“**Section 103.1, Creation of Enforcement Agency.** The Planning and Development Services Department, Building Division, is hereby charged with enforcing the IRC, with the Building Official acting as the code official.”

3. **Section 103.2, Appointment.** Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. **Section A103.3, Deputies.** Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. ~~Chapter 11, Energy Efficiency Section.~~ ~~NI11 of the IRC is hereby amended by adding the following section:~~

~~“**Section NI101.2.2 International Energy Conservation Code.** All IRC regulated heated buildings must be built to the IRC chapter 11 energy efficiency requirements and Local Energy Saving Measures as set forth herein. Where conflicts exist the most stringent requirement shall apply.”~~

5. ~~Chapter 14, Part 8 Chapters 34-43, Electrical.~~ Delete chapters 14 34-43 in entirety.

- 5.6. ~~M1901.2, Cooking Appliances.~~ Delete in entirety.

7. ~~1901.3, Prohibited Location.~~ Delete in entirety.

6. ~~Section G2415, Trenches.~~ Section G2415.13 is hereby amended as follows:

~~“**Section G2415, Trenches.** The trench shall be graded so that the pipe has a firm, substantially continuous bearing on the bottom of the trench. Utility lines shall be located 3 feet horizontally away from any other utility lines. Each utility shall be bedded with 6 inches of pea gravel above and below the service line. Trenches shall have warning tape and or tracing wire as required by the Building Official.”~~

8. **Section 107 Inspections and Testing.**

**Section 107.2 Required inspections and testing:** This section shall be supplemented by adding with all required inspections posted and requested by the Town of Mountain Village Building Official. Some of which are:

DWV pressure test may be by a 10’ head of water or with 5 pounds of air pressure for 15 minutes.

Gas pipe shall be tested with 15 pounds of air pressure for 20 minutes.

Water service line shall be tested with working pressure or 60 lbs. of air for 20 minutes.

Hydronic heat shall be tested with 60 lbs. of air.

9. **Section R112 Board of Appeals:** See -section 17&.1.8 of the Building Regulations.

10. **Chapter 2 Definitions:** Replace the definitions below with the following:

a) **“Fire separation distance:** The distance measured from the exterior building face to one of the following

1. The closest interior lot line.

2. To the centerline of a street, alley, or public way. Adjacent zoned Active or Passive Open Space parcels will be interpreted as a public way for the purposes of determining fire separation distance.”
3. The required fire separation between two buildings as determined by the fire code as exercised by minimum distance between buildings on the same lot OR executing “no build” easements as necessary when on separate lots.
- b) **“General Contractor”:** The general contractor shall be the main firm or person that contracts with the property owner or developer to undertake a project covered by the Building Regulations that is responsible for all work on each job site and oversees the subcontracting ~~trades~~-trades. The General Contractor acts as the agent of the owner and signs all required applications and forms with the Town with authority to bind the owner to the terms and conditions of such applications and forms.
- c) **“Heavy Timber”.** Wood Columns shall be sawn or glued laminated and shall not be less than 8” in any dimensions. Wood beams and girders shall be of sawn or glued ~~laminated~~laminated timber and shall be not less than 6” nominal in width and not less than 10’ nominal in depth.”
- d) **“High Rise Building.** Amend by replacing with “A building with an occupied floor located more than 65 feet above the lowest level of fire department vehicle access.”
- e) **“Qualified Individual:** An individual who has passed the International Code Council test which covers the applicable currently adopted code or has achieved ongoing training updates to the currently adopted codes in the form of a minimum of 8 classroom hours or 8 CEU’s to update their license in accordance with the Contractor Licensing Regulations.
- f) **Plan Review Fee:** The plan review fee is a document preparation fee applicable to all permits.”
- g) **Detached:** A structure separated from another structure by separate foundation and exterior siding material by a minimum of six feet (6’) or applicable code required exterior wall separations, whichever is most restrictive.
- 7.11. Amend by inserting: **R302.4.1.1.1 Waste and or linen.** A shaft enclosure containing a recycling, or waste or linen chute shall not be used for any other purpose and shall be 1-hour fire rated with self-closing doors. Where passing through more than 1 floor an NFPA 13d sprinkler head shall be installed at the top of the shaft. Doors into chutes shall be self-closing. Discharge doors shall be self- or automatic-closing upon the actuation of a smoke detector, except that heat-activated closing devices shall be permitted between the shaft and the discharge room.
12. **R302.7 Under-stair protection.** Shall be amended to read, Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 5/8” gypsum board. “Whenever plumbing or mechanical equipment located below a stairway the minimum headroom below the stair shall be 48” and” the walls and soffits within enclosed usable spaces under stairways shall be protected by 1-hour fire-resistance -rated construction or the current fire-resistance rating -of the stairway enclosure.
13. **R311.7 Stairways.** Amend by inserting decorative or portable ladders such as for built in bunk beds are excluded from any requirements.
14. **R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire



sprinkler system shall be installed in townhouses.

**Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

**15. R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with, amend by deleting “Section P2904” amend by inserting “inserting “NFPA 13D.”

**16. R313.2 One- and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings where the finished habitable space exceeds 3600 square feet, feet and includes conditioned habitable basement area.

**Exception:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

**17. R313.2.1 Design and installation.** Automatic residential fire sprinkler systems shall be designed and installed in accordance with, amend by deleting “P2904” amend by inserting “NFPA 13 D.”

**18. R904.3 Material specifications and physical characteristics.** Roof covering materials shall conform to the applicable standards listed in this chapter. Amend by inserting, “Metal roofing and all associated metal roofing products shall not be required to be corrosion resistant or listed by any agency in the Town of Mountain Village. Where installed, they shall be a minimum of 22 gauge.”

**19. “Table N1102.1.2 shall be amended in Climate Zone 6B under wood framed wall R value.**

**20. Insert: R 29 cavity insulation shall equal the prescriptive requirement of R5+20.**

**21. N1103.5.1 Circulation Systems.** Heated water circulation systems shall be provided with a means of circulation. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Delete “Gravity and thermosyphon circulation systems shall be prohibited.” And insert “Gravity circulation systems shall be allowed and encouraged.”

**22. N1103.5.3 Hot Water Pipe Insulation.**

**Exception 3. Piping.** Piping amend by inserting, “shall not be” located outside the conditioned space excluding properly mixed heating systems mixed with Glycol or approved anti-freeze compound installed in heated flooring.

**23. M1502.4.6 Length Identification.** Where the exhaust duct equivalent length exceeds 35 feet, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. “Delete this section in entirety.”

**24. M1503.3 Exhaust Discharge.** Domestic cooking exhaust equipment shall discharge to the outdoors through a duct. The duct shall have a smooth interior surface, shall be

airtight, shall be equipped with a backdraft damper and shall be independent of all other exhaust systems. Ducts serving domestic cooking equipment shall not terminate in an attic or crawl space or areas inside the building.

Exception: This exception shall be deleted in entirety.

25. Chapter 22 Special piping and Storage Systems. Delete in entirety

26. Section 1805.4.2 Foundation Drain. Amend by inserting: Foundation drains are part of the foundation system. The design professional shall state in a report whether the foundation drain shall be ~~When required by the Building Official, foundation drains shall be~~ designed and / or inspected by a Colorado registered professional engineer of record.

27. Section G2447 Cooking Appliances. Delete section G2447.2 Prohibited Location and Section G2447.3 Domestic Appliances in entirety.

27.28. Plumbing

a. Section ~~P2303~~P2503.5.1, Rough Plumbing. Insert the words “Building Sewer and” Delete the words “for piping other than plastic.”

b. Section P2603.5 Freezing. Delete the words “by insulation or heat or both.” Delete the words “12 inches” and insert “48 inches”.

~~a.c.~~ P2603.5.1 Sewer Depth. Insert the number “48” regarding burial depth.

~~b.d.~~ Section P2706.1, Waste Receptors. Add: “Waste Receptors used for condensate disposal are permitted in any readily accessible location.”

e. Section P2903.9.3, Fixture Valves and Access. Add: Wall mounted sinks.

f. Section P2904 Dwelling Unit Fire Sprinkler Systems. The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D. Amend by Inserting, “no P2904 systems shall be allowed in the Town of Mountain Village.”

g. Section P2911 On Site Non-Potable Water Reuse Systems. Delete in its entirety.

h. Section P2912 Non-Potable Rainwater Collection and Distribution Systems. Delete in its entirety.

i. Section P2913 Reclaimed Water Systems. Delete in its entirety.

j. Section P3001.2 Protection from freezing. Delete the words “by insulation or heat or both.”

~~e.k.~~ Section P3009 Subsurface Landscape Irrigation Systems. Delete this section in entirety.

~~d.l.~~ Section P3009, Gray Water Recycling Add: “Gray water may only be used as an effluent for flushing fixtures.”

m. Section P3303.1.3 Electrical. Delete the words “Chapters 34 through 43 and insert the currently adopted NEC”.

n. Chapter 44 Referenced Standards. Insert Current edition of the “NRCA” National Roofing Contractors Association.

28.29. Appendix A. Sizing Capacities of Gas Piping Appendix A is a reference standard hereby adopted into the 2018~~2~~ IRC.

Appendix B. Sizing of Venting Systems Serving Appliances Equipped with Draft hoods, Category I Appliances, and Appliances Listed for use and Type B Vents. Appendix B is a reference standard hereby adopted into the 2012 IRC.

- 30. **Appendix C.** Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems: Appendix C is a reference standard hereby adopted into the 2018 IRC.
- ~~29.~~ ~~**Appendix E.** Manufactured Housing Used as Dwellings: Appendix E is a reference standard hereby adopted into the 2012 IRC~~
- 31. **Appendix G.** Swimming Pools, Spas and Hot Tubs: Appendix G is a reference standard hereby adopted into the 2018 IRC.
- ~~30.~~ ~~**Appendix H.** Patio Covers: Appendix H is a reference standard hereby adopted into the 2012 IRC~~
- ~~31.~~ ~~**Appendix J.** Existing Buildings and Structures: Appendix J is a reference standard hereby adopted into the 2012 IRC~~
- ~~32.~~ ~~**Appendix K.** Sound Transmission: Appendix K is a reference standard hereby adopted into the 2012 IRC.~~
- 33.~~32.~~ All other appendices of the IRC not adopted herein are hereby deleted in their entirety.

## 17.7.2 INTERNATIONAL ENERGY CONSERVATION CODE

- A. **Adoption.** The Town of Mountain Village ("Town") hereby adopts and incorporates herein by reference as the energy code of the Town of Mountain Village the International Energy Conservation Code, 2018 Edition, ("IECC") published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.
- B. **Alternative Methodologies.** A developer may propose to meet LEED Gold or higher certification as an alternative methodology to meeting the requirements of this section.
- C. **Amendments, Additions and Modifications.** The IECC 2018 edition is hereby amended as follows:
  - 1. **Section 103.1, Creation of Enforcement Agency.** Section 103.1 is hereby amended to read:

“Section 103.1, Creation of Enforcement Agency. The Building Division is hereby charged with enforcing the IECC, with the Building Official acting as the code official.”
  - 2. **Section 103.2, Appointment.** Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.
  - 3. **Section A103.3, Deputies.** Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.
  - 4. **Section C101.1, Title.** Section C101.01, Title is hereby amended as follows:

“Section C101.1, Title. This Code shall be known as the International Energy Conservation Code of the Town of Mountain Village and shall be cited as “this code” or the “IECC”
  - ~~5.~~ ~~**C402.1.1 Low-energy buildings. C402.1.2 Equipment buildings. Insert: These sections shall apply to all buildings regardless of zoning as applicable in the Town of Mountain Village.**~~
  - ~~6.~~ ~~**C402.5.7 Vestibules. Amend by inserting” This section shall only apply to new commercial buildings.”**~~
- 2.~~7.~~ **Local Energy Saving Measures**

a) **Scope.** The following requirements apply to all new residential construction, remodels, or additions, including without limitation single-family dwellings, multi-family dwellings, and ~~mixed~~-mixed-use developments.

a)b) **Mandatory Requirements.** All projects shall comply with the local energy savings measures as set forth herein.

b)c) **HERS Ratings.**

i. All new detached single-family or detached condominium dwellings shall achieve one of the following Home Energy Rating System (“HERS”) ratings prior to the issuance of a building permit based on the gross floor area of the home. A prescriptive method may be used for homes 3,600 square feet or less with no HERS verification prior to a Certificate of Occupancy. The prescriptive or performance (HERS) method shall be confirmed prior to issuing a building permit. Performance methods must meet the follow HERS ratings outlined below.

- (a) 3,601 sq. ft. to 7,000 sq. ft. : HERS rating of 60 or lower.
- (b) 7,000-001 to 13,000 sq. ft.: HERS rating of 55 or lower
- (c) 13,000-001 feet and larger: HERS rating of 50 or below.

A confirmed HERS rating is required at or before CO\_.

Where no exterior snowmelt is included on the project either electrical or gas, the lowest required HERS rating shall be 60.

e)d) **Smart Building Program. (Ordinance 2015-02)** The intent of the Smart Building Program (“Program”) is to reduce the amount of energy and greenhouse gas emissions produced in the community through the promotion of energy efficient designs and building practices.

i. The following incentives are provided to accomplish the intent of the Program:

- (a) **Renewable Energy.** A renewable energy 20% building permit fee discount shall be provided when (1) there is no exterior energy use; and (2) at least 20% of the estimated energy use is offset by a renewable energy source.
- (b) **Roof Design.** Roofs are designed to function in this climate without the need for snowmelt systems and with snow and ice fall safety measures (protected entries)Roofs free of snowmelt systems are eligible for a 20% building permit fee discount. This would apply to new buildings and additions only (the rebate only applies to the portion of the permit that includes new square footage), and designs that meet this requirement must be approved by the Building Official.
- (c) **Exterior Energy Use:** Buildings designed with no exterior energy use elements other than lighting are eligible for an additional 15% building permit fee discount. When this rebate is awarded, a covenant shall be recorded for the property with the

town, acknowledging the acceptance of the owner's forfeit of right to install any exterior energy use items after obtaining the CO for a period of fifty years. If during this period after CO it is found that exterior energy use items are desired by the owner and installed, the awarded rebate pertaining to exterior energy use shall be returned to Mountain Village per the terms of the agreement.

**(d) Interior Energy Use HERS Rating:** Buildings designed with a HERS rating below 50 are eligible for ~~another building~~ a building permit fee discount. The discount calculation begins at a HERS rating of 50. A new building with a HERS rating of 50 would pay 100% of the building permit fee. The building permit fee would be reduced proportionately with the percentage reduction in the HERS rating. For ~~instance~~ instance, a HERS score of 25 is a 50% reduction in the building permit fee. A HERS score of ~~0~~ 53 would result in a 100% building permit fee discount. HERS ratings can be lowered by either on-site or off-site solar photovoltaic systems.

