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Website: [www](http://www.gunnisoncounty.org)
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BUILDING PERMIT PACKET: APPLICATION AND GUIDE FOR PROPERTY OWNERS AND CONTRACTORS

SUBMIT **COMPLETE** APPLICATION PACKETS BY EMAIL TO
PERMIT@GUNNISONCOUNTY.ORG

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IMPORTANT INFORMATION

BUILDING PERMIT REQUIRED FOR CONSTRUCTION IN UNINCORPORATED AREAS OF GUNNISON COUNTY.

A building permit is required to construct, enlarge, alter, repair, move or change the occupancy of a building or structure. One-story, detached, accessory structures without utilities less than 200 square feet in floor area are exempt from the building permit requirements provided that it is accessory to and incidental to that of a dwelling that is constructed and located on the same parcel. An exemption from a building permit can be requested for agricultural structures when part of an agricultural operation and the parcel is classified as agricultural by the Gunnison County Assessor's Office.

NO EXCAVATION CAN BE STARTED WITHOUT THE BUILDING PERMIT ISSUED.

Any person who commences work before obtaining the necessary permits shall be subject to 100 percent (100%) of the usual permit fee in addition to the required permit fees.

GUNNISON SAGE-GROUSE. Gunnison County regulations require that the location of buildings, On-site Wastewater Treatment Systems and accesses be designed to avoid and mitigate potential impacts to Gunnison Sage-grouse. All applications for improvements on lands within Sage-grouse occupied habitat will be reviewed by the Gunnison County Gunnison Wildlife Conservation Coordinator to determine if there are any impacts to Sage-grouse or Sage Grouse habitat. Landowners may request a pre-application conference to review Sage-grouse issues and identify potential solutions.

OTHER PERMITS REQUIRED. Other permits may be required before any construction work begin.

They include:

- **On-site Wastewater Treatment System (Septic)**, available in the Community Development Department.
- **Driveway Access Permit** or **Waiver**, available from the Gunnison County Public Works Department.
- **Highway Access Permit** from the Colorado Department of Transportation, if a parcel is located on a state or federal highway.
- **Reclamation Permit**, available from the Gunnison County Public Works Department.
- **Well Permit**, available from the Colorado Division of Water Resources in Montrose.
- **Electrical Permit**, available from the Colorado Electrical Board. The electrical Inspector is located in Gunnison.
- **Plumbing Permit**, available from the Colorado Board of Plumbers. The plumbing Inspector is located in Gunnison.
- **Land Use Change Permit** may be required before a Building Permit can be issued, or conditions of an existing Land Use Change Permit may affect building locations or sizes, and other features.

(A list of other permitting agencies is included in this handout, and is also available on our website.)

Applications can be found on our website at: <https://www.gunnisoncounty.org/409/Application-Forms>

STEPS FOR OBTAINING A BUILDING PERMIT IN UNINCORPORATED GUNNISON COUNTY:

1. **APPLICATION.** Submit a completed building permit application along with all supporting documents and plans to permit@gunnisoncounty.org. Make sure you have completed and submitted the following, which are included in this packet:
 - The Building Permit Application Form with all supporting plans (pages 28-29).
 - “Agreement and Consent of Property Owners” form for projects where a designated person will be representing the property owner, such as a contractor or project manager, for submittal and permitting purposes (page 30).
 - “Solid-Fuel Burning Device or Gas Appliance Identification” form (page 31).

2. **PUBLIC WORKS DEPARTMENT:** The following two permits must be obtained from the Gunnison County Public Works Department before a building permit can be issued. Contact the Public Works Department at (970) 641-0044.
 - **DRIVEWAY ACCESS PERMIT IS REQUIRED BEFORE A BUILDING PERMIT CAN BE ISSUED.** Any site excavation or construction of an access may not begin until a Driveway Access Permit has been issued OR Public Works has granted a written waiver.
 - **A RECLAMATION PERMIT IS REQUIRED BEFORE A BUILDING PERMIT CAN BE ISSUED.** Any site excavation or access construction may not begin until a Reclamation Permit has been issued. Any of the following requires a Reclamation Permit:
 1. Road cutting or construction
 2. Home-site clearing
 3. Berm Construction
 4. An activity that is part of an approved Land Use Change Permit

CODES AND REGULATIONS AFFECTING BUILDING IN GUNNISON COUNTY:

BUILDING CODES: The 2021 edition of the *International Codes* have been adopted and amended by the Gunnison County Board of County Commissioners. A copy of each of the *Codes* is available to review in the Community Development Department, or you can purchase copies from the International Code Council, Product Orders, 1-(800)-786-4452, or from the Council’s website: www.iccsafe.org. Copies of the Gunnison County amendments to the *Codes* are available in the Community Development Department and on our website, www.gunnisoncounty.org/.

