



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, January 6, 2026

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Agenda

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Approval of Minutes

- A. Minutes – December 2, 2025**

Project Approval

- B. 0120 Indiana Creek Road – Demolition/New Construction**
- C. 0078 Red Mountain Trail – Addition**
- D. 6565 Highway 9 – Detached Garage**
- E. 12 Blue Rock Drive – New Construction (Informational Only)**
- F. Discussion – Ordinance No. 2026-01**

Adjourn



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, December 2, 2025

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order, Roll Call

Chairman Johnson called the meeting to order at 5:33 PM.

PRESENT:

Commissioner Carlsted
Commissioner Cleary
Commissioner Johnson
Commissioner Manin
Commissioner O'Brien
Commissioner Beck

ABSENT:

Commissioner Watts

Also present: Interim Town Manager Steve Rabe (via Zoom); Deputy Town Clerk John DeBee; Kyle Parag, Charles Abbott Associates; Owner's Representative Brandon Smith, Rooted Architecture (via Zoom)

Approval of Minutes

A. Minutes – October 7, 2025

Commissioner O'Brien moved and Commissioner Beck provided a second to approve the minutes of the October 2025 Planning and Zoning Commission Meeting. All ayes – motion passed.

Project Approval

B. 416 Wilderness Drive - Addition

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating the proposed project's substantial compliance with all Development Standards. Discussion followed regarding the fact that the applicant didn't appear to be modifying the existing house, so access to the addition is solely from the garage. The

addition doesn't appear to be creating a kitchenette either, but approval should be conditioned on not granting authority for an additional dwelling unit, etc.

Commissioner Cleary moved and Commissioner O'Brien provided a second to approve the project as submitted, conditioned on the following: Prior to the issuance of a building permit for the addition, the owner shall execute a notice to be recorded by the Town in the real property records for the lot, which gives notice that the issuance of the building permit does not authorize or permit the occupancy of the building or structure as an accessory apartment, lock-off unit, or additional dwelling unit and such occupancy is specifically prohibited by the Town of Blue River Municipal Code. All ayes. Motion passed.

C 310 Rio Azul Road – New Construction

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines review (since updated after receiving an updated submittal by the Owner's representative) indicating the proposed project's substantial compliance with all Development Standards. Mr. Parag also noted that, since it appears that the structure will be over 6,000 square feet in size, a fire suppression system will be necessary. Commissioner O'Brien moved and Commissioner Cleary provided a second to approve the project as submitted. All ayes. Motion passed.

Other Business

Building Official Kyle Parag reported on various updates to the 2024 ICC Codes, the Colorado Model Codes and the Colorado Wildfire Resiliency Code, which had been discussed with the Commission back in March and with the Board of Trustees in May. The goal is to meet the prescribed deadlines for adoption, possibly with the Board considering the Ordinance for approval at their February meeting. Mr. Parag also reported that he has been working on the roll-out of a new AI program, which will assist staff and inspectors in answering questions, including those regarding the Land Use Code.

The Commission also discussed the need to review certain standards in the Land Use Code, such as sheds, roof pitches and setbacks as well as to get clarification from the Board of Trustees on the Commission's review and approval of certain Design Standards (ie Roof pitches) when there is no clear authority for them to do so.

Adjourn

Commissioner Manin moved to adjourn the meeting and Commissioner O'Brien provided a second. All ayes. Motion passed.

Chairman Johnson adjourned the meeting at 6:03 PM.

Although the construction standards for a given foundation are governed by the Town-adopted building and safety codes, exposed portions of a foundation visible from the exterior of the building or structure can diminish or enhance the character of a building or structure depending on the treatment of the exposed foundation.

- (b) **Design Requirements.** The portion of a foundation visible from the exterior of a building or structure shall be physically treated to integrate the foundation's appearance with the building or structure and with the surrounding environment. Stone, stone veneer, rock, and metal are acceptable treatment materials provided that the materials match or are consistent with similar materials used in the construction of the predominant portions of the building or structure. Exposed and unpainted or untreated concrete or cinderblock foundation walls are prohibited unless such exposed walls are both approved by the Town (See Chapter 16C and Type C Application) and painted or treated to match the predominant Town-approved color of the principal building or structure. For foundations with nominal visual exposure (i.e., no greater than 18 inches in height at any point above finished grade), the use of landscaping materials which will significantly reduce or mask the visibility of the concrete or cinderblock foundation are acceptable if such treatment is included within a landscape plan approved by the Town.

Sec. 16B-5-70. Roofs.

- (a) **Generally.** The design of roofs and roof slope on all buildings or structures can enhance the compatibility of the building or structure with the surrounding environment. For this reason, the design of roofs for all buildings and structures shall comply with this Section.
- (b) **Roof Form Requirements.**
 - (1) **Prohibited.** The use of a flat, shed, butterfly, or mansard roof forms¹⁸ as the predominant or primary roof for a building or structure is prohibited. The use of a roof with a pitch of 2:12 or lesser slope shall be limited to roof sections that serve as secondary elements of architectural interest, such as integrating small segments of flat or shed roof over entryways or where necessary to accommodate a second-floor deck. Where secondary flat or shed roof segments are proposed, the Town may require engineering certification of the roof's capacity to accommodate anticipated snow loads and/or the integration of mechanisms or methods to ensure the mitigation of snow and ice from roof sections.
 - (2) **Acceptable.** Gable, hip, hip and valley, and shed roof forms with roof pitches between 4:12 and 12:12 are acceptable.
 - (3) **Subject to Discretionary Review.** The use of other forms of roof (i.e., saltbox, gambrel, or combination of different roof forms) shall be subject to Town review and discretionary approval based on factors such as: (i) consistency with other roof forms found within the immediate neighborhood on existing buildings or structures; (ii) the roof's integration into the immediate surrounding environment in a manner

¹⁸ See <https://www.britannica.com/technology/roof> for illustrations of basic roof forms.

that reduces the appearance of the building or structure, (iii) the integration of architectural elements such as dormers, cutouts, and roof variations to lessen the appearance of the roof and the mass of the building or structure; and (iv) the degree to which the proposed roof form will allow the building or structure to significantly reduce the need to build to the maximum allowed building height for the lot.

(c) Design Requirements.

- (1) Roof design shall accommodate snow loading reasonably anticipated for Blue River.
- (2) Roof overhangs shall be used to add visual interest, enable the safe shedding of snow and ice, and protect the building or structure from weather.
- (3) The use of metal fascia is prohibited.
- (4) Roofing material shall be metal (allowable muted, non-reflective earth tones or dark natural colors) or asphalt shingles (earth tones or dark natural colors). All other roofing material shall be subject to Town review and approval based on the ability of the proposed material to be equal or better than metal or asphalt shingles in the protection of the building or structure and in the aesthetic appearance and impact on the natural environment.

(d) Design Guidelines.

- (1) Roof design should avoid long uninterrupted expanses of roof surface without the addition of architectural treatment to add visual interest.
- (2) Roof design should follow existing contours of the surrounding topography to enable the roof to integrate into the natural environment and reduce visual impact on the community.
- (3) The use of flashing, gutters, and downspouts are to be minimized and used only where needed to protect walkways, sidewalks, entrances, and other areas with anticipated pedestrian use. Where proposed for use, they are to be constructed of durable metals and in colors that blend with the roof and exterior walls.

Sec. 16B-5-80. Garages.

- (a) Garages as Subordinate Feature. Garages shall not dominate the structure and shall be subordinate to the residence. Garage walls shall be set back behind the front primary walls of the home. Where possible, garages shall be side loaded.
- (b) Materials and Color. Garage doors shall be wooden or of a material and color to match adjacent surfaces. Simple designs are encouraged. Clad materials such as anodized

TO: Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: December 29, 2025
RE: Planning/Zoning/Architectural Guidelines review – 0120 Indiana Creek

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: Demolition of an existing single family home and constructing a 2742 sqft home of living space and 657 sqft garage.

Zoning district: R-1

Lot Size: ~ .48 acres
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 127'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 34'-6"

Garage Stds: The proposed garage is ~657 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking.

Architectural Design Guideline analysis -

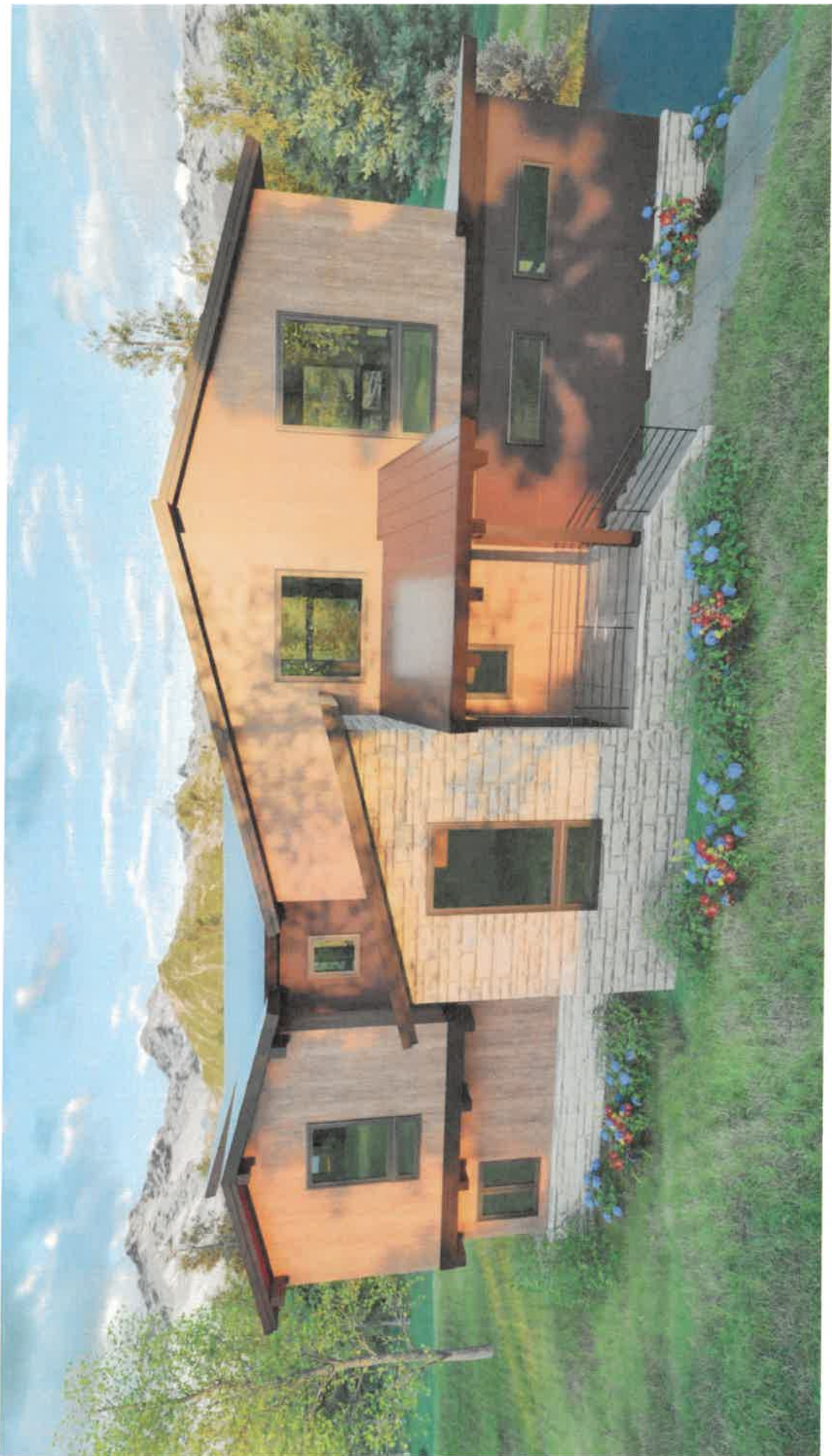
Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Indicated	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 34'-11" some elevations of the same location (peak above deck) produce differing values, from 34' to almost 37'	PC
Article 5-60 Foundation	Foundation is not exposed, standing seam metal base indicated.	Y
Article 5-70 Roofs	Main roof design is a shed roof, with a gable roof on a small section. Shed roof designs are not permitted per section 5-70. 2:12 is expressly prohibited. This project is 3:12	N
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y
Article 5-90 Window and doors	Windows are sized to complement the home, front door is substantial.	Y
Article 5-100	Horizontal metal is indicated	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	None indicated, but a fireplace is indicated on the floor plan	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Vertical boards, metal panels and stone veneer. Metal is conditional on 6-20	PC
Article 6-30 Colors	Colors show general conformance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 697 Sqft	Y
Article 7-50 Driveways	Width indicated at 12'. Slopes are 2%	Y
Article 7-60 Parking Areas	Provided	Y
Article 7-100 Decks	Large uncovered deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	Stone wall indicated	Y
Article 8 Signs		

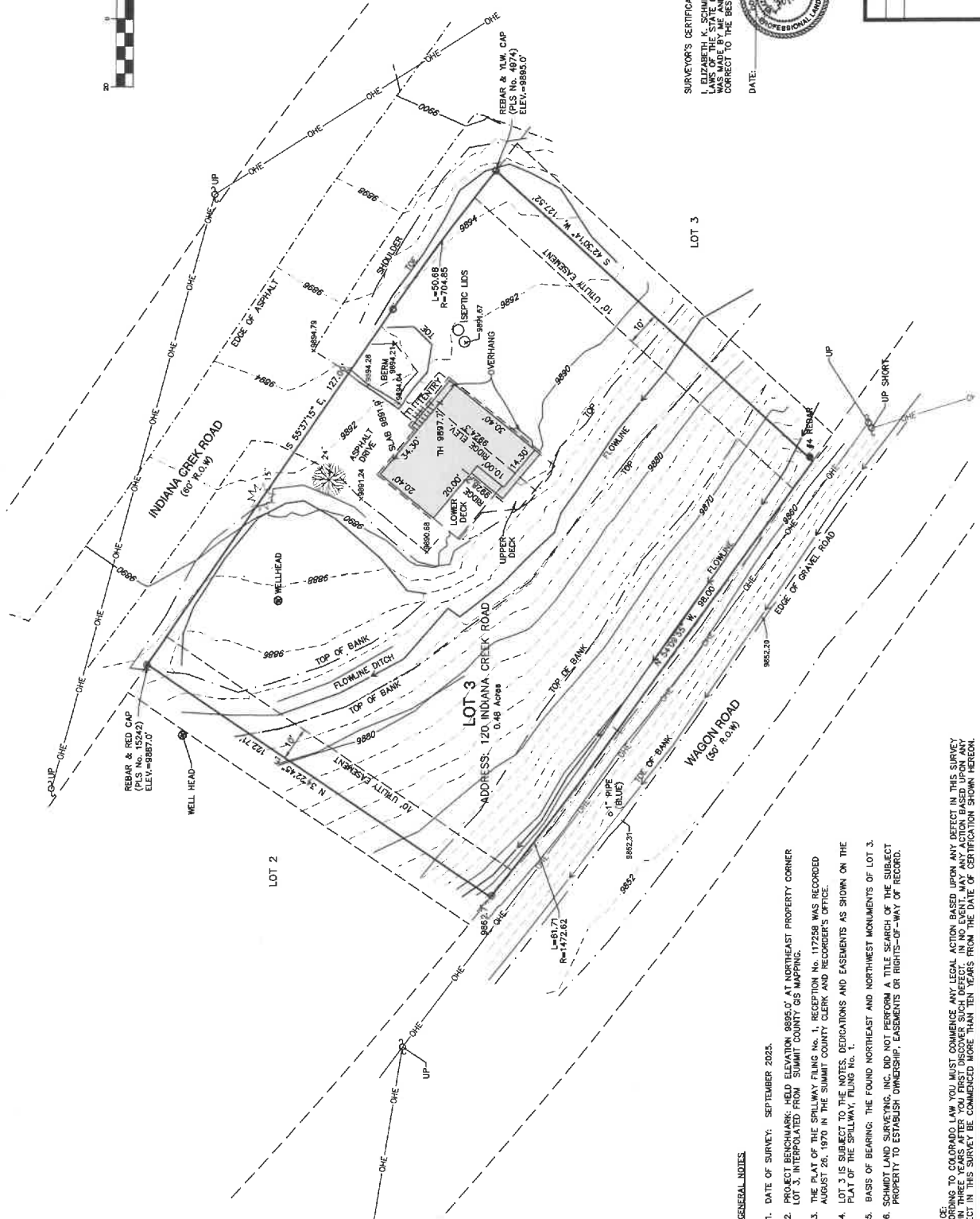
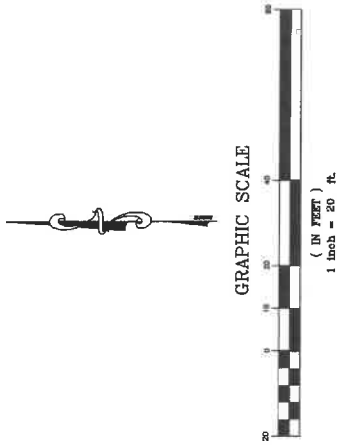
Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are NOT indicated	N
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated, drainage area indicated on rear of property.	Y







A TOPOGRAPHIC MAP OF
LOT 3, THE SPILLWAY FILING No. 1
 SECTION 7, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
 TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



- LEGEND**
- REBAR & CAP (PLS No. 4974)
 - REBAR & CAP (PLS No. 19242)
 - ⦿ #4 REBAR
 - ⊙ WELL HEAD
 - ⊕ UTILITY POLE
 - OHE OVERHEAD ELECTRIC LINE
 - ⊗ SPRUCE TREE WITH TRUNK DIAMETER
 - ⊗ PINE TREE WITH TRUNK DIAMETER

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE PROFESSIONAL LAND SURVEYING ACT OF 1909, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

Elizabeth K. Schmidt
 ELIZABETH K. SCHMIDT
 COLORADO P.L.S. 5047



GENERAL NOTES

1. DATE OF SURVEY: SEPTEMBER 2023.
2. PROJECT BEGINNING: FIELD ELEVATION 8895.0' AT NORTHEAST PROPERTY CORNER LOT 3, INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
3. THE PLAT OF THE SPILLWAY FILING No. 1, RECEPTION No. 117258 WAS RECORDED AUGUST 26, 1970 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
4. LOT 3 IS SUBJECT TO THE NOTES, DEDICATIONS AND EASEMENTS AS SHOWN ON THE PLAT OF THE SPILLWAY, FILING No. 1.
5. BASIS OF BEARING: THE FOUND NORTHEAST AND NORTHWEST MONUMENTS OF LOT 3.
6. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

NOTICE: PURSUANT 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 CERTIFICATION SHOWN HEREON.

Drawn EKS	Orig 2040 JF.dwg	Project 2040
Date 9/23/25	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 530
 FRISCO, CO 80443 970-409-9963

Dahl Residence
120 Indiana Creek Rd.
Blue River, Colorado

MATERIALS

COLOR

ROOFING

Standing Seam
Metal

Dark Bronze
(Drexel)



FASCIA/TRIM

2X6 on 2X10 Cedar

Charwood
Semi-Solid
(Sherwin Williams)



SOFFIT

1x6 T&G Cedar

Mountain Ash
Semi-Transparent
(Sherwin Williams)



SIDING

1X6 Vertical Board

Mountain Ash
Semi-Transparent
(Sherwin Williams)



Metal Panels

Aged Bronze
(Drexel)



**EXPOSED
BEAMS/COLUMNS**

Doug Fir Timbers

Hill Country
Semi-Transparent
(Sherwin Williams)



WINDOWS

Alum. Clad Wood

Dark Bronze
(Andersen)



STONE BASE

Thin Veneer

Iron Mill
(Edward's Stone)



RAILING

Matte Black



TO: Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: December 29, 2025
RE: Planning/Zoning/Architectural Guidelines review – 0078 Red Mountain

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: An addition to an existing single family house. Adding 969 Sqft top an existing 556 sqft home. Proposed design is 3 bedrooms and 3 baths. No garage is proposed.

Zoning district: R-1

Lot Size: ~ 27,820 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 100'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs. Existing structure sits in the rear setback.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 28'-11"

Garage Stds: No garage proposed.

Parking Stds: Parking requirements will be met through exterior parking.

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is measured incorrectly, but still indicates compliance.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 28'-11"	Y
Article 5-60 Foundation	Foundation is not exposed, protected with metal wainscot.	Y
Article 5-70 Roofs	Main roof design is a shed roof, with a gable roof on a small section and existing. Shed roof designs with 3:12 are not permitted per section 5-70.	N
Article 5-80 Garages	Garage is not proposed.	Y
Article 5-90 Window and doors	Windows are sized to complement the home.	Y
Article 5-100	None indicated	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	None indicated, but a fireplace is indicated on the floor plan with a sidewall venting shown.	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is Cementitious resembling wood look. Corrugated metal is indicated and is on the prohibited list. Appears to be used for wainscot snow barrier.	PC
Article 6-30 Colors	Colors are provided and show general compliance, greys and reds.	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated.	Y
Article 7-50 Driveways	No new driveway is proposed.	Y
Article 7-60 Parking Areas	Parking is indicated exterior	Y
Article 7-100 Decks	Large uncovered deck is proposed	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y

FRONT PERSPECTIVE VIEW

1) SCOPE OF CONTRACTOR'S WORK:
ALL ITEMS AND WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS UNLESS NOTED AS EXISTING OR NOT IN CONTRACT (N.I.C.) ON THE DRAWINGS.

- 1) CODES: THIS PROJECT IS GOVERNED BY THE 2016 INTERNATIONAL RESIDENTIAL CODE & 2016 INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY BLUE RIVER, TEXAS. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE STATE AND LOCAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIRED INSURANCE. THIS AGREEMENT IS FOR THE SPECIFIC PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.
- 2) DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION OF THIS PROJECT WILL REQUIRE THE OWNER AND HIS CONSULTANTS HAVE PERFORMED THEIR DUTIES WITH CARE AND DILIGENCE. THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS ESSENTIAL TO THE SUCCESS OF THIS PROJECT. THE OWNER HAS REPORTED DISCREPANCIES WHICH CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE ARCHITECT, FAILURE TO NOTIFY THE ARCHITECT IMMEDIATELY MAY BE CONSIDERED AS A WAIVER OF THE ARCHITECT'S RESPONSIBILITY FOR ANY CONSEQUENCES. THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND MAY INCREASE THE ARCHITECT'S RESPONSIBILITY FOR ALL CONSEQUENCES. RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.

[illegible]

#	UNIT	TYPE	W	H	NOTES
1	2) 3X36/3	(2) CSMT	6" 0"	6" 0"	MATCH EXISTING ROUGH OPENING, WF
2	2) 3X36/3	(2) CSMT	6" 0"	10" 0"	
3	2) 3X36/3	(2) CSMT	6" 0"	7" 0"	
4	2) 3X36/3	(2) CSMT	6" 0"	6" 0"	
5	2) 3X36/3	(2) CSMT	6" 0"	6" 0"	MULLED TO OPENINGS BELOW
6	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
7	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
8	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
9	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
10	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
11	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
12	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
13	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
14	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
15	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
16	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
17	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
18	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
19	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
20	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
21	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
22	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
23	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
24	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
25	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
26	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
27	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
28	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
29	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
30	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
31	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
32	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
33	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
34	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
35	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
36	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
37	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
38	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
39	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
40	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
41	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
42	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
43	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
44	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
45	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
46	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
47	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
48	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
49	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
50	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
51	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
52	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
53	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
54	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
55	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
56	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
57	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
58	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
59	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
60	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
61	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
62	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
63	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
64	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
65	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
66	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
67	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
68	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
69	2) 3X36/3	(2) CSMT	6" 0"	5" 0"	
70	2) 3X36/3	(2			

[illegible]

MAIN FLOOR (EXISTING)	CL. 100'-0"	= USGS 10160.2
UPPER FLOOR	CL. 110'-0"	= USGS 10170.2
EDGE 'A'	CL. 120'-0 3/4"	= USGS 10166.7

NOTE: FIELD VERIFY ALL ELEVATIONS

DT 43 SHERWOOD
DREST SUB.
178 RED MOUNTAIN TRL (CR 614),
11/6 RIVER CO 80424

OWNER:
CHRIS & SHELLENE THOMAS
5393 BEAR COURT
FREDERICK, CO 98504
PH: (720) 810-4979

ARCHITECT:
ARAPAHOE ARCHITECTS, P.C.

329 N CHIPMUNK CIRCLE
SILVERTHORN, CO 80498
PH:970-333-6721

508 CARTIER CT
DILLON, CO. 80435
PH:970-469-6255

	EXISTING	ADDITION	TOTAL
N FLOOR	394	721	1115 SF.
PER FLOOR	182	248	410 SF.
TOTAL:	556	969	1525 SF.