These ~~three-four~~ (43) owner incentives can be used collectively toward a building permit fee discount. Maximum collective building permit fee discount available with the Program efficient home design is 100% of the building permit fee.

ii. **Exterior Energy Use.** The IECC or accepted performance compliance methods do not address exterior energy use. However, it is the intent of the Program to include all energy use on site in the evaluation of the building's performance regarding energy use. Therefore, the energy required of exterior snowmelt systems, as well as site-built pools and spas must also be offset with renewable energy via the Offset Program (see below).

iii. **Program Scope.** The Program shall apply to site built outdoor, spas, pools and all exterior energy used for snowmelt.

a. **Snowmelt**

(a) All snowmelt ~~systems anywhere~~ on the property shall be offset via the Renewable Energy Mitigation Program (REMP)~~Program~~ except for:

(i.) Single-family Development: 1,000 square feet of exempt hydronic snow melt that shall be allowed without mitigation located only on the main drive and/or code required exit walkways, decks, stairs and landings.

(ii.) Multi-family, Mixed Use and Commercial Development: 1,000 sq. ft. plus 50 square feet per dwelling unit of exempt hydronic snow melt that shall be allowed without mitigation located only on the main drive(s) decks, amenity areas and/or code required exit walkways, stairs and landings.

(iii) Attached single family units reviewed from the IRC (Duplex and Townhomes). 500 square foot of exempt

per dwelling unit hydronic snowmelt shall be allowed without mitigation located only on the main drive and/or code required exit walkways, decks stairs and landings.

- (iv.) ~~Town-owned Pp~~ Pedestrian routes and plaza areas in the Village Center and other public use areas. ~~provided such areas meet the Design Regulations.~~
- (v.) Pool deck areas for multi-family or mixed-use hotbed development sites as envisioned in the Comprehensive Plan.

- ~~(b) — **Definition of Exempt Snow-Melt Area:** Tubing installed to melt snow on a deck etc. where the intent is to remove snow from the walkable or drivable area shall be measured per the size of the entire potentially snow melted area. For example if a 10' x 20' deck only has perimeter snow melt tubing, the entire area shall be counted toward the snow melt exemption.~~
- ~~(c) — All snow melt systems shall be equipped with both moisture and temperature sensors to control operation per the IECC and IRC.~~
- ~~(c) — Hydronic snow melt systems shall have a minimum of R-15 insulation on the non-snow melt side.~~

- v. **Spas.** Factory built spas (hot tubs) that are in compliance with the current California Energy Commission requirements in section 1604 of title 20 and have a maximum standby energy use of 205 watts per hour are exempt. Spa energy uses above 205 watts per hour adjusted for local climatic conditions are included in renewable energy mitigation offset requirements. Proof that the ~~site-built~~site-built spa meets this requirement may be provided by a Town engineering consultant, if needed, and will be at the expense of the owner. The owner of said property shall have the option of providing energy from a Town approved renewable energy system, or making payment in lieu, or a combination of both, in order to offset energy used by exterior energy use equipment with renewable energy sources.

- vi. **Exterior Pools.** Exterior heated swimming pools must prove compliance with the currently adopted Energy Codes. The Council may waive the need to offset exterior pool heating for projects that are envisioned in the Comprehensive ~~Plan,~~Plan or may use a portion of the project revenues to pay for part of or ~~all of~~all the energy offset.

- vii. **Heated Garages.** Heated garages must prove compliance with the currently adopted Energy Codes. This can be accomplished with a free program known as RES-Check. The garage would be included in the Res-Check calculation with the heated home. The blower door test required as per R402.4.1.2 shall apply only to the homes habitable space and the air sealing for the garage shall be visually inspected.

- ~~vi-viii.~~ **Exterior Energy Use Calculation.** The total exterior energy use that must be offset with renewable energy, or payment made as a payment in-lieu as allowed in these regulations, will be calculated by the Town Building Official using the Build Smart Exterior Energy Calculation Spreadsheet (“Spreadsheet”) (Appendix 17-2). The Spreadsheet calculations were developed using the standard amount of energy used by the exterior systems and adjusted for local climatic conditions.

Alternate and creative engineering solutions to reduce exterior energy use are encouraged and may be accepted as an offset method, when approved by the Building Official. The Spreadsheet will be updated regularly according to market fluctuations and may be amended and adopted by the annual Fee Resolution.

ix. **Renewable Energy Credit Calculation.** Renewable mitigation offsets may be produced on-site or off-site and must be approved by the town. On site renewable energy methods receive double credit for offset purposes. For ~~example~~example, if a town approved renewable energy source such as solar, geothermal heat pump, etc. installed on site produces 4KW then it will get credit for offsetting 8KW of exterior energy use. As new technology or other offsite renewable energy projects come on-line, they may also be considered as approved systems by the Building Official. Where the necessary amount of renewable energy is unattainable on-site, a combination of renewable energy methods may be used.

vii-x. **Payment In-lieu.** The town has the resources and ability to install renewable energy systems on public property or invest in offsite renewable energy systems that will offset exterior energy used in the community. If preferred by the property owner, the Town may accept payment from the owner of the affected property, in lieu of providing energy produced by a Town approved renewable energy system, Or, the town may accept partial payment in lieu from the affected property owner that provides only partial energy produced by a Town approved on-site or off-site renewable energy mitigation system. The owner shall make payment prior to receiving the building permit. The payment in lieu shall be calculated using the Spreadsheet.

viii-xi. **Approved Renewable Energy Systems.** All renewable energy systems proposed as part of the Build Smart Renewable Mitigation Program must be approved in advance by the Building Official. An engineering analysis may be required for calculating the renewable energy mitigation credit produced by an on- or off –site system. Review of the system by a Town engineering consultant, if needed, will be at the expense of the owner.

(a) On-site renewable energy systems provided to offset exterior energy use will be required to be maintained and operated for the lifetime of the property, through a written agreement with the property owner and a covenant on the property.

~~(a)~~(b) Off-site renewable mitigation shall only be approved by the Building Official if, through a written agreement: (1) the system is legally tied to the property using exterior energy use with the inability to transfer to another property; and (2) the Town can easily verify at any time the offsite renewable energy system continues to provide renewable energy as provided for herein, with no restrictions on the Town’s ability to access renewable energy utility information.

xii. **Shut-off Timers.** Exterior energy use such as outdoor firepits and exterior gas illumination fixtures shall be required to have timers with a

~~maximum of 60 minutes and shall not have continuously burning pilots. items not mentioned shall be supplied with automatic shutoff timers.~~

~~viii. **Appropriation of funds.** All ~~renewable mitigation program~~REMP payments in lieu received by the town shall be deposited into a separate account with the Town to be used for energy reducing town projects and programs that benefit the community. Carbon reducing town projects and programs may be considered as appropriate use of REMP funds with Town Manager approval. ~~offset exterior energy consumption for the benefit of the towns citizens.~~~~

e) **Engineered Heating Systems.** All detached single-family dwellings with equipment that meets the requirements for commissioning per sub-section N must have engineered heating systems. Where mechanical ventilation is required high efficiency energy recovery ventilators or heat recovery units shall be utilized for this purpose.

f) **Direct Vent Furnace.** When the scope of the work of an addition to a dwelling or a remodel of a dwelling requires replacement of a furnace, the furnace shall be replaced with a direct vent unit that has a minimum 92 percent AFUE.

g) **Direct Vent Boiler.** When the scope of the work of an addition to a dwelling or a remodel of a dwelling requires replacement of a boiler, the boiler shall be a direct vent unit that has a minimum 90 percent AFUE.

h) **Prohibition on Electric Heating.** Electric resistance heating shall not be used as the buildings primary heating source.

i) **Fireplaces.** Fireplaces must be EPA or California certified, and have tight fitting gasketed doors. Wood burning fireplaces shall meet the Solid Fuel Burning Device Regulations.

j) **Programmable Thermostats.** Programmable thermostats are required for forced air central heating and cooling systems.

k) **Automatic Exhaust Fan Switches.** Timers, humidistats or motion sensors are required for bath exhaust fans.

l) **Local Insulation Requirements.**

- i. Headers shall be insulated full open depth.
- ii. Framed corners must be capable of being insulated.
- iii. Shaft and knee walls for skylights shall be insulated as exterior walls and provided with adequate backing to support the insulation.

m) **Range Hood Ducting.** Range hoods are required and must be ducted to the exterior.

n) **Mechanical Systems Commissioning and Completion Requirements.** Engineering and commissioning of the mechanical and hot water heating systems shall be required on all residential where any of the following apply:



- i. The equipment input rating exceeds 200,000 btu.
- ii. The heated water exceeds 210 deg. F
- iii. The heated water or water glycol storage capacity exceeds 120 gallons  
Prior to the approval of the final mechanical inspection, the registered design professional shall provide evidence of mechanical systems commissioning and completion of the mechanical system installation to the Building Official.

~~f) o~~ **Systems Adjusting and Balancing.** HVAC systems shall be balanced in accordance with generally accepted engineering standards. Air and water flow rates shall be measured and adjusted to deliver final flow rates within the tolerances provided in the product specifications.

~~g) p~~ **Air Systems Balancing.** Each supply air outlet and zone terminal device shall be equipped with a means for air balancing in accordance with the International Mechanical Code. Discharge dampers are prohibited on constant volume fans and variable volume fans with motors of 10 hp (7.35 kW) and larger. Air systems shall be balanced in a manner to first minimize throttling losses then, for fans with system power of greater than 1 hp (735 W), fan speed shall be adjusted to meet design flow conditions.

**Exception:** Fans with fan motor horsepower of 1 hp (735 W) or less.

~~h) q~~ **Hydronic Systems.** Balancing. Individual hydronic heating and cooling coils /zones shall be equipped with means for balancing and measuring flow. Hydronic systems shall be proportionately balanced in a manner to first minimize throttling losses, then the pump impeller shall be ~~trimmed~~ trimmed, or pump speed shall be adjusted to meet design flow conditions. Each hydronic system shall have either the capability to measure pressure or temperature across the ~~pump, or pump or~~ shall have test ports at each side of each pump.

**Exceptions:** pumps with pump motors of 5 hp (3677 W) or less where throttling results in not greater than 5 percent of the nameplate horsepower draw above that required if the impeller were trimmed.

~~i) r~~ **Functional Performance Testing.** Functional performance testing shall be in accordance with the requirements of this section.

~~j) s~~ **Equipment.** Equipment functional performance testing shall demonstrate the installation and operation of components, systems, and system-to-system interfacing relationships in accordance with approved plans and specifications so that operation, function, and maintenance serviceability for each of the commissioned systems is confirmed. Testing shall include all specified modes of control and sequence of operation, including under full-load, part-load and all of the following emergency conditions:

- i. Each mode as described in the sequence of operation.
- ii. Redundant or automatic backup mode.
- iii. Performance of alarms.
- iv. Mode of operation upon a loss of power and restoration of power.

~~t~~ **Controls.** HVAC control systems shall be tested to document that control devices, components, equipment, and systems are calibrated, adjusted and operated in accordance with the approved plans and specifications. Sequences of

operation shall be functionally tested to document that they operate in accordance with the approved plans and specifications.

- u) **Economizers.** Air economizers shall undergo a functional test to determine that they operate in accordance with the manufacturer's specifications.
- v) **Acceptance.** Buildings, or portions thereof, shall not pass the final mechanical inspection until such time as the code official has received a final commissioning report from the design professional.
- w) **System Balancing Report.** A written report describing the activities and measurements completed shall be provided.
- x) **Final Commissioning Report.** A complete report, signed and sealed by the registered design professional, documenting that the mechanical and service water heating systems comply with the International Energy Conservation Code, the approved plans and manufacturer's specifications shall be provided to the Building Official.
- y) **Site Built Spas and Pools.** Site built pools and Spas shall be insulated equivalent to current California Energy compliant factory built hot tubs and spas or be offset by a Town approved renewable energy source.

#### 17.7.13 INTERNATIONAL MECHANICAL CODE

- A. **Adoption.** The Town of Mountain Village ("Town") hereby adopts and incorporates herein by Reference as the mechanical code of the Town of Mountain Village the International Mechanical Code, 201~~82~~ Edition, ("IMC") published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.
- B. **Amendments, Additions and Modifications.** The IMC 201~~28~~ Edition is hereby amended as follows:

- 1. **Section 101.** Section 101 of the IMC is hereby amended as follows:

**“Section 101.1, Title.** These regulations shall be known as the Mechanical Code of the Town of Mountain Village, Colorado, hereinafter referred to as "this code" or the “IMC.”

- 1. **Section 101.2 Scope.** Delete the following exception in entirety. “Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the international Residential Code.”

- 2. **Section 103.1, General.** Section 103.1 is hereby amended to read:

**“Section 103.1, General.** “Section 103.1 is hereby amended to read: The Building Division is hereby charged with enforcing the IMC, with the Building Official acting as the code official.”

- 3. **Section 103.2, Appointment.** Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.
- 4. **Section A103.3, Deputies.** Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.
- 5. **Section 106.** Section 106 of the IMC is hereby amended as follows:

**Section 106.3.1, Construction documents.** “A Colorado Licensed Professional Mechanical Engineer shall provide stamped drawings for approval to the Building Official. Exceptions may be allowed at the discretion of the Building Official.”