GUNNISON COUNTY LAND USE RESOLUTION (LUR): The *Resolution* governs most land development, and includes standards for setbacks, building heights, sizes of residences, design, location on ridgelines, building in geologic hazard areas, floodplains and wetlands, and other requirements that will affect where your building site can be located.

The **GUNNISON COUNTY ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) REGULATIONS** include standards and requirements for installing an OWTS. An OWTS Permit, or agreement of a wastewater treatment provider, if the parcel is served by a central system, is required before a

building permit can be issued.

The ***COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE*** has been adopted by the Gunnison County Board of County Commissioners. The code can be accessed at the following website: <https://energyoffice.colorado.gov/buildings/building-energy-codes/energy-code-board>. A copy of the Gunnison County adoption and amendments to the Colorado Model Electric Ready and Solar Ready Code can be found on our website at:

<https://www.gunnisoncounty.org/ArchiveCenter/ViewFile/Item/6757>

The ***INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC)*** has been adopted by the Gunnison County Board of County Commissioners. A copy is available to review in the Community Development Department, or you can purchase copies from the International Code Council, Product Orders, 1-(800)-786-4452, or from the Council's website: www.iccsafe.org. A copy of the Gunnison County amendments to the IWUIC can be found on our website at: <https://www.gunnisoncounty.org/ArchiveCenter/ViewFile/Item/4936> and additional amendments adopted in 2023 at: <https://www.gunnisoncounty.org/ArchiveCenter/ViewFile/Item/6757>

The ***GUNNISON COUNTY SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION*** includes standards for designing and constructing a driveway and accessing onto county roads. An Access Permit or waiver is required from the Gunnison County Public Works Department before a Building Permit can be issued.

COLORADO STATE PLUMBING CODES Gunnison County does not perform plumbing inspections. Plumbing Permits are issued and inspections are conducted by a **State Plumbing Inspector**. Plumbing contractors are required to take out permits on jobs performed by their companies. The master plumber's signature is required on all permit applications. A contractor may not do work on a "home owner" issued permit. Homeowners may do their own plumbing installation on their residence if the following is true: the work is personally performed by the homeowner and the property is not for sale, resale, is not rental property which is occupied or is to be occupied by tenants for lodging, either transient or permanent; and is not generally open to the public.

FIRE CODE The *International Fire Code* with amendments and the *Standards & Guidelines Policy* have been adopted by the Crested Butte Fire Protection District Board of Directors and the Gunnison County Board of County Commissioners within the Boundaries of the Crested Butte Fire Protection District. A copy of the *International Fire Code*, amendments, *Standards & Guidelines Policy* and *Builders Packet*, is available to review in the Crested Butte Fire Protection District office, or you can purchase a copy of the *International Fire Code* from the International Code Council, Products Orders, 1-(800)- 786-4452, or from the Council's website: www.iccsafe.org. Copies of the amendments, Standards & Guidelines Policy and Builders Packet are also available on the Crested Butte Fire Protection website, www.cbfpd.org.

COLORADO STATE ELECTRICAL CODES Gunnison County does not perform electrical inspections. Electrical Permits are issued, and inspections are conducted by a **State Electrical Inspector**. A state issued electrical permit is required when installing, remodeling or making additions to existing electrical wiring, installation or repairing electrical apparatus and equipment for light, heat and power. Information about contacting the state and securing permits online is available from the **Colorado Electrical Board**.

BUILDING PERMIT AND RELATED FEES:

BUILDING PERMIT FEES:

0.9% flat fee (based on valuation; includes plan review).