STRUCTURAL

NOTES & SCHEDULES
PROPOSED SITE PLAN
CONST. MGMT. PLAN
PROPOSED FLOOR PLANS
PROPOSED ROOF PLAN
PROPOSED ELEVATIONS
PROPOSED ELEVATIONS
PROPOSED SECTIONS
EXISTING FLOOR PLANS
EXISTING ELEVATIONS

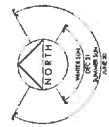
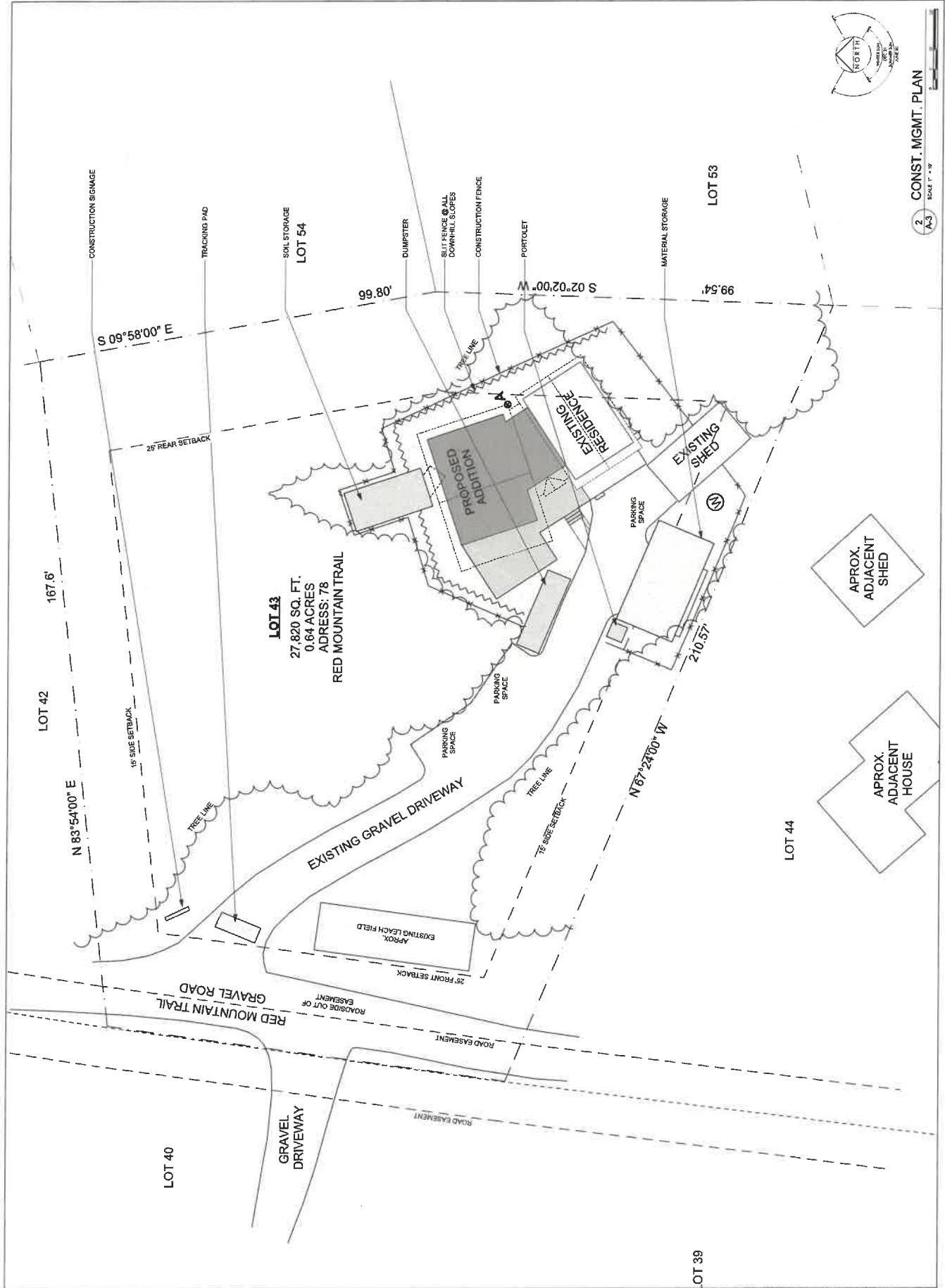
3D VIEWS
TYPICAL DETAILS
FOUNDATION PLAN
FLOOR 1 FRAMING PLAN
FLOOR 2 FRAMING PLAN
ROOF FRAMING PLAN
DETAILS
DETAILS
SCHEDULES

FOR ILLUSTRATIVE PURPOSES ONLY
PLEASE REFER TO ARCH & STRUCT FOR CONSTRUCTION

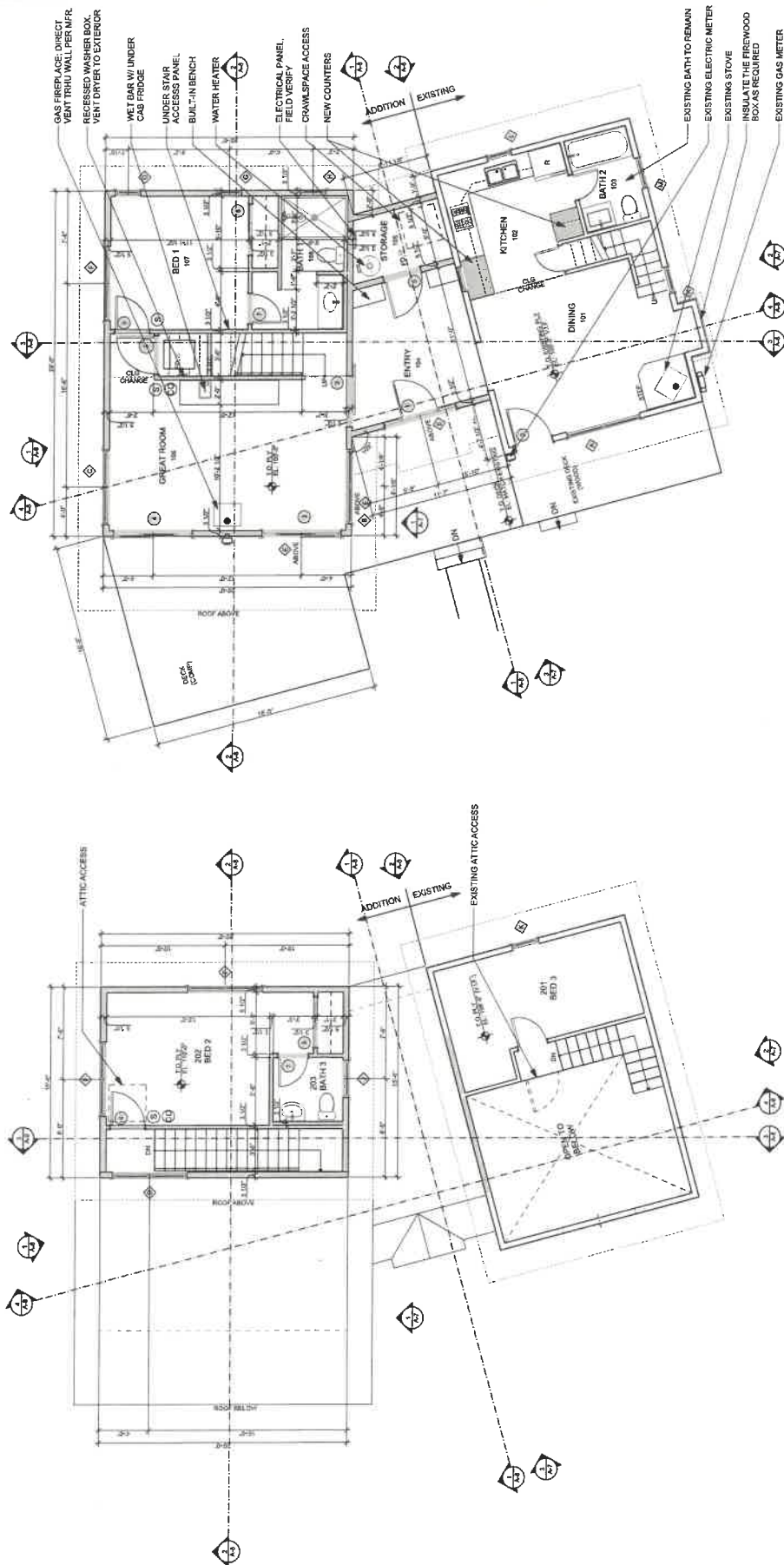
1) ALL WINDOWS TO BE ALUM. OR COMPOSITE AS SELECTED BY OWNER UNLESS OTHERWISE NOTED.

2. UNIT SIZES HAVE BEEN SOUNDED FOR COMPATIBILITY WITH OTHER MANUFACTURER'S PRODUCTS. VERIFY ALL EXACT SIZES WITH APPROPRIATE MANUFACTURER. SUBSTITUTIONS OF MANUFACTURERS WILL BE AT YOUR OWNERS RISK. CONSULT WITH MANUFACTURER. APPROVAL: REFER TO GENERAL NOTES.
3. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND SCHEDULE. CROSS-CHECK OPERATION WITH EXTERIOR ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING UNITS.
4. DUAL GLAZE ALL WINDOWS AND DOORS WITH LOWE GLASS HATED TO MEET OR EXCEED AT HIGH ALTITUDES. PER MANUFACTURER'S REQUIREMENTS.
5. TEMPERED GLASS AT DOORS, WITHIN 16" OF FLOOR, AND ADJACENT TO STAIRS AND DOORS, AS REQUIRED BY CODE.
6. FIELD MEASURE FOR ALL CUSTOM UNIT SIZES PRIOR TO ORDERING.
7. PROVIDE AN INSULATING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS AND ALL INTERIOR DOORS WITH GLASS.

1. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS PER GENERAL NOTES.
2. COMMENCEMENT OF FINISH WORK INDICATES ACCEPTANCE OF PRIOR WORKMANSHIP BY INSTALLER.
3. ALL WALLS AND CEILING TO RECEIVE SBT TYPE "X" GYPSUM BOARD, 1/2" THICK. TEXTURE AND 2 COATS PAINT UNLESS OTHERWISE NOTED HEREIN.
4. PROVIDE SBT TYPE "X" GYPSUM BOARD AS REQUIRED BY CODE AND MAINTAINING DEPARTMENT AT GARAGE, MECHANICAL ROOM AND BELOW STAIRS.
5. PROVIDE 1/2" CEMENT BOARD UNDERLAYMENT AT ALL CERAMIC TILE AREAS.
6. FINISH ALL CLOSETS AND STORAGE AREAS TO MATCH ADJACENT SPACES UNLESS OTHERWISE NOTED ON PLANS.
7. ALL CLOSETS TO HAVE CONT. FLOOR AT 0'-8" AFF; TYPICAL SHELF ABOVE UNLESS NOTED.
8. TYPICAL SHELF: 1/2" DEEP X 3/4" AC GRADE PLYWOOD (PAINT) WITH 1/2" X 1/2" MOULD EDGE. BAND AT EXPOSED EDGES (SPICES AND FINISH TO MATCH ADJACENT TRIM).
9. TYPICAL FIXED SHOE: 1/2" DEEP X 3/4" AC GRADE PLYWOOD (PAINT) WITH 1/2" X 1/2" MOULD EDGE. BAND AT EXPOSED EDGES (SPICES AND FINISH TO MATCH ADJACENT TRIM).
10. TYPICAL FIXED SHOE: 1/2" DEEP X 3/4" AC GRADE PLYWOOD (PAINT) WITH 1/2" X 1/2" MOULD EDGE. BAND AT EXPOSED EDGES (SPICES AND FINISH TO MATCH ADJACENT TRIM).



NOTE: SHADED ELEMENTS ARE NEW CONSTRUCTION



1 MAIN FLOOR PLAN

2 UPPER FLOOR PLAN

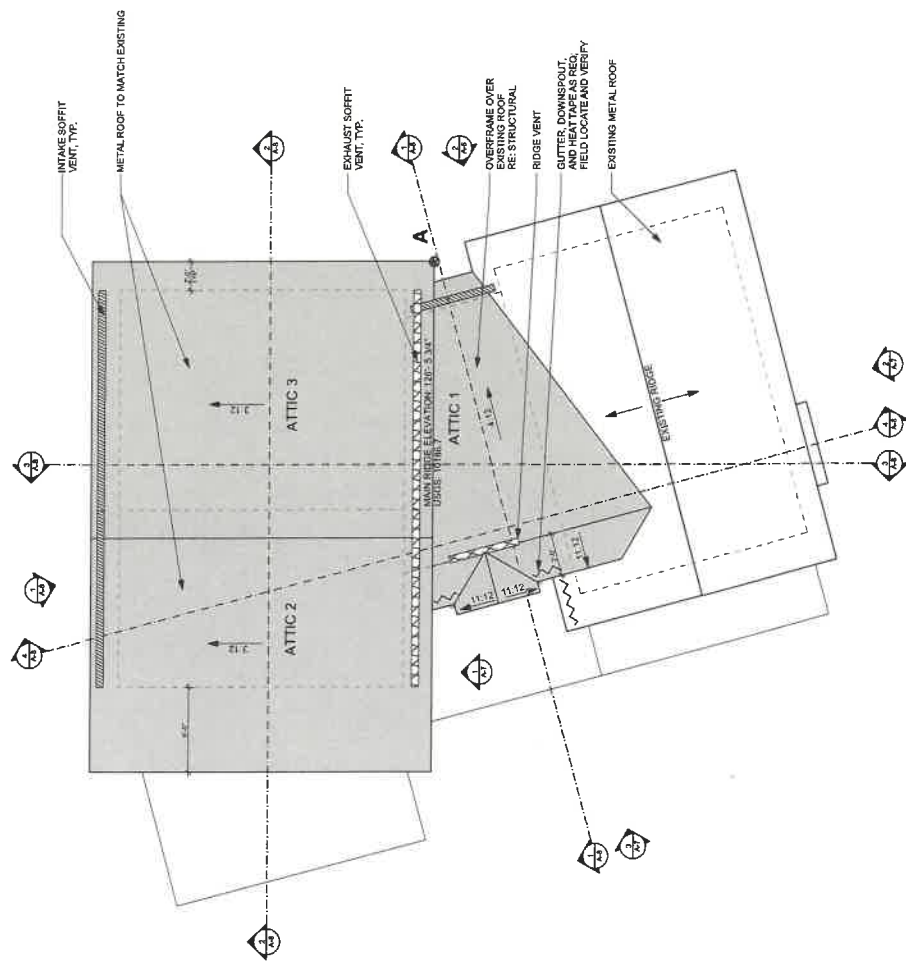
HEIGHT CALC						
POINT	NATURAL ELEVATION	FINISHED GRADE	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	10.155.0'	10.159.4'	NATURAL GRADE	10.166.7'	10.166.7'-10.155'	30.7'

ROOF VENTING CALCULATIONS			
AREA	PROPOSED VENTING*		
ATTC-1	22.92 SQ. FT. / 2.09' x 11.40' FT. = 107 SQ. IN.		111.8 SQ. IN.
INTAKE AREA:	MIN. 50% OF TOTAL*		55.91 SQ. IN. (11.18' x 5.00' VENT @ 10 SQ. IN.)
EXHAUST AREA:	40.98% OF TOTAL*		93.91 SQ. IN. (14.00' x 6.71' VENT @ 14 SQ. IN.)
ATTC2	20.50 SQ. FT. / 2.09' x 9.80' FT. = 119 SQ. IN.		218.8 SQ. IN.
INTAKE AREA:	MIN. 50% OF TOTAL*		109.40 SQ. IN. (11.18' x 9.80' VENT @ 14 SQ. IN.)
EXHAUST AREA:	40.98% OF TOTAL*		109.40 SQ. IN. (11.18' x 9.80' VENT @ 14 SQ. IN.)
ATTC3	20.50 SQ. FT. / 2.09' x 9.80' FT. = 119 SQ. IN.		218.8 SQ. IN.
INTAKE AREA:	MIN. 50% OF TOTAL*		109.40 SQ. IN. (11.18' x 9.80' VENT @ 14 SQ. IN.)
EXHAUST AREA:	40.98% OF TOTAL*		109.40 SQ. IN. (11.18' x 9.80' VENT @ 14 SQ. IN.)

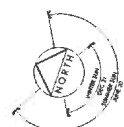
NOTE: *BASED ON EXISTING ROOF VENTING / TABULATIONS A COORDINATE NEW VENTING PLAN WITH EXISTING

*NOTE: NO FLOOR CAVIGATION
THE NET FREE EXHAUSTION AREA SHALL BE PERMITTED TO BE 100% OF THE
VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONE 8, 9, 10, 11, AND 12, A CATCHER OR FAVOR REARGER IS INSTALLED ON
THE ROOF.
2. NOT LESS THAN 10% FREQUENCY AND NOT MORE THAN 80% OF THE REQUIRED
VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF
THE ROOF OR BOTH SPACES FOR VENTILATION SHALL BE COVERED BY NOT MORE
THAN 1/4" (6.35 mm) OF SNOW OR ICE.
VERTICALLY, THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE
LOCATED IN THE LOWER PORTION OF THE ROOF.
WALL OR ROOF FLOORING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER
PORTION OF THE ROOF SHALL BE NOT MORE THAN 3" (76.2 mm) BELOW THE INSIDE OR INSIST POINT
OF THE LOWER PORTION OF THE ROOF.

NOTE: SHADED ELEMENTS ARE NEW CONSTRUCTION



1
A-5
ROOF PLAN
SCALE 1/8" = 1'-0"





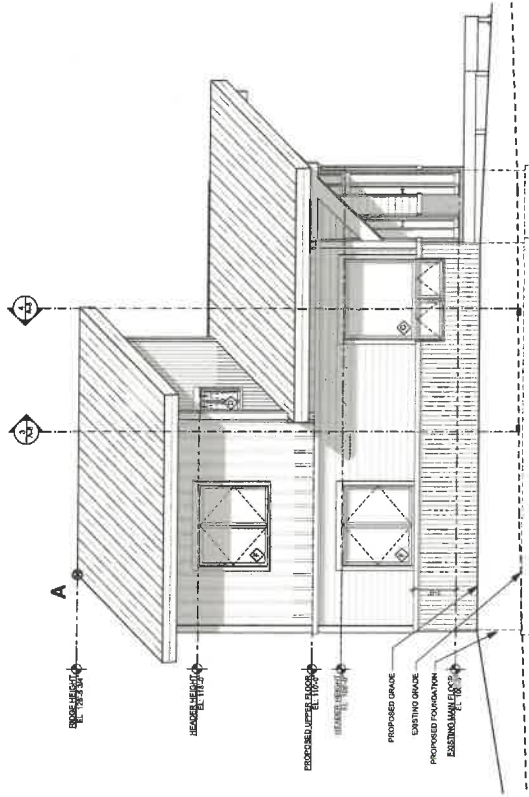
ARAPAHOE
ARCHITECTS
P.O. BOX 200
BREA, CA 92615
TEL: 949.433.8474
FAX: 949.433.8475
WWW.ARAHAOEARCHITECTS.COM

THOMAS ADDITION
78 RED MOUNTAIN TRAIL (CR 614)
Blue River, CO

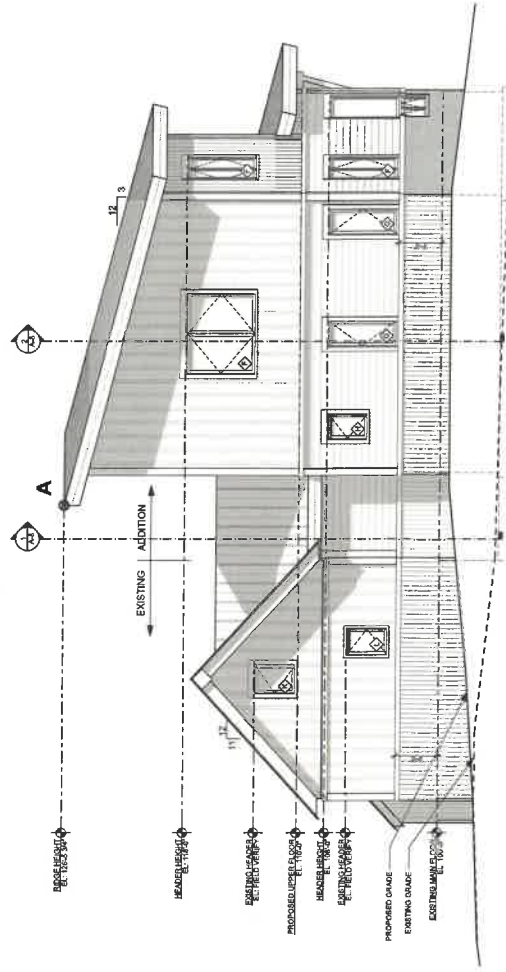
PROPOSED
ELEVATIONS

DATE	2/21
DRAWN BY	GP
REVIEWED BY	GP
PROJECT	THOMAS ADDITION
SHEET	1

A-6



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



2 EAST ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE			COLOR
SYMBOL	ITEM	MATERIAL	
	ROOF	METAL ROOF TO MATCH EXISTING	
	ACCENT BASE	VERT. CORR. METAL	
	EAVE/TRIM	1/2" x 2 1/2" WHITE GRIP EDGE BOARD CORNER 2x4 INSIDE CORNER 2x4	
	PRIMARY SIDING	1/2" x 2 1/2" WHITE GRIP EDGE BOARD CORNER 2x4 INSIDE CORNER 2x4	
	ACCENT SIDING	HORIZONTAL CEMENTITIOUS 6" EXPOSURE	PUR COLOR BOARD
	DOOR/WINDOWS	VERTICAL BOARD & BATTEN 6" x 2" TO MATCH EXIST. EXISTING TO REMAIN	
	DECK	COMPOSITE	
	EXPOSED BEAM/POLE	MATCH EXISTING	
		TIMBER	



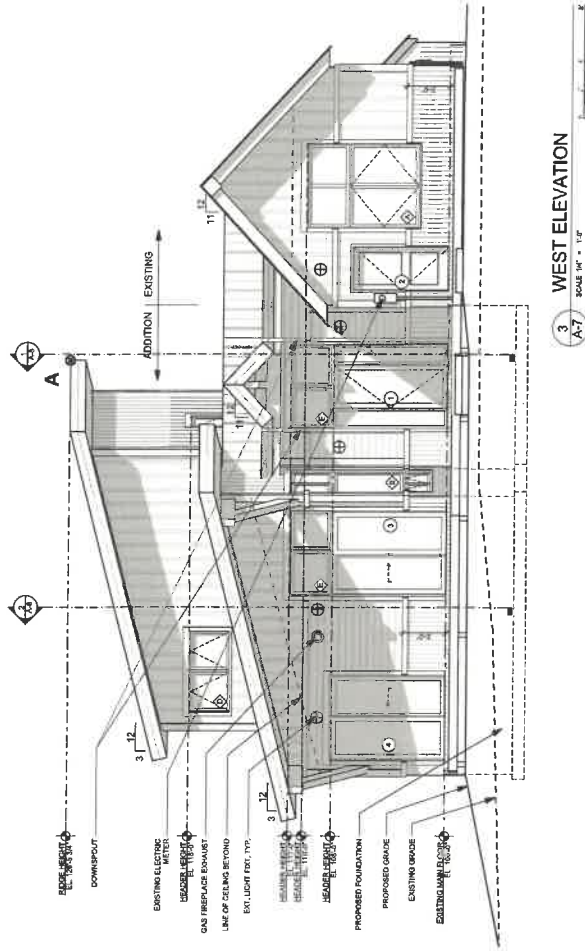
ARAPAHOE
ARCHITECTS
P.O. BOX 2321
BLUE RIVER, CO 80421
PHONE: 303.453.8474
FAX: 303.453.8474
WWW.ARAPAHOEARCHITECTS.COM

THOMAS ADDITION
78 RED MOUNTAIN TRAIL (CR 614)
Blue River, CO

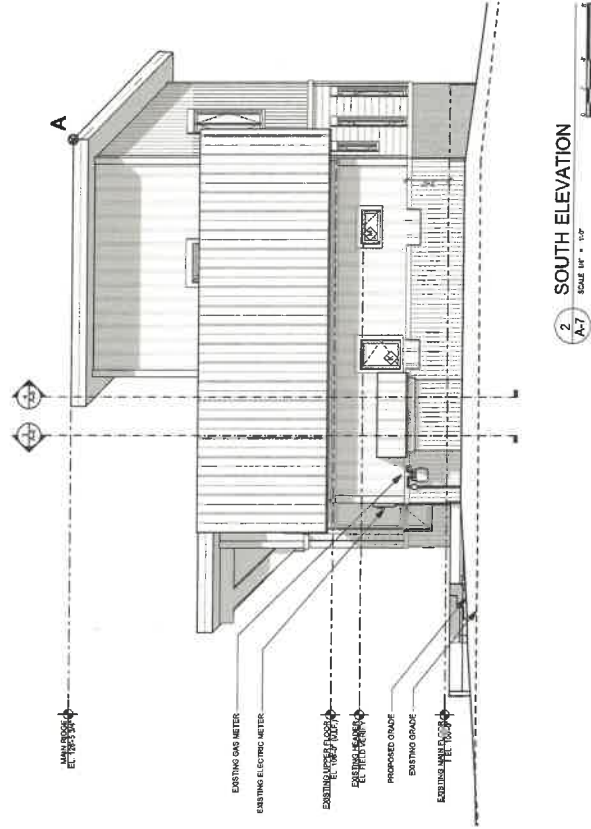
PROPOSED
ELEVATIONS

NO.	2321
OWNER	GP
ISSUE	1. PRELIMINARY
DATE	
BY	
CHECKED	
APPROVED	
DATE	

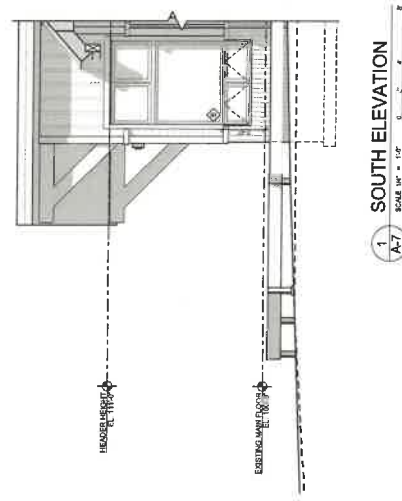
A-7



3 WEST ELEVATION
SCALE 1/4" = 1'-0"

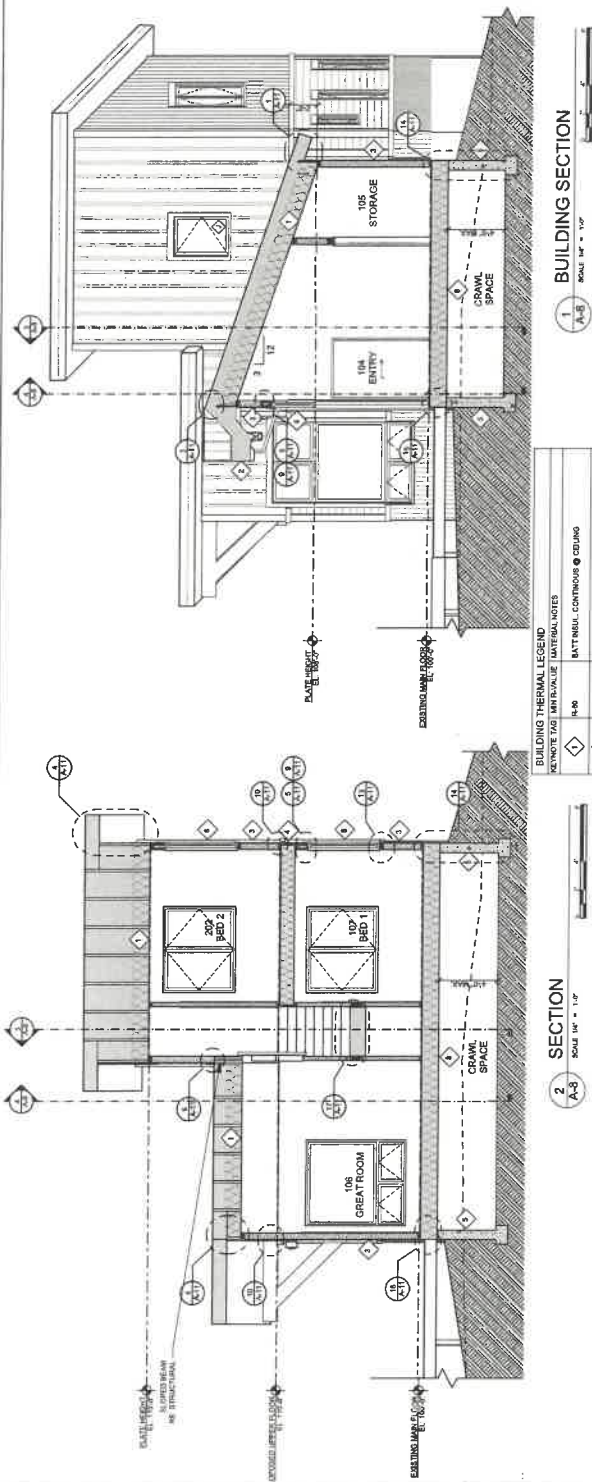


2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

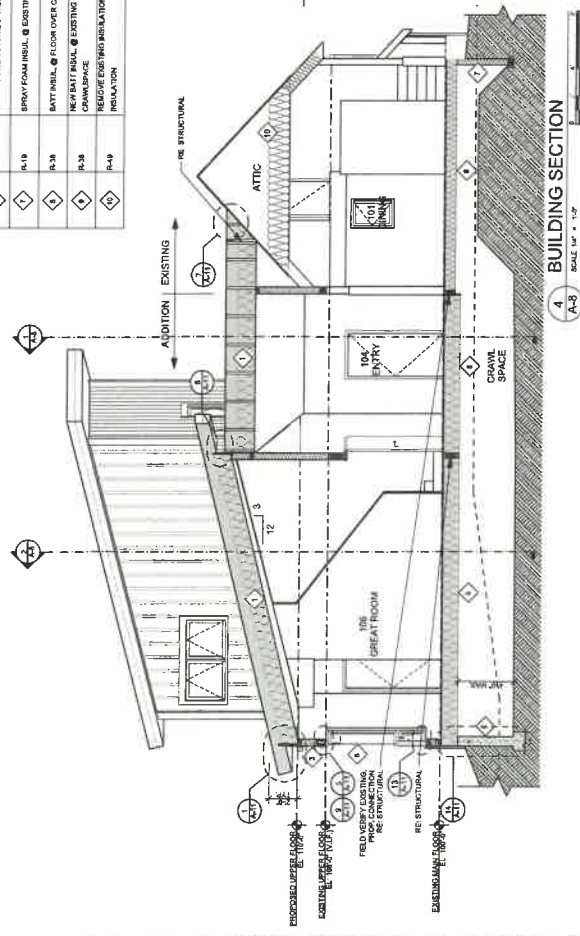


1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

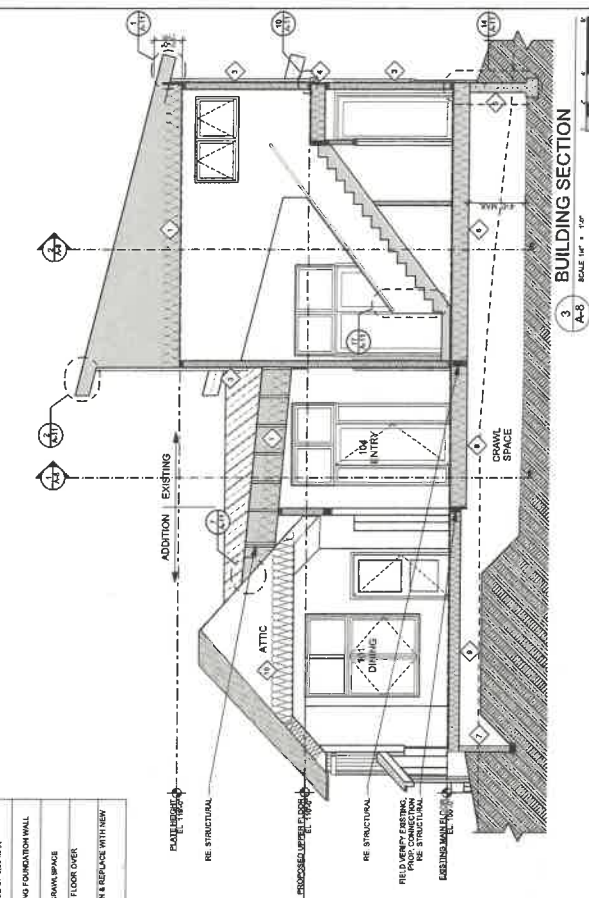
SECTION NOTES
REFER TO BUILDING THERMAL LEGEND FOR INSULATION R-VALUES

[illegible]