- 6. Section 106.6.2, Fee Schedule.** Insert, “All fees shall be per the Planning and Development Services Fee Schedule.”
- 7. Section 107.2 Required inspections and testing.** Amend by adding to item 2. “Hydronic piping shall be tested at 60 lbs. air pressure. Amend by adding item 3. Sealed combustion. Amend by adding item 4. PVC vent piping both intake and exhaust installations must be pressure tested with air at 5 PSI for 15 minutes.”
- 8. Section 109 Means of Appeal.** Board of Appeals: Delete and replace with section ~~18.1.8~~17.7.8 of the Building Regulations.
- 9. Section 306.2 Appliances in rooms.** Delete “30” from the exception and insert “not less than 48” high.”
- 10. Section 505.3 Exhaust ducts.** Delete exception 1. “Exception 1. In other than groups I-1 and I-2 where installed in accordance with the manufacturer’s instructions and where mechanical and or natural ventilation is otherwise provided in accordance with chapter 4, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.”
- 11. Section 805.6 Decorative Shrouds.** Amend by inserting, “decorative shrouds shall be 3<sup>rd</sup> party special inspection approved by the appliance installer that the shroud is used on. The installer shall verify the shroud works properly with the appliance.”
- 12. Section 917.2 Domestic appliances.** Delete this section in entirety. “Cooking appliances installed within dwelling units and within areas where domestic cooking operations occur shall be listed and labeled as household appliances for domestic use.”
- 13. Section 1203.3.4 Solvent-cemented joints.** Amend by inserting, An approved “visible” primer.
- 14. Section 1208 Test.**1208.1 General. Shall be amended to read “Hydronic piping shall be tested at 60 PSI. The duration of each test shall be not less than 15 minutes.”
- 15. Section 1209.5 Thermal barrier required.** Amend by inserting “Where used as snow melt a minimum of R-15 insulation is required beneath and alongside.”
- 16. Appendix A Chimney Connector Pass-Through.** Appendix A is a reference standard hereby adopted into the 2018~~2~~ IMC.
- ~~6. Other Appendices. All other appendices of the IMC not adopted herein are hereby deleted in their entirety.~~

A. **Adoption.** The Town of Mountain Village hereby adopts and incorporates herein by reference as the Fuel Gas Code of the Town, the International Fuel Gas Code, 2018~~2~~ Edition ("IFGC") as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. **Amendments, Additions and Modifications.** The IFGC, is hereby amended as follows:

1. **Section 101.** Section 101 of the IFGC is hereby amended as follows:

**Section 101.1, Title.** ~~“These regulations shall be known as the Town of Mountain Village Fuel Gas Code, hereinafter referred to as "this code" or the “IFGC”.”~~

**2. Section 101.2 Scope.** ~~Delete the following exception in entirety. “Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code.”~~

**3. Section 103.1, General.** Section 103.1 is hereby amended to read:

**Section 103.1, General.** The Building Division, is hereby charged with enforcing the IFGC, with the Building Official acting as the code official.”

~~2.4. Section 103.2, Appointment.~~ **Section 103.2** is hereby deleted in its entirety due to the administrative provisions set forth herein.

**5. Section A103.3, Deputies.** Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

**6. Section 106.6.2 Fee schedule.** ~~Insert, “All fees shall be per The Town of Mountain Village the Planning and Development Services Fee Schedule.”~~

**7. Section 107.2 Inspections and Testing.** ~~Amend by inserting under item 2, “gas pipe shall be tested with 15 PSI for 20 minutes. A category 3 or 4 appliance exhaust vent shall be tested at 5 PSI for 15 minutes.”~~

~~3.8. Section 109 Means of Appeal.~~ **Board of Appeals:** ~~Delete and replace with section 18.17.7.8 of the Building Regulations.~~

9. **Section 401.** Section 401 of the IFGC is hereby amended by inserting the following section:

**Section 401.1.2, Underground Installation.** Gas service lines shall be separated by 3 feet horizontally of undisturbed or compacted earth from other service lines such as water, sewer, electric and gas.

Exception: The required separation distance shall not apply within the first five feet of the foundation and if the services lines are encased.”

10. **Section 406.4.1 Test pressure.** ~~Amend by inserting, “The test pressure for gas piping shall be 15 PSI air for 20 minutes”. Where the design gas pressure inside the building is greater than 5PSI the pipe shall be welded and tested at 60 PSI for 20 minutes. Category 3 and 4 appliance exhaust pipes shall be tested at 5 pounds for 15 minutes.”~~

11. ~~Insert new “Section 409.5.0 Gas Fireplace in Sleeping Room Areas.~~ **Timers.** ~~A timer, or permanent thermostat shall be provided to control the main burner operation, shall have a maximum operating time of 1 hour and a maximum temperature setting of 85~~

degrees Fahrenheit. The control for the timer or thermostat shall be in the same room as the gas fireplace.”

**12. Section 501.8 Appliances not required to be vented.** Delete item 1, “Ranges.”

**~~12,13.~~ Appendix A, Sizing and Capacities of Gas Piping.** Appendix A is a reference standard hereby adopted into the 20182 IFGC.

**~~13.~~ Appendix B, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use and Type B Vents.** ~~Appendix B is a reference standard hereby adopted into the 2012 IFGC~~

**14. Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.** Appendix C is a reference standard hereby adopted into the 20182 IFGC.

~~14. Other Appendices. All other appendices of the IFGC not adopted herein are hereby deleted in their entirety.~~

#### 17.7.15 INTERNATIONAL PROPERTY MAINTENANCE CODE

A. **Adoption.** The Town of Mountain Village hereby adopts and incorporates herein by reference as the Property Maintenance Code of the Town, the International Property Maintenance Code 20182 Edition, ("IPMC") as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. **Amendments, Additions and Modifications.** The IPMC is hereby amended as follows:

**1. “Section 101.1, Title.** These regulations shall be known as the Town of Mountain Village Property Maintenance Code, hereinafter referred to as "this code" or the “IPMC”.”

**10.2. Section 103.1, General.** Section 103.1 is hereby amended to read:

“**Section 103.1, General.** The Building Division is hereby charged with enforcing the IPMC, with the Building Official acting as the code official.”

**~~11.3. Section 103.2, Appointment.~~** Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

**~~12.4. Section A103.3, Deputies.~~** Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

**5. Section 505.4. Water Heating Facilities.** Delete the words “unless adequate combustion air is provided.”

**6. Section 505.5 Non-potable water reuse systems.** Delete 505.1 and 5.5.5.1 in entirety.

**7. Section 604 Electrical Facilities.** Amend by inserting, “and the latest adopted edition of the NFPA 70 the National Electrical Code.”

**8. Section 111 Means of Appeal.** Board of Appeals: Delete and replace with section 187.47.8 of the Building Regulations.

~~**13. Section 103.5, Fees.** Section 103.5 is hereby deleted in its entirety due to the administrative provisions set forth herein.~~

#### 17.7.16 NATIONAL ELECTRIC CODE

A. **Adoption:** The Town of Mountain Village hereby adopts and incorporates herein by reference as the Electrical Code of the Town, the 2020 National Electrical Code (“NEC”) “also known as NFPA

70 “as published by the National Fire Protection Association Inc, and adopted as the electrical code of the State of Colorado.

- B. The NEC shall be reviewed to be re-adopted as the electrical code for the Town of Mountain Village when the State of Colorado adopts such updated versions as the electrical code for the State of Colorado.
- C. Amendments, Additions and Modifications. “Previous editions and amendments of the National Electrical Code are replaced with the 2017-2020 National Electrical Code which includes” amendments as follows:

- 1. The Building Division is charged with administering and enforcing the provisions of the NEC.

- 2. New Section -Fees. Permit fees shall be based on the Planning and Development Services adopted Fee Schedule and shall supersede and replace any fee schedule adopted by the International Electrical Code or the state of Colorado.

2.3. **200.6 Means of Identifying Grounded Conductors**

Amend by inserting:

- (A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:

Amend by deleting items 1-3 and replacing with:

- (1) A continuous white outer finish “for 120-volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277-volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volts” or gray stripes “for 277 volts” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

- (B) Sizes 4 AWG or Larger. An insulated grounded conductor 4 AWG or larger shall be identified by one of the following means:

Amend by deleting items 1-4 and replacing with:

- (1) A continuous white outer finish “for 120-volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277-volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120-volt” or gray stripes “for 277-volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

**3. 210.5 Identification for Branch Circuits**

Amend by deleting section (a) and replace with the following text.

(a) *Means of Identification.* The means of identification shall be by separate color coding, marking tape, tagging, or other approved means. 120 volts to ground shall be color coded Black and Red for single phase and Black, Red, and Blue for 3 phase. 277 volts to ground shall be color coded Brown, Orange, Yellow. The coding shall be top to bottom or left to right.

**4. 215.12 Identification for Feeders**

Amend by deleting section (a) and replace with the following text.

(a) Means of Identification. The means of identification shall be by separate color coding, marking tape, tagging, or other approved means. 120 volts to ground shall be color coded Black and Red for single phase and Black, Red, and Blue for 3 phase. 277 volts to ground shall be color coded Brown, Orange, Yellow. The coding shall be top to bottom or left to right.

5. Section 300.5 C. Underground Cables and Conductors Under Buildings. Insert, “or manmade structures of concrete, wood etc.

6. **Section 334.40 (B)**

Shall be amended by inserting the following:

(B) Devices of Insulating Material. Self-contained switches, self-contained receptacles, and nonmetallic-sheathed cable interconnector devices of insulating material that are listed “specifically for use in the occupancy group and type of construction installed and installed per installation instructions” shall be permitted to be used without boxes in exposed cable wiring and for repair wiring in existing buildings where the cable is concealed.

**Section 408.4B Source of Supply.** Amend by deleting.” In other than one-or-two- family dwellings.” All switchboards, switchgear, and panelboards supplied by feeder(s) in other than one-or-two family- dwellings shall be permanently marked to indicate each device or equipment where the power originates and voltage. The label shall be permanently affixed, of sufficient durability to withstand the environment involved, and not be ~~hand~~ written~~handwritten~~.

~~7. **Section 426.13** Amend by inserting the following: The presents of outdoor electric deicing and snow melting equipment shall be evident by the posting of appropriate caution signs or markings where clearly visible, labeling must include manufacturer of deicing equipment, wattage per foot, location on structure, length per zone. Labeling must be in location of over-current devices.~~

~~7. **Section 410.16 Luminaires in Clothes Closets** ~~amend~~ Amend by inserting: “Bunk bed and furniture sleeping area locations are required to have completely enclosed light source, with non-interchangeable bulbs.”~~

~~426.21 Amend by inserting the following: Heating element assemblies shall be secured to the surface being heated by identified manufacturer straps. Exposed deicing cables must be secured within 12 inches of power junction box.~~

8. **Section 426.4 Continuous Load.**

Fixed outdoor electric deicing and snow-melting equipment shall be considered as a continuous load. Amend by inserting: “Overcurrent selection - shall be based on manufacturer installation instructions for minimum overcurrent device required to zero-degree-start-up at 0 degrees F and on developed length of heat tape per zone.”

~~9. **Section 426.13** Amend by inserting the following: The presents of outdoor electric deicing and snow-melting equipment shall be evident by the posting of appropriate caution signs or markings where clearly visible, labeling must include manufacturer of deicing equipment, wattage per foot, location on structure, length per zone. Labeling must be in location of over-current devices.~~

10. 426.21 Amend by inserting the following: Heating element assemblies shall be secured to the surface being heated by identified manufacturer straps. Exposed deicing cables must be secured within 12 inches of power junction box.

11. 426.50 Amend by inserting the following: Where accessible to the user of the equipment, no more than 8 'AFF and within site of the equipment.

12. Section 695.1 Scope (A) Covered.

Amended by inserting the following:

“(C) NFPA 13 D Residential water pump motors where amended.”

13. —Section 695.6 (A) Supply Conductors Section (1)

Shall be amended by adding the following:

“Supply Conductors for residential on site NFPA 13d sprinkler system pumps shall be physically routed outside the building. The conductors’ pumps and associated equipment shall be protected from potential damage by fire and protected from physical damage. Raceways where entering the building into the water pump room shall be EMT, IMC, or GRC and installed no higher than 3’ above the finished floor. All Boxes shall have threaded hubs. Motor whips shall be flexible metal conduit, liquid tight flexible metal conduit or type MC Cable.”

**17.7.17 INTERNATIONAL PLUMBING CODE**

**A. Adoption.** There is hereby adopted and incorporated herein by reference as the plumbing code of the Town of Mountain Village, the International Plumbing Code ("IPC"), 2018~~2~~ Edition, published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

**B. Amendments, Additions and Modifications.** The International Plumbing Code, 2018~~2~~ Edition is hereby modified as follows:

**1. Section 101.** Section 101.1 of the IPC is hereby modified to read as follows:

“**Section 101.1, Title.** Section 101.1 of the IPC is hereby modified to read as follows:  
“These regulations shall be known as the International Plumbing Code of the Town of

Mountain Village, hereinafter referred to as "this code" or the “IPC”

**2. “Section 103.1, General.** The Building Division is hereby charged with enforcing the IPC, with the Building Official acting as the code official.”

**3. Section 103.2, Appointment.** Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

**4. Section A103.3, Deputies.** Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

**5. Section 106.6 Fees.** Permit fees shall be based on the Planning and Development Services adopted Fee Schedule and shall supersede and replace any fee schedule adopted by the International Plumbing Code or the state of Colorado.

**6. Section 109 Means of Appeal.** Board of Appeals: Delete and replace with section-17.7.8 of the Building Regulations.



- ~~7.~~ **Section 305.4 Freezing.** Amend by deleting “by insulation”.
- ~~8.~~ Amend by inserting “Heating piping shall not be located outside the conditioned space excluding properly mixed heating systems mixed with Glycol or approved anti-freeze compound installed in heated flooring or grade level snowmelt.”
- ~~3.9.~~ **Section 305.** Section 305 of the IPC is hereby amended as follows:

“~~Section 305.6.1 Sewer~~**305.6.1 Sewer Depth.** Private sewage disposal systems are prohibited in the town. Building sewers shall be a minimum of 6 feet below grade.”
- ~~10.~~ **Section 312.3, Drainage and Vent Air Test.** Section 312.3 of the IPC is hereby amended as follows:
- ~~11.~~ “**Section 312.3 Drainage and Vent Air Test.** The sentence “Plastic piping shall not be tested using air” shall be deleted.
- ~~12.~~ **Section 312.5 Water Supply system test.** Amend by deleting the sentence “for piping systems other than plastic,” delete “50 PSI” and insert “60 PSI.”
- ~~13.~~ **Section 502.5 Clearances for maintenance and replacement.** Shall be amended to read, “Appliances shall be provided with access for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A level working space not less than 36” in length, 30 inches in width and 48” in height shall be provided in front of the control side to service an appliance.”
- ~~14.~~ **Section 603.2 Separation of Water Service and Sewer.** Delete the following, “Where water service piping is in the same trench with the building sewer, such sewer shall be constructed of materials listed in Table 702.2. Where the building sewer piping is not constructed of materials listed in Table 702.2.”
- ~~15.~~ **Section 606.2 Location of shutoff valves.** Amend by inserting, 1. On the fixture supply to each plumbing fixture other than “wall hung sinks”, bathtubs and showers.

**Section 607.2 Hot or tempered water supply to fixtures.** Shall be amended to read, “The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 200 feet where minimum of R-3 insulation is installed to insulate the piping. Recirculating system piping and heat-traced piping shall be sources of hot or tempered water.”
- ~~4.~~ **Section 708.** Section 708 of the IPC is hereby amended as follows:

“~~Section 708.3 Where Required.~~ A minimum of one clean out shall be located outside the building within 10 feet of the outside foundation wall and in accordance with Sections 708.3.1 through 708.3.6.”
- ~~5.~~ **Section 904.** Section 904 is hereby amended as follows:

~~“Section 904.1, Roof Extension. All open vent pipes that extend through a roof shall be terminated at least 36 inches above the roof.”~~

6.16. **Appendix E, Sizing of Water Piping.** Adopt entire Appendix E.

17. **Appendix F, Structural Safety.** Adopt entire Appendix F.

~~7. All other appendices of the IPC not adopted herein are hereby deleted in their entirety.~~

## 15.01.180 INTERNATIONAL EXISTING BUILDING CODE

A. **Adoption.** There is hereby adopted and incorporated herein by reference as the Existing Building Code of the Town of Mountain Village, the International Existing Building Code ("IEBC"), 201~~2~~8 Edition, published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. **Amendments, Additions and Modifications.** The International Existing Building Code, 201~~8~~2 Edition is hereby modified as follows:

1. 101. Section 101 of the IEBC is hereby modified to read as follows:

**“Section 101.1, Title.** these regulations shall be known as the International Existing Building Code of the Town of Mountain Village, hereinafter referred to as "this code" or the “IEBC”

2. **“Section 103.1, General.** The Planning and Development Services Department, Building Division, is hereby charged with enforcing the IEBC, with the Building Official acting as the code official.”

2.3. **Section 103.2, Appointment.** Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

3.4. **Section A103.3, Deputies.** Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

5. **106.2.5 Exterior balconies and elevated walking surfaces.** Delete this section in its entirety.

6. **Section 108, Fees.** Section 103.5 is hereby deleted in its entirety due to the administrative provisions set forth herein.

7. **Section 109.3.6 Weather-exposed balcony and walking surfaces waterproofing.** Delete this section in entirety.

2. ~~Section 112 Board of Appeals.~~ Board of Appeals: Delete and replace with section 178.74.8 of the Building Regulations.

3. ~~Section 103.1, General.~~ Section 103.1 is hereby amended to read:

~~“Section 103.1, General. The Building Division is hereby charged with enforcing the IEBC, with the Building Official acting as the code official.”~~

4. ~~Section 103.2, Appointment.~~ Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

5. ~~Section A103.3, Deputies.~~ Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

6.8. **Section 116.** Section 116 of the IEBC is hereby amended to read as follows:

**“Section 116.1, Emergency Measures 116.1. Shall be amended to read, “When the Building Official has reason to believe and upon inspection found in the opinion of the Building Official there is imminent danger of snow or ice falling from a building in a public area endangering the public or of failure or collapse of a building that endangers life, or when any building or a part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in proximity of any structure due to explosives, explosive fumes or vapors, or the presents of toxic fumes or vapors, or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official shall cause to be posted at each entrance to such structure a notice reading as follows: “This Structure is Unsafe-, No Occupancy Allowed and Its Occupancy Has Been Prohibited by the Code Official.” It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same.” In the case of the Building Official having reason to believe and upon inspection found there is imminent danger of snow or ice falling from a building in a public area endangering the public, the Building Official will require the building owner remedy the danger within 24 hours of the danger being identified and ask that the public area be coned off in the interim for public safety purposes.**

#### 17.7.19 INTERNATIONAL FIRE CODE

- A. **Adoption.** The Town hereby adopts and incorporates herein by reference the International Fire Code (“IFC”) 201~~8~~2 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 as adopted by Resolution from time to time by the San Miguel County Fire Protection District.
- B. **Amendments, Additions and Modifications.** The IFC 2012 Edition is hereby amended as follows:

1. Section 103.1 General. Section 103.1 is hereby amended to read as follows:

ADD 103.1.1 The term fire code official shall be changed to read Fire Marshal throughout this code.

**“Section 103.1 General.** The Telluride Fire Protection District (“TFPD”) is hereby appointed by the Town to act as the department of fire prevention. The Building Division may also serve as the department of fire prevention as circumstances warrant.” The department of fire prevention shall be under the direction of the fire code official.”

2. Section 103.2 Appointment. Section 103.2 is hereby amended to read as ~~follows:~~

~~“Section follows: “Section~~ **103.2 Appointment.** “The fire code official shall be the TFPD appointed Fire Marshal. The Building Official may also act as the fire code official as circumstances warrant.”

3. Right of Entry. Section 104.3 is hereby amended to read as follows:

**“104.3 Right of Entry.** “Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the Fire Marshal has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this code which make the building or premises unsafe, dangerous or hazardous, the Fire Marshal shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties

imposed upon the Fire Marshal by this code. If such building or premises is occupied, the Fire Marshal shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the Fire Marshal shall first make a reasonable effort to locate the building owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Fire Marshal has recourse to every remedy provided by law to secure entry. Said person who refuses entry is in violation of Section 18-8-106 of the Colorado Revised Statutes.”

4. **104.10.1 Assistance from Other Agencies.** Section 104.10.1 is hereby amended to read as follows:

“**104.10.1 Assistance from Other Agencies** Police and other enforcement agencies shall have the authority to render necessary assistance in the investigation of fires and the enforcement of this code when requested to do so by the Fire Marshal.”

5. **104.11.2. Obstructing Operations.** Section 104.11.2 is hereby amended to read as follows:

“**104.11.2 Obstructing Operations.** No person shall obstruct the operations of the fire department in connection with the extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department. Said person shall be in violation of Section 18-8-104 of the Colorado Revised Statutes.”

6. **105.1.1. Permits Required.** Section 105.1.1 is hereby amended to read as follows:

“**105.1.1 Permits Required.** Any property owner or authorized agent who intends to conduct an operational business or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the Fire Marshal and obtain the required permits. Permit fees, if any, shall be paid prior to the issuance of the permit. Issued permits shall be kept on the premises designated therein and shall be readily available for inspection by the Fire Marshal.”

7. **105.4.1 Submittals.** Section 105.4.1 is hereby amended to read as follows:

“**105.4.1 Submittals.** Construction documents and supporting data shall be submitted with each application for a permit and in such form and detail as required by this code, nationally recognized standards, and the Fire Marshal. The construction documents shall be prepared by a registered design professional where required by the statutes of the State and or the jurisdiction in which the project is to be constructed.”

8. **105.4.2.1 Fire Protection System Shop Drawings.** Section 105.4.2.1 is hereby amended to read as follows:

“**105.4.2.1 Fire Protection System Shop Drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction ~~documents, and documents and~~ shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 and the appropriate NFPA standard.”

9. **105.4.2.1 Fire Protection System Shop Drawings.** Section 105.4.2 is hereby amended

to add a new section 105.4.2.2 as follows:

**“105.4.2.2 Fire Alarm and Detection System Shop Drawings.** **“Shop drawings for the fire alarm and detection system(s) shall be submitted to indicate compliance with this code, the TFPD Fire Alarm Policy, the construction documents, and the appropriate NFPA standard and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by Section 907 of this code, the TFPD Fire Alarm Policy, and the appropriate NFPA Standard.”**

10. **105.6.3 Aviation Facilities.** Section 105.6.3 is hereby deleted in its entirety.
11. **105.6.11 Cutting and Welding.** Section 105.6.11 is hereby deleted in its entirety.
12. **105.6.13 Exhibits and Trade Shows.** Section 105.6.13 is hereby deleted in its entirety.
13. **105.6.16 Flammable and Combustible Liquids.** Section 105.6.16 is hereby amended to delete sections 10 and 11 in their entirety.
14. **105.6.23 Hot Work Operations.** Section 105.6.23 is hereby amended by deleting section number 3 in its entirety. All other sections remain in effect.
15. **105.6.25 Lumber Yards and Woodworking Plants.** Section 105.6.25 is hereby deleted in its entirety.
16. **105.6.27 LP-Gas.** Section 105.6.27 is hereby deleted in its entirety.
17. **105.6.32 Open Flames and Candles.** Section 105.6.32 is hereby deleted in its entirety.
18. **105.6.34 Places of Assembly.** Section 105.6.34 is hereby deleted in its entirety.
19. **105.6.39 Repair Garages and Motor Fuel Dispensing Facilities.** Section 105.6.39 is hereby deleted in its entirety.
20. **105.6.43 Temporary Membrane Structures and Tents.** Section 105.6.43 is hereby deleted in its entirety.
21. **105.6.45 Waste Handling.** Section 105.6.45 is hereby deleted in its entirety.
22. **105.6.46 Wood Products.** Section 105.6.46 is hereby deleted in its entirety.
23. **105.7.13 Solar Photovoltaic Power Systems.** Section 105.7.13 is hereby deleted in its entirety.
24. **105.7.16 Temporary Membrane Structures and Tents.** Section 105.6.16 is hereby deleted in its entirety.
25. **Section 106.2.1 Inspections.** Section 106.2.1 is hereby amended to read as follows:

**“~~106.2.1~~107.2.1 Inspection requests.** It shall be the duty of the permit holder or their duly authorized agent to notify the Fire Marshal when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. A minimum of 24 ~~hours notice~~hours’ notice is required for all inspections.”

26. **107.2 Testing and Operation.** Section 107.2 is hereby amended to read as follows:

**“107.2 Testing and Operation.** Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code, or other nationally recognized standards. The more stringent of the testing or operational requirements shall apply.”

27. **108.1 Board of Appeals Established.** Section 108.1 is hereby amended to read as follows:

**“108.1 Board of Appeals Established.** In order to hear appeals of orders, decisions or determinations made by the TFPD Fire Marshal relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The Board of Directors of the TFPD shall act as the board of appeals. The TFPD Fire Marshal shall be an ex officio member of

the board of appeals but shall have no vote on any matter before the board. The board shall adopt bylaws and rules of procedure for conducting its ~~business, and~~ business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Marshal and the Town Building Official.

**108.1.1 Variances to the Provisions for Driveways and Fire Department Access.** The board may, at its discretion, grant variances to the provisions of this code as it relates to driveways and fire department access, if in the determination of the Fire Marshal in consultation with the Community Development Department, the variance complies with the intent of the code. Variances may only be requested if the TFPD Fire Marshal determines, in consultation with the Community Development Department, that special conditions exist with the applicant's site conditions."

**28. 108.3 Qualifications.** Section 108.3 is hereby deleted in its entirety.

**29. 109.4 Violation Penalties.** Section 109.4 is hereby amended to read as follows:

**"109.3 Violations and Penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in direct violation of the approved construction documents or directive of the TFPD Fire Marshal, Building Official or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$3,000.00, or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

**30. 111.4 Failure to Comply.** Section 109.4 is hereby amended to read as follows:

**"111.4 Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$3,000.00 or more than \$10,000.00."

**31. Section 202 General Definitions.** Section 202 is hereby amended to:

- a. Add a definition of Driveway as follows: ~~“;~~ **“Driveway.** Shall provide access to Group R-3 occupancies only and shall meet the requirements of Section 503.7 of this code.
- b. Amend the definition of Fire Chief as follows: ~~“;~~ **“Fire Chief.** The Chief of the department of fire prevention, or its duly authorized representative. A.K.A. Fire Marshal”
- c. Amend the definition of fire code official as follows: ~~“;~~ **“Fire Code Official.** The TFPD Fire Marshal or other designated authority charged with the administration and Enforcement of the code, or a duly authorized representative. In the absence of the TFPD Fire Marshal or a TFPD duly authorized representative, the Building Official may act as the fire code official.
- d. Amend the definition of high rise building as follows: ~~“;~~ **“High Rise Building.** A building with an occupied floor located more than 65 feet ~~(19812(19812mm~~ mm) above the lowest level of fire department vehicle access.”

**32. 307.1.1 Prohibited Open Burning.** Section 307.1.1 is hereby amended to read as follows:

**“307.1.1 Prohibited Open Burning.** Open Burn Regulations are found at CDC Section 16.6.9 and permitted in limited situation. Prescribed burning for the purpose of reducing the impact of wildland fire.”

**33. 307.2 Permit Required.** Section 307.2 is hereby amended to read as follows:

**“307.2 Permit Required.** A permit shall be obtained from the Fire Marshal, for areas within incorporated town limits within the TFPD in accordance with Section 105.6 of this code and Ordinance #2012-1 San Miguel County Colorado, prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.”

**34. 308.1.4 Open Flame Cooking Devices.** Section 308.1.4 is hereby amended to add one additional exception in sections 4 as follows:

4. Permanently installed and piped gas grill operating on natural gas that are installed and maintained per manufactures directions.”

**35. 314.3 Highly Combustible Goods.** Section 314.3 is hereby amended to read as follows:

**“314.3 Highly Combustible Goods.** The display of highly combustible goods, including but not limited to fireworks, flammable or combustible liquids, liquefied flammable gasses, oxidizing materials, pyroxylin plastics and agricultural goods, in main exit access aisles, corridors, covered and open malls, or within 5 feet (1524mm) of entrances to exits and exterior exit doors is prohibited when a fire involving such goods would rapidly prevent or obstruct egress. The display and retail sale of fireworks shall comply with State of Colorado Statutes.”

**36. 401.3.3 Delayed Notification.** Section 401.3.3 is hereby amended to read as follows:

**“401.3.3 Delayed Notification.** A person shall not, by verbal or written directive, require any delay in the reporting of a fire to the fire department. Said person is in violation of Colorado Revised Statute Section 18-8-111.

**37. 401.5 Making False Report.** Section 401.5 is hereby amended to read as follows:

**“401.5, Making False Report.** A person shall not give, signal or transmit a false alarm. Said person is in violation of Colorado Revised Statute Section 18-8-111.”

**38. 401.8 Interference with Fire Department Operations.** Section 401.8 is hereby amended to read as follows:

**“401.8 Interference with Fire Department Operations.** It shall be unlawful to interfere with, attempt to interfere with, conspire to interfere with, obstruct or restrict the mobility of or block the path of travel of a fire department emergency vehicle in any way, or to interfere with, attempt to interfere with, conspire to interfere with, obstruct or hamper any fire department operation. Said person is in violation of Colorado Revised Statute Section 18-8-104.”

**39. 405.2 Frequency.** Section 405.2 is hereby amended to read as follows:

**“405.2 Frequency.** Required emergency evacuation drills shall be held at the intervals specified in Table 405.2 or more frequently where necessary to familiarize all occupants with the drill procedure. Occupancies regulated by the State of Colorado shall comply with the state requirements as a minimum.”

**40. 407.1 General.** Section 407.1 is hereby amended to read as follows:

**“407.1 General.** The provisions of Sections 407.2 through 407.7 shall be applicable where hazardous materials subject to permits under Section 5001.5 are located on the premises or where required by the Fire Marshal or by State or Federal regulations.”

**41. 407.6 Hazardous Materials Management Plan.** Section 407.6 is hereby amended to read as follows:

**“407.6 Hazardous Materials Management Plan.** Where required by this code, State or Federal regulations, each application for a permit shall include a Hazardous Materials Management Plan (HMMP) in accordance with Section 5001.5.1. The Fire Marshal is authorized to accept a similar plan required by other regulations.”