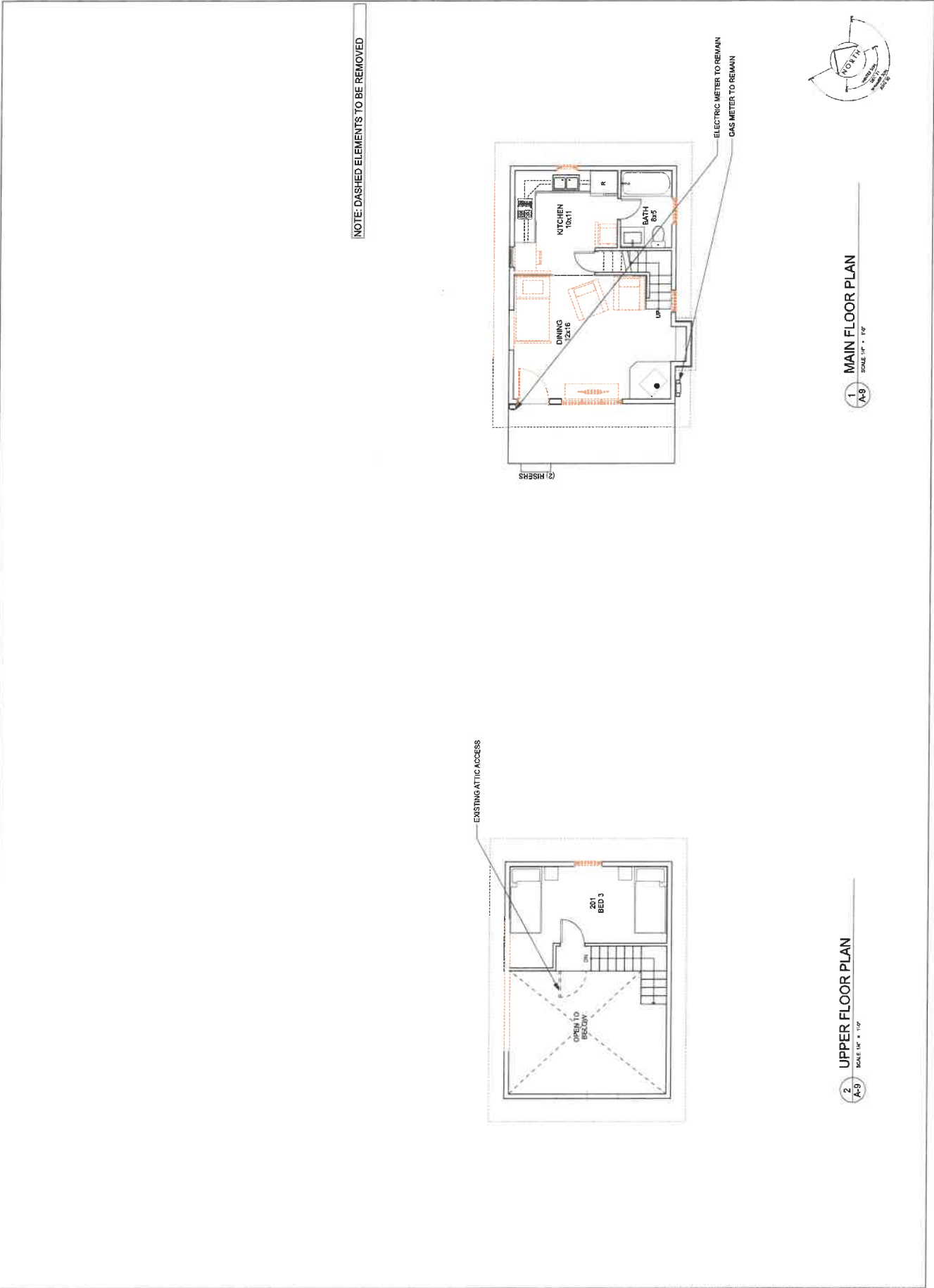
BUILDING SECTION

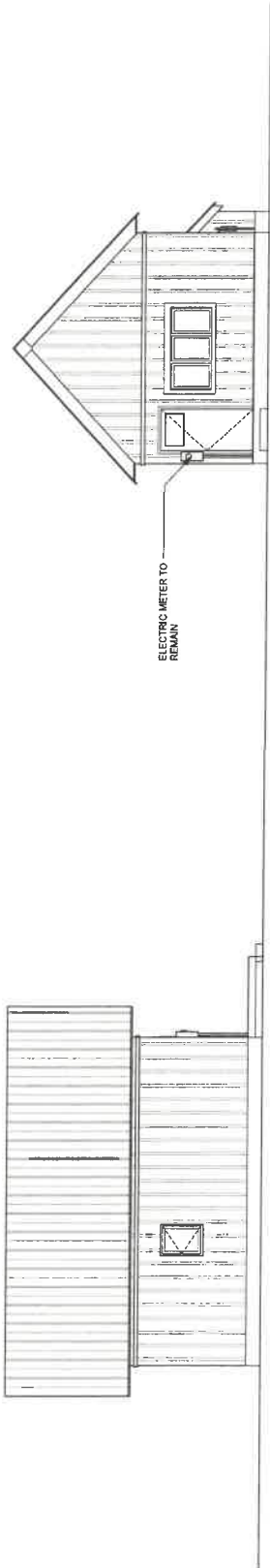
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BUILDING SECTION



BUILDING SECTION





1

WEST ELEVATION

SCALE: 1/4" = 1'-0"

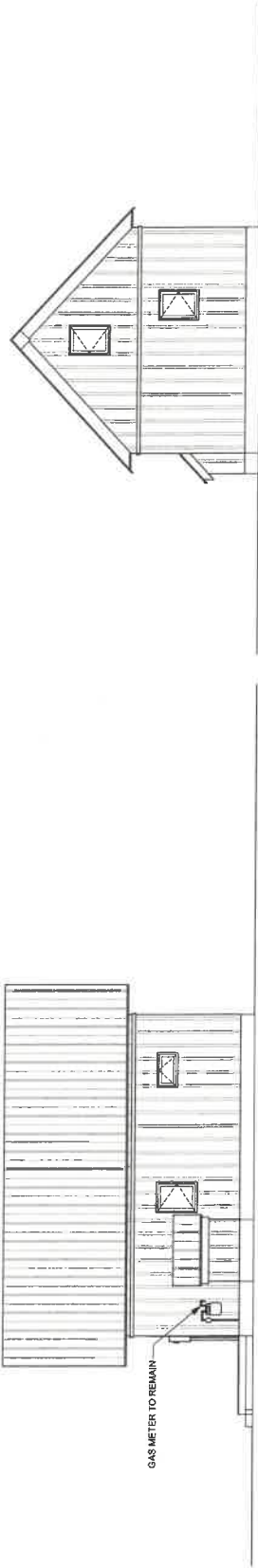
A-10

2

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

A-10



3

EAST ELEVATION

SCALE: 1/4" = 1'-0"

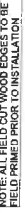
A-10

4

SOUTH ELEVATION

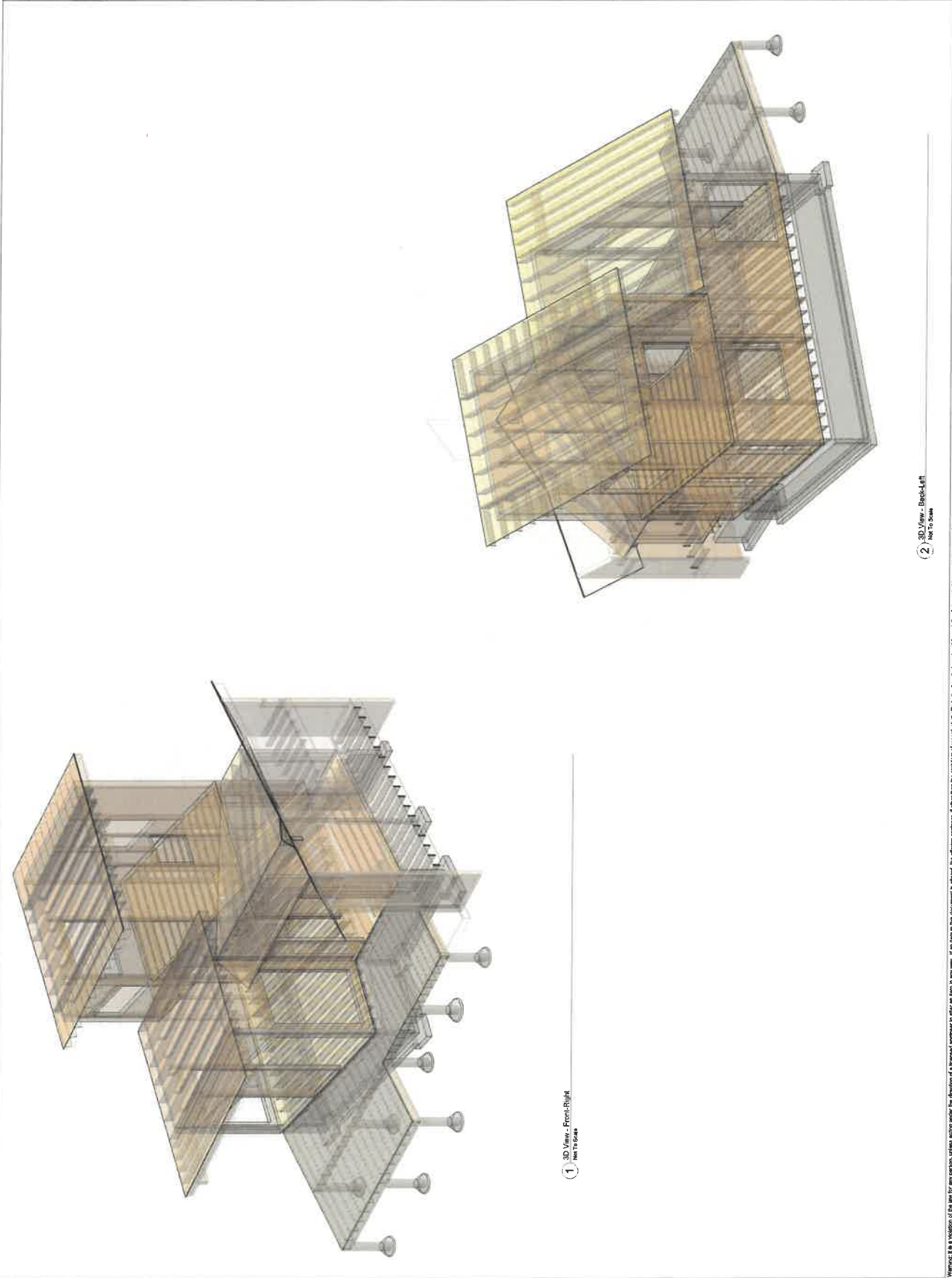
SCALE: 1/4" = 1'-0"

A-10



[illegible]

#	Description	Project Number	2539
Priest St	Date	11-14-2025	SCT
	Drawn By		SCT
	Checked By		SCT
	GENERAL NOTES		
	S-0		



1 3D View - Front Right
Not To Scale

2 3D View - Back Left
Not To Scale

Warning: It is a violation of the law for any person, unless acting under the direction of a licensed engineer, to alter in any way, if at all, any of the documents in this document, including the drawings, specifications, and the specific description of the structure.

Thomas Residence - Addition		78 Red Mountain Trail (CR 614) Blue River, CO	
Date 11.14.2025		Project Number 2539	
Drawn By SCT		Date 11.14.2025	
Checked By SCT		Drawn By SCT	
3D VIEWS		Checked By SCT	
S-1			

HIGH RIDGE
Structural
870.333.4121
www.hrsinc.com

THOMAS RIDGE STRUCTURAL, LLC
No. 54393
STATE OF COLORADO
Professional Engineer

1 CONCRETE REBAR LAP LENGTH SCHEDULE
Not To Scale

5 TYPICAL FLOOR FRAMING

9 SHEAR WALL INTERSECTIONS
NOT TO SCALE

ing: it is a violation of the law for any person, unless acting under the direction of a licensed engineer to alter an item in an

2 WALL CORNER, INTERSECTION & END REINFORCEMENT

6 WALL FRAMING & OPENING

10 MULTI-PLY BEAM FASTENING
Not To Scale

an item in this document is altered, the altering engineer, if other than the architect of record, shall affix to the item their

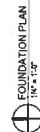
3 WALL CORNER, INTERSECTION, & END REINFORCEMENT

7 WALL TOP PLATE SPLICE & INTERSECTION
Not To Be Used

information "afforded" information & the data of such affiliation and the specific identification of the applicant.

A TYPICAL FLOOR FRAMING

8 BUILT-UP 2x COLUMN PLY FASTENING



ISOLATED FOOTING SCHEDULE			
TYPE	LENGTH @	WIDTH	THICK- NESS
RF24	2'-0"		
RF28	2'-4"		
RF20	2'-0"	2'-0"	8"
RF22	2'-0"	2'-0"	8"
RF25	2'-8"	2'-0"	8"
RF30	3'-0"	3'-0"	8"
RF35	3'-4"	3'-6"	8"

3-5

78 Red Mountain Trail (CR 614)
Blue River, CO



FOUNDATION PLAN NOTES

SEE 24 FOR STRUCTURAL GENERAL, NOTES 1 THROUGH 10.
1. FOUNDATION SHALL BE CONCRETE ON GRAVEL. SEE 24 FOR TYPICAL DETAIL.
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Thomas Residence - Addition
78 Red Mountain Trail (CR 614)
Blue River, CO

- FLOOR 1 FRAMING PLAN NOTES**
- SEE S-4 FOR CONSTRUCTION DETAILS.
 - SEE S-4 FOR TYPICAL DETAILS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 - THE ARCHITECT'S INTENT SHALL BE CONSIDERED IN ALL CASES.
 - ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 - TOP OF FLOOR FINISHING = 10027 UMG.
 - SEE S-4 FOR CONSTRUCTION DETAILS.
 - SEE S-4 FOR TYPICAL DETAILS.
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- FLOOR 1 FRAMING PLAN**
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DATE: 11.14.2025

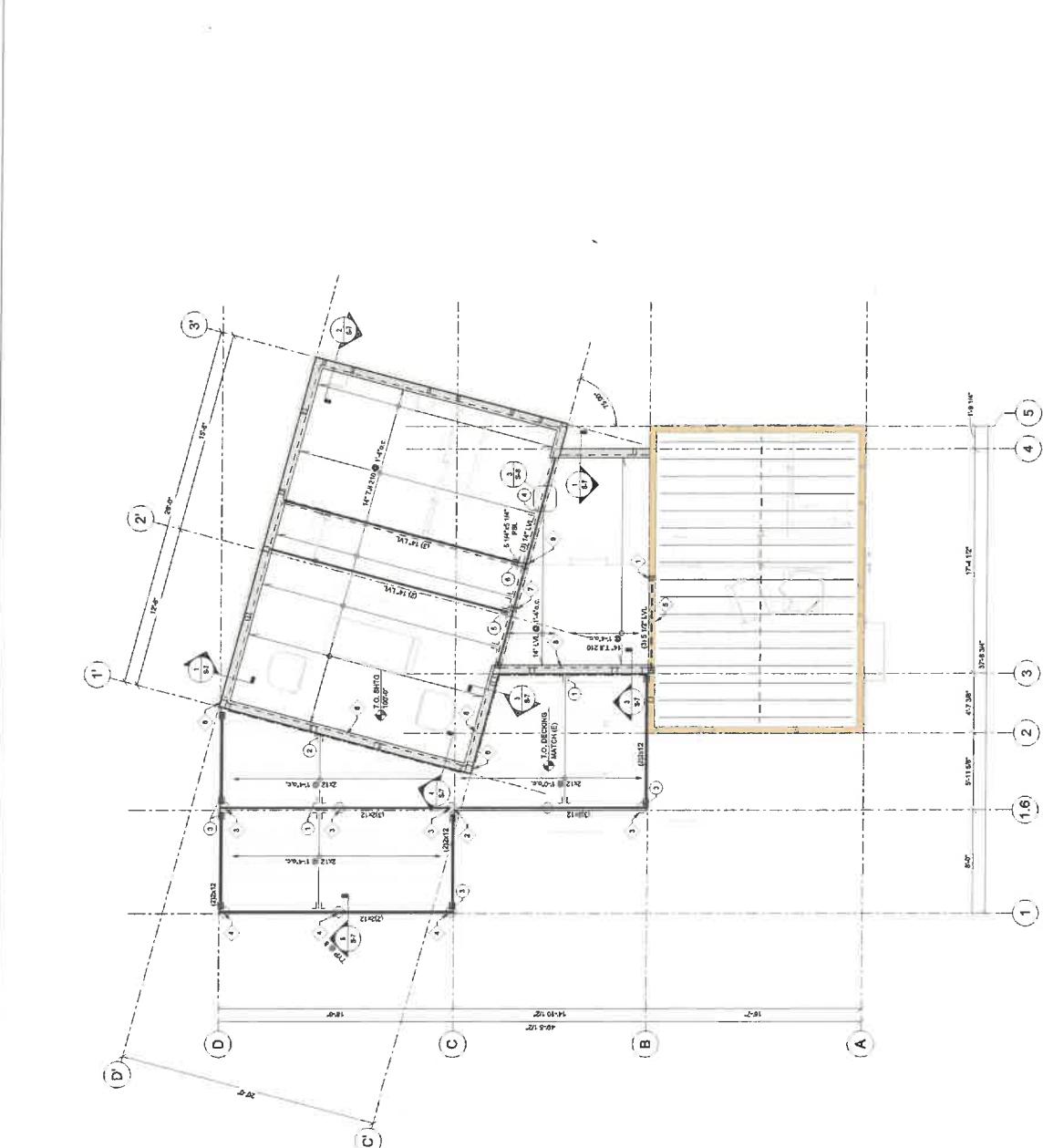
PROJECT: 25339

DATE: 11.14.2025

CHECKED BY: SCT

FLOOR 1 FRAMING PLAN

S-4



FLOOR 1 FRAMING PLAN
1/4" = 1'-0"

KEYNOTE SCHEDULE - FLOOR 1 FRAMING	
KEYNOTE	DESCRIPTION
1	1. FLOOR 1 FRAMING PLAN
2	2. FLOOR 1 FRAMING PLAN
3	3. FLOOR 1 FRAMING PLAN
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98	98. FLOOR 1 FRAMING PLAN
99	99. FLOOR 1 FRAMING PLAN
100	100. FLOOR 1 FRAMING PLAN

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1. SEE 5-1 FOR STRUCTURAL GENERAL NOTES, LEGENDS, ABREVIATIONS, A SPECIAL INSPECTION REQUIREMENTS.
2. SEE 5-2 FOR 30 DAYS.
3. SEE 5-3 FOR TYPICAL DETAILS.
4. SEE 5-4 FOR SCHEDULES.
5. REFER TO ARCHITECTURAL DRAWINGS 3 FOR ADDITIONAL DIMENSIONS, STEEPED FORMATION LOCATIONS, PARTITION WALLS, AND OTHER INFORMATION. ANY ARCHITECTURAL INFORMATION NOT SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
6. F.V. EXISTING CONDITIONS PRIOR TO NEW CONSTRUCTION & NOTIFY HIGH RISK OF ANY DISCREPANCIES.
7. TOP OF FLOOR SHEATHING = 110'0" U.N.O.

1. SEE 5-1 FOR STRUCTURAL GENERAL NOTES, LEGENDS, ABREVIATIONS, A SPECIAL INSPECTION REQUIREMENTS.
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7. TOP OF FLOOR SHEATHING = 110'0" U.N.O.

- a. TOP OF PLATE HEIGHT - SEE ARCH.
b. EXTERIOR WALL FRAMING (W.A.O.):
c. STUDS 2x6 STUDS @ 16" o.c.
d. SHEATHING
e. EXTERIOR FACE: 1/2" ZIP-R SHEATHING, FASTEN W/
f. 1 1/2"x3 1/2" NAILS @ 4" o.c. AT PANEL EDGE & 12" o.c. IN PANEL
FIELD.
g. INTERIOR FACE: 5/8" GYPSUM WALLBOARD, FASTEN W/ #4x1
h. 1" TYPE W DRYWALL SCREWS @ 8" o.c. AT PANEL EDGE &
12" o.c. IN FIELD.

12. 2" x 4" ALL PANEL EDGES BETWEEN STUDS.
10. INTERIOR BEARING WALL FRAMING (U.O.I.).
A. STUDS: 2" x 4" OR 2" x 6" STUDS TO MATCH ARCH WALL WIDTH @ 16" O.C.
B. SHEATHING:
1. BOTH FACES: 3/8" GYPSUM WALLBOARD, FASTEN W/ #6's 1 1/4" IN PANEL W. DRYWALL SCREWS @ 8" O.C. AT PANEL EDGE & 12" O.C. IN PANEL FIELD.
2. BLOCK & NAAL ALL PANEL EDGES BETWEEN STUDS.
11. FLOOR FRAMING (U.O.I.).
A. STUDS: 2" x 4" OR 2" x 6" STUDS TO MATCH ARCH WALL WIDTH @ 16" O.C.
B. SHEATHING:
1. BOTH FACES: 3/8" GYPSUM WALLBOARD, FASTEN W/ #6's 1 1/4" IN PANEL W. DRYWALL SCREWS @ 8" O.C. AT PANEL EDGE & 12" O.C. IN PANEL FIELD.
2. BLOCK & NAAL ALL PANEL EDGES BETWEEN STUDS.

- A. SHEATHING: 2x12 STURD-FLOOR APA SPAN RATED 24" c. c. TAG SHEATHING, ORIENTED LONG DIRECTION PERP TO FRAMING, WITH STAGGERED PANEL JOINTS
 - B. FRAMERS' WOOD JOISTS W/ 1 1/4" LSL, RSL
 - C. FASTENERS: GLUE & FASTEN SHEATHING TO FRAMING MEMBERS W/ 6x131/2" NAIL @ 6" c. c. AT PANEL EDGE & 12" c. c. IN PANEL FIELD.
12. ROOF FRAMING (1/4" x 6")
A. TOPPING: SEE ARCH.

- c. APA RATED AVOID BREATHING, ORIENTED LONG DIRECTION PERP TO FRAMING, WITH STAGGERED PANEL JOINTS
- d. FRAMING ROOF TRUSSES
- e. FASTENING, FASTEN SHEATHING TO FRAMING MEMBERS W/ 0.131" x 5.5" NAIL'S @ 6" o.c., 1" PANEL EDGE & 12" o.c. IN PANEL FIELD.
- f. TENDONS
- g. 1/2-51 TE AT EACH TRUSS BEARING LOCATION 2" FROM CORNER.
- h. 1/2-51 TIES AT EACH TRUSS BEARING LOCATION 6" FROM CORNER.

13. COLUMN: COLUMNS SHOWN, BUT NOT TAGGED ARE (2) 2: TO MATCH WALL STUD WIDTH.

16. ☒ **SWK** SPECIAL SHEAR WALL: SEE SHEARWALL SCHEDULE FOR SHEATHING & FASTENING REQUIREMENTS. SHEATH SIDE INDICATED.
17. ☒ **HDX** HOLLOWTOP: SHALL BE INSTALLED AT THE BASE OF SHEARWALL SHOWTOP OF FOUNDATION. SEE SCHEDULE FOR TYPE AND MINIMUM STUD REQUIREMENTS.

- KEYNOTE SCHEDULE - FLOOR 2 FRAMING**

- | X | NOTES: |
|---|--|
| 1 | SLOPE BEAM TO MATCH CEILING AT LOW ROOF. |
| 2 | COLUMN TO SUPPORT LANDING BENEATH SLOPED BEAM. |
| 3 | INFILL (B) OPENING. |
| 4 | CANTILEVER BEAM OVER (E) ROOF, ANGLE OUT TO MATCH (B) ROOF SLOPE. |
| 5 | 1" x 4" ANGLED GIRDER TRUSS ORIENTED ABOVE (E) ROOF. LOCATE TRUSS 1" ABOVE (B) 11/12 SLOPED ROOF. BUT 20 (6) IN FROM EDGE OF ROOF. |

- | | |
|---|--|
| 6 | FASTEN EXPOSED BEAMS & COLUMNS TOGETHER W/ 1/2" SOW'S SCREWS EA SIDE |
| 7 | FASTEN VALLEY BEAM TO ROOF BEAM W/ 1/2" 1/4" SOW'S SCREWS. |
| 8 | SPECIAL SHEARWALL SHEATHING SHALL BE APPLIED DIRECTLY TO STUDS, BENEATH INSULATED 7/8" PANELS. |

- HANGER SCHEDULE**
1. ALL HANGERS SHALL BE INSTALLED WITH THE NUMBER & SIZE OF FASTENERS SPECIFIED IN THIS SCHEDULE. ANY SUBSTITUTIONS SHALL BE REVIEWED & APPROVED BY HIGH RISK PRIOR TO INSTALLATION.