**42. 408.3.1 First Emergency Evacuation Drill.** Section 408.3.1 is hereby amended to read as follows:

**“408.3.1 First Emergency Evacuation Drill.** The first emergency evacuation drill of each school year shall be scheduled and conducted per state regulations or within 10 days of the beginning of classes, whichever is more stringent.”

**43. 408.7 Group I-3 Occupancies.** Section 408.7 is hereby amended to read as follows:

**“408.7 Group I-3 Occupancies.** Group I-3 occupancies shall comply with the requirements of Sections 408.7.1 through 408.7.4 and Sections 401 through 406 or State and or Federal regulations, whichever is more stringent.”

**44. 503.1 Where Required.** Section 503.1 is hereby amended to read as follows:

**“503.1 Where Required.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and resolution 88-1 as adopted by the TFPD, and or the regulations of the local jurisdiction, whichever is more stringent.”

**503.1.1 Buildings and Facilities.** Section 503.1.1, Exception opening sentence only is hereby amended to read as follows:

**45. “503.1.1 Buildings and Facilities. Exception:** The Fire Marshal is authorized to increase the dimension of 150 feet (45720mm) to 225 feet (~~68580~~68580 mm) ~~where---~~where”, with no change to the three criteria.”

**46. 503.2.3 Surface.** Section 503.2.3 is hereby amended to read as follows:

**“503.2.3 Surface.** “Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities.



At a ~~minimum fire apparatus access roads~~minimum fire apparatus access road shall be compacted to withstand a ~~20-ton~~20-ton point load anywhere along its length and width.”

**47. 503.2.4 Turning radius.** Section 503.2.4 is hereby amended to read as follows:

“**503.2.4 Turning Radius.** The inside turning radii for a fire apparatus access road shall not be less than 32 feet (~~9753~~9753.8mm).”

**48. 503.2.5 Dead Ends.** Section 503.2.5 is hereby amended to read as follows:

“**503.2.5 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet (45720mm) in length shall be provided with an approved area for turning around fire apparatus. See Appendix D for approved apparatus turnarounds.”

**49. 503.2.7 Grade.** Section 503.2.7 is hereby amended to read as follows:

“**503.2.7 Grade.** The grade of fire apparatus access roads shall be: Normal grades shall not exceed 8 percent. Transitional sections not exceeding 500 feet (152400 mm) in length may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent shall not be within 500 feet (152400 mm) of each other. Curves with a centerline radius of less than 250 feet (76200 mm) shall not exceed 8 percent grade.

EXCEPTION: Transitional sections may be allowed a maximum grade up to 12 percent with the approval of the Fire Marshal, providing all structures served by the fire apparatus access road other than Group U are equipped with a fire sprinkler system meeting the requirements of Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 as determined by the occupancy.”

**50. 503.2.8, Angles of Approach and Departure.** Section 503.2.8 is hereby amended to read as follows:

“**503.2.8 Angles of approach and departure.** The angles of approach and departure for fire apparatus access roads shall be no more than a maximum of a 5 percent grade for a minimum of 20 feet (6096mm).”

**51. 503.6 Security Gates.** Section 503.6 is hereby amended to read as follows:

“**503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be approved by the Fire Marshal. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. Security gates shall not encroach into the required fire apparatus access road width as stated in Section 503.2.1 and Section D105 for aerial fire apparatus access roads.”

**52. 503.7 Driveways.** Section 503.7 is hereby d established as a new section to read as follows:

“**503.7 Driveways.** Driveways shall be provided and maintained in accordance with Sections 503.7.1 through 503.7.2.

**503.7.1 Driveways for R-3 Occupancies.** An approved driveway shall be provided for every structure, or portion of a structure hereafter constructed or moved into or within the jurisdiction. The driveway shall comply with the requirements of this section and shall extend to within 150 feet (45720 mm) of all portions of the exterior walls of the first story of a structure as measured by an approved route around the exterior of the structure. A driveway shall serve no more than 3 R-3 structures.

EXCEPTION: The Fire Marshal is authorized to increase the dimension of 150 feet (45720mm) to 225 feet (68580mm) where:

1. The structure is equipped throughout with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.3; and
2. Driveway cannot be designed and installed per Section 503.7 because of the location on property, topography, waterways, non-negotiable grades or other similar conditions and the structure is equipped throughout with an approved, automatic fire sprinkler system installed in accordance with Section 903.3.1.3.

**503.7.2 Specifications.** Driveways shall be installed and arranged in accordance with Sections 503.7.2.1 through 503.7.2.10.

**503.7.2.1 Dimensions.** Driveways shall have an unobstructed width of not less than 12 feet (4876.8mm) and an unobstructed height of not less than 13 feet 6 inches (4114.8mm), with shoulders measuring 2 feet (609.6mm) on each side of a ~~12-foot~~12-foot (3657.6mm) drive surface. The shoulders shall be compacted to withstand a ~~20-ton~~20-ton load minimum. The ~~shoulders shall~~shoulders shall pitch at no more than a 2 percent grade from the edge of the normal drive surface.

**503.7.2.1.1 Authority.** The Fire Marshal, in consultation with the Community Development Department, shall have the authority to require an increase in the minimum width of driveways where they are inadequate for fire or rescue operations.

**503.7.2.2 Surface.** Driveways shall be designed and maintained to support the imposed loads of fire apparatus, 20 tons minimum, and shall be surfaced so as to provide all-weather driving capabilities.

**503.7.2.3 Turning Radius.** The inside turning radii of a corner shall not be less than 32feet (9753.6mm).

**503.7.2.4 Dead end Driveways.** Dead end driveways in excess of 150 feet (45720mm) shall be provided with an approved fire apparatus turnaround. See Figure D 103.1 for approved fire apparatus turnarounds.

**503.7.2.5 Driveways in Excess of 200 Feet (60960mm) in Length.** Driveways in excess of 200 feet (60960mm) in length and less than 20 feet (6096mm) in width shall be provided with turnouts in addition to an approved fire apparatus turnaround.

**503.7.2.6 Turnouts.** ~~Driveway turnouts~~Driveway turnouts shall be an all-weather driving surface at least 10 feet (3048mm) wide and 40 feet (12192mm) long and be compacted to withstand a ~~20-ton~~20-ton load minimum. Driveway turnouts shall be located as required by the Fire Marshal.

**503.7.2.7 Bridges and Elevated Surfaces.** See Section 503.2.6.

**503.7.2.8 Grades.** Normal grades shall not exceed 8 percent. Transitional sections not exceeding 500 feet (152400mm) may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent grade shall not be within 500 feet (152400mm) of each other. Curves with a centerline radius of less than 250 feet (76200mm) shall not exceed 8 percent.

EXCEPTION: Transitional sections may be allowed a maximum grade up to 12 percent providing all Group R-3 structures are equipped with an approved automatic fire sprinkler system meeting the requirements of Section 903.1.3.

**503.7.2.9 Angles of Approach and Departure.** The angles of approach and departure for driveways shall be no more than a maximum of a 5 percent grade for a minimum of 20 feet (6096mm).

**503.7.2.10 Security Gates.** The installation of security gates across a driveway shall be approved by the Fire Marshal. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operation shall be maintained operational at all times. Security gates shall not encroach into the required driveway width or height.”

[503.7.2.12 Clearance of brush or vegetative growth from fire apparatus access roads. Fire apparatus access roads built in locations with wildland fire hazard rating of high to extreme, as defined in the San Miguel County Community Wildfire Protection Plan, should have non-fire-resistive vegetation within 10 feet \(3048 mm\) of both sides of the road cleared.](#)

53. **505.1 Address Identification.** Section 505.1 is hereby amended to read as follows:

“**505.1 Address Identification.** “New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be approved consistent with the Design Regulations found in the CDC. Where required by the Fire Marshal address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or English alphabetical letters. Numbers shall be a minimum of 4-6 inches (101.6mm)-high with a stroke width of 0.5 inch (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. If local design requirements are more ~~stringent~~stringent, they shall apply, however in no case shall less stringent requirements apply.

54. **507.1 Required Water Supplies.** Section 507.1 is hereby amended to read as follows:

“**507.1 Required Water Supplies.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Water supply systems in service at the time of the adoption of this code shall not be required to meet the distance requirement for hydrant spacing contained herein. However, installation of new hydrants on a pre-existing system, whether due to maintenance or expansion of the system, shall meet the distance requirements contained herein.”

**55. 508.1.1 Location and Access.** Section 508.1.1 is hereby amended to read as follows:

“**508.1.1 Location and Access.** The location and accessibility of the fire command center shall be approved by the Fire Marshal.”

**56. 510.2 Emergency Responder Radio Coverage in Existing Buildings.** Section 510.2 is hereby amended to read as follows:

“**510.2 Emergency Responder Radio Coverage in Existing Buildings.** Existing buildings that do not have approved radio coverage for emergency responders within the building, shall be equipped with such coverage when existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with section 510.1 Exception 1.”

**57. 603.1 Installation.** Section 603.1 is hereby amended to read as follows:

“**603.1 Installation.** The installation of non-portable fuel gas appliances shall comply with the International Fuel Gas Code or the appropriate NFPA standard, whichever is more stringent. The installation of all other fuel-fired appliances, other than internal combustion engines, oil lamps and portable devices such as blow torches, melting pots and weed burners, shall comply with this section, the International Mechanical Code or the appropriate NFPA standard, whichever is more stringent.”

**58. 603.1.2 Approval.** Section 603.1.2 is hereby amended to read as follows:

“**603.1.2 Approval.** The design, construction and installation of fuel-fired appliances shall be in accordance with the International Fuel Gas Code, the International Mechanical Code, or the requirements of the appropriate NFPA standard, whichever is more stringent.”

**59. 603.3 Fuel Oil Storage Systems.** Section 603.3 is hereby amended to read as follows:

“**603.3 Fuel Oil Storage Systems.** Fuel oil storage systems shall be installed in accordance with this code, state and federal EPA regulations or the appropriate NFPA standard, whichever is more stringent. Fuel oil piping systems shall be installed in accordance with the International Mechanical Code, state and federal EPA regulations or the appropriate NFPA standard, whichever is more stringent.”

**60. 603.3.1 Fuel Oil Storage in Outside, Above-Round Tanks.** Section 603.3.1 is hereby amended to read as follows:

“**603.3.1 Fuel Oil Storage in Outside, Above-Round Tanks.** Where connected to a fuel oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498L). The storage of fuel oil above ~~ground~~ inground in quantities exceeding 660 gallons (2498L) shall comply with NFPA 31 or state and federal EPA regulations, whichever is more stringent.”

**61. 603.3.3 Underground Storage of Fuel Oil.** Section 603.3.3 is hereby amended to read as follows:

“**603.3.3 Underground Storage of Fuel Oil.** The storage of fuel oil in underground storage tanks

shall comply with NFPA 31 or state and federal EPA regulations, whichever is more stringent.”

**62. 603.8 Incinerators.** Section 603.8 is hereby amended to read as follows:

“**603.8 Incinerators.** Commercial, industrial and residential-type incinerators and chimneys shall be constructed in accordance with the International Building Code, the International Fuel gas code and the International Mechanical Code or state and federal EPA regulations, whichever is more stringent.”

**63. 604.2.14 High-Rise Buildings.** Section 604.2.14 is hereby amended to read as follows:

“**604.2.14 High-Rise Buildings.** Standby power, light and emergency systems in high-rise buildings shall comply with the requirements of Sections 604.2.14.1 through 604.2.14.3, and Sections 403.4.8 through Section 403.3.9.1 of the IBC.”

[ADD. 605.8.2 Detection Devices.](#) Detection devices shall be connected to an alarm system(s) utilizing listed fire alarm signaling devices capable of generating a sound level of at least 15db above the ambient sound pressure level of the space in which they are installed and providing a distinctive audible and visual alarm.

[-ADD. 605.8.3 Power and supervision.](#) Detection and alarm system(s) shall be powered and supervised as required for fire alarm systems in accordance with Section 907 of this code, NFPA 72, and the Telluride Fire Protection District Alarm Policy.

[ADD. 605.8.4 Monitoring and annunciation.](#) Detection and alarm system(s) shall be remotely annunciated at an approved constantly attended location as required for fire alarm systems in accordance with Section 907 of this code, NFPA 72, and the Telluride Fire Protection District Fire Alarm Policy.

**64. 606.8 Detection Devices.** Section 606.8 is hereby amended to add three new subsections as follows:

“**606.8.1 Detection Devices.** Detection devices shall be connected to an alarm system(s) utilizing listed fire alarm signaling devices capable of generating a sound level of at least 15db above the ambient sound pressure level of the space in which they are installed and providing a distinctive audible and visual alarm.

**606.8.2 Power and Supervision.** Detection and alarm system(s) shall be powered and supervised as required for fire alarm systems in accordance with Section 907 of this code and the TFPD Alarm Policy.

**606.8.3 Monitoring and Annunciation.** Detection and alarm system(s) shall be remotely annunciated at an approved constantly attended location as required for fire alarm systems in accordance with Section 907 of this code, NFPA 72 and the TFPD Fire Alarm Policy.”

## [607 COMMERCIAL KITCHEN HOODS](#)

[607.3.3.2 Grease Accumulation.](#) ADD or NFPA 96, whichever is more stringent

[607.3.4 Extinguishing system service.](#) ADD or NFPA 96, whichever is more stringent

**65. Section 607.4 Elevator Key Location.** Section 607.4 is hereby amended to read as follows:

**“607.4 Elevator Key Location.** Keys for the elevator car doors and fire-fighter service keys shall be kept in a Knox Box key box which shall be located as directed by the Fire Marshal or his designee.”

**66. 608.1 Scope.** Section 608.1 is hereby amended to read as follows:

**“608.1 Scope.** Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189L) for flooded lead-acid, nickel cadmium (Ni-Cd) and valve regulated lead-acid (VRLA), or more than 1,000 pounds (454kg) for lithium-ion and lithium metal polymer, used for facility standby power, emergency power or uninterruptable power supplies shall comply with this section, Table 608.1, and all pertinent state and federal regulations whichever is more stringent.”

**67. 608.10 Hydrogen Sulfide Detection.** Section 608.10 is hereby amended to add a new section as follows:

**“608.10 Hydrogen Sulfide Detection.** An approved hydrogen sulfide detection system shall be installed in rooms containing a stationary battery system(s). The detection system shall be annunciated through the automatic fire alarm system and shall also be supervised by an approved central station service.”

**68. 806.1.1 Exceptions:** Section 806.1.1, Exception 1 is hereby amended to read as follows:

**Exception 1:**

1. “Trees located in areas protected by an approved automatic sprinkler system installed in accordance with Section 903.1.1 or 903.3.1.2 and the appropriate NFPA standard, and having a smoke detection system installed in accordance with Section 907, the TFPD Fire Alarm Policy and the appropriate NFPA standard, shall not be prohibited in Groups A, E, M, R-1 and R-2 occupancies.”