2. HANGER CALLOUTS SHOWN APPLY AT BOTH ENDS OF MEMBER, U.N.O.
 *SKEW HANGER FOR ANGLED CONNECTION.
- | (X) | HANGER | SUPPORTED MEMBER FASTENERS | SUPPORTING MEMBER FASTENERS |
|-----|-----------|----------------------------|-----------------------------|
| 1 | L10x210 | (4) 0.140"x3" NAILS | (8) 0.140"x3" NAILS |
| 2 | L3.50x102 | (8) 0.145"x1.125" NAILS | (12) 0.145"x1.125" NAILS |
| 3 | L10x210 | (4) 0.140"x3" NAILS | (8) 0.140"x3" NAILS |

- | | WELD PER UNFR. | WELD PER UNFR. |
|---|----------------|-------------------------|
| 4 | 1752.06/14 | N/A |
| 5 | M71414 | (1) 0.148" x 1/2" NAILS |
| 6 | H65.59/14 | (1) 0.148" x 3" NAILS |
| 7 | 1752.06/11.68 | N/A |
| 8 | HUC68 | (4) 0.148" x 3" NAILS |

- | | |
|--|--|
| | |
|--|--|

78 Red Mountain Trail (CR 614)
Blue River, CO



1	✓	SLOPE BEAM TO MATCH CEILING AT LOW ROOF.
2		COLUMN TO SUPPORT LANDING BENEATH SLOPED BEAM.
3		INFILL (B) OPENING.
4		CANTILEVER BEAM OVER (E) ROOF. ANGLE OUT TO MATCH (B) ROOF SLOPE.
5		1/4" ANGLED GROUND TRUSSES ORIENTED ABOVE (E) ROOF. LOCATE DIRECTLY ABOVE (B) 11112 PITCH ROOF. BUT DO NOT BEAM ON ROOF.
6		FASTEN DOWNING BEAMS & COLUMNS TOGETHER W/ (1) 8" SCANS
7		EXPANDED BEAMS
8		WESTER VALLEY BEAM TO HOLD BEAM W/ (1) UNINSULATED SCANS BEHIND
9		SCANS. WESTER BEAM ATTACH TO PANELS
10		BEAM TO BE APPLIED DIRECTLY TO

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[illegible]

FLOOR 2 FRAMING PLAN
1/4" = 1'-0"

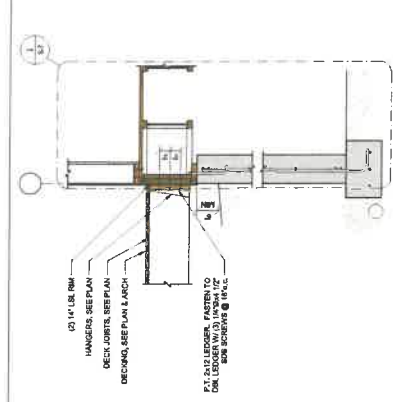
5-



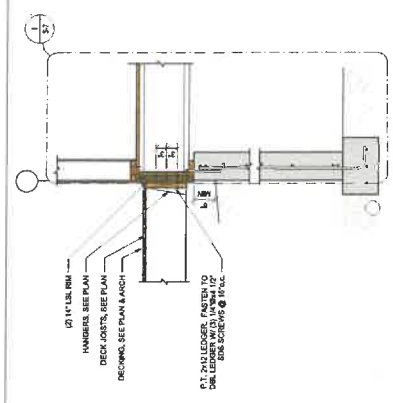
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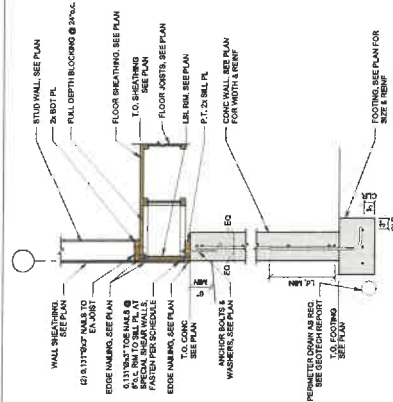
#	Description
1	Project Number 2539
2	Date 11.14.2025
3	Drawn By SCT
4	Checked By SCT
5	DETAILS



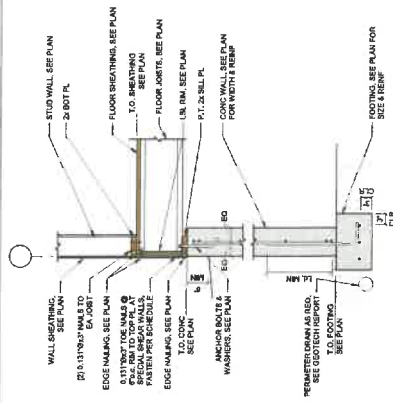
4 CRAWL SPACE FOUNDATION WALL W/ PARALLEL JOISTS
 3'0" x 1'0"



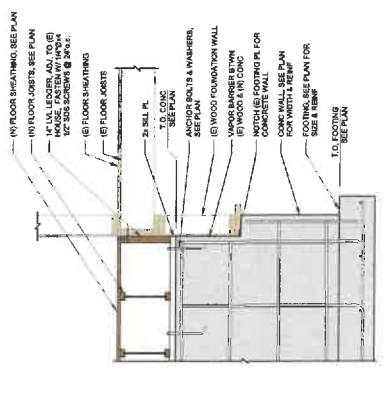
3 CRAWL SPACE FOUNDATION WALL W/ PERPENDICULAR JOISTS
 3'0" x 1'0"



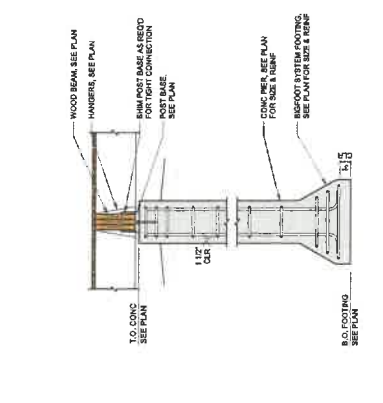
2 CRAWL SPACE FOUNDATION WALL W/ PARALLEL JOISTS
 3'0" x 1'0"



1 CRAWL SPACE FOUNDATION WALL W/ PERPENDICULAR JOISTS
 3'0" x 1'0"



6 NEW FOUNDATION UNDER EXISTING
 3'0" x 1'0"



5 CONCRETE PIER ON BIGFOOT
 3'0" x 1'0"

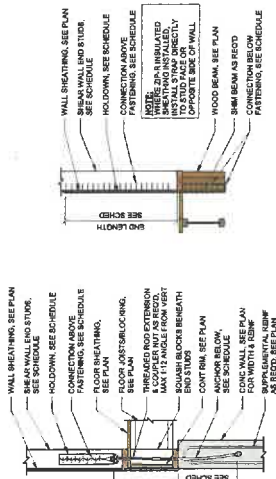
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ALL HOLD-DOWNS SHALL BE INSTALLED TO MATCH THE TYPE DETAIL SHOWN. ANY MODIFICATION TO THE HOLD-DOWNS SHALL BE SUBMITTED IN WRITING TO HIGH RIDGE FOR REVIEW PRIOR TO CONCRETE INSTALLATION FOR FOUNDATION HOLD-DOWNS (NUMBERED) OR INSTALLATION FOR FRAMING HOLD-DOWNS (LETTERED).

- ALL HOLLOW DOWNS SHALL BE INSTALLED TO MATCH THE TYPE DETAIL SHOWN. ANY MODIFICATION TO THE HOLLOW DOWNS SHALL BE SUBMITTED IN WRITING TO HIGH BRIDGE FOR REVIEW PRIOR TO CONCRETE INSTALLATION FOR INSTALLATION OF HOLLOW DOWNS (NUMBERED) OR INSTALLATION OF THE HOLLOW DOWNS FOR FRAMING HOLLOW DOWNS (LETTERED).

NO.	DESCRIPTION	TYPE	CONNECTION ABOVE	CONNECTION AND/OR BELOW	MIN. NO. STUDS
101	ROOFING	C/J	10' MIN. 2' 6" MIN.	10' MIN. 2' 6" MIN.	15
102	WALLS	C/J	10' MIN. 2' 6" MIN.	10' MIN. 2' 6" MIN.	15
103	ROOFING	C/J	10' MIN. 2' 6" MIN.	10' MIN. 2' 6" MIN.	15
104	WALLS	C/J	10' MIN. 2' 6" MIN.	10' MIN. 2' 6" MIN.	15



CIP: HOI POWAY W/ DIM

1. SEE TYPICAL & FRAMING DETAILS FOR ADDITIONAL INFORMATION.

- [illegible]

	SIZE 1 SHEATHING	SIZE 1 EDGE NAILING	SIZE 2 SHEATHING	SIZE 2 EDGE NAILING	SIZE 2 FIELD NAILING	(2) 2X10 PL TO 2X8 JOIST	(3) 2X10 PL TO 2X8 JOIST	(4) 2X10 PL TO 2X8 JOIST	(5) 2X10 PL TO 2X8 JOIST	(6) 2X10 PL TO 2X8 JOIST	WIND CAPACITY (ASD)
SW1	7/16" O&B	3" x 6"	12" x 6"			AS 3" x 6"	10/16" x 27" O&B	10/16" x 27" O&B	10/16" x 27" O&B	10/16" x 27" O&B	865psi

BROOKLYN	CHARGE PLATE SHAPE	LENGTH, L	WIDTH, W	LENGTH/NOTCH, L _N	WIDTH/NOTCH, W _N	THICKNESS, T	ANCHOR TYPE	ANCHOR SIZE	ANCHOR LAM	WELD
BP1	A	5 1/2"	10 1/4"	5"	3"	1/2"	SCREW ANCHOR	5/8"	8"	14"
CP1	B	11"	14"	11"	7 1/2"	1 1/4"	WOOD BOREING	1 1/2"	5"	14"



Thomas Residence - Addition
78 Red Mountain Trail (CR 614)
Blue River, CO



HIGH
RIDGE
Structural
www.hrsjco.com
970.333.4724



Project Number	2539
Date	11.14.2025
Drawn By	SCT
Checked By	SCT
SCHEDULES	

९५

A TOPOGRAPHIC MAP OF LOT 43, SHERWOOD FOREST

BLUE RIVER ESTATES
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 45

LOT 44

LOT 42

LOT 39

LOT 40

LOT 41

LOT 43

27,820 sq. ft.
0.64 acres
ADDRESS: 78
RED MOUNTAIN TRAIL

GRAPHIC SCALE



DATE OF FIELD SURVEY: 04/08/2025, 07/31/2025
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 20292)
- FOUND #4 REBAR
- P. PLATTED COURSE
- C. CALCULATED COURSE
- Δ RANDOM SURVEY CONTROL POINT
- SIGN
- UTILITY PRESTAL
- WELL
- UTILITY POLE
- GUY ANCHOR



Drawn: RRG/ESV/JS	Day: 22/08/25	Project: 25006
Checked: JK	Date: 08/01/2025	Sheet: 1 of 1
R-A-N-G-W-B-S-T-E ENGINEERS & SURVEYORS P.O. Box 589 Silverthorne, CO 80498 970-469-6241		

NOTE: CONTOURS OF LOT 43 ARE THIS MAP. CONTOURS OF LOT 43 ARE BASED ON THE SURVEY DATA. THE SURVEY DATA IS THE BASIS FOR THE CONTOURS. THE SURVEY DATA IS THE BASIS FOR THE CONTOURS. THE SURVEY DATA IS THE BASIS FOR THE CONTOURS.

Arapahoe Architects
322 C North Main St.
Breckenridge, CO 80424
Job: 2521
Date: 12/02/2025

THOMAS ADDITION
78 RED MOUNTAIN TRL, BLUE
RIVER, COLORADO

Sheet:

CB-1

LOCATION/MATERIAL

COLOR

SAMPLE

PRIMARY ROOF

Metal Roof

Standing Seam
"Match Existing"



FASCIA AND TRIM

2x Comp.

Sherwin Williams
Foggy Day 6235



HORIZONTAL SIDING

1x6 Cementitious
Horizontal Lap Siding

Sherwin Williams
Evening Shadow 7662



HORIZONTAL SIDING

Vertical Board & Batten

Match Existing



ACCENT BASE

Corrugated Metal

CMG Charcoal Grey



DOORS & WINDOWS

Composite Fiberglass

Dark Bronze



COLUMNS & NEWELS

Rough Sawn Timber

Sherwin Williams Semi-Trans
3507 "Riverwood"



Arapahoe Architects P.C.
P.O. BOX 4780
322C North Main St.
Breckenridge, CO 80424

Lighting Cut Sheet

MANUFACTURER:	Portfolio Dovray
SERIES:	Outdoor Wall Light
MODEL:	FS130125-29
LAMP & WATTAGE:	Standard Edison Screw based 60W
MOUNTING:	Wall
STYLE:	Oil-Rubbed Bronze
APPLICATION:	Exterior
DARK SKY FEATURE:	Full Cut-Off
DIMENSIONS:	7.75"H x 7.85"W x 8.9"D



TO: Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: December 29, 2025
RE: Planning/Zoning/Architectural Guidelines review – 6565 Hwy 9

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: New 400 sqft detached garage

Zoning district: R-1

Lot Size: ~ 30,443 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 145'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 16'

Garage Stds: The proposed garage is ~400 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements are not applicable

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Indicated	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 16' and appears to be subordinate to the main structure	Y
Article 5-60 Foundation	Foundation coverage is not indicated, assumed siding to within 4" of ground level.	Y
Article 5-70 Roofs	Main roof design is a gable roof	Y
Article 5-80 Garages	Traditional design	Y
Article 5-90 Window and doors	N/A	Y
Article 5-100 Balconies and railings	N/A	Y

Article 5-110 Chimney and Roof Penetrations	N/A	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is wood lap siding painted brown. (C) indicates paint is not to be used on siding.	N
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 400 Sqft	Y
Article 7-50 Driveways	Driveway to be slightly extended to the new garage	Y
Article 7-60 Parking Areas	2 new spaces are provided, additional spaces are still available exterior.	Y
Article 7-100 Decks	N/A	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		

Article 9 Lighting	No electrical to building	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y



Building Permit Application

Email to: info@townofblueriver.org

Questions? Call (970) 547-0545 ext. 1

Lot Number: _____ Subdivision: _____
Blue River Physical Address: 6565 CO-9, Blue River, CO, 80424

Homeowner Information:

Name: John Pytel
Mailing Address: 6565 CO-9, Blue River, CO, 80424
Phone: (832) 746-8545
Email: jt.pytel@shglobal.net

Contractor Information

Company Name: Tuff Shed Inc.
Contact Name: Allison (All) Moore - Permit Technician
Mailing Address: 4500 Grape St. Denver, CO, 80216
Phone: (303) 393-1039
Email: amcore@tuffshed.com
Contractor Registration #: BL17-000030

****Please note a Town of Blue River Business License is required for all businesses to conduct business in the Town of Blue River including contractors, sub-contractors and architects. ****

Description of Project:

20' X 20' Detached garage-no utilities, above ground

Distance to Property Line	Type of Heat: <u>Q</u>	Construction Type: <u>VB</u>
North: <u>108'</u>	Roof: <u>Class A shingles w/ 11/12 S</u>	Building Height: <u>14'-1 3/4"</u>
South: <u>17.5'</u>	Exterior Walls: <u>1/40 siding</u>	No. Stories: <u>1</u>
East: <u>122' +</u>	Interior Walls: <u>7/16" OSB - NOT FRAMED</u>	Total # Bedrooms: <u>Q</u>
West: <u>27'</u>	Basement Fin. Sq.Ft.: <u>Q</u>	Total # Bathrooms: <u>Q</u>
New Addition/Res. Sq.Ft.: <u>Q</u>	Main Level Sq.Ft.: <u>400</u>	Septic or Sewer: <u>Existing</u>
Garage Sq.Ft.: <u>400 sqft</u>	2nd Level Sq.Ft.: <u>Q</u>	<u>0</u>
Total Square footage: <u>400 sqft</u>	3rd Level Sq.Ft.: <u>Q</u>	

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION WORK, & FIREPLACES. THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ____ OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF ____ AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner or Contractor: [Signature]

Date: November 18, 2025

John Pytel

6565 CO-9
Blue River, CO 80424

Zone: R-1

Lot Size: 3049 Sqft (7.1A)

House: 1176 sqft

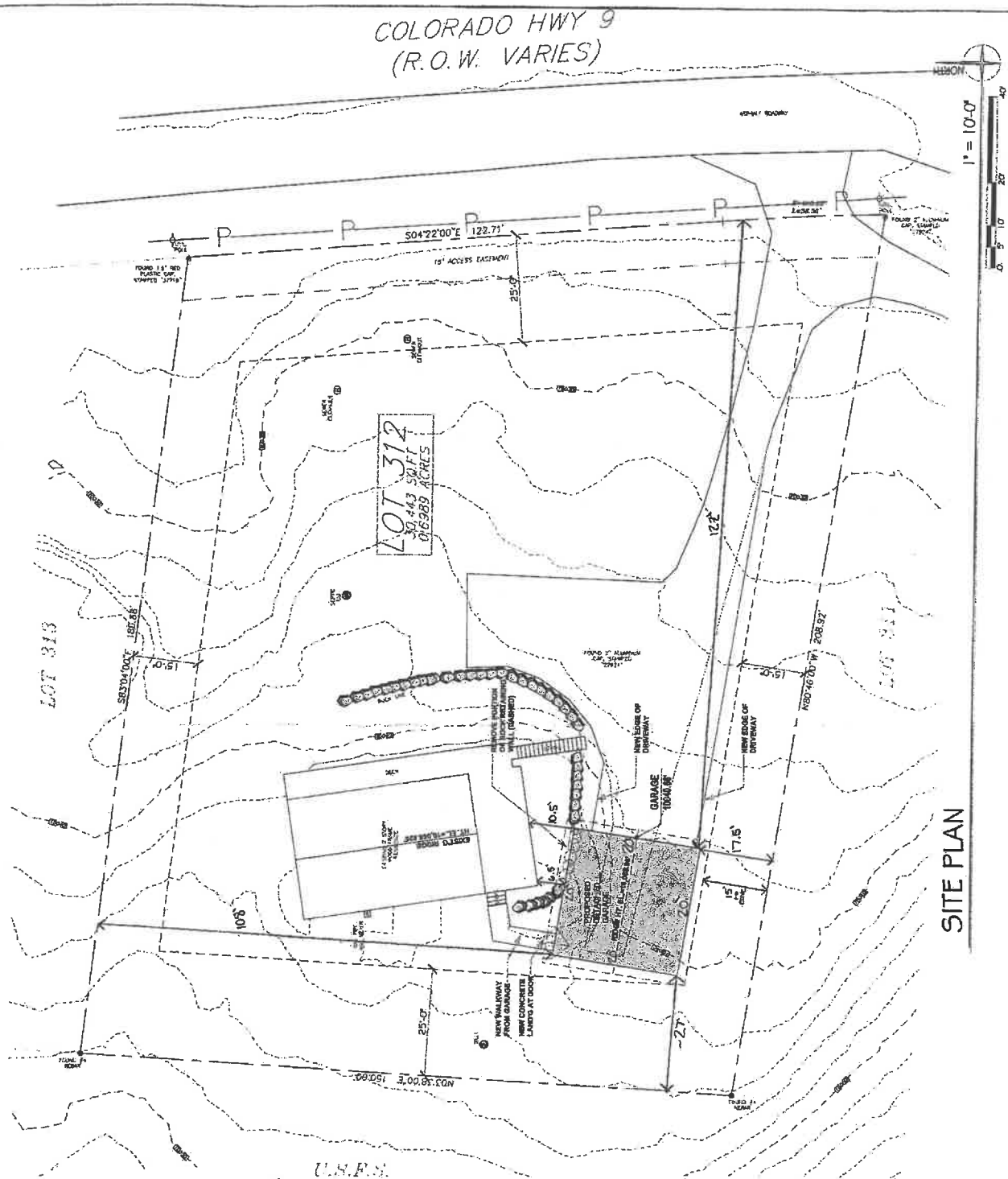
Proposed detached garage:
(20' x 20') 400 sqft

Proposed coverage: 1,576 sqft

* NO Downspouts to be
Installed

* 12" Eaves on
ALL Walls

* NO Utilities





Building Guide

Colorado Chapter of the International Code Council

Single Family Residential One Story Detached Garage

How to Use this Guide

Check with your jurisdiction regarding type of submittal (paper or electronic) and additional requirements. Draw to scale and complete the following (*hint: use graph paper with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1'*).

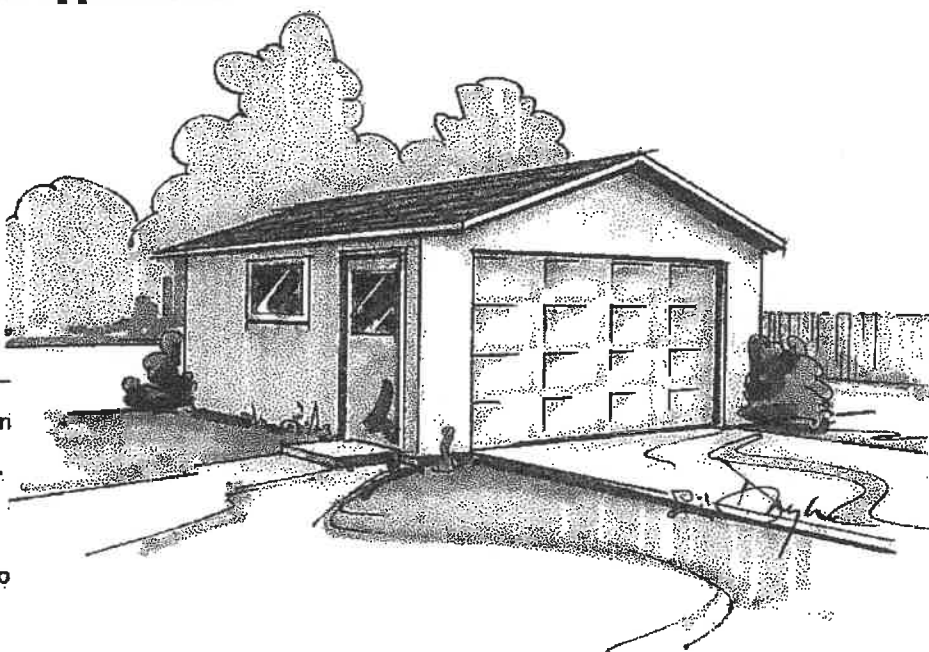
1 Complete this Building Guide by filling in the blanks on page two and four, and indicating which construction details will be used.

2 Provide 2 Plot Plans (site plan) showing dimensions of your project and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale. See page 3.

3 Fill out a building permit application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001. This building guide can be found on the Colorado Chapter of the International Code Council website at:
<http://www.coloradochaptericc.org>



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2018 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential One Story Detached Garage

Directions

1. Fill in the blanks on pages 2 and 4 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on page 4 which details from page 5 will be used.

Note: Heated garages will require insulation, such as ceilings, walls, and foundation.

Address:

65105 CO-9, Blue River, CO, 80421

Floor Plan

Dimension 20'

Locate and detail bracing

☒ Check one

☐ Garage is heated

☒ Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Floor slope

Indicate rafter or truss direction

☒ Check one

(2) 1 3/4" x 11 1/4" header
(example: (2) 2 x 12)

Note:
If roof trusses or rafters bear on header,
special header design may be required

Double 2x4 or 2x6 trimmers each
end of overhead door header

Garage door opening

Garage door opening width 16'

Dimension* 2'

Dimension 20'

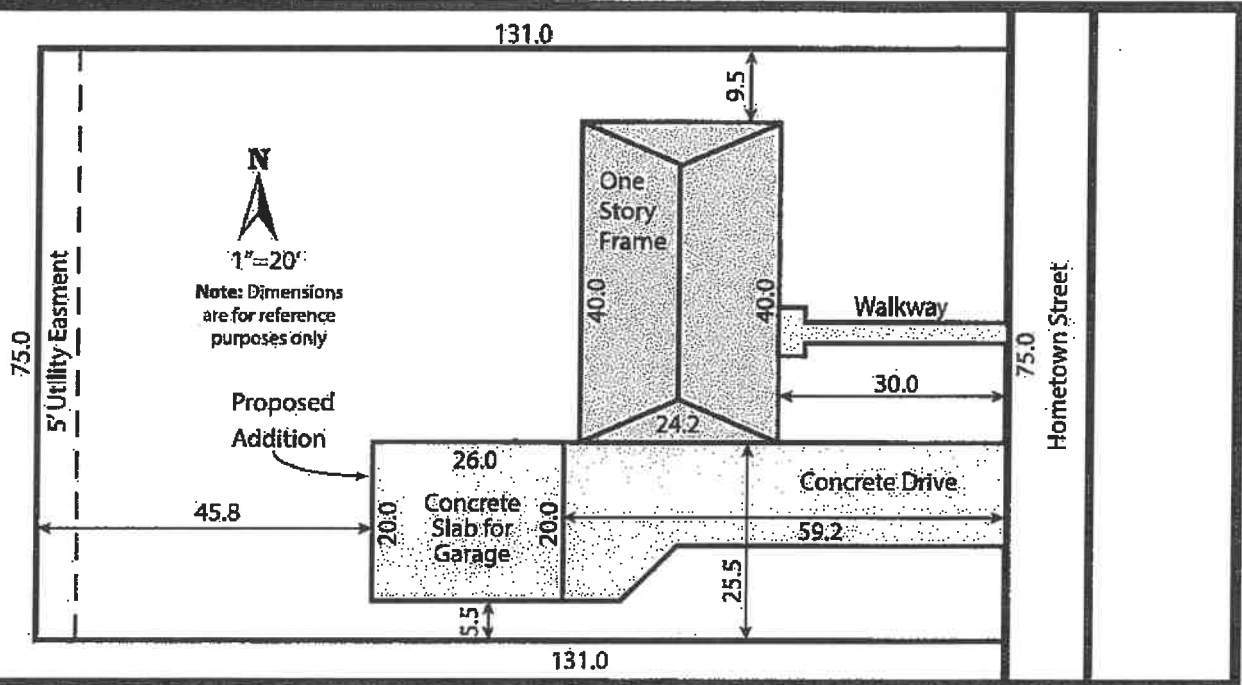
Dimension* 2'

* If less than 4" see Braced Wall Panel Detail on
page 5 to comply with section R602.10.6.2 (IRC)
(minimum width 16" with wall 10' high)

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Single Family Residential One Story Detached Garage

Site Plan Example



Seperate site plan included.
see pg 2 of packet.

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Single Family Residential One Story Detached Garage

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

☐ Truss or 2x4 rafters spaced 16" O.C.
(example: Put checkmark in box - or - 2 x 10 Rafters Spaced 24")

Sheathing 7/16" OSB
(example: 1/2" exterior plywood)

Minimum 1x6 ridge board
(example: 1 x 12)

Roof covering CLASS A
(example: Class A 3 tab shingles)

Underlayment GAF Feilthuster
(example: 1 layer #15 felt)

Building Section

Provide roof tie downs
Solid 2x blocking between
rafters that are 2x12 or greater

1x4" collar ties @ 48" o.c.

Span

Note: Pre-engineered roof trusses
w/truss clips may be used in lieu of
roof structure shown.

Diagonal wind bracing or braced wall panels
@ corners and each 20' of wall.

Max. 10' wall height

Concrete Encased Ground
required for new service

✓ Check one

☐ Foundation Detail A
☒ Foundation Detail B
(see page 5)

*S3.3
on Eng Plans

12
pitch | 6

Ceiling Insulation N/A
(If heated - example: R-38)

2x4 ceiling joists @ 16" O.C.
(example: 2 x 6 @ 24" O.C.)

Double 2x4" top plate
(example: 2 x 6)

Span 19'4"
(example: 23' 5")

Ceiling height 8'1"
(example: 8')

Siding LAP Siding
(example: lap or T-111)

Wall sheathing 7/16" OSB
(example: 1/2" exterior plywood)

2x4 studs @ 16" O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x sill plate
(example: 2 x 6 decay resistant)

Wall Insulation N/A
(If heated - example: R-20 Fiberglass Batts)

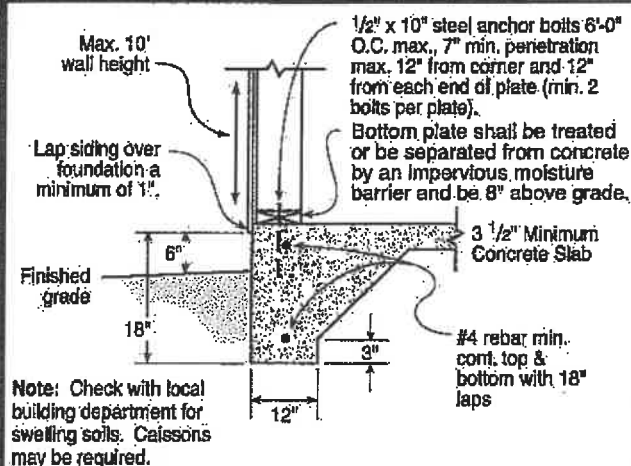
Foundation Insulation N/A
(If heated - example: R-10)

Footing size 10" x 12"
(example: 8" x 16")

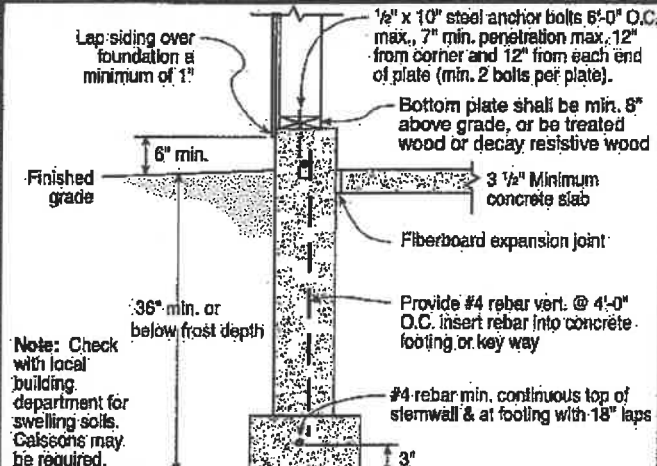
This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2018 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential One Story Detached Garage

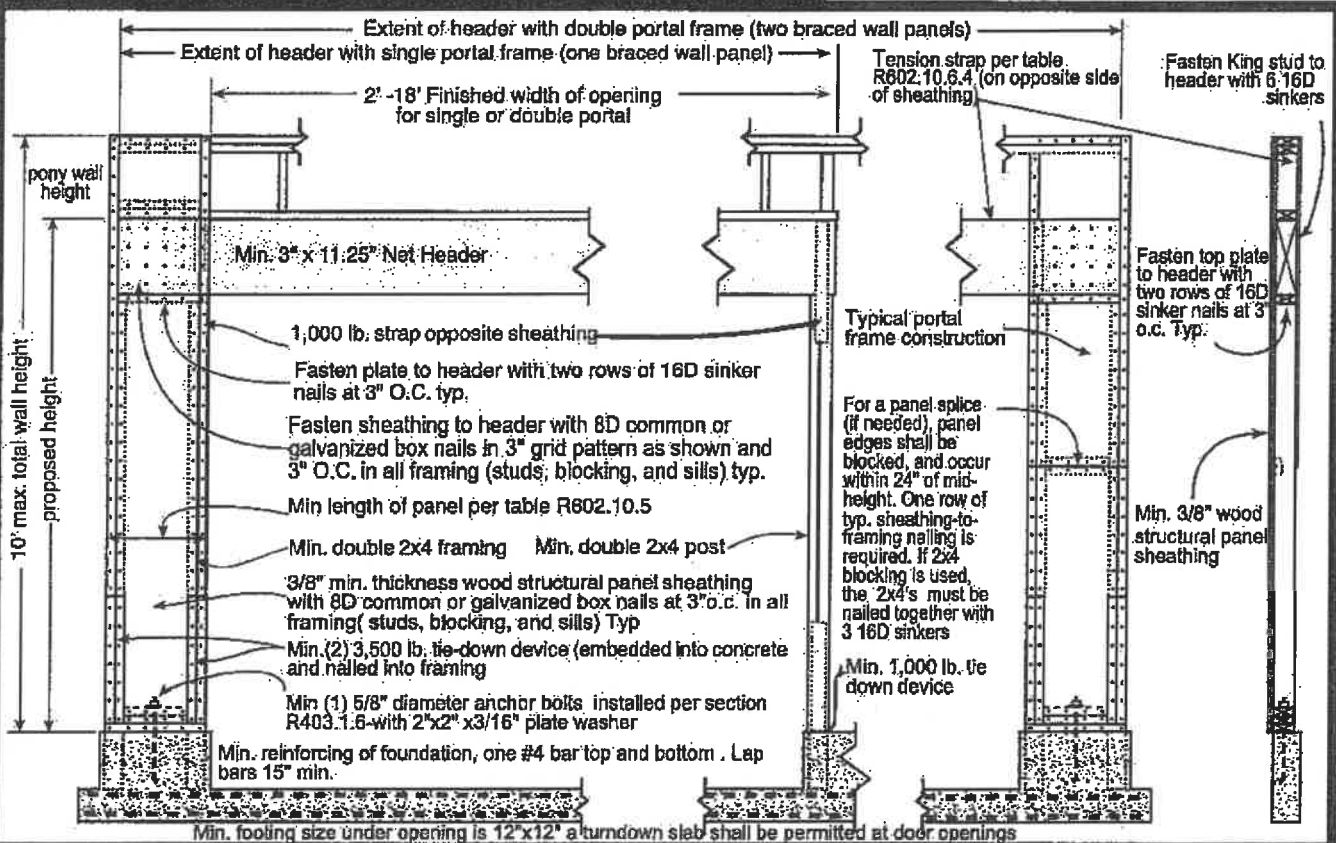
Foundation Detail A



Foundation Detail B

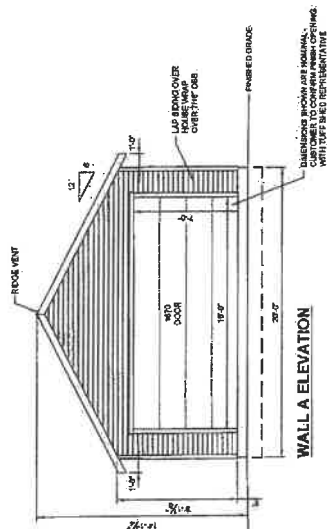


Braced Wall Panel Detail figure 602.10.6.2

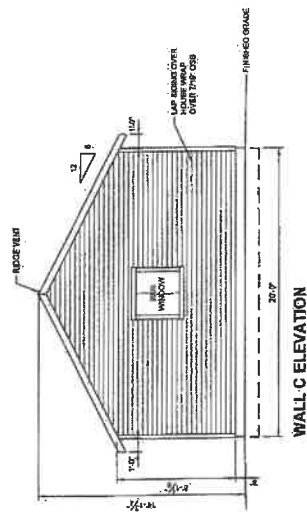


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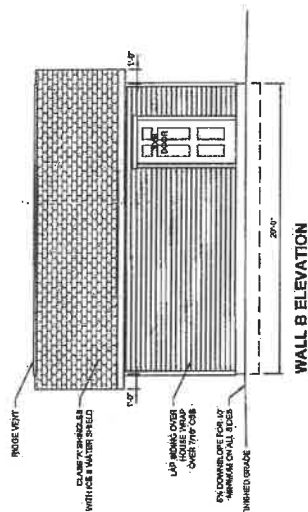
DRAWING INDEX
S1 - PROJECT NOTES, ELEVATIONS
S2 - PLANS, SHEAR WALL SCHEDULE
S3 - SECTIONS, DETAILS



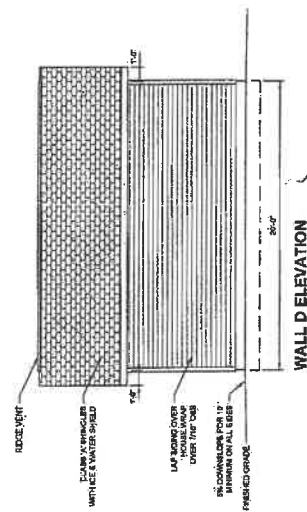
WALL A ELEVATION



WALL·C ELEVATION



WALL B ELEVATION



WALL ELEVATION

PROJECT NOTES

- [illegible]

Digitally signed by Patrick D. Quinney, c. 2005.05.13 17:03:13 -0700
DN: cn=Patrick D. Quinney, o=Quinney Associates, LLC, email=pquinney@quinn.com, c=US



STRUCTURAL DRAWINGS BY:
TUEFF SHED
IN HOUSE DRAFTING
DEPARTMENT
1777 S HARRISON STREET
DENVER, COLORADO 80210
(303) 752-8833

THE PROPERTY OF
J.D. INC. THESE
IS ARE FOR A BUILDING
APPLIED AND BUILT BY
ED. ANY OTHER USE IS
EN BY TUFF SHED INC.

© 2004
 JOHN PYTEL
 ALL RIGHTS RESERVED
 ADDRESS: 400 S. 20TH ST.
 CO-9
 RIVER, CO 80424

TUFF SHED
Storage Buildings & Carages
TUFF-SHED, INC.
4000 SHAW AVE. S.W.
COMMERCE, CO 80019
(303) 344-8000

Drawn By: TB
Date: 11/3/25
Checked By:
Date:
Revised:
Revised:
File:

PROJECT NOTES
ELEVATION: _____
DATE: _____
BY: _____
SCALE: _____
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TOTAL SHEETS: _____
PROJECT NO.: _____
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DRAWN BY: _____
CHECKED BY: _____
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Sheet:

15

TO: Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: December 29, 2025
RE: Planning/Zoning/Architectural Guidelines review – 0012 Blue Rock Dr

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 2 story, 7 bedroom, 6.5 bath home, includes 3504 s.f. of living space and an attached 657 s.f., 2 vehicle garage for a combined 4161 square feet.

Zoning district: R-1

Lot Size: ~ 38,002 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 118'
100 ft. Required - Complies

Setbacks: Proposed principal residence does **not** comply with setback requirements.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 27'9"

Garage Stds: The proposed garage is ~657 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking. **The exterior parking is within the front setback when adjusted.**

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated, RIVER, WETLANDS AND ROAD easements exist. wetlands delineation map is provided as part of the original application file.	N
Article 4: Buildable Area/setbacks	Front setback is measured incorrectly. Front setback is measured to the drip edge, so the plans provided do not show compliance even with drawn boundaries. Front setback is measured from either the road easement, Actual Road, or the property line, whichever is closer. Road easement is 15' closer than the lot boundary.	N
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 27'-9"	Y
Article 5-60 Foundation	Portions of the foundation appear to be exposed concrete.	Y
Article 5-70 Roofs	Main roof design is a shed roof. Shed roof designs with 2:12 are not permitted per section 5-70.	N
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y

Article 5-90 Window and doors	Windows are sized to complement the home, front door is substantial.	Y
Article 5-100 Balconies and railings	Horizontal metal is indicated	Y
Article 5-110 Chimney and Roof Penetrations	None indicated, but an electric fireplace is indicated on the floor plan	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is indicated as horizontal siding. No further clarifications are provided	N
Article 6-30 Colors	No color board provided.	N
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 697 Sqft	Y
Article 7-50 Driveways	Width indicated at 18'. Slopes are minimal	N
Article 7-60 Parking Areas	Parking comprises of 2 interior spaces and one exterior space. The exterior space is partially in the front setback. 3 spaces are required.	N
Article 7-100 Decks	Balconies are proposed.	Y
Article 7-120 Hot Tubs	Future hot tub indicated very close to the wetlands and river easement.	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	No spec sheets provided.	N
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Majority of the lot contains wetlands. basic mitigation plan is provided.	Y



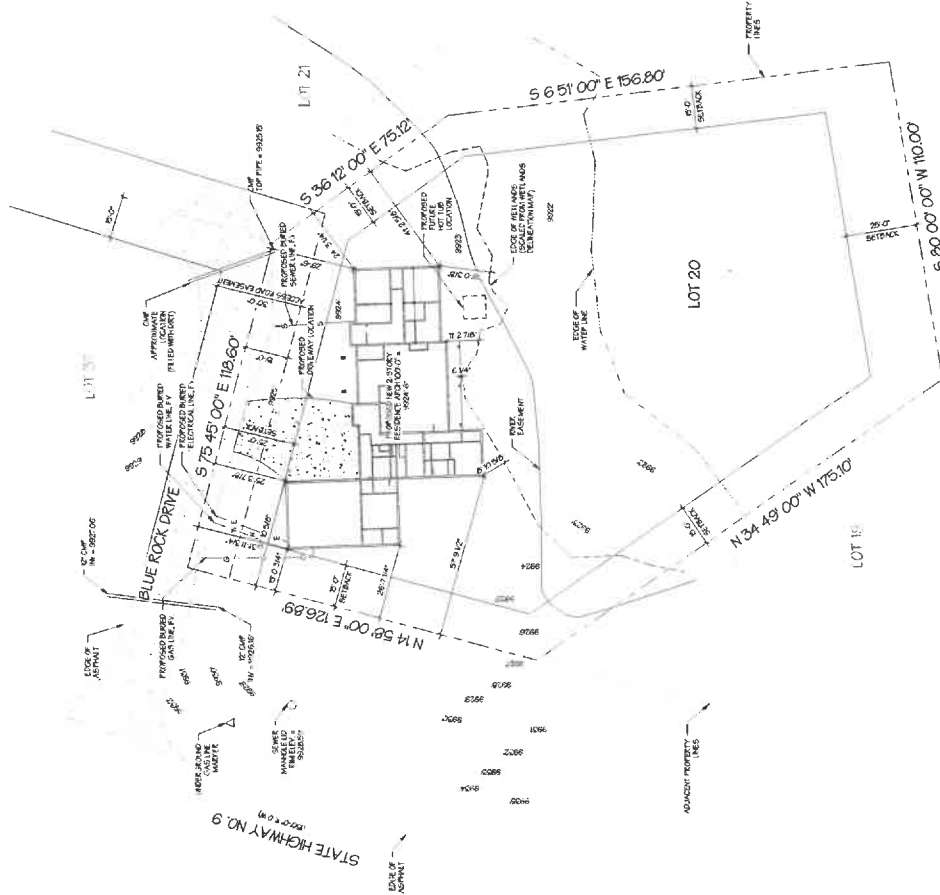
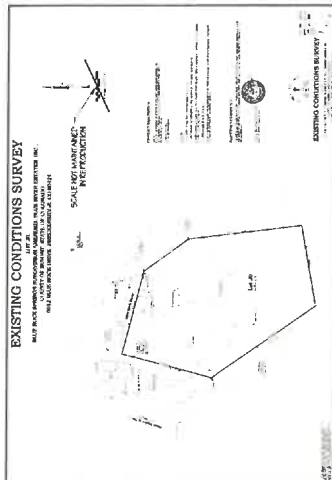
PRELIM DATE: 11/3/25
 RELEASE DATE: 11/20/25
 REVISION DATE:

SHEET:

A1

PROJECT NO: 25164

ALL SITE PLAN DIMENSIONS AND SURVEY ELEVATIONS ARE
 REFERENCED FROM: "EXISTING CONDITIONS SURVEY"
 LOT 20, BLUE ROCK SPRINGS SUBDIVISION AMENDED, BLUE RIVER
 ESTATES, INC.
 COUNTY OF SUMMIT, STATE OF COLORADO
 PROVIDED BY: THE SEXTON SURVEY COMPANY
 DATED: 6/19/25



1 SITE PLAN
 1" = 20'-0"

ENGINEERING LOFT
The
 CHRISTINA@ENGINEERINGLOFT.COM
 720.491.1611
 15873 FARWAY DRIVE
 BUENA VISTA, CO 81211

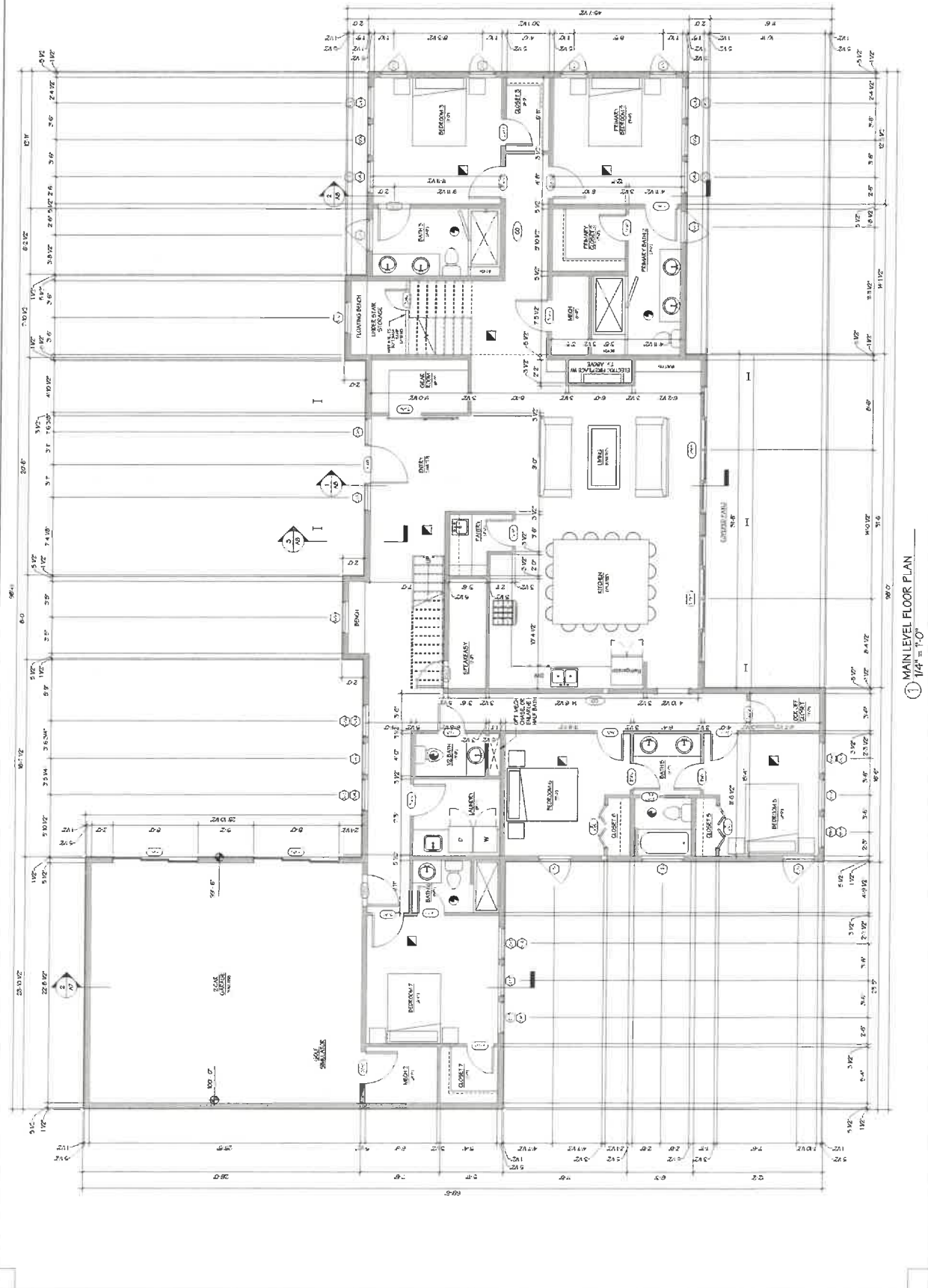
NEW RESIDENCE

12 BLUE ROCK DRIVE
 BRECKENRIDGE, CO 80424
 MAIN LEVEL FLOOR PLAN



PRELIM DATE: 11/13/25
 RELEASE DATE: 11/20/25
 REVISION DATE:

SHEET: **A2**
 PROJECT NO: 25164



① MAIN LEVEL FLOOR PLAN
 1/4" = 1'-0"

ENGINEERING LOFT
 15873 FAIRWAY DRIVE
 BUENA VISTA, CO 81211
 720.491.6111
 CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE
 12 BLUE ROCK DRIVE
 BRECKENRIDGE, CO 80424
 UPPER LEVEL FLOOR PLAN



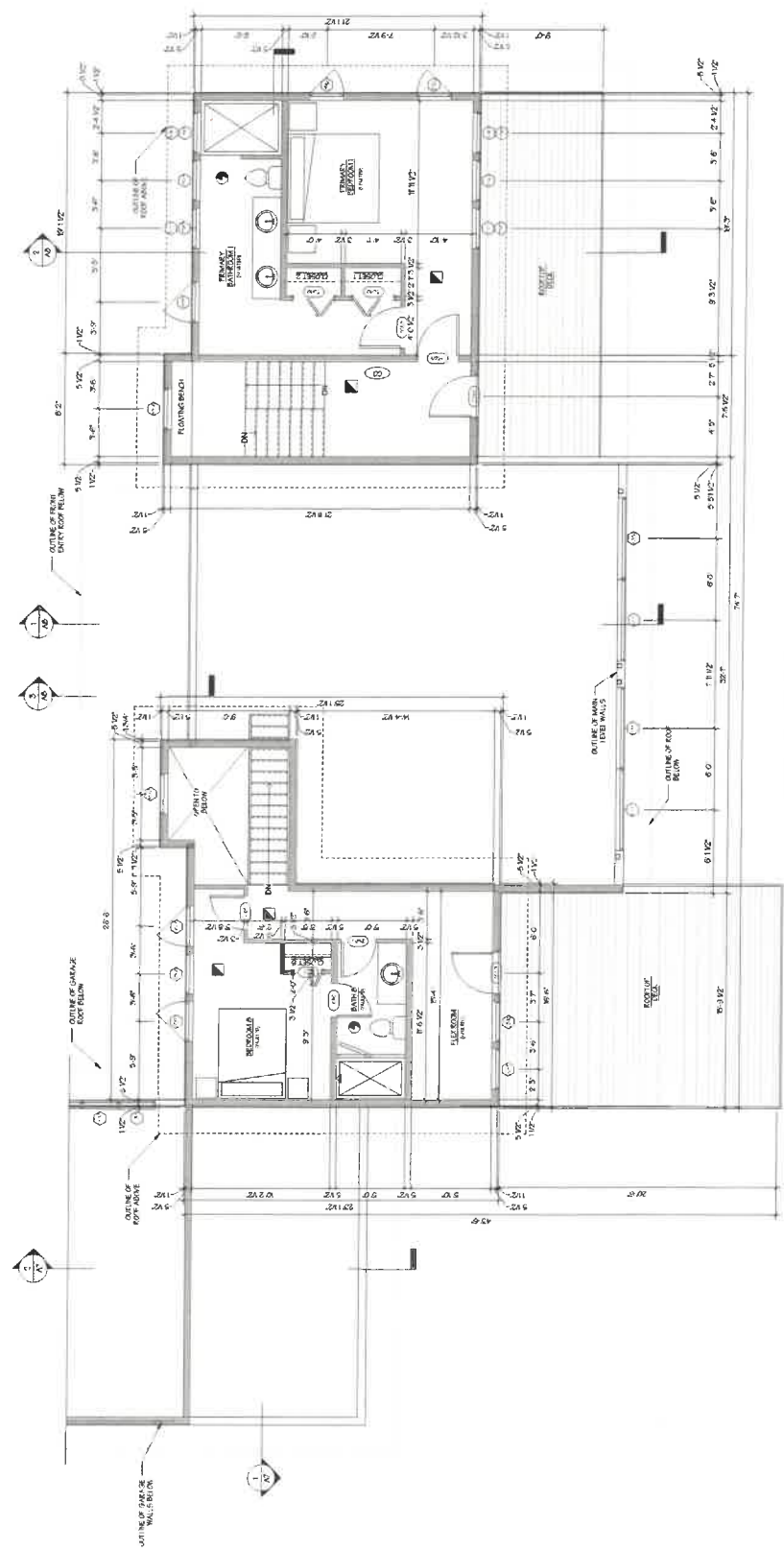
PRELIM DATE: 11/3/25
 RELEASE DATE: 11/20/25
 REVISION DATE:

SHEET: **A3**
 PROJECT NO: 25164

WINDOW SCHEDULE			
NO.	SYMBOL	TYPE	REMARKS
1		1/2" x 6"	W-1
2		1/2" x 6"	W-2
3		1/2" x 6"	W-3
4		1/2" x 6"	W-4
5		1/2" x 6"	W-5
6		1/2" x 6"	W-6
7		1/2" x 6"	W-7
8		1/2" x 6"	W-8
9		1/2" x 6"	W-9
10		1/2" x 6"	W-10
11		1/2" x 6"	W-11
12		1/2" x 6"	W-12
13		1/2" x 6"	W-13
14		1/2" x 6"	W-14
15		1/2" x 6"	W-15
16		1/2" x 6"	W-16
17		1/2" x 6"	W-17
18		1/2" x 6"	W-18
19		1/2" x 6"	W-19
20		1/2" x 6"	W-20
21		1/2" x 6"	W-21
22		1/2" x 6"	W-22
23		1/2" x 6"	W-23
24		1/2" x 6"	W-24
25		1/2" x 6"	W-25
26		1/2" x 6"	W-26
27		1/2" x 6"	W-27
28		1/2" x 6"	W-28
29		1/2" x 6"	W-29
30		1/2" x 6"	W-30
31		1/2" x 6"	W-31
32		1/2" x 6"	W-32
33		1/2" x 6"	W-33
34		1/2" x 6"	W-34
35		1/2" x 6"	W-35
36		1/2" x 6"	W-36
37		1/2" x 6"	W-37
38		1/2" x 6"	W-38
39		1/2" x 6"	W-39
40		1/2" x 6"	W-40
41		1/2" x 6"	W-41
42		1/2" x 6"	W-42
43		1/2" x 6"	W-43
44		1/2" x 6"	W-44
45		1/2" x 6"	W-45
46		1/2" x 6"	W-46
47		1/2" x 6"	W-47
48		1/2" x 6"	W-48
49		1/2" x 6"	W-49
50		1/2" x 6"	W-50
51		1/2" x 6"	W-51
52		1/2" x 6"	W-52
53		1/2" x 6"	W-53
54		1/2" x 6"	W-54
55		1/2" x 6"	W-55
56		1/2" x 6"	W-56
57		1/2" x 6"	W-57
58		1/2" x 6"	W-58
59		1/2" x 6"	W-59
60		1/2" x 6"	W-60
61		1/2" x 6"	W-61
62		1/2" x 6"	W-62
63		1/2" x 6"	W-63
64		1/2" x 6"	W-64
65		1/2" x 6"	W-65
66		1/2" x 6"	W-66
67		1/2" x 6"	W-67
68		1/2" x 6"	W-68
69		1/2" x 6"	W-69
70		1/2" x 6"	W-70
71		1/2" x 6"	W-71
72		1/2" x 6"	W-72
73		1/2" x 6"	W-73
74		1/2" x 6"	W-74
75		1/2" x 6"	W-75
76		1/2" x 6"	W-76
77		1/2" x 6"	W-77
78		1/2" x 6"	W-78
79		1/2" x 6"	W-79
80		1/2" x 6"	W-80
81		1/2" x 6"	W-81
82		1/2" x 6"	W-82
83		1/2" x 6"	W-83
84		1/2" x 6"	W-84
85		1/2" x 6"	W-85
86		1/2" x 6"	W-86
87		1/2" x 6"	W-87
88		1/2" x 6"	W-88
89		1/2" x 6"	W-89
90		1/2" x 6"	W-90
91		1/2" x 6"	W-91
92		1/2" x 6"	W-92
93		1/2" x 6"	W-93
94		1/2" x 6"	W-94
95		1/2" x 6"	W-95
96		1/2" x 6"	W-96
97		1/2" x 6"	W-97
98		1/2" x 6"	W-98
99		1/2" x 6"	W-99
100		1/2" x 6"	W-100