**69. 807.1.2 Exceptions:** Section 807.1.2, Exception 1, is hereby amended to read as follows:

**“Exception: 1.**

1. “In auditoriums in Group A, the permissible amount of decorative material meeting the flame propagation criteria of NFPA 701 shall not exceed 75 percent of the aggregate wall area where the building is equipped throughout with an approved automatic sprinkler system meeting the requirements of Section 903.1.1, the appropriate NFPA standard, and has a smoke detection system installed in accordance with Section 907, the TFPD Fire Alarm Policy, and the appropriate NFPA standard and where the decorative material is installed in accordance with Section 803.11 of the IBC.”

**70. 807.4.3.1 Exceptions:** Section 807.4.3.1, Exceptions section, is hereby amended to read as follows:

**“Exceptions:**

1. Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 and the appropriate NFPA standard, and the corridor is also protected by an approved smoke detection system installed in accordance with Section 907, the TFPD Alarm Policy and the appropriate NFPA standard.
2. Storage in metal lockers, provided the minimum egress width is maintained.”

**71. 901.1 Scope.** Section 901.1 is hereby amended to read as follows:

“901.1 Scope. The provisions of this chapter shall specify where fire protections systems are required and shall, along with the latest editions of the appropriate NFPA standard, apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems. All design, installation testing and maintenance of said systems shall be performed by qualified and if required, by licensed personnel.”

**72. 901.2 Construction Documents.** Section 901.2 is hereby amended to read as follows:

“**901.2 Construction Documents.** Construction documents and calculations, meeting the requirements of this chapter and the appropriate NFPA standard, shall be required for all fire protection systems. Permits shall be issued for the installation, rehabilitation and or modification of any fire protection system. Fees for said permits shall be per the fee resolution. Construction documents shall be submitted for review and approval prior to system installation.”

**73. 901.6.2 Records.** Section 901.6.2 is hereby amended to read as follows:

“**901.6.2 Records.** Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of 3 years and shall be copied to the Fire Marshal.”

**74. 903.2.8 Group R.** Section 903.2.8 is hereby amended to read as follows:

“**903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 and the appropriate NFPA standard shall be provided throughout all buildings with Group R fire area to include all Group R 3 occupancies over 3600 gross square feet. This section shall be superseded by Section P2904 of the International Residential Code upon its adoption, however at no time shall a multipurpose fire sprinkler system be accepted.”

**75. 903.3.1.1.1 Exempt Locations.** Section 903.3.1.1.1 is hereby amended to read as follows:

“**903.3.1.1.1 Exempt locations.** If approved by the Fire Marshal, automatic fire sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room or area merely because it is damp, of fire-resistance rated construction or contains electrical equipment.”

**76. 903.3.1.2.1 Balconies and Decks.** Section 903.3.1.2.1 is hereby amended to read as follows:

“**903.3.1.2.1 Balconies and decks.** Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction, provided there is a combustibile roof or deck above. Sidewall sprinklers that are used to protect

such areas shall be permitted to be located such that their deflectors are within 1 inch (25mm) to 6 inches (152mm) below the structural members and a maximum distance of 14 inches (356mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.”

**77. 903.4 Sprinkler System Supervision and Alarms.** Section 903.4, Exceptions section, is hereby amended to read as follows:

**“Exceptions:**

1. Automatic sprinkler systems protection ~~one and two family~~ one- and two-family dwellings may have control valves sealed or locked in the open position.
2. Limited area systems serving fewer than 20 sprinklers may have control valves seals or locked in the open position.”

**78. 903.4.1 Monitoring.** Section 903.4.1 is hereby amended to read as follows:

**“903.4.1 Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, as defined by NFPA 72, or when approved by the Fire Marshal, shall sound an audible signal at a constantly attended location.”

**79. 906.1 Where Required.** Delete Exception under Section 906.1, first criterion (No. 1) in its entirety.

Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-~~B:C-B: C~~. B: C. DELETE EXCEPTION ENTIRELY

**80. 907.2 Where Required- New Buildings and structures.** Section 907.2 is hereby amended to read as follows, with the Exceptions deleted in their entirety:

**“907.2 Where Required-New Buildings and Structures.** An approved fire alarm system installed in accordance with the provisions of this code, NFPA 72, and the TFPD Fire Alarm Policy shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.”

- 81. 907.2.1 Group A.** Section 907.2.1 Exception is hereby deleted in its entirety.
- 82. 907.2.2 Group B:** Section 907.2.2 Exception is hereby deleted in its entirety.
- 83. 907.2.2.1 Group B Ambulatory Health Care Facilities:** Section 907.2.2.1 Exception is hereby deleted in its entirety.
- 84. 907.2.3 Group E Exception:** Section 907.2.3 Exceptions 1 through 3 are hereby deleted in their entirety.
- 85. 907.2.4 Group F.** Section 907.2.4 Exception is hereby deleted in its entirety.
- 86. 907.2.6.1 Group I-1:** Section 907.2.6.1 Exceptions 1 is hereby deleted in its entirety.
- 87. 907.2.6.3.3 Automatic Smoke Detection Units.** Section 907.2.6.3.3 Exception 3 is hereby deleted in its entirety.
- 88. 907.2.7 Group M. Exception:** Section 907.2.7 Exception 2 is hereby deleted in its entirety.
- 89. 907.2.8.1 Manual Fire Alarm System.** Section 907.2.8.2 Exception 2 is hereby deleted in its entirety.



90. **907.2.8.2 Automatic Smoke Detection System.** Section 907.2.8.1 Exception is hereby deleted in its entirety.

91. **907.2.8.3 Smoke alarms.** Section 907.2.8.3 is hereby amended to read as follows:

“**Smoke alarms.** Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy. Smoke alarms shall sound throughout the guest rooms only while heat detectors shall activate the occupant notification appliances.”

92. **907.2.9.1 Manual Fire Alarm System.** Section 907.2.9.1 Exception 2 and 3 are hereby deleted in their entirety.

93. **907.2.9.2 Smoke Alarms.** Section 907.2.9.2 is hereby amended to read as follows:

“**907.2.9.2 Smoke alarms.** Single- and multiple station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy. Smoke alarms shall sound throughout the dwelling unit only, while heat detectors shall automatically activate the occupant notification appliances.”

94. **907.2.9.3 Group R-2 College and University Buildings.** Section 907.2.9.3 is hereby amended to read as follows:

“**907.2.9.3 Group R-2 College and University Buildings.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5, The TFPD Fire Alarm Policy, and NFPA 72 shall be installed in Group R-2 college and university buildings in the following locations:

1. Common spaces outside of dwelling and sleeping units.
2. Laundry rooms, mechanical equipment rooms, and storage rooms.
3. All interior corridors serving sleeping units or dwelling units.

Required smoke alarms in dwelling units and sleeping units in Group R-2 college and university buildings shall be interconnected with the fire alarm system in accordance with NFPA 72 and the TFPD Fire Alarm Policy.”

95. **907.2.10.1 Manual Fire Alarm System.** Section 907.2.10.1 Exception 2 is hereby deleted in its entirety.

96. **907.2.10.2 Automatic Smoke Detection System.** Section 907.2.10.2 Exceptions are hereby deleted in their entirety.

97. **907.2.10.3 Smoke Alarms.** Section 907.2.10.3 is hereby amended to read as follows:

“**907.2.10.3 Smoke alarms.** Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy.”

98. **907.2.11 Single- and Multiple-Station Smoke Alarms.** Section 907.2.11 is hereby amended to read as follows:

“**907.2.11 Single- and Multiple-Station Smoke Alarms.** Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.4, NFPA 72, and the TFPD Fire Alarm Policy.”

99. **907.2.13 High-Rise buildings.** Section 907.2.13 is hereby amended to read as follows:

“**907.2.13 High-Rise Buildings.** High rise buildings shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, NFPA 72, and the TFPD Fire Alarm Policy, a fire department communications system in accordance with Section 907.2.13.2, NFPA 72, and the TFPD Fire Alarm Policy, an emergency voice/alarm communications system in accordance with Section 907.5.2.2, NFPA 72, and the TFPD Fire Alarm Policy.”

**100. 907.2.13.1 Automatic Smoke Detection.** Section 907.2.13 is hereby amended to read as follows:

“**907.2.13.1 Automatic smoke detection.** Automatic smoke detection in high rise buildings shall be in accordance with Sections 907.2.13.1.1, 907.2.13.1.1, NFPA 72, and the TFPD Fire Alarm Policy.”

**101. 907.2.13.1.1 Area Smoke Detection.** Section 907.2.13.1.1 is hereby amended to read as follows:

“**907.2.13.1.1 Area smoke detection.** Area smoke detectors shall be provided in accordance with this section, NFPA 72, and the TFPD Fire Alarm Policy. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall activate the emergency voice/alarm communication system in accordance with Section 907.5.2.2. In addition to smoke detectors required by Sections 907.2.1 through 907.2.10, smoke detectors shall be located in each mechanical equipment, electrical, transformer, telephone equipment or similar room.”

**102. 907.2.13.2 Fire Department Communication System.** Section 907.2.13.2 is hereby amended to read as follows:

“**907.2.13.2 Fire Department Communication System.** Where a wired communication system is approved in lieu of an emergency responder radio coverage system in accordance with Section 510, the wired fire department communication system shall be designed and installed in accordance with NFPA 72 and the TFPD Fire Alarm Policy and shall operate between a fire command center complying with Section 508, elevators, elevator lobbies, emergency and standby power rooms, fire pump rooms, areas of refuge, and inside enclosed exit stairways. The fire department communications device shall be provided at each floor level within the enclosed exit stairway.”

**103. 907.2.14 Atriums Connecting More than Two Stories.** Section 907.2.14 is hereby amended to read as follows:

“**907.2.14 Atriums Connecting More Than Two Stories.** A fire alarm system shall be installed in occupancies with an atrium that connects more than two stories, with smoke detection installed throughout the atrium. The system shall be activated in accordance with Section 907.5, NFPA 72, and the TFPD Fire Alarm Policy. Such occupancies in Group A, E, or M shall be provided with an emergency voice/alarm communication system complying with the requirements of Section 907.5.5.5, NFPA 72, and the TFPD Fire Alarm Policy.”

**104. 907.2.18 Underground Buildings with Smoke Control Systems.** Section 907.2.18 is hereby amended to read as follows:

“**907.2.18 Underground Buildings with Smoke Control Systems.** Where a smoke control system is installed in an underground building in accordance with the International Building

Code, automatic smoke detectors shall be provided in accordance with Section 907.2.12.1, NFPA 72, and the TFPD Fire Alarm Policy.”

**105. 907.3 Fire Safety Functions.** Section 907.3 is hereby amended to read as follows:

“**907.3 Fire Safety Functions.** Automatic fire detectors utilized for the purpose of performing fire safety functions shall be connected to the building’s fire alarm control unit where a fire alarm system is required by Section 907.2, NFPA 72 and the TFPD Fire Alarm Policy. Detectors shall, upon activation, perform the intended function and activate the alarm notification appliances and shall also notify the monitoring company’s signaling service. In buildings not equipped with a fire alarm system, the automatic fire detector shall be powered by normal electrical service and, upon activation, perform the intended functions. The detectors shall be located in accordance with NFPA 72 and the TFPD Fire Alarm Policy.”

**106. 907.3.1 Duct Smoke Detectors.** Section 907.3.1 is hereby amended to read as follows:

“**907.3.1 Duct Smoke Detectors.** Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct detectors shall be connected to the building’s fire alarm control unit when a fire alarm system is required by Section 907.2, NFPA 72, and the TFPD Fire Alarm Policy. Activation of a duct smoke detector shall initiate a signal to the monitoring company’s signaling service and shall perform the intended fire safety functions in accordance with this code and the IMC. Duct smoke detectors shall not be used as a substitute for required open air detection.”

**107. 907.3.1 Duct Smoke Detectors.** Section 907.4.1 is hereby amended to delete Exception 2 in its entirety.

**108. 907.3.3 Elevator Emergency Operation.** Section 907.3.3 is hereby amended to read as follows:

“**907.3.3 Elevator Emergency Operation.** Automatic fire detectors installed for elevator emergency operation shall be installed in accordance with ASMA A 17.1, NFPA 72, and the TFPD Fire Alarm Policy.”

**109. 907.3.4 Wiring.** Section 907.3.4 is hereby amended to read as follows:

“**907.3.4 Wiring.** The wiring to the auxiliary devices and equipment used to accomplish the above fire safety functions shall be monitored for integrity in accordance with NFPA 72, and the TFPD Fire Alarm Policy.”

**110. 907.4.3.1 Automatic Sprinkler System.** Section 907.4.3.1 is hereby deleted in its entirety.

**111. 907.5 Occupant Notification Systems:** Section 907.5 Exception is hereby deleted in its entirety.

**112. 907.5.2.1 Audible Alarms:** Section 907.5.2.1 Exception is hereby deleted in its entirety.

**113. 907.5.2.2 Emergency Voice/Alarm Communication Systems.** Section 907.6.2.2 is hereby amended to read as follows:

“**907.5.2.2 Emergency Voice/Alarm Communication Systems.** Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72 and the TFPD Fire Alarm Policy. The operation of any automatic fire detector, sprinkler water flow device, or manual fire alarm box shall automatically sound an alert tone

followed by voice instructions giving approved information for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows: 1. Elevator groups, 2. Exit stairways, 3. Each floor, 4. Areas of refuge as defined in Chapter 2."

**114. 907.6 Installation.** Section 907.6 is hereby amended to read as follows:

**"907.6.1 Installation.** The fire alarm system shall be installed in accordance with Sections 907.6.1 through 907.6.5.2, NFPA 72, and the TFPD Fire Alarm Policy."

**115. 907.6.1 Wiring.** Section 907.7.1 is hereby amended to read as follows:

**"907.6.1 Wiring.** Wiring shall comply with NFPA 70 and 72 as to wiring size and installation of the wire, and the TFPD Fire Alarm Policy with regard to class/style of wiring to all devices in the system. Wireless protection systems utilizing radio-frequency transmitting devices shall comply with the special requirements for supervision of low-power systems in NFPA 72."

**116. 907.6.3 Zones.** Section 907.7.3 is hereby amended to read as follows:

**"907.6.3 Zones.** Each floor shall be zoned ~~separately~~separately, and a zone shall not exceed 22,500 square feet (2092m<sup>2</sup>). The length of any zone shall not exceed 300 feet (91,440mm) in any direction. Additional requirements for zoning shall be as specified in the TFPD Fire Alarm Policy."