LEGEND:
 [Symbol] SINK & COUNTER
 [Symbol] EMBOSSED FAN
 [Symbol] CUPBOARD DETAIL

DOOR SCHEDULE			
NO.	SYMBOL	TYPE	REMARKS
1		1/2" x 6"	D-1
2		1/2" x 6"	D-2
3		1/2" x 6"	D-3
4		1/2" x 6"	D-4
5		1/2" x 6"	D-5
6		1/2" x 6"	D-6
7		1/2" x 6"	D-7
8		1/2" x 6"	D-8
9		1/2" x 6"	D-9
10		1/2" x 6"	D-10
11		1/2" x 6"	D-11
12		1/2" x 6"	D-12
13		1/2" x 6"	D-13
14		1/2" x 6"	D-14
15		1/2" x 6"	D-15
16		1/2" x 6"	D-16
17		1/2" x 6"	D-17
18		1/2" x 6"	D-18
19		1/2" x 6"	D-19
20		1/2" x 6"	D-20
21		1/2" x 6"	D-21
22		1/2" x 6"	D-22
23		1/2" x 6"	D-23
24		1/2" x 6"	D-24
25		1/2" x 6"	D-25
26		1/2" x 6"	D-26
27		1/2" x 6"	D-27
28		1/2" x 6"	D-28
29		1/2" x 6"	D-29
30		1/2" x 6"	D-30
31		1/2" x 6"	D-31
32		1/2" x 6"	D-32
33		1/2" x 6"	D-33
34		1/2" x 6"	D-34
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36		1/2" x 6"	D-36
37		1/2" x 6"	D-37
38		1/2" x 6"	D-38
39		1/2" x 6"	D-39
40		1/2" x 6"	D-40
41		1/2" x 6"	D-41
42		1/2" x 6"	D-42
43		1/2" x 6"	D-43
44		1/2" x 6"	D-44
45		1/2" x 6"	D-45
46		1/2" x 6"	D-46
47		1/2" x 6"	D-47
48		1/2" x 6"	D-48
49		1/2" x 6"	D-49
50		1/2" x 6"	D-50
51		1/2" x 6"	D-51
52		1/2" x 6"	D-52
53		1/2" x 6"	D-53
54		1/2" x 6"	D-54
55		1/2" x 6"	D-55
56		1/2" x 6"	D-56
57		1/2" x 6"	D-57
58		1/2" x 6"	D-58
59		1/2" x 6"	D-59
60		1/2" x 6"	D-60
61		1/2" x 6"	D-61
62		1/2" x 6"	D-62
63		1/2" x 6"	D-63
64		1/2" x 6"	D-64
65		1/2" x 6"	D-65
66		1/2" x 6"	D-66
67		1/2" x 6"	D-67
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72		1/2" x 6"	D-72
73		1/2" x 6"	D-73
74		1/2" x 6"	D-74
75		1/2" x 6"	D-75
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77		1/2" x 6"	D-77
78		1/2" x 6"	D-78
79		1/2" x 6"	D-79
80		1/2" x 6"	D-80
81		1/2" x 6"	D-81
82		1/2" x 6"	D-82
83		1/2" x 6"	D-83
84		1/2" x 6"	D-84
85		1/2" x 6"	D-85
86		1/2" x 6"	D-86
87		1/2" x 6"	D-87
88		1/2" x 6"	D-88
89		1/2" x 6"	D-89
90		1/2" x 6"	D-90
91		1/2" x 6"	D-91
92		1/2" x 6"	D-92
93		1/2" x 6"	D-93
94		1/2" x 6"	D-94
95		1/2" x 6"	D-95
96		1/2" x 6"	D-96
97		1/2" x 6"	D-97
98		1/2" x 6"	D-98
99		1/2" x 6"	D-99
100		1/2" x 6"	D-100



1) UPPER LEVEL FLOOR PLAN
 1/4" = 1'-0"

ENGINEERING LOFT
 15873 FAIRWAY DRIVE
 BUENA VISTA, CO 81211
 720.491.6111
 CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

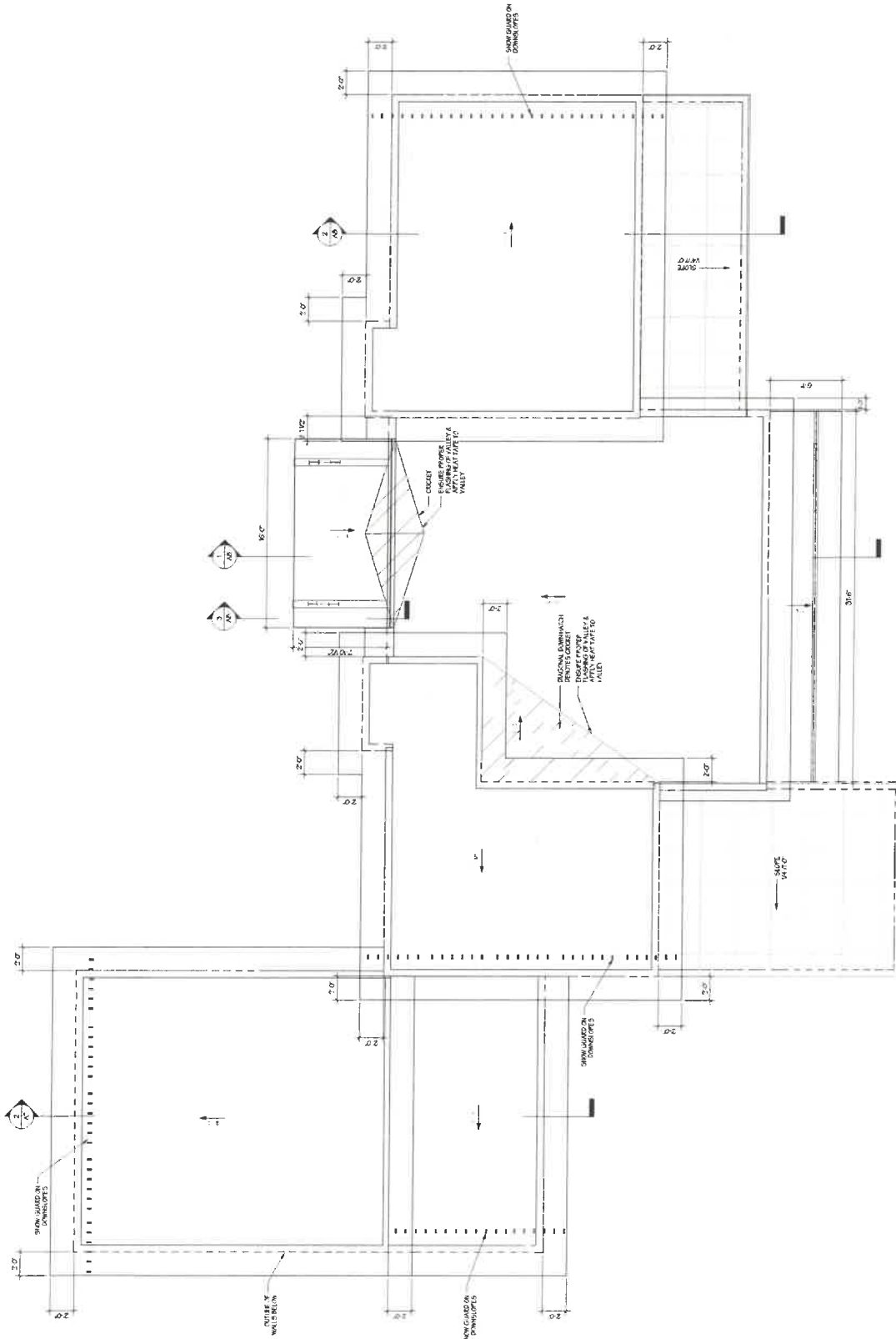
12 BLUE ROCK DRIVE
 BRECKENRIDGE, CO 80424

ROOF PLAN



PRELIM DATE: 11/13/25
 RELEASE DATE: 1/20/25
 REVISION DATE:

SHEET: **A4**
 PROJECT NO: 25164



① ROOF PLAN
 1/4" = 1'-0"

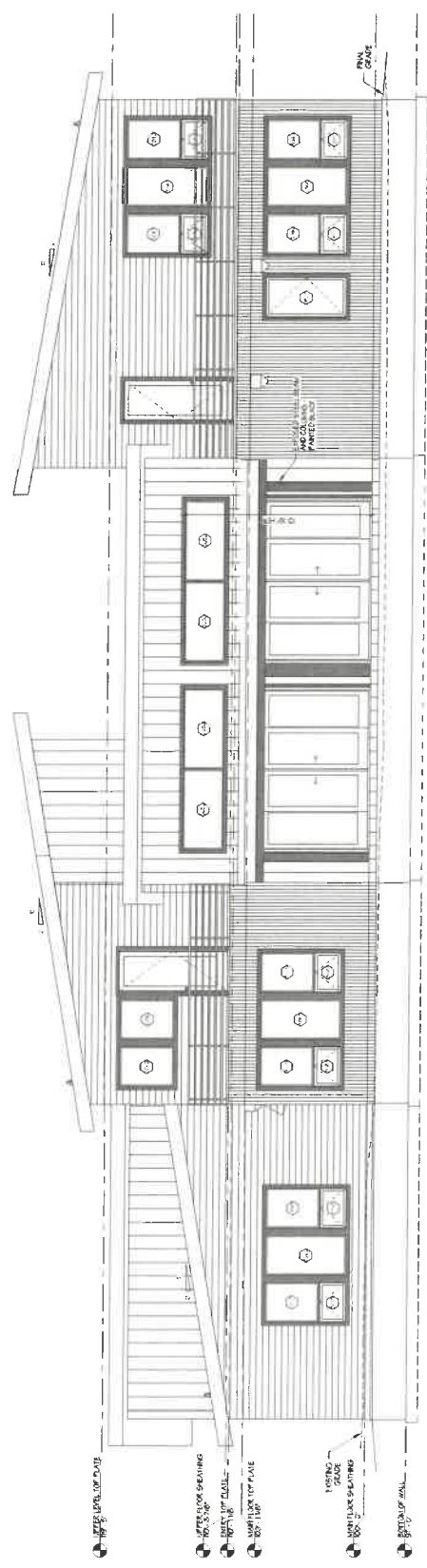
ENGINEERING LOFT
The
 15973 FAIRWAY DRIVE
 BUENA VISTA, CO 81211
 720.491.1611
 CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE
 12 BLUE ROCK DRIVE
 BRECKENRIDGE, CO 80424
 FRONT & BACK ELEVATIONS

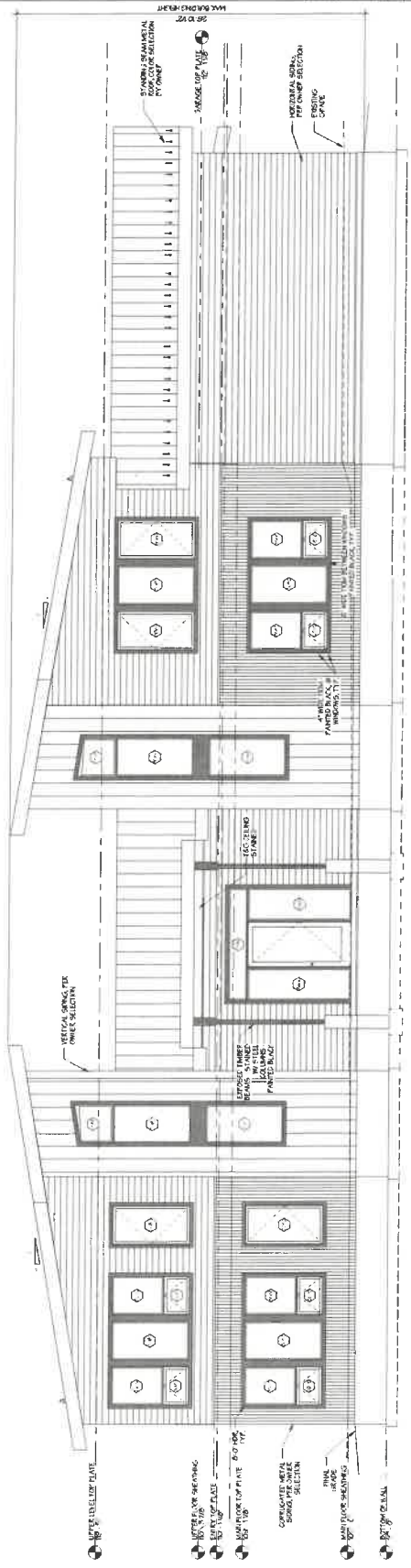


PRELIM DATE: 11.13.25
 RELEASE DATE: 11.20.25
 REVISION DATE:

SHEET: **A5**
 PROJECT NO: 25164



② BACK ELEVATION
 1/4" = 1'-0"

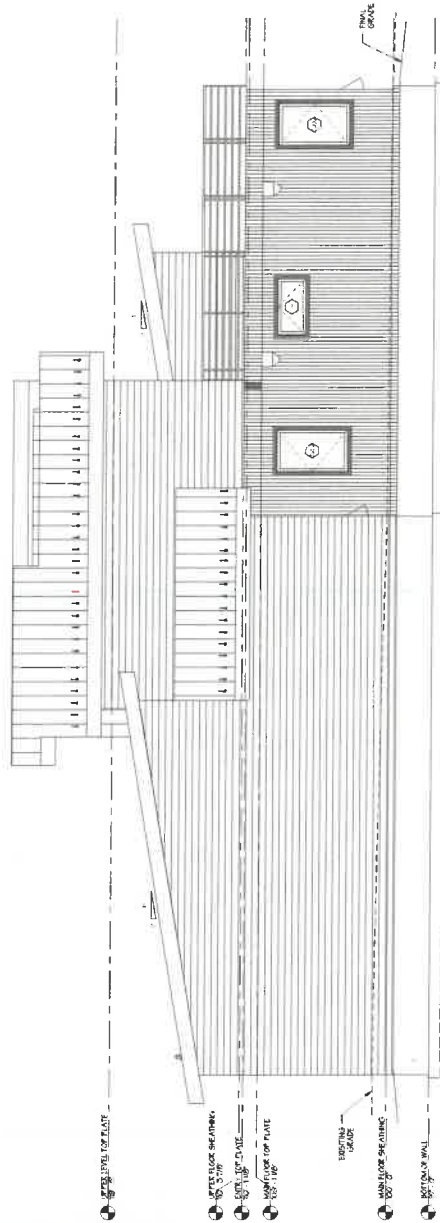


① FRONT ELEVATION
 1/4" = 1'-0"

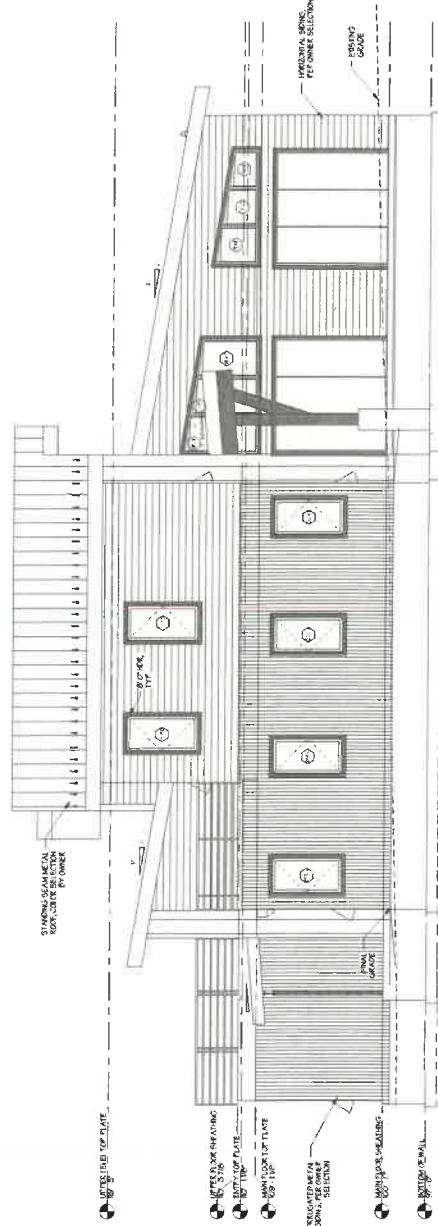
INSPIRATION PHOTO



PROPOSED MATERIALS



② RIGHT ELEVATION
1/4" = 1'-0"



① LEFT ELEVATION
1/4" = 1'-0"

NEW RESIDENCE
12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

LEFT & RIGHT ELEVATIONS

The ENGINEERING LOFT

15273 FAIRWAY DRIVE
BUENA VISTA, CO 81211
720.491.1611
CHRISTINA@ENGINEERINGLOFT.COM

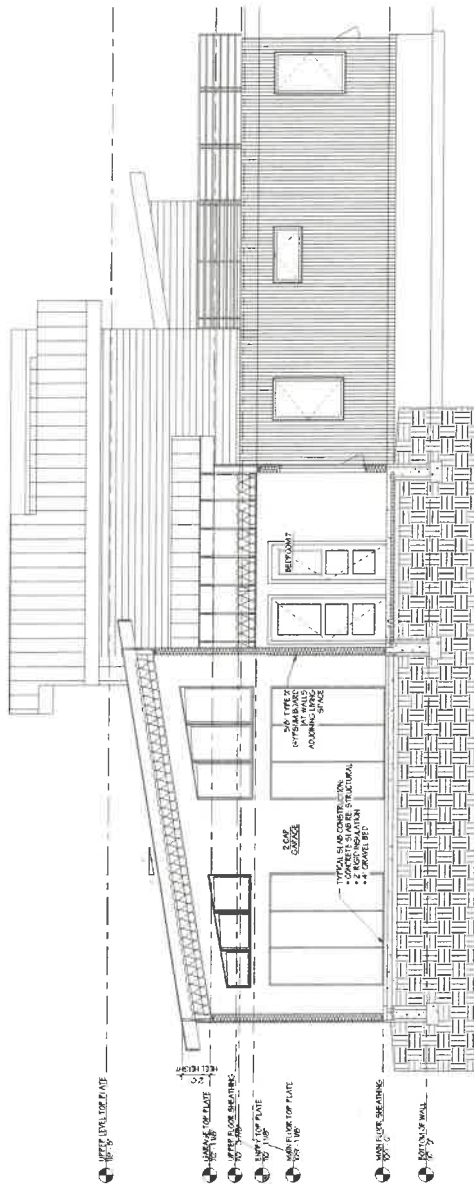


PRELIM DATE: 11/13/25
RELEASE DATE: 11/20/25
REVISION DATE:

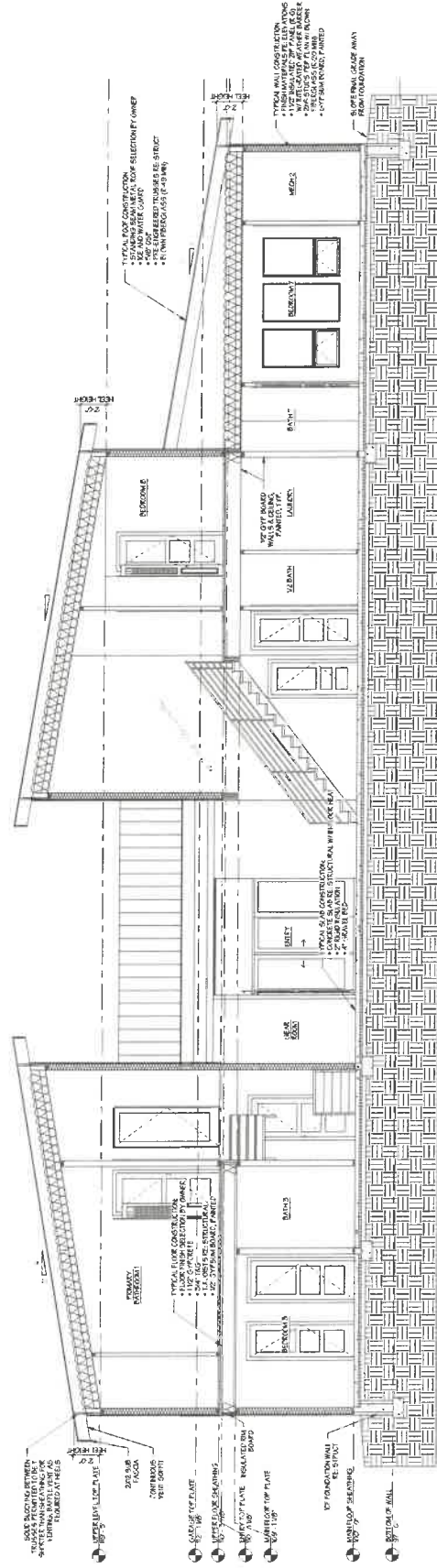
SHEET:

A6

PROJECT NO: 25164

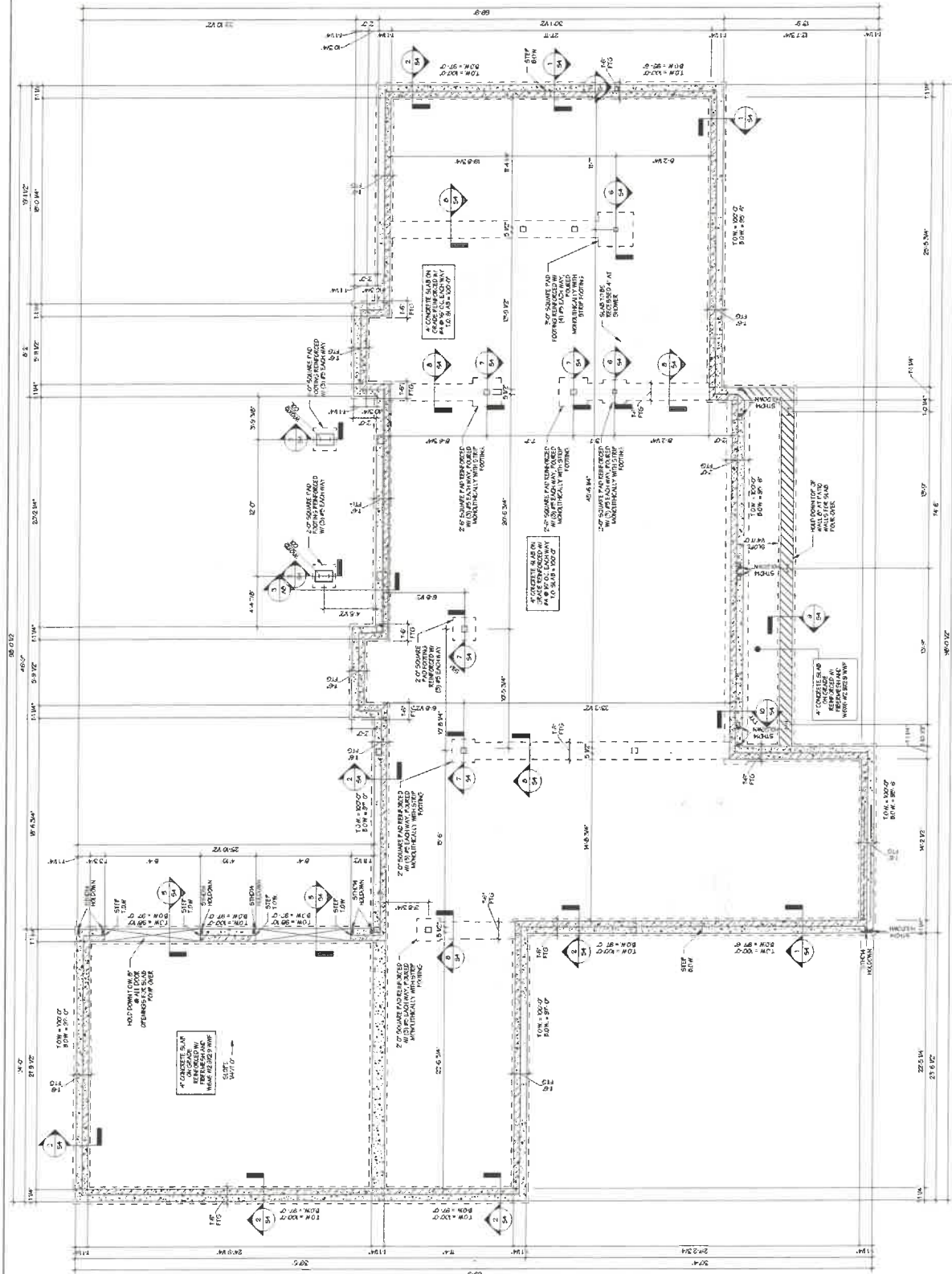


② GARAGE CROSS SECTION
1/4" = 1'-0"



① CROSS SECTION
1/4" = 1'-0"

① LIVING CROSS SECTION
1/4" = 1'-0"



① FOUNDATION PLAN
1/4" = 1'-0"

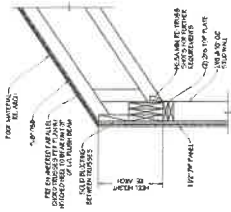




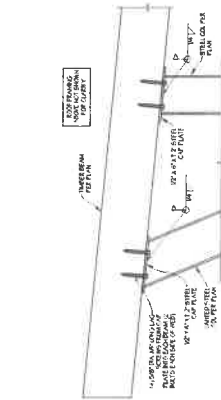
PRELIM DATE: 11.13.25
RELEASE DATE: 11.20.25
REVISION DATE:

SHEET: **S5**

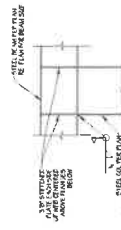
PROJECT NO: 25164



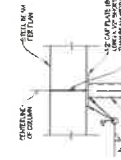
⑥ FLUSH HEADER
3/4" = 1'-0"



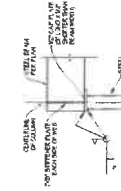
⑦ CANTED COLUMN
3/4" = 1'-0"



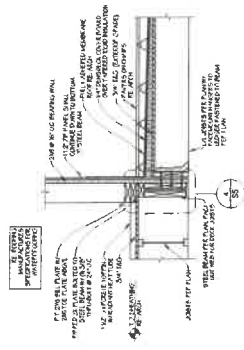
⑧ STEEL BEAM TO W SHAPE COLUMN
3/4" = 1'-0"



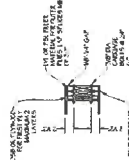
⑨ STEEL BEAM TO HSS COLUMN
3/4" = 1'-0"



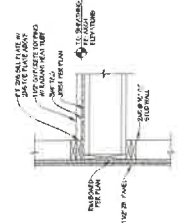
⑩ STEEL BEAM TO END HSS COLUMN
3/4" = 1'-0"



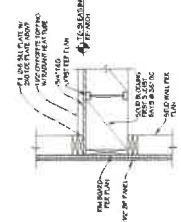
① ROOFTOP DECK
3/4" = 1'-0"



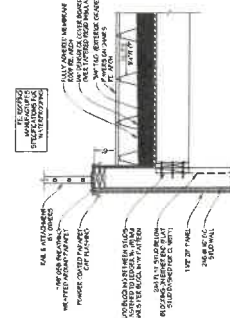
② WEB PACK-OUT
3/4" = 1'-0"



③ FRAMING PERPENDICULAR
3/4" = 1'-0"



④ FRAMING PARALLEL
3/4" = 1'-0"



⑤ ROOFTOP DECK WITH RAIL
3/4" = 1'-0"

A ORDINANCE ADOPTING THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, INTERNATIONAL FIRE CODE, THE 2023 NATIONAL ELECTRICAL CODE, COLORADO FUEL GAS CODE, COLORADO PLUMBING CODE, COLORADO WILDFIRE RESILIENCY CODE, COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE ALL REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES, AND BUILDING SERVICE EQUIPMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE OF MARCH 1, 2026.

WHEREAS, the Town of Blue River Building Official has recommended the adoption of the 2024 International Building Codes with the amendments as provided; and,

WHEREAS, copies of the 2024 International Building Code, International Residential Code, International Mechanical Code, International Fire Code, International Energy Conservation Code, International Property Maintenance Code, International Existing Building Code, National Electrical Code, Colorado Plumbing Code, Colorado Wildfire Resiliency Code, Colorado Fuel-Gas Code and the Colorado Model Electric Ready and Solar Ready Code are available for public inspection and review at ICCSAFE.ORG, NFPA.ORG and COLORADO.GOV; and,

WHEREAS, all existing, unexpired, and active permits that were issued prior to the adoption date of resolution shall be completed under the version of the code in place at time of permit issuance; and,

WHEREAS, upon consideration of the same, the Board of Trustees finds that the proposed 2024 building codes are reasonable and appropriate, will promote public health, safety, and welfare, and should accordingly be adopted.

WHEREAS, the Town of Blue River, Colorado ("Town") is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the Town by and through its Board of Trustees ("Board"), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, Colorado Revised Statutes § 31-16-201 to 208 provides that municipalities may adopt certain codes and standards by reference; and

WHEREAS, Pursuant to CRS § 31-16-204, the Board of Trustees may alter and amend any building code; and

WHEREAS The Town of Blue River, Board of Trustees did approve Ordinance 5, Series of 2023, adopting with certain amendments the International Building Code, 2018 Edition which is codified as Blue River Municipal Code Chapter 18 – Building Regulations, and the Board of Trustees now desires to repeal and reenact the entire Article II with the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD FOR THE TOWN OF BLUE RIVER, COLORADO AS FOLLOWS:

Section 1. Chapter 18 Article II– Building Codes are repealed entirely and reenacted as follows:

ARTICLE II Building Codes

Sec. 18-2-10. Administrative.

- (a) No building or work on any building shall be commenced within the Town without first obtaining a building permit as required by this Article and the codes adopted herein and paying the appropriate building permit fee.
- (b) For any work requiring a contractor license pursuant to Section 18-1-70 of this Code, permits under this Article shall only be issued to the contractor or registrant or their authorized representative. It shall be unlawful for any person to fraudulently use a license or registration issued to a contractor or registrant to obtain a permit for another person.
- (c) The Board of Trustees may retain an independent contractor to serve as the Building Department for the Town of Blue River pursuant to a written contract approved by the Board of Trustees, which contract shall appoint a person to serve as Building Official, and set forth the general duties, responsibilities and requirements of the Building Official. No member of the Building Department shall be an officer of the Town or hold any other elected or appointed office or position within the Town. Members of the independent contractor shall not be considered employees of the Town.

Sec. 18-1-20. Adoption of codes.

- (a) Pursuant to Title 31, Article 16, Part 2, C.R.S., the codes and standards hereinafter described are hereby adopted by reference, subject to the amendments herein set forth. The subject matter of the codes and standards adopted herein includes the regulation of the new construction, alteration and repair of all new and existing structures, along with all plumbing, mechanical, electrical and installations therein or in connection therewith. In case of any conflict between a code adopted herein and any other specific provision of the Town of Blue River Municipal Code, the specific provision of the Town of Blue River Municipal Code shall prevail. Copies of the referenced codes and standards are available for public inspection and review by any interested party at ICCSAFE.org, NFPA.org and COLORADO.gov
- (b) The International Building Code, 2024 Edition, First Printing, August 2023, as amended, and appendix G for flood resistant construction, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Building Code as if fully set out in this Article with the additions deletions insertions and changes as follows:
 - (1) IBC Section 101.1. (title) is amended by the addition of the term Town of Blue River where indicated.
 - (2) IBC Section 101.4.3 (Plumbing) is amended to read in its entirety:
The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. Private sewage disposal systems shall comply with Summit County Public Health Department regulations. Sewer systems shall comply with Upper Blue Sanitation District regulations.
 - (3) IBC Section 105.2 (Work Exempt from Permit) Number 1 is deleted in its entirety

- (4) IBC Section 105.5 (expiration) is amended to read in its entirety:
Every permit shall become invalid unless the work authorized by such permit is commenced within 365 days after its issuance. The building official is authorized to grant one or more extensions of time, for a period of not more than 365 days each. The extension shall be requested in writing and justifiable cause shall be demonstrated.
- (5) IBC Section 110.3.1 is amended by adding a new subsection as follows:
110.3.1.1 Survey. For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor.
- (6) IBC Section 110 is amended by adding a new section to read as follows:
110.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.
This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record 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 reinspection, the applicant shall file an application therefor in writing and pay the reinspection fee in accordance with the fee established by the building official. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
- (7) IBC Section 111 is amended by adding the following new section:
Section 111.5 Certificate of Occupancy Required. No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance of the Town. A certificate of occupancy shall be issued by the Building Inspector or by the duly appointed official of the Town upon successful completion of the site and building and utility inspections, as applicable. Failure to obtain a certificate of occupancy is noncompliance and shall be punishable by the penalties indicated in Section 18-2-50.
- (8) IBC Section 113.1 (general) is deleted and replaced to read in its entirety:
In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the Town Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for

conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

- (9) IBC Section 718 is amended by adding a new subsection as follows:
718.6 Fireplace enclosures. Fireplace enclosures shall be protected from the inside by no less than 5/8" type "X" drywall or one-hour fire resistive materials. Portions that extend above the roof line are not required to be protected.
 - (10) IBC Section 1507.1.2 is amended to read in its entirety:
1507.1.2 Ice Barriers. An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip edge of the roof or eave and cover the entire roof deck surface. In new construction, ice dam protection shall extend a minimum 30 inches up walls adjacent to the roof surface.
Exception: Detached accessory structures not containing conditioned space.
 - (11) IBC Section 3303 is amended by adding the following new section:
3303.8 Asbestos. Prior to the commencement of demolition, the owner of the property shall either submit to the Town a certification, in a form reasonably acceptable to the Town, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.
 - (12) No amendments to the Fire Code shall be in conflict with the International Building Code, all amendmenets to the Fire Code shall be considered duplicated into the Building Code.
- (c) The International Residential Code, 2024 Edition, First Printing, "January 2024", and appendices, BE and BO, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, including sections amended by the State of Colorado; Department of Regulatory Agencies, as part of the Colorado Plumbing Code and Colorado Fuel Gas Code listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Blue River Residential Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows:
- (1) IRC Section R101.1. (Title) is amended by the addition of the term Town of Blue River where indicated.
 - (2) IRC Section 105.2 (Work Exempt from Permit) Number 1 and 2 are deleted in their entirety.
 - (3) IRC R105.5 (Expiration) is amended to read in its entirety:
Every permit shall become invalid unless the work authorized by such permit is commenced within 365 days after its issuance. Permits shall become invalid after 365 days. When the work has commenced, the building official is authorized to grant one or more extensions of time, for a period of not more than 365 days each. The extension shall be requested in writing and justifiable cause shall be demonstrated.
 - (4) IRC Section 106 is amended by adding a new subsection as follows:
Section R106.6 Asbestos. Upon permit application and prior to the commencement of demolition, the owner of the property shall either submit to the

Town a certification, in a form reasonably acceptable to the Town, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.

- (5) IRC Section 108.6. (work commencing before permit issuance) is amended to add the following sentence at the end of the paragraph: "The fee shall be equal to 100% of the original building fee in addition to the required permit fees."

- (6) IRC Section R109.1.1 (foundation inspection) is amended by adding a new subsection as follows:

R109.1.1.1 Lot boundaries

For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor.

- (13) IRC Section 109 is amended by adding a new section to read as follows:

109.5 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record 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 reinspection, the applicant shall file an application therefor in writing and pay the reinspection fee in accordance with the fee established by the building official. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

- (7) Delete Section R110.4 (temporary certificates) in its entirety

- (8) Section R110 (Certificate of Occupancy) is amended by adding the following new section:

Section R110.5 Certificate of Occupancy Required

No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance of the Town. A certificate of occupancy shall be issued by the Building Inspector or by the duly appointed official of the Town upon successful completion of the site, building and utility inspections, as applicable. Failure to obtain a certificate of occupancy before permit expiration is noncompliance and shall be punishable by the penalties indicated in 18-2-50

- (9) Section R112.1 (General) is amended to read in its entirety:

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code,

there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the Town Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

- (10) IRC Section 202 (definitions) is amended by changing or adding the following definitions with all others to remain unchanged:

Basement: A story that is not a story above grade plane or underfloor spaces with a height of more than 7 feet.

Patio Cover: A structure with no less than 65% of the wall area under 6 feet 8 inches screened or glazed and less than 12 feet in height, used for recreation or outdoor living purposes associated with a dwelling unit.

Sleeping Loft: A space designated for sleeping on an intermediate level or levels between the floor and ceiling of a *story*, open on one or more sides to the room in which the space is located.

Sleeping Room: A room or space that does not have a clear and permanent use other than sleeping, as determined by the building official, and meets the following criteria: 1: Exceeds 70 sqft. 2: has walls and doors. 3: contains a closet space.

- (11) IRC Table R301.2 is filled to provide the following:

Table R301.2(1)

Climatic and Geographic Design Criteria

Ground Snow Load (lbs/sqft)	Wind Design				Seismic Design Categor y	Subject to Damage		
	Speed (mph)	Topogra phic effects	Special wind region	Wind- borne debris zone		Weather ing	Frost line depth	Termite
140 (100 ROOF)	ASCE 7-22*	YES	Yes	NO	B	SEVER E	42 inches	SLIGHT TO MODER ATE
Winter Design Temp	Ice Barrie r Under - layme nt Requi red	Flood Hazards	Air Freezin g Index	Mean Annua l Temp				
-10 F	YES	SEE MAPS	2500	32 F				
Manual J								

Design Criteria							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
10,036 FT	39.4088 N	-13 F	81 F	.69	72 F	75 F	85 F
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity	
6	15 MPH	7.5 MPH	51	HIGH (H)	50 %	50%	

*Hurricane prone region provisions are not required

- (12) IRC Section R309 (automatic sprinkler systems) is amended to read in its entirety:
R309.1 Townhouse automatic sprinkler systems.

An automatic sprinkler system shall be installed in townhouses and shall comply with NFPA 13D and be approved by the Fire Department.

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 and not adding an additional dwelling unit if approved by the fire department.

R309.2 One- and two-family dwellings automatic fire sprinkler systems.

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings that exceed **4500** square feet of total aggregate fire area.

Exception: additions and alterations complying with Section 1103.5.6.4 of the amended Fire Code.

R309.2.1 Design and installation.

Automatic residential fire sprinkler systems shall be designed and installed in accordance with NFPA 13D and be approved by the Fire Department.

- (13) IRC Section 310.3 Number 2 is amended to read in its entirety:

2. Outside each separate sleeping area within 15 feet of the doorway of the sleeping rooms

- (14) IRC Section 311.3 is amended to read in its entirety:

Carbon monoxide alarms in dwellings units shall be installed outside of each separate sleeping area within 15 feet of the doorway of the sleeping rooms. Where a fuel-burning appliance is located within a sleeping room or its attached bathroom or communicative spaces within such, a carbon monoxide alarm shall be installed within the sleeping rooms.

- (15) IRC Section R315 (sleeping lofts) is deleted and replaced to read in its entirety: Where provided in dwelling units or sleeping units, sleeping lofts shall comply with the requirements for a sleeping room.

- (16) IRC Section 317.5 (fire sprinklers) is amended to read in its entirety:
Where the home is required to be sprinklered, the garage shall comply with NFPA 13D.
- (17) IRC Section R325.8 is amended by adding a new subsection:
R325.8.1 Single Heating Source. In homes under 800 sqft of total habitable area, a single heat source shall be permitted.
- (18) IRC Section R403.1.4.1 is amended by adding a new subsection as follows:
R403.1.4.1.1. Frozen Soil. All snow, frost and ice must be removed from the forms, reinforcing steel, embedded materials and similar items before concrete placing is begun. Concrete should never be placed on frozen subgrade as to do so can result in loss of support when the ground thaws. The Building Official shall be provided sufficient evidence that the soil is not frozen at the time of inspection and during the pour.
- (19) IRC Section R902.1 (roof assemblies.) is amended to read in its entirety:
Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. Roof assemblies shall be class A, and they shall be tested in accordance with ASTM E108 or UL 790. The roof assembly shall be listed and identified as to class by an approved agency.
- (20) IRC Section R905.1.2 is amended to read in its entirety:
R905.1.2 Ice Barriers. An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip edge of the roof or eave and cover the entire roof deck surface. In new construction, ice dam protection shall extend a minimum 30 inches up walls adjacent to the roof surface.
- (21) IRC Section R908.4.1 (roof recovering over wood shingles or shakes) is amended to read in its entirety:
The application of a new roof covering over wood shingles or shakes shall be prohibited.
- (22) IRC Chapter 10 is amended by adding a new section to read as follows:
Section 1007 Fire Protection
1007.1 Fireplace enclosures. Fireplace enclosures shall be protected from the inside by no less than 5/8" type "X" drywall or one-hour fire resistive materials. Portions that extend above the roof line are not required to be protected.
- (23) IRC Chapter 11 (Energy Efficiency) is deleted and replaced with the following to read in its entirety:
Section N1101 Scope and General Requirements
N1101.1 Scope.
This chapter applies to the design and construction of residential buildings as regulated by this code.
N1101.2 Referenced Code
Residential provisions of the 2024 International Energy Efficiency Code as adopted and amended shall regulate the design and construction of residential structures for energy efficiency.
- (24) IRC Section M1414.1 is amended by adding an additional sentence to the section to read:

Fireplace stoves shall comply with the requirements of the State of Colorado; Department of Public Health and Environment.

- (25) IRC Section M1502.6 (makeup air) is amended to read in its entirety:
M1502.6 Makeup air. installations exhausting more than 300 cubic feet per minute shall be provided with makeup air.
- (26) IRC Section M1701 is amended by adding a new subsection to read as follows:
M1701.3 Combustion air terminations. Combustion air terminations shall be a minimum of 36 inches above ground level.
- (27) IRC Section M1804 is amended to add a new subsection to read as follows:
M1804.5 Termination Heights. Direct vent and mechanical draft systems shall terminate at a height of no less than 36 inches above ground level.
- (28) IRC Section M2001 is amended by adding a new subsection to read as follows:
M2001.5 Drain required. All mechanical rooms containing a boiler shall be provided a floor drain.
- (29) IRC Section G2404 is amended by adding a new subsection as follows:
2404.12 Flue Testing
2404.12.1 Testing. All exhaust vents for fuel fired equipment shall be tested to a minimum of 5 PSI air test at time of rough inspection. This test shall include all piping from the exterior termination to within 2 feet of the equipment connection. Piping shall hold pressure for no less than 10 minutes. Final connections are verified visually on final inspection. Piping without joints shall not be required to be tested.
- (30) IRC Section G2406.3 is amended to add the following sentence:
All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as a unit for that application.
- (31) IRC Section G2417.4.1 is amended to read in its entirety:
The test pressure to be used shall not be less than 1-½ times the proposed maximum working pressure, but not less than 10 psig. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.
- (32) IRC Section G2445 is deleted and replaced with the following language:
G2445.1 (general)
Unvented room heaters are prohibited.
- (33) IRC Section P2603.5 (Freezing) is amended to read in its entirety:
P2603.5 Freezing. Water soil and waste pipe shall not be installed outside of a building thermal envelope, in exterior walls, in attics or crawlspaces, or any other space subjected to freezing temperatures unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 60 inches deep or protected from frost by approved means.
- (34) IRC Section P2603.5.1 (Sewer Depth) is amended by inserting "24 inches" in both locations where indicated.
- (35) IRC Section P2904 (dwelling unit sprinkler systems) is deleted in its entirety.
- (36) Section P2905.3 (hot water supply to fixtures) is amended by changing 100 feet to 30 feet.

- (37) IRC Section P3103.1 (roof extension) is amended to read in its entirety:
P3103.1. Roof extension. All open vent pipes which extend through a roof shall be terminated at least 16 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof
 - (38) IRC Part VIII is deleted and replaced with the following to read in its entirety:
3401.1 Referenced Code. Electrical and associated installations shall comply with the requirements of the Town of Blue River Electrical Code as adopted in section (1)
- (d) The International Mechanical Code, 2024 Edition, First Printing, May 2024, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IMC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
- (e) The Colorado Fuel Gas Code, as adopted by the State of Colorado; Department of Regulatory Agencies as listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Blue River Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IFGC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
- (f) The Colorado Plumbing Code, as adopted by the State of Colorado; Department of Regulatory Agencies as listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Blue River Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IPC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
 - (2) IPC Section 903.1 (roof extension) is amended by inserting "12 inches" where indicated
- (g) The International Property Maintenance Code, 2024 Edition, First Printing, July 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IPMC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
 - (2) IPMC Section 102, Applicability, is amended by the addition of a new Subsection 102.11 to read as follows:
102.11 Conflicts with other provisions. In the event of a conflict between the provision of this code and any other provision of the Town of Blue River Land Use Code or other codes adopted by the Town, the stricter provision shall govern,

it being the intent of the Board of Trustees to enforce requirements pertaining to the health, safety and welfare of the Town's residents and businesses.

- (3) IPMC Section 103, (Department of Property Maintenance Inspection) is amended to read as follows:
 - 103.1 Code Official. The Code Official, as that term is used in this code, shall be the designated code enforcement officer or the building official where applicable.
- (4) IPMC Section 111.2 (Membership of Board) is amended to read as follows:
- (5) 111.2 Board of Appeals. The Board of Appeals, as that term is used in this code, shall be the Board of Adjustment created and governed by the Land Use Code.
- (6) IPMC Section 302.4: Insert "twelve (12) inches." where indicated
- (7) IPMC Section 602.3: Insert "October 1 to May 1." where indicated
- (8) IPMC Section 602.4: Insert "October 1 to May 1." where indicated
- (h) The International Existing Building Code, 2024 Edition, First Printing, August 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
 - (1) IEBC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
 - (2) International Existing Building Code is amended by replacing all references to "ICC Electrical Code" with "Code Adopted by the Colorado State Electrical Board."
- (i) The International Energy Conservation Code, 2024 Edition, First Printing May 2024, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
 - (1) IECC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
 - (2) IECC Section R402.2.10.1 is amended by adding a new sentence to read as follows:
 - R-10 insulation shall be required where full slab insulation is required.
- (j) The Colorado Model Electric Ready and Solar Ready Code, June 1, 2023, published by the State of Colorado; Department of Local Affairs, 1313 Sherman St, Suite #518, Denver Colorado 80203, is hereby adopted by reference as the Town of Blue River Model Electric Ready and Solar Ready Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
 - (1) Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
- (k) The International Swimming Pool and Spa Code, 2024 Edition, First Printing, July 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Swimming Pool and Spa Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
 - (1) ISPSC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.

- (l) The National Electrical Code, as adopted by the State of Colorado; Department of Regulatory Agencies, as listed in Rule 3 CCR 710-1 is hereby adopted by reference as the Town of Blue River Electrical Code as if fully set out in this ordinance.
- (m) The Colorado Wildfire Resiliency Code published by the Colorado Division of Fire Prevention and Control as listed in Rule 8 CCR 1507-39 is hereby adopted by reference as the Town of Blue River Wildfire Resiliency Code as if fully set out in this ordinance.
 - (1) CWRC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
 - (2) CWRC Section 303.2 (Fire Intensity Classification) Is amended to read in its entirety:
303.2 Fire Intensity Classification. All areas of Blue River are considered High Fire intensity.

Sec. 18-1-30. Purpose.

The purpose of adopting the foregoing code is to protect the public health, safety and general welfare of the inhabitants of the Town by providing for sound and safe structures and prohibiting certain practices.

Sec. 18-1-40. Scope.

The subject matter of the adopted primary code and secondary codes includes the construction, erection and demolition of buildings, providing for the issuance of permits for certain construction and regulating construction practices and establishing standards for construction in the Town.

Sec. 18-1-50. Violations and penalty.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Code. A person or entity who violates this Code may be fined in an amount not to exceed two thousand six hundred and fifty dollars (\$2650.00), or imprisoned for not more than one (1) year or suffer both fine and imprisonment. A separate offense shall be deemed committed on each day or portion thereof that the violation of any of the provisions of this Article occurs or continues unabated after the time limit set for abatement of the violation.

Article III Fire Code

Section 1 ADOPTION of the 2024 INTERNATIONAL FIRE CODE

There is hereby adopted, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials and explosion, that certain Code known as the International Fire Code, 2024 Edition, including Appendix Chapters B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, published by the International Code Council, save and except such portions as are hereafter deleted, as indicated by strike through, modified or amended, as indicated with red text, by Section 4 of this resolution (the “*International Fire Code*”).

Section 2 AMENDMENTS

1. **102.7 Amend this section to read Referenced codes and standards.** The codes and standards referenced in this code shall be the most currently published edition of those that are listed in Chapter 80, and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.
2. **105.1.2 Amend this section to read Types of permits.** There shall be two types of permits as follows:
 1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:
 - 1.1. A prescribed period.
 - 1.2. Until renewed or revoked.
 2. Construction permits. A construction permit allows the applicant to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, the likes of which are regulated by this code. A construction permit also allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.6.
3. **105.5.36 Amend this section to read Open burning.** An operational permit is required for the kindling or maintenance of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to.

Exception: ~~Recreational fires.~~

4. **105.5.51 Amend this section to read Temporary membrane structures, special event structures and tents.** An operational permit is required to operate an air-supported temporary membrane structure, a temporary *special event structure* or a tent having an aggregate area in excess of 400 200 square feet (18.58 m²).

Exceptions:

1. Tents used exclusively for recreational camping purposes
2. Tents, curtains and extensions attached thereto, when used for funeral services
3. Tents open on all sides, which comply with all of the following:
 - 3.1 Individual tents having a maximum size of 700-200 square feet (18.58 m²).
 - 3.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total.
 - 3.3 A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided.
5. **105.5.55 Amend this section to read Temporary heating or cooking in tents or membrane structures.** Where required by local regulations, an operational permit is required to operate temporary heating or cooking equipment within tents or membrane

structures.

6. **105.5.57** Amend this section to read **Temporary heating for construction sites.** Where required by local regulations, an operational permit is required to operate temporary heating equipment in structures during the course of construction, *alteration*, or demolition.
7. **105.6.26** Add the following section **Wildfire Mitigation.** A construction permit is required to perform the defensible space requirements of Appendix Q that do not fall under a voluntary wildfire mitigation program.
8. **112.1.1** Add the following section **Procedures.** To request a hearing before the board of appeals, the applicant shall file a request in writing to the *fire code official*. The *fire code official* shall arrange for the board of appeals to meet within 10 working days from receipt of the request. All applicable fees as stated in the fire district fee schedule shall be paid when the written request is made.
9. **112.3** Amend this section to read **Qualifications.** The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code ~~and are not employees of the jurisdiction.~~
10. **113.4** Amend this section to read **Violation 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 violation of the approved construction documents or directive of the *fire code official*, or of a permit or certificate used under the provisions of this code, shall be guilty of a **misdemeanor**, punishable by a fine of ~~not more than [AMOUNT] dollars~~ or by imprisonment ~~not exceeding [NUMBER OF DAYS]~~, or both such fine and imprisonment **as determined by the court**. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
11. **GENERAL DEFINITIONS** Amend the following definitions

CONTROLLED BURNING. Any fire intentionally ignited to meet specific land management objectives, such as reducing flammable fuels, restore ecosystem health, recycle nutrients, or prepare an area for new trees or vegetation. Controlled burning may also be known by the term “Pile Burning” and “Prescribed Burning.”

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

FIRE AREA. The aggregate floor area enclosed and bounded by fire walls **meeting the requirements of Section 706 of the International Building Code** and ~~fire barriers~~, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the

horizontal projection of the roof or floor above. For buildings constructed under the *International Residential Code*, the fire area is the aggregate floor area enclosed and bounded by the interior side of the drywall or finished wall.

HOME IGNITION ZONE (HIZ). Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

MITIGATION. Action that moderates the severity of a fire hazard or risk.

MOBILE FUELING. The operation of dispensing liquid fuels from tank vehicles into the fuel tanks of motor vehicles. Mobile fueling may also be known by the terms “Mobile fleet fueling,” “Wet fueling,” and “Wet hosing,” or “Hot fueling.”

PERMANENT FIRE RING. A permanently constructed feature without air gaps in its surrounding sides and a solid bottom, or earthen bottom free of roots and other organic material, used to contain campfires and prevent them from spreading and turning into a wildfire.

PORTABLE OUTDOOR FIREPLACE. A commercially designed and manufactured device with a screen that prevents ember emissions.

STRUCTURE. That which is built or constructed.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

12. **304.1.3 Amend this section to read Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with ~~the *International Wildland Urban Interface Code*~~ Appendix Q, local codes, policies, and ordinances.
13. **304.3.4 Amend this section to read Capacity of 1 cubic yard or more.** Dumpsters with an individual capacity of 1.0 cubic yard [200 gallons (0.76 m³)] shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines unless the dumpsters are constructed of noncombustible materials or low heat release materials in accordance with Section 304.3.2.

Exceptions:

1. Dumpsters in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.
3. Storage in a structure shall not be prohibited where the structure complies with local codes, policies, and ordinances as mandated by the authority having jurisdiction.