**117. 907.6.5 Monitoring.** Section 907.6.5 is hereby amended to read as follows:

**"907.6.5 Monitoring.** Fire alarm systems required by this chapter or by the IBC shall be monitored by an approved supervising station in accordance with NFPA 72, and the TFPD Fire Alarm Policy."

**118. 907.6.5, Monitoring.** Section 907.7.5 Exception 3 is hereby deleted in its entirety.

**119. 907.7 Acceptance Tests and Completion.** Section 907.7 is hereby amended to read as follows:

**"907.7 Acceptance Tests and Completion.** Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72, and the TFPD Fire Alarm Policy."

**120. 907.7.2 Record of Completion.** Section 907.7.2 is hereby amended to read as follows:

**"907.7.2 Record of Completion.** A record of completion in accordance with NFPA72 verifying that the system has been installed and tested in accordance with the approved plans and specifications shall be provided to the Fire Marshal and owner or owners representative at final inspection."

**121. 907.8.2 Testing.** Section 907.8.2 is hereby amended to read as follows:

**"907.8.2 Testing.** Testing shall be performed annually unless required more frequently by NFPA 72. A copy of the test results shall be forwarded to the Fire Marshal's office."

122. **907.8.3 Smoke Detector Sensitivity.** Section 907.8.3 is hereby amended to read as follows:

“**907.8.3 Smoke Detector Sensitivity.** Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter unless required more frequently by the detector manufacturer or NFPA 72. Where the frequency is extended, records of detector-caused nuisance alarm and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show an increase over the previous year, calibration tests shall be performed.”

123. **907.8.5 Maintenance, Inspection and Testing.** Section 907.9.5 is hereby amended to read as follows:

“**907.8.5 Maintenance, Inspection and Testing.** The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record of such tests and inspections shall be maintained on the premises. A tag showing, at a minimum, the date of inspection, the company doing the inspection, and contact numbers for the company shall be affixed to the fire alarm control panel after each inspection.”

124. **909.20.1 Schedule.** Section 909.20.1 is hereby amended to read as follows:

“**909.20.1 Schedule.** A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and testing shall be established. At a minimum routine testing and maintenance shall be performed annually.”

**912.5 Backflow protection.** AMEND TO READ The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International Plumbing Code, the appropriate NFPA standard, local water department requirements and or state health department requirements, whichever is more stringent.

125. **913.4 Valve supervision.** Section 913.4 is hereby amended to delete method number 2 in its entirety.

126. **914.2.3 Emergency Voice/Alarm Communication System.** Section 914.2.3 is hereby amended to add the following subsection:

“**914.2.3.1 Emergency Responder Radio Coverage.** Emergency responder radio coverage shall be provided in accordance with Section 510.”

127. **1024.1 General.** Section 1024.1 is hereby amended to read as follows:

“**1024.1 General.** Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings of Group A, B, E, I, M, R-1, and R-2 occupancies in accordance with Sections 1024.1 through 1024.5.”

128. **Chapter 25 Fruit and Crop Ripening.** Chapter 25 is deleted in its entirety.  
129. **Chapter 27 Semiconductor Fabrication Facilities.** Chapter 27 is deleted in its entirety.  
130. **Chapter 29 Manufacture of Organic Coatings.** Chapter 29 is deleted in its entirety.  
131. **Chapter 36 Marinas.** Chapter 36 is deleted in its entirety.

132. **Appendix A Board of Appeals.** Appendix A is deleted in its entirety since the TFPD establishes its own rules for the Board pursuant to Section 108.1
133. **Appendix D Fire Apparatus Access Roads.** Appendix D is hereby amended as follows:

a. **D103.1 Access Road Width with a Fire Hydrant.** Amend to read as follows:

“**D103.1 Access Road Width with a Fire Hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 20 feet (6096 mm, exclusive of the shoulders.”

b.        **Figure D-103.1, Dead End Fire Apparatus Access Road Turnaround.** Figure        D103.1 is deleted in its entirety and is replaced by the TFPD designs as set forth        in Attachment D.

-D 103.2 Grade AMEND TO READ Fire apparatus roads shall not exceed 8 percent in grade.

Exceptions AMEND TO READ

1. Transitional sections not exceeding 500 feet (152400mm) in length may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent shall not be within 500 feet (152400 mm) of each other. Curves with a centerline radius of less than 250 feet (76200 mm) shall not exceed 8 percent.

2. Transitional sections may be allowed a maximum grade up to 12 percent with the approval of the Fire Marshal, providing all structures served by the fire apparatus access road other than Group U are equipped with a fire sprinkler system meeting the requirements of Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 as required.

c. **D 103.3 Turning Radius.** Amend to read as follows:

“**D103.3 Turning radius.** The minimum inside turning radius shall be 32 feet (9753.6 mm).

d.        **D103.4 Dead Ends.** Amend to read as follows:

**D103.4 Dead ends AMEND TO READ** Dead end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with an approved turnaround in accordance with Figure D103.1

ADD THIS SECTION ENTIRELY D103.4.1 Cul-de-sacs. Cul-de-sacs or dead-end roads shall not exceed 600 feet (182,880 mm) in length and shall be provided with a turnaround as shown in Figure 103.1

EXCEPTION Maximum length may be increased to 1200 feet (365,760 mm) in length provided the width is increased to 26 feet (7925 mm) and that all structures except Group U have fire sprinkler and alarm systems meeting the requirements of Chapter 9 installed. A turnaround in accordance with Figure 103.1 shall be provided.

~~e.~~       

~~e.~~        “**D103.4 Dead Ends.** Dead end fire apparatus access roads in excess of 150 feet (45,720 mm) shall be provided with an approved turnaround in accordance with Figure D103.1.”

- f. **D103, Minimum Specifications.** Amend to add new subsection 103.7 Cul-du-Sacs as follows:

“**D104.7 Cul-du-Sacs.** Cul-du-sacs or ~~dead-end~~dead-end roads shall not exceed 600 feet (182,880 mm) and shall be provided with a turnaround as shown in Figure D103.1.”

Exception. Maximum length may be increased to 1200 feet (365.760 mm) providing all structures along the road have fire sprinkler and alarm systems meeting the requirements of Chapter 9 installed. A turnaround in accordance with Figure D103 shall be provided.”

### C. Geographic Limits

1. That the geographic limits referred to in certain sections of the 2012 International Fire Code are hereby established as follows:
- a. **Section 5704.2.9.6.1** Storage of Class I and Class II liquids in above ground tanks outside of buildings is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.

EXCEPTION. Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.

2. **Section 5706.2.4.4** Storage of Class I and Class II liquids in above ground tanks is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.

EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.

3. **Section 5806.2** Storage of flammable cryogenic fluids in stationary containers is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.

EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.

4. **Section 6104.2** The storage of liquefied petroleum gas is restricted for the protection of heavily populated areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.

EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.

All development within the town shall comply with the Construction Mitigation Regulations

**A. CONSTRUCTION MITIGATION REGULATIONS**

1. A construction mitigation plan shall be submitted for development that requires storage, scaffolding, parking, trailers, equipment or other exterior development staging.
2. When a construction mitigation plan is required, the following plans and information shall be submitted to the ~~Community Development~~Building Planning and Development Services Department as applicable:
  - a. Site plan showing:
    - i. Perimeter fencing with attached green screening;
    - ii. Tree protection for trees to be saved;
    - iii. Limits of disturbance and fencing at such line;
    - iv. Erosion control and water quality protection measures using best management practices consistent with the Grading and Drainage Design Regulations;
    - ~~iv-v.~~ A temporary right of way encroachment permit for parking, material staging and/or use as applicable with a restoration agreement and timeline.
    - ~~v-vi.~~ Laydown/storage areas;
    - ~~vi-vii.~~ Parking areas;
    - ~~vii-viii.~~ Crane location and swing radius;
    - ~~viii-ix.~~ Portable toilet location(s);
    - ~~ix-x.~~ Construction trailer location(s);
    - ~~x-xi.~~ Dumpster and recycling bin locations;
    - ~~xi-xii.~~ Method to protect any surrounding plaza areas caused by heavy vehicles, construction or development;
    - ~~xii-xiii.~~ Bear-proof trash can location; and
  - b. Other information as required by the ~~Community Development~~Planning and Development Services ~~Building Department~~Services Department.
3. The construction mitigation plan shall be reviewed and approved by the ~~Community Development~~Building Planning and Development Services Department in consultation with the Police, Public Works and other applicable Town departments.
4. The general easement shall be protected as approved by the Review Authority, with the goal to avoid locating construction activities in the general easement and the need to respect the neighbors and neighboring properties, especially ~~in regard to~~regarding the placement of dumpsters, portable toilets and other more intensive construction infrastructure.
5. Construction projects adjacent to rights-of-ways and pedestrian areas including, but not limited to, walkways, hiking and biking trails, plazas, restaurants, etc., shall provide screened, fencing or hoarding (with appropriate directional signage) and needed lighting to direct pedestrians away from potential hazards related to the construction site. Pedestrian protection adjacent to the construction site shall be the responsibility of the owner and owner's agent. The Building Official has the right to require additional fencing if deemed necessary to protect public safety or screen construction activity. All public pedestrian protection shall be provided per chapter 33 of the IBC.
6. Construction staging in accordance with these regulations may occur on an off-premise site provided property owners immediately adjacent to the site are provided written notification prior to the ~~Community Development~~Building Department ~~Division~~



reviewing or approving the plan. The ~~Community Development Building Department~~ Planning and Development Services Department may require large-scale, off-site construction staging areas to be reviewed and approved by the DRB with public notice as required by the public hearing noticing requirements. Such ~~large-scale~~ large-scale staging areas should be evaluated concurrent with the required development review process for efficiencies and a holistic evaluation and mitigation of impacts.

## B. CONSTRUCTION HOURS AND NOISE

Blasting, pile driving, jack hammering, heavy equipment operations, and loud noises ~~and in and in~~ in general are permitted between the hours of seven (7) in the morning and six (6) in the evening Monday through Saturday, excluding the holidays listed below. No construction activity may take place on Sundays, Monday through Saturday before seven (7) in the morning or after six (6) in the evening or the following holidays: New year's Day, Memorial Day, The Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day, except in case of urgent necessity or an unique situation as determined by the Building Official or its designee. Ensuring a secure site and changing out propane tanks for proper heating are permitted during prohibited construction times. All proposed blasting, jack hammering, pile ~~driving~~ driving, and similar loud construction noises shall be pre-approved by the review authority and scheduled as necessary depending on the site proximity to existing development, anticipated occupancy, surrounding density, and holidays to limit any negative impact. If blasting is required, the owner/owner's agent is required to take all necessary precautions and notify adjacent property owners, TFPD, local traffic, pedestrians, etc. prior to blasting.

## C. TEMPORARY STRUCTURES FOR CONSTRUCTION SITES

A small job office or trailer may be located on the site during construction. The location of any job office or trailer will be determined on the construction mitigation plan. The job office shall be removed from the site prior to receiving a CO.

## D. ENVIRONMENTAL CONTROLS

Areas defined on the topographical survey that require preservation methods, i.e., natural landforms, vegetation, streams, ponds, wetlands, shall be identified and preserved by the general contractor or person primarily responsible for the construction. These areas and the methods of preservation will be defined during the Design Review Process or other applicable development application applicable to the project. Erosion control measures shall be taken during construction to ensure soil stabilization, sediment control and timely re-vegetation. The general contractor or person primarily responsible for the construction is responsible for the implementation of all preservation techniques.

## E. CONSTRUCTION SITE MAINTENANCE

1. **Construction Site Maintenance.** All construction sites in the Town shall be maintained in a good, clean and safe condition, including, but not limited to, the following minimum requirements:
  - a. Every lot for which a construction permit has been issued after the effective date of this section, or lesser part of the lot at the discretion of the Building Official, shall be enclosed by a 6-foot chain link fence faced with green mesh fabric or similar barrier.
  - b. The fence or barrier shall remain in place ~~until such time as~~ until the Building

Official has determined that the property is sufficiently secured ~~so-as-to~~ prevent a health or safety risk or danger.

- c. The Building Official has the discretion and authority to modify these requirements, including but not limited to, requiring fencing of a different material, height or configuration if it is deemed necessary for the protection of public health and safety.

**2. Material Storage.** Construction materials shall be stored, maintained and secured ~~so-as~~ to prevent safety risk or danger.

**3. Recycling.**

- a. To the extent practicable, ~~T~~the following materials shall be recycled for every construction project that requires a building permit:

- i. Cardboard;
- ii. Glass;
- iii. Newspaper;
- iv. Metal; and
- v. Recyclable plastics.

- b. The following permits do not need to provide recycling:

- i. Mechanical permits;
- ii. Electrical permits;
- iii. Plumbing permits;
- iv. Demolition permits; and
- v. Other similar minor permits that do not generate large amounts of waste.

- c. The construction mitigation plan shall show a comingled recycle bin for plastics, glass, newspaper and cardboard, with palettes or recycling dumpsters utilized for large quantities of cardboard.

- d. Bins, dumpsters or pallets may be used to store recycle metal.

- e. These recycling requirements shall not apply to demolition permits.

- f. For demolition projects, the developer shall provide a ~~two-week~~two-week opportunity for public salvage of building materials by placing a ~~1/8 page~~1/8-page display ad in a newspaper of general circulation for two days in a ~~seven day~~seven-day period. Such public salvage of building materials shall be a ~~one week~~one-week period commencing the day after the second ad is run in the newspaper. The developer may require the public salvaging materials to sign a hold harmless agreement to protect them from legal liability or damages.

**4. Waste Disposal.** Accumulated construction debris that is not recycled ~~in accordance with these regulations~~ shall be hauled away and disposed of in accordance with all applicable laws, on regular basis when full.

- a. Dumpsters shall be securely covered at the end of each construction day or when high winds will blow material.
- b. Debris from construction sites shall not be disposed of in dumpsters located at any other construction site within the town without the prior approval of the Building Official.
- c. Except as approved as part of a construction mitigation plan, construction staging shall not occur in the public rights-of-way.