14. **304.3.5 Amend this section to read Capacity exceeding 1.5 cubic yards.** Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Exceptions:

1. Dumpsters or containers that are placed inside buildings in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.
3. Storage in a structure shall not be prohibited where the structure is in compliance with local codes, policies, and ordinances as mandated by the authority having jurisdiction.

15. **308.1.5 Amend this section to read Open-flame devices in wildfire risk areas.** Torches and other devices, machines or processes liable to start or cause fire ~~shall not be operated or used in or on wildfire risk areas, except by a permit in accordance with Section 105.5 secured from the fire code official.~~ shall comply with local fire restrictions.

Exception: Use within inhabited premises or designated campsites that are not less than 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

16. **308.1.7 Amend this section to read Sky lanterns.** A person shall not release or cause to be released an ~~untethered~~ sky lantern **unless otherwise approved by the fire code official.**
17. **311.2.2 Amend this section to read Fire protection.** *Fire protection* systems shall be maintained in an operable condition at all times.

Exceptions:

1. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the *fire code official*, the type of construction, *fire separation distance* and security of the premises do not create a fire hazard.
2. Where approved by the *fire code official*, buildings that will not be heated and where *fire protection systems* will be exposed to freezing temperatures, fire alarm and *automatic sprinkler systems* are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply),

provided that the building does not have contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.

3. Where *approved* by the *fire code official*, fire alarm and *automatic sprinkler systems* are permitted to be placed out of service in seasonally occupied buildings: that will not be heated; where fire protection systems will be exposed to freezing temperatures; where *fire areas* do not exceed ~~12,000~~ 6,000 square feet (~~1115~~ 557.42 m²); ~~and or~~ that do not store motor vehicles or hazardous materials.
18. **313.1** Amend this section to read **General**. Fueled equipment including, but not limited to, motorcycles, mopeds, ~~and the like lawn-care equipment and portable generators~~, shall not be stored, operated, or repaired within a building.
19. **315.3** Amend this section to read **Storage in buildings**. Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur. *Storage room doors shall be provided with approved signage.*
20. **315.3.1** Amend this section to read **Ceiling clearance**. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Exceptions:

1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings *where the shelving does not exceed 30-inches (762 mm) in depth.*
 2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3
21. **315.3.3** Amend this section to read **Equipment rooms**. Combustible materials shall not be stored in boiler rooms, mechanical rooms, elevator machine rooms, electrical equipment rooms, ~~or~~ in fire command centers, *or other rooms where a potential ignition source exists, as determined by the fire code official*, as specified in Section 508.1.5.
22. **320.1** Amend this section to read **General**. The storage of lithium-ion and lithium-metal batteries shall comply with Section 320 *and applicable State Statutes.*

Exceptions:

1. New or refurbished batteries installed in the equipment, devices or vehicles they are designed to power.
2. New or refurbished batteries packed for use with the equipment, devices or vehicles they are designed to power.
3. Batteries in original retail packaging that are rated at not more than 300 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries.

4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.
 5. Temporary storage of batteries during the vehicle manufacturing or repair process.
23. **322.4 Amend this section to read Battery charging areas.** Where *approved*, powered micromobility devices shall **be** permitted to be charged in a room or area that complies with all of the following:
1. Only listed devices utilizing listed charging equipment shall be permitted to be charged.
 2. Is provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.
 3. Storage of combustible materials, combustible waste or hazardous materials shall not be permitted.
 4. The charging operation shall not be conducted in or obstruct any required means of egress.
 5. Removable storage batteries shall not be stacked or charged in an enclosed cabinet unless the cabinet is specially designed and *approved* for such purpose.
 6. A minimum distance of 18 inches (457.2 mm) shall be maintained between each removable storage battery during charging operations unless each battery is isolated from neighboring batteries by an *approved* fire-resistant material.
 7. A minimum of 18 inches (457.2 mm) shall be maintained between the location of the battery on each powered micromobility device during charging operations.
 8. The ~~indoor room or area~~ **building** shall be protected by an *approved* fire alarm system ~~utilizing air aspirating smoke detectors or radiant energy sensing fire detection.~~
24. **SECTION 323 Add a new section entitled ELECTRIC VEHICLE CHARGING.**
25. **323.1 Add a new section to read Electric vehicle charging stations inside a structure.** Electric vehicle charging stations installed inside a structure shall be installed in compliance with NFPA 70, State and Local requirements. EV charging stations shall be installed in immediate proximity to an exit that is appropriately sized for the vehicle.
- Exception:**
One- and two-family dwellings built under the International Residential Code
26. **403.11.3.1 Amend this section to read Number of crowd managers.** Not fewer than two trained crowd managers, and not fewer than one trained crowd manager for each 250 persons **in a controlled access area** or portion thereof, shall be provided for the gathering.

Exceptions:

1. Outdoor events **in a controlled access area** with fewer than ~~1,000~~ **500** persons in attendance shall not require crowd managers.
2. Assembly occupancies used exclusively for religious worship with an occupant load not exceeding ~~1,000~~ **500** shall not require crowd managers.

3. The number of crowd managers shall be reduced where, in the opinion of the *fire code official*, the fire protection provided by the facility and the nature of the event warrants a reduction.

27. **505.1 Amend this section to read Address identification.** New and existing buildings shall have *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than **12 inches (127 mm)** high with a minimum stroke width of $\frac{1}{2}$ **1.5 inches (12.7 38.1 mm)**, *unless otherwise approved*. Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. 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 **and visible in all weather conditions**.

Exception: One- and two-family dwelling and townhouses, not more than three stories above grade plane, that fall under the prescriptive provisions of the International Residential Code buildings address numbers shall be a minimum of 5 inches (127 mm) high or 4 inches (101.6 mm) reflective on a contrasting background, *unless otherwise approved*, with a minimum stroke width of $\frac{1}{2}$ inch (12.7 mm) and be visible from the street or road fronting the property. Address numbers shall be maintained and visible in all weather conditions.

28. **506.1.2 Amend this section to read Key boxes for nonstandardized fire service elevator keys.** Key boxes provided for ~~nonstandardized~~ fire service elevator keys shall comply with Section 506.1 and all of the following:
 1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and *approved* by the *fire code official*.
 2. The front cover shall be permanently labeled with the words "FIRE DEPARTMENT USE ONLY—ELEVATOR KEYS."
 3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
 4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
 5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted where authorized by the *fire code official*.
 6. In buildings with two or more elevator banks, a single key box shall be permitted to be used where such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).

29. **508.1** Amend this section to read **General**. Where required by other sections of this code, buildings, structures, facilities that are greater than 50,000 square feet (4645 m²), and in all buildings classified as high-rise buildings by the *International Building Code*, ~~and in F-1 and S-1 occupancies with a building footprint greater than 500,000 square feet (46,452 m²)~~ a *fire command center* for fire department operations **may** be provided, **as required by the fire code official**, and shall comply with Sections 508.1.1 through 508.1.7.
30. **509.2.1** Add a section to read **Sprinkler valve room door**. Where allowed by the *International Building Code*, sprinkler valve room access doors shall swing out from the room and be equipped with panic hardware.

31. **601.1** Amend this section to read **Scope**. The provisions of this chapter shall apply to the installation, operation, testing, ~~and maintenance~~, ~~and identification~~ of the following building services and systems:
1. Electrical systems, equipment and wiring.
 2. Information technology server rooms.
 3. Elevator systems, emergency operation and recall.
 4. Fuel-fired appliances, heating systems, chimneys and fuel oil storage.
 5. Commercial cooking equipment and systems.
 6. Commercial cooking oil storage.
 7. Mechanical refrigeration systems.
 8. Hyperbaric facilities.
 9. Clothes dryer exhaust systems.
 10. Storage rooms.
 11. Fire Command rooms.
 12. Sprinkler riser rooms.
32. **604.6.2.4** Amend this section to read **Responsibility to provide keys**. The building owner shall provide up to ~~three~~ **five** standardized fire service elevator keys where required by the *fire code official*, upon installation of a standardized fire service key switch or switches in the building.
33. **605.2.1.6** Add a section to read **Chimneys and Heating Appliances**. Chimneys and fireboxes for solid, fuel burning appliances shall be inspected annually by a qualified individual or company. They shall be inspected for soundness, corrosion, proper support, and freedom from combustible deposits. A certificate of inspection in a form acceptable to the *fire code official* shall be transmitted.
34. **605.8** Amend this section to read **Gas and utility meters**. Above-ground gas and utility meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an *approved* manner. ~~Gas and utility meters and piping shall be protected from snow & ice shedding from a roof area. Snow and ice build-up around gas & utility meters shall be kept clear at all times.~~
35. **608.2** Amend this section to read **Permits**. An operational permit shall ~~may~~ be ~~obtained~~ **required** for refrigeration systems as set forth in Section 105.5.46
36. **704.1.1** Add section to read **Fire-resistance-rated labeling**. The fire-resistance rating shall be marked in an *approved* manner on the following fire resistance rated construction features:
1. Structural members
 2. Exterior walls
 3. Fire walls, fire barriers, fire partitions
 4. Horizontal assemblies
 5. Shaft enclosures

37. **704.1.2** Add section to read **Fire rated Products**. The fire rated material and manufacturer information shall be labeled next to all sealed penetrations. The information shall be provided on all plan sets at all penetration locations.

38. **704.1.3** Add section to read **Smoke barrier labeling.** The fire-resistance rating and smoke-resistant characteristics of smoke barriers shall be marked in an *approved* manner on the rated construction feature.
39. **803.13** Amend this section to read **Laminated products factory produced with an attached wood substrate.** Laminated products factory produced with **or without** an attached wood substrate shall comply with one of the following:
1. The laminated product shall meet the criteria of Section 803.1.1 when tested in accordance with NFPA 286 using the product mounting system, including adhesive, of actual use.
 2. The laminated product shall have a Class A, B or C flame spread index and smoke-developed index based on the requirements of Table 803.3, in accordance with ASTM E84 or UL 723. Test specimen preparation and mounting shall be in accordance with ASTM E2579.
40. **901.4.2** Amend this section to read **Nonrequired fire protection systems.** *Fire protection and life safety systems* required by this code, ~~or the International Building Code, or the International Residential Code~~ shall be ~~allowed to be furnished for partial or installed throughout a building for complete protection,~~ provided that such installed system meets the applicable requirements of this code, ~~and the International Building Code, and the International Residential Code.~~
41. **901.4.4** Amend this section to read **Fire areas.** Where buildings, or portions thereof, are divided into fire areas so as not to exceed the limits established for requiring a fire protection system in accordance with this chapter, such fire areas shall be separated by fire ~~barriers~~ **walls** constructed in accordance with ~~Section 707 of the International Building Code or horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both,~~ having a fire-resistance rating of not less than that determined in accordance with ~~Section 707.3.10 of the International Building Code.~~
42. **903.2.1.1** Amend this section to read **Group A-1.** An automatic sprinkler system shall be provided throughout ~~stories~~ **buildings** containing Group A-1 occupancies ~~and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy~~ where one of the following conditions exists:
1. The fire area exceeds 12,000 square feet (1115 m²).
 2. The fire area has an occupant load of ~~300~~ **50** or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
 4. The fire area contains a multiple-theater complex.
43. **903.2.1.2** Amend this section to read **Group A-2.** An automatic sprinkler system shall be provided throughout ~~stories~~ **buildings** containing Group A-2 occupancies ~~and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge~~

serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m²).
2. The fire area has an occupant load of 100 **50** or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

44. **903.2.1.3 Amend this section to read Group A-3.** An automatic sprinkler system shall be provided throughout ~~stories~~ **buildings** containing Group A-3 occupancies ~~and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy~~ where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 **50** or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

45. **903.2.1.4 Amend this section to read Group A-4.** An automatic sprinkler system shall be provided throughout ~~stories~~ **buildings** containing Group A-4 occupancies ~~and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy~~ where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 **50** or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

46. **903.2.1.6 Amend this section to read Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 **50** for Group A-2 and 300 for other Group A occupancies, ~~all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in an automatic sprinkler system shall be provided throughout stories~~ **the building** in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: Open parking garages of Type I or Type II construction.

47. **903.2.1.7 Amend this section to read Multiple fire areas.** An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 300 **50** or more.

48. **903.2.2 Amend this section to read Ambulatory care facilities.** An automatic sprinkler system shall be installed throughout the entire ~~floor~~ **building** containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

~~In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.~~

~~**Exception:** Floors classified as an open parking garage are not required to be sprinklered.~~

49. **903.2.2.2** Amend this section to read **Laboratories involving research and development or testing.** An automatic sprinkler system shall be installed throughout the fire areas **buildings** utilized for the research and development or testing of lithium-ion or lithium metal batteries.

50. **903.2.3** Amend this section to read **Group E.** An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m²) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of ~~300~~ **50** or more.

51. **903.2.7** Amend this section to read **Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 12,000 square feet (1115 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. **The Group M fire area has an occupant load of 50 or more.**

52. **903.2.9** Amend this section to read **Group S-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds ~~12,000~~ **6,000** square feet (~~1115~~ **557.42** m²).
2. A Group S-1 fire area is located more than ~~three~~ **two** stories above grade plane.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 6,000 square feet (1115 557.42 m²).
 4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
 5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m²).
53. **903.2.9.1 Amend this section to read Repair garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:
1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 6,000 square feet (929.03 557.42 m²).
 2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 6,000 square feet (1115 557.42 m²).
 3. Buildings with repair garages servicing vehicles parked in basements.
 4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
 5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m²).
54. **903.2.10 Amend this section to read Group S-2 parking garages.** An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:
1. Where the *fire area* of the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, exceeds 12,000 6,000 square feet (1115 557.42 m²).
 2. Where the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, is located beneath other groups.
- Exception:** Enclosed parking garages located beneath Group R-3 occupancies.
3. Where the *fire area* of the open parking garage, in accordance with Section 406.5 of the *International Building Code*, exceeds 48,000 square feet (4460 m²).
55. **903.2.11.1 Amend this section to read Stories without openings.** An automatic sprinkler system shall be installed throughout all ~~stories-buildings, including basements, of all buildings~~ where the floor area of the story exceeds 1,500 square feet (139 m²) and where the story does not comply with the following criteria for exterior wall openings:
1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 or an outside ramp complying with Section 1012. Openings shall be located in each 50 linear feet (15 240mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be

distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm).

2. Openings entirely above the adjoining ground level totaling not less than 20 square feet (1.86 m²) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

56. **903.2.11.1.2 Amend this section to read Openings on one side only.** Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22 860 mm) from such openings, the ~~story~~ **building** shall be equipped throughout with an *approved* automatic sprinkler system, or openings shall be provided on not fewer than two sides of the story.
57. **903.2.11.1.3 Amend this section to read Basements.** Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the ~~basement~~ **building** shall be equipped throughout with an *approved* automatic sprinkler system.
58. **903.2.11.3 Amend this section to read Buildings 55 feet or more in height.** An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.
Exceptions:
~~1. Occupancies in Group F-2.~~
59. **903.2.13 Add a new section to read Group B or mixed occupancies.** An automatic sprinkler system shall be provided throughout all buildings containing Group B or mixed occupancies where one of the following conditions exists:
 1. The fire area exceeds 6,000 square feet (~~1115~~ 557.42 m²).
 2. Where the combined fire areas of Group B and mixed occupancies on all floors including mezzanines and basements is greater than 6,000 square feet (~~1115~~ 557.42 m²).
60. **903.2.14 Add a new section to read Buildings Constructed under the International Residential Code.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all detached one and two-family dwellings and multiple single-family dwellings (townhouses), complying with the requirements of the *International Residential Code*, whose total aggregate fire area exceeds 4,500 square feet (~~1115~~ 418.06 m²).

Exception: Unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat note.

61. **905.3.1** *Amend this section to read* **Height.** Class III I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Four or more stories are above or below *grade plane*.
2. The floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access.
3. The floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I standpipes are allowed in Group B and E occupancies.
3. Class I standpipes are allowed in parking garages.
4. Class I standpipes are allowed in basements equipped throughout with an *automatic sprinkler system*.
5. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 6.1. Recessed loading docks for four vehicles or less.
 - 6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

62. **905.3.1.1** *Add a new section to read* **Building area.** In buildings exceeding 10,000 sq. ft. (929 m²) within surrounding exterior walls, an *approved* Class I standpipe system shall be provided where any portion of the building's interior is more than 140 feet (42.67 m) of travel, vertically and/or horizontally, from the nearest point of fire department vehicle access.

63. **905.4** *Amend this section to read* **Location of Class I standpipe hose connections.** Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required *interior exit stairway* or *exterior exit stairway*, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the ~~main floor~~ **intermediate** landing unless otherwise *approved* by the *fire code official*.

Exception: A single hose connection shall be permitted to be installed in the open corridor or open breezeway between open stairs that are not greater than 75 feet (22,860 mm) apart.

2. On each side of the wall adjacent to the exit opening of a horizontal *exit*.

Exception: Where floor areas adjacent to a horizontal *exit* are reachable from an *interior exit stairway* or *exterior exit stairway* hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the horizontal *exit*.

3. In every *exit passageway*, at the entrance from the *exit passageway* to other areas of a building.

Exception: Where floor areas adjacent to an *exit passageway* are reachable from an *interior exit stairway* or *exterior exit stairway* hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the entrance from the *exit passageway* to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an *exit passageway* or *exit corridor* to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an *exit passageway* or *exit corridor* to the mall.
5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), a hose connection shall be located to serve the roof or at the highest landing of an *interior exit stairway* with access to the roof provided in accordance with Section 1011.12.
6. Where the most remote portion of a nonsprinklered floor or story is more than ~~150~~ 140 feet (45-720 ~~42 672~~ mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than ~~200~~ 140 feet (60-960 ~~42 672~~ mm) from a hose connection, the *fire code official* is authorized to require that additional hose connections be provided in *approved* locations.

64. **907.6.6 Amend this section to read Monitoring.** Fire alarm systems required by this chapter, ~~or by the International Building Code, or the International Residential Code~~ shall be monitored by an *approved* supervising station in accordance with NFPA 72.

Exception: Monitoring by a supervising station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two- family dwellings.

65. **915.1 Amend this section to read General.** Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 ~~and in accordance with State Statute~~. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9 ~~and in accordance with State Statute~~.

Exception: Carbon monoxide detection is not required in Group S, Group F and Group U occupancies that are not normally occupied, ~~so long as the exemption of these occupancies is allowed by State Statute~~.

66. **1103.5.6** Add a new section to read **Additions and alterations to existing buildings.** Existing buildings constructed prior to the adoption of this code, with a fire area exceeding 6,000 square feet (~~1115~~ 557.42 m²), undergoing additions, alterations, or remodel work shall be evaluated under the International Fire Code, for the need for additional fire protection. Portions of buildings separated by *approved* fire walls as outlined in Chapter 7, Section 707 of the International Building Code may be considered as separate buildings.
67. **1103.5.6.1** Add a new section to read **Existing buildings with a fire area not exceeding 6,000sq. ft. (577 m²).** An automatic sprinkler system shall be provided throughout a building undergoing an addition and/or alteration work whose new aggregate fire area of the building exceeds 6,000 square feet (~~1115~~ 557.42 m²).
68. **1103.5.6.2** Add a new section to read **Existing buildings with a fire area exceeding 6,000 sq. ft. (577 m²).** An automatic sprinkler system shall be provided throughout a building, undergoing additional work that increases the fire area of the existing structure.
69. **1103.5.6.3** Add a new section to read **Alterations to existing buildings with a fire area exceeding 6,000 sq. ft. (577 m²).** An automatic sprinkler system shall be provided throughout a building when the area undergoing alterations equals or exceeds 50% of the aggregate fire area of the building.

Exception: Alterations limited to the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using the same materials, elements, equipment, or fixtures that serve the same purpose.

70. **1103.5.6.4** Add a new section to read **Additions.** For buildings built under the International Residential Code the following conditions shall be required:
1. Additions that increase the total square footage of a residence to more than 5,000 square feet shall be provided with a fire protection system. If the existing residence is not altered, then the fire protection system is required in the addition only.
 2. If the addition increases the total square footage of the residence to more than 5,000 square feet, then the following shall be required:
 - 2.1. The alteration to the existing residence is cosmetic only (unexposed construction), then a fire protection system shall be installed in the addition only.
 - 2.2. The alteration to the existing residence includes the removal of interior wall and ceiling finishes that expose the structure, then a fire protection system shall be installed throughout the existing residence and the addition.
 3. Where the size of the addition is more than 4,500 square feet, then the addition, as well as the existing residence, shall be provided with a fire protection system.
71. **1103.6.1** Amend this section to read **Existing multi-story buildings.** Existing buildings with occupied floors located more than ~~50~~ 40 feet (~~15240~~ 12192 mm) above the lowest level of fire department access or more than ~~50~~ 40 feet (~~15240~~ 12192 mm) below the

highest level of fire department access shall be equipped with standpipes.

72. **3103.5** Amend this section to read **Construction documents**. A detailed site and floor plan for *tents* or *membrane structures* ~~with an occupant load of 50 or more~~ shall be provided with each application for approval. The *tent* or *membrane structure* floor plan shall indicate details of the *means of egress* facilities, seating capacity, arrangement of the seating and location and type of heating and electrical equipment. The *construction documents* shall include an analysis of structural stability. Water-filled vessels used to anchor a *tent* or *membrane structure* shall be in accordance with Section 3103.8.1.
73. **CHAPTER 80:** Amend this section to read: **REFERENCED STANDARDS** *reference the most current addition of the Standard.*
74. **D103.6** Amend this section to read **Signs**. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2 *and at intervals as required by the fire code official.*
75. **J101.1** Amend this section to read **Scope**. New buildings shall have a building information sign(s) that shall comply with Sections J101.1.1 through J101.7. Existing buildings ~~shall~~ *may* be brought into conformance with Sections J101.1 through J101.9 when one of the following occurs:
1. The fire department conducts an annual inspection intended to verify compliance with this section, or any required inspection.
 2. A change in use or occupancy has occurred.
76. **N103.3** Amend this section to read **N103.3 Crowd managers**. Where events involve a gathering of more than ~~1,000~~ **500** people, trained crowd managers shall be provided in accordance with Section 403.11.3.
77. Add a new appendix to read **APPENDIX P: FIRE REGULATIONS**. This appendix helps land management agencies reduce fire risk and prevent wildfires in Summit County, which has above-average exposure to the Wildland Urban Interface (WUI).

SECTION P101 GENERAL

P101.1 Scope. This appendix is intended to identify the restrictions on recreational fires, open burning, fire management, smoking, and using chainsaws under conditions not covered by any Federal, State, or Local fire restrictions.

SECTION P201 DEFINITIONS

P201.1 Definitions. The following terms are defined in Chapter 2:

Controlled Burning

Open Burning

Permanent Fire Ring

Portable Outdoor Fireplace

Recreational Fire

SECTION P301 RECREATIONAL FIRE

P301.1 Recreational fire. Outdoor recreational fires on private property shall be allowed under the following conditions:

1. A valid permit has been issued.
2. The fire is contained to:
 - 2.1 Permanent outdoor fireplace or fire ring with a screen to reduce the spread of embers.
 - 2.2 Portable outdoor fireplace that is assembled, located, and operated in accordance with the manufacturer's instructions with a screen to reduce the spread of embers.
 - 2.3 A commercially designed chiminea with a screen to reduce the spread of embers.
3. The area directly underneath the fireplace or chiminea is barren.
4. The fireplace or chiminea is located at least 15 feet (4.572 m) from any flammable material and/or structure.
5. Within the *approved* fireplace or fire ring, the fire shall be no larger than 3 feet (0.914 m) in diameter with a flame height of no more than 2 feet (0.610 m).
6. The property is not part of a multi-family dwelling or townhouse.
7. The property does not have a short-term rental license.

Exception:

1. Fires built within designated dispersed camping sites or picnic areas contained within a permanent metal fire ring as long as the fire is no larger than 3 feet (0.914 m) in diameter with a flame height of no more than 2 feet (0.610 m).
2. Fires contained within a fireplace, stove, wood burning stove, or pellet stove designed for and located within a fully enclosed permanent structure.

P301.2 Fire Prevention Measures. Individuals operating a fire in compliance with the P301.1 shall provide the following safety equipment to prevent the spread of the fire:

1. A responsible adult shall constantly attend the fire.
2. The fire shall be extinguished and cool to the touch before leaving the site unattended.
3. There shall be available for immediate utilization one of the following:
 - 3.1 A portable fire extinguisher with a minimum 4-A rating.
 - 3.2 A 5-gallon container filled with water.
 - 3.3 A charged garden hose is available for immediate utilization. \

SECTION P401

CONTROLLED BURNING

P401.1 Open burning. Burning to meet specific land management objectives, such as to reduce flammable fuels, restore ecosystem health, recycle nutrients, or prepare an area for new trees or vegetation, shall be allowed under the following conditions:

1. A valid permit has been issued.
2. A responsible adult shall constantly attend the fire.
3. The fire shall be extinguished and cool to the touch before leaving the site unattended.
4. There shall be available for immediate utilization one of the following:
 - 4.1 A portable fire extinguisher with a minimum 4-A rating.
 - 4.2 A 5-gallon container filled with water.
 - 4.3 A charged garden hose is available for immediate utilization.

P401.2 Restrictions. The *fire code official* has the right to restrict open burning to certain times of the year outside the scope of Federal, State, or Local fire restrictions.

SECTION P501 MANAGED FIRES

P501.1 Fire management. Fires caused or administered by any Federal, State, or Local officer or member of an organized rescue or firefighting force shall be permitted if the following conditions are met:

1. Notice is given to the fire department or *fire code official*.
2. The fire is performed as part of an official duty.

SECTION P601 SMOKING

P601.1 Outdoor smoking. Outdoor smoking shall be permitted under the following conditions:

1. The individual smoking shall be at least 3 feet (0.914 m) away from natural vegetation and/or flammable materials.
2. All burning objects shall be properly extinguished and disposed of in a sealed container.

SECTION P701 USE OF CHAINSAWS

P701.1 Chainsaws. The operation of a chainsaw shall be permitted under the following conditions:

1. The operator has a 2A-10B:C rated dry chemical fire extinguisher available for immediate use.
2. The chainsaw is equipped with an *approved* spark arresting device.

SECTION P801 FIREWORKS AND EXPLOSIVES

P801.1 Fireworks. The use and sale of recreational fireworks shall be prohibited.

Exception: Fireworks permitted under Town or County codes and/or ordinances.

P801.2 Explosives. The use and sale of recreational explosives shall be prohibited.

Exception: Explosives permitted under Town or County codes and/or ordinances.

SECTION P901 OPEN FLAME DEVICES

P901.1 Open flame torch devices. The use of any open flame torch device shall be permitted under the following conditions:

1. The operator has a 2A-10B:C rated dry chemical fire extinguisher available for immediate use.
2. The use of the device shall be at least 10 feet (3.048 m) away from natural vegetation and/or flammable materials.

78. Add new appendix to read **APPENDIX Q: WILDFIRE MITIGATION** – This appendix provides requirements for wildfire mitigation where not otherwise regulated by local ordinances.

SECTION Q101 GENERAL

Q101.1 Scope. In compliance with Senate Bill 23-166 and any other State of Colorado bills related to the Colorado Wildfire Resiliency Code, this appendix adopts the most current edition of the State of Colorado Wildfire Resiliency Code as adopted and amended by Summit County Government, the Town of Blue River, and the Town of Breckenridge. The current edition of the code is included as Attachment A