- d. At least one separate bear proof poly cart trash can must be provided for non-construction debris and emptied on a regular basis. Food related garbage shall not be disposed in dumpsters.
  - e. All construction sites shall have a person designated to be regularly present at the subject property as having responsibility to assure that no litter or debris leaves the subject property and that all litter and debris is picked up before the end of every construction day.
  - f. It shall be unlawful to intentionally place, deposit, or otherwise dispose of construction debris in any public sewer. Intentionally placing, depositing, or otherwise disposing of construction debris in any public sewer will result in enforcement as provided.
5. **Portable Toilets.** Portable toilet facilities shall be provided for all new construction, major remodels and other projects when deemed necessary by the Building Official. Portable toilets shall meet the applicable IPC requirements. Any portable toilet facilities shall be located, to the extent possible, at the rear of the construction site or out of plain view of any public right-of-way or neighbor. If the portable toilet facility cannot be located at the rear of the construction site and out of plain view of any public right-of-way or neighbor, the toilet facility must be fully screened from any public right-of-way or neighbor.
6. **Right-of-Way Closures.** A road closure permit shall be obtained prior to closing any sidewalk, street or other public right-of-way. Appropriate safety measures shall be used by the general contractor or owner's agent as applicable.
7. **Parking and Site Access.** The parking of construction vehicles or equipment shall not occur in any manner ~~so as to~~ block access to or through any public sidewalk, or street or rights-of-ways. The parking of construction vehicles on public streets shall be prohibited except as approved as part of a construction mitigation plan. Construction vehicles shall not use private driveways to turnaround. Construction materials shall not be stored on town streets or property unless approved by the Town as a part of the construction mitigation plan, and only after proving that no practicable alternative exists for storage on the development site.
8. **Construction Clean Up of Streets and Sidewalks.** All mud, dirt or debris deposited on any street, crosswalk, sidewalk or other public property ~~as a result of~~because of excavation, construction or demolition shall be broom cleaned to the extent possible at the end of each working day and disposed of in accordance with all applicable laws. When determined by the Building Official to be appropriate and practicable, the applicant shall cause a gravel mat or other mud tracking device to be installed on the subject property, of a size and in a location sufficient to wash down all vehicles used on the subject property and to cause dirt and mud to be removed from the tires of such vehicles. The mud and dirt mitigation shall be located so as not to interfere with any use by the public of public rights-of-way and not to cause any nuisance or inconvenience to adjacent public or private property.
9. **Protection of Public Property.** Every construction site shall be maintained in a manner so as to avoid damage to the public right-of-way, infrastructure or other public property, including but not limited to the village curbs, alleys, streets, crosswalks, sidewalks, signs, ~~street lights~~streetlights, sprinkler systems, sewers or other public infrastructure. At the discretion of the Planning and Development Services ~~Prior to the commencement of construction activities, the developer shall provide to the Town, video or photo documentation of the existing conditions prior to construction for the purpose of determining restoration obligations and compliance with this section. Any and all~~All damage to the public right-of-way, infrastructure or other public property caused during

the construction activities by the property owner, its contractors or agents shall be repaired, replaced or otherwise remedied by, and at the sole expense of, the property owner prior to the issuance of a CO. If Town infrastructure cannot be inspected during the winter months, a TCO may be issued until such inspection occurs.

10. **Air Quality Protection.** Airborne particles shall be controlled at the subject property ~~at all times~~ always during work by means of a water truck and spraying equipment or other water source capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Such spraying shall be undertaken ~~at all times~~ always as necessary to thoroughly control the creation and migration of airborne particles, including, without limitation, dust, from the subject property.
11. **Permission to Use Adjoining or Intervening Properties.** No permit issued pursuant to this chapter shall authorize or be construed to authorize any entry onto property adjoining or intervening the subject property or any work for which entry onto property adjoining the subject property is or may be necessary, unless a proper right of entry has been secured from the owner of such property and provided to the Building Official.
12. **Vehicle Storage.** Vehicles not being used on-site for construction purposes shall not be left overnight on-site.
13. **Required Utility Locates.** Utility locates must be requested and marked for any work involving earth disturbing activity regardless of depth. Failure to have utilities properly located or any action that disturbs existing utilities, if the utilities were properly located, will result in the action contained in Section 20-6-(h) being taken.

## F. PENALTIES

In addition to any violations and penalties set forth in the CDC, any violation of the Construction Mitigation Regulations shall result in the following additional actions being taken:

1. **1<sup>st</sup> Violation.** First violation – Documented warning.
2. **2<sup>nd</sup> Violation.** Second violation – All work must cease until the violation has been cured.
3. ~~2<sup>nd</sup> Violation of Same Rule.~~ Second violation of the same regulation within a 6 month period – a two (2) construction days stop work order shall be issued. Work may resume at the permitted hour on the third construction day if the violation has been cured.
- 4.3. **3<sup>rd</sup> Violation.** Third regulation violation within a ~~6 month~~ 6-month period - A two (2) construction-days stop work order shall be issued. Work may resume at the permitted hour on the third construction-day if the violation has been cured.
5. ~~3<sup>rd</sup> Violation of the Same Rule.~~ Third violation of the same regulation within a 6 month period – A three (3) construction days stop work order shall be issued. Work may resume at the permitted hour on the fourth construction day if the violation has been cured.
6. ~~4<sup>th</sup> Violation.~~ Fourth regulation violation within a 6 month period – A three (3) construction days stop work order shall be issued. Work may resume at the permitted hour on the fourth construction day if the violation has been cured.
7. ~~4<sup>th</sup> Violation of the Same Rule.~~ Fourth or greater violation of the same regulation with a 6 month period – a five (5) construction days stop work order shall be issued. Work may resume at the permitted hour on the sixth construction day if the violation has been cured and after attending a meeting with the Building Official or its designee. At the meeting with the Building Official, a plan detailing how future violations of the Construction Mitigation Regulations will be prevented must be submitted and approved before work may resume.
8. ~~5<sup>th</sup> Violation.~~ Fifth or greater violation within a 6 month period – a five (5) construction days stop work order shall be issued. Work may resume at the permitted hour on the sixth construction day if the violation has been cured and after attending a meeting with

~~the Building Official or its designee. At the meeting with the Building Official, a plan detailing how future violations of the Construction Mitigation Regulations will be prevented must be submitted and approved before work may resume.~~

**9.4. Stop Work Order Fees and Penalties.** In addition, any stop work order shall result in a fee in the amount set by ~~the fee resolution~~ the Planning and Development Department Fee Schedule. After the third violation in a ~~+2-month~~ 12-month period, the Building Official may assess penalties and fees as set for in the CDC at Section 17.1.18 in addition to the those set for in the fee schedule.

## 17.7.21 SNOW AND ICE REMOVAL REGULATIONS

- A. Purposes.** The purposes of the Snow and Ice Removal Regulations are to:
1. Protect the public health, safety and welfare by preventing falling snow and/or ice from the roofs of buildings within, adjacent to, or near plaza areas, public areas around buildings by requiring that the owners of such buildings engage in the installation or supplementation of roof-top snow-shed protection systems and regular snow and/or ice build-up inspection activities, and, if necessary, snow and ice removal activities;
  2. Safeguard the Town-owned plazas and overall plaza areas;
  3. Establish procedures under which snow and ice removal activities will occur;
  4. Ensure that a building's roof is not unsafe due to snow or icefall hazard as regulated by Section 116 of the IBC;
  5. Ensure a building does not become unsafe to due roof snow and ice buildup; and,
  6. Set forth rules for the enforcement of such requirements.
- B. Applicability.** These Snow and Ice Removal Regulations shall apply to all multi-family or ~~mixed-use~~ mixed-use buildings.
- C. Roof Snow and Ice Management.** The owner of each building shall ensure that each roof plane of a building does not shed snow or ice onto public area, plaza area sidewalk, or right-of-way. Each roof shall be constructed and maintained as follows:
1. Each roof-plane shall contain a snow and ice retention, snowmelt system and roof drain system ~~snow guard system that is supplemented by a wire mesh retention system, all of which is~~ designed and stamped by a qualified structural engineer or qualified roofing specialist/professional and approved by the- review authority which prevents the roof plane from shedding snow and/or ice to areas below the roof plane; or
  2. In the event that ~~it is demonstrated by a qualified structural engineer that~~ a snow and ice retention, snowmelt and roof drain system ~~guard system~~ is not a viable option for preventing snow and ice from shedding into areas below the roof plane, the owner or HOA must demonstration a feasible snow and ice melt mitigation plan that may include each roof plane shall contain heat tape or other heating system that is designed by a qualified engineer or roofing professional, which ~~professional, which~~ prevents the roof plane from shedding snow and/or ice to areas below the roof plane.
  3. If the Town determines that additional snow fences or other snow maintenance controls are required to protect a public area or a public plaza, the Town will require a building owner to arrange for the installation of the additional snow maintenance controls and ice mitigation measures.

**D. Requirements for Snow Inspection and Removal.** During months that snow accumulates, the owner and any building manager of each building shall ensure that there are regular (not less than weekly) inspections of all eaves and other roof areas of the building that could result in the discharge of snow, and/or ice, and/or roof tiles, to public area, plaza area sidewalk, or right-of-way.

1. Upon identification of an overhead snow/ice safety removal issue ~~as a result of~~because of such inspections, or upon being informed by a representative of the Town that an overhead snow/ice safety removal issue exists on a building, the owner or building manager shall proceed in accordance with the requirements set forth herein.

2. Upon identification of an overhead snow/ice safety removal issue, or upon being informed by a representative of the Town that an overhead snow/ice safety removal issue exists on a building, the owner or building manager of the building shall:

~~a.~~ Immediately cordon off the hazard area and notify the Community Development Planning and Development Services Department of the issue. ~~and cordoned off area...~~

~~b.~~a.

i. ~~The hazard area shall be~~The cordoned off area materials shall use only ~~are using only~~ appropriate fencing and/or Town approved barriers.

ii. ~~In the event that~~If the cordoned off area is an entrance or egress, the building manager shall provide appropriate signage to direct users to alternative entrances or egress areas.

~~e.~~b. Immediately schedule appropriate work crews to remove the identified hazard and ensure that diligent and reasonable efforts are being made to complete the snow removal activity within 24 hours of the identification of the hazard, or within such longer period of time as is necessary for the snow removal in the reasonable judgment of the Building Official or other appropriate Town department, but in no event more than 72 hours.

~~d.~~c. Ensure that all such removal activities are safely completed, including but not limited to ensuring that at all times~~always~~ during the removal activities there is at least one worker posted at ground level to monitor pedestrian safety.

~~e.~~d. Snow and ice removal workers shall use appropriate safety devices as required by OSHA.

~~f.~~e. Snow and ice removal techniques should not damage the roof of buildings or infrastructure surrounding buildings, such as the use of a heavy hammer directly onto the roofing surface or dropping ice blocks onto electric transformers.

~~g.~~f. To the extent practical, snow removal should be planned for times when there is the least activity in public areas and public plazas. This could include early mornings (7am-9 am) and weekdays when the presence of pedestrians is at a minimum.

3. Landscaped areas below a roof plane that can slide shall be blocked off by fencing installed pursuant to the Design Regulations, with appropriate permanent signage warning of the hazard. All signage shall comply with the Sign Regulations.

**E. Snow and Ice Removal ~~From~~from Town and Private Property.** ~~A building owners~~A building owner, HOA or its property manager shall make arrangements to haul snow and ice removed from a roof or deck onto a plaza area, sidewalk or right-of-way immediately upon the conclusion of removal.

1. Absolutely no snow ~~is allowed to~~can be stored for any length of time on public plazas and public areas.
2. A building owner is liable for any damages caused to Town property, private property or pedestrians from snow and ice falling off your roof.
3. A plaza vehicle access permit is required from the Town Plazas and Environmental Service Department for any equipment needed to access the public plazas for snow removal.
4. Snow and ice may not be stored in a planter located on a public plaza or in planters where the required landscaping may be damaged or destroyed.
5. No vehicles over 10,000 pounds will be allowed in a plaza area. The Town shall require that haul trucks are staged at the perimeter of a plaza area to prevent paver damage. The plaza vehicle access permit will identify exact locations where your vehicles are approved for operation.
6. If your snow is not removed from plaza area in a timely manner, the Town Plazas and Environmental Service Department will remove it for you at a cost of \$200 per hour or the then-in-effect rate as adopted in the fee resolution, to be billed directly to the business or property as applicable.
7. Any damage to Town property (including Plazas, planters, trees, landscaping) or private property resulting from roof snow and ice removal operation is the building owner's responsibility to repair at such owner's sole cost and expense. Care shall be taken to not disturb town property with a snow and ice removal program.

**Why are construction costs high? Here are a few observations:**

- 1) We are a remote area. This requires special materials to be shipped here, adding shipping costs.
- 2) Fewer contractors are available than in bigger cities.
- 3) New construction materials and methods of construction such as: Closed cell spray foam, Exterior house wrap products and methods of installation, Engineered wood products being used. All these products have shown up in our market in the last 10 years.
- 4) Energy code requirements such as the following list increase costs:
  - a. HERS ratings, process and requirements
  - b. Required engineered mechanical systems
  - c. Boiler controls
  - d. snow- melt controls
  - e. Lighting controls
  - f. LED light fixtures

For example, a single pole light switch costs 60 cents, but a dimmer or motion sensor costs 25 to 35 dollars. Boiler and snow melt controls that interface with other systems are also a measurable expense. These energy requirements are necessary to reduce energy costs and may well demonstrate their value by mitigating costs associated with the use themselves if unchecked. However, there has been increasing costs associated with these requirements since even within the last ten years.

**Summary**

when all the local building departments change to the 2018 Codes the contractors from other areas will be more comfortable coming up here to work knowing that the codes are consistent with their area requirements. In talking with outside contractors many had concerns about working in the Mountain Village because they were on a different code cycle, this made them reluctant to bid jobs in our area.

- 1- In theory the more demand there is for these new products should bring availability to our area and drive costs down.



## Prescriptive Path:

The Prescriptive Path presents a specific list of features and items that have to be met for compliance, with no deviations allowed. At first look, the Prescriptive Path appears to be the easier and simpler route. But the rigid list of mandatory items offers very little flexibility in design approach or material selection to meet the project needs.

Additionally, you, as the contractor, architect or designer need to have an in-depth understanding of each municipality's requirements and amendments.

If you choose to go this route, you must follow all the guidelines outlined in the IECC book (International Energy Conservation Code).

## Performance Path:

The Performance Path offers the designer or builder the most flexibility in meeting the energy code requirements. A HERS Rater is involved in the project from the early design stage to model the energy performance of the home and to determine compliance.

This pathway allows for optimal design innovation and integration of energy-efficient technologies. It is often perceived as a more expensive option compared to the Prescriptive Path.

However, design teams often prefer the Performance Path because it allows them to evaluate various combinations of design strategies, components, and technologies until they reach a solution that provides the greatest energy savings for the lowest overall cost, which is usually less than following the Prescriptive Path.

Additionally, you can rely on the HERS Rater to understand the local requirements, leaving you more time to focus on design and construction.

### Definition of HERS

HERS means Home Energy Rating System. This is required both in the Town of Mountain Village, San Miguel County and the Town of Telluride. It is the industry standard by which a home's energy efficiency is measured. It is also the nationally recognized system for inspecting and calculating a home's energy performance.