- A minimum fee of \$300 is applied to all permits.
- A non-refundable application deposit of \$1,000 for new residential and commercial structures and \$200 for all other types including utility and accessory structures, repairs, alterations and additions to existing structures is due at the time of application submittal and is to be applied to the building permit fee at the time of issuance. **The application deposit will be forfeited if the permit is not issued.**

0.7% flat fee (based on valuation, includes plan review) for permits that utilize model home plans provided by Gunnison County.

Additional plan review required by changes or revisions to the plans shall be charged a fee of \$150 and review time beyond two hours shall be assessed at a rate of \$100 per hour. If an independent plan review along with administrative costs assessed at a rate of \$75 per hour will be charged.

Project valuations shall reflect the total value of work, including labor and materials, for which the permit is being issued. For residential structures greater than 5,000 square feet it is the applicant's responsibility to provide the project valuation according to Section R108 of the International Residential Code and Section 109 of the International Building Code. For structures less than 5,000 square feet the applicant may provide the project valuation or project valuations may be established according to the Building Valuation Data schedule as set forth in the most recent issue, at the time of the issuance of the building permit, or the Building Safety Journal, published by the International Code Council with a regional multiplier of 2.8.

Mechanical only permits (includes solid-fuel burning devices)

0.75% flat fee (based on project valuation)

- A minimum fee of \$55 is applied to all mechanical permits.
- Plan review fee, if plan review is needed, is 65% of the total mechanical permit fee.

The project valuation shall include the total itemized value of the work for which a permit is being issued. This includes materials and labor for the structure and mechanical, electrical, plumbing and gas, fire sprinkler and elevator systems and equipment. Permanent systems such as HVAC controls, lighting, and audio visual are included in the total. Architectural and engineering design fees, landscaping, tap fees, development mitigation fees, and cleaning are not included in the total. For valuations, a 16 divisions sheet is recommended which includes all construction costs outlined above. A template can be found after the permit application. For more information about 16 divisions of construction go to:

<https://seacoastconstruction.net/the-difference-between-the-16-division-csi-masterformat-and-the-50-division-version/>

WORKFORCE HOUSING LINKAGE FEE: The Workforce Housing Linkage Fee is calculated on the square footage of the structure. See pages 22-23 for more information.

APPLICATION DEPOSIT: A non-refundable application deposit of \$1,000 for new residential and commercial structures and \$200 for all other types including utility and accessory structures, repairs, alterations and additions to existing structures is due at the time of application submittal and is to be applied to the building permit fee at the time of issuance. **The application deposit will be forfeited if the permit is not issued.**

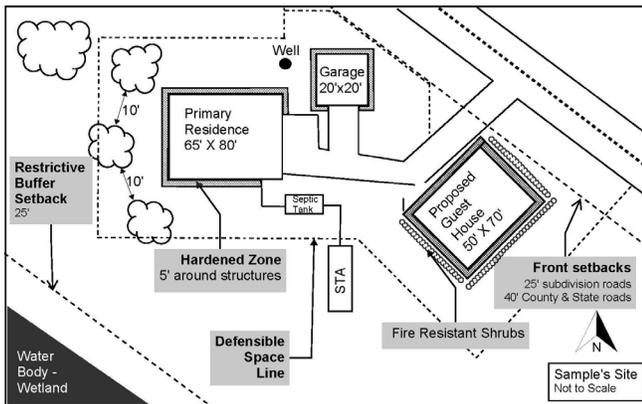
MINIMUM REQUIREMENTS FOR A BUILDING PERMIT:

- 1. LEGALLY SUBDIVIDED LOT.** The building site must be on a legally subdivided lot. Only one residence may be built on a parcel, unless a Land Use Change Permit allowing more than one residence has been approved.
- 2. EXTERIOR LIGHTING.** An exterior lighting plan showing locations and types of all exterior lights must be submitted with any Building Permit application. All exterior lighting must comply with *Gunnison County Land Use Resolution* Section 13-114: *Exterior Lighting* (pages 24 - 26).
- 3. FLOODPLAIN DEVELOPMENT PERMITS.** In flood hazard areas, a Floodplain Development Permit is required in addition to a Building Permit, and before construction can begin. The lowest floor must be one foot above base flood elevations, and the structure must be designed and constructed in compliance with the *Gunnison County Land Use Resolution* and all other applicable state and federal regulations. A copy of the Permit application and the Floodplain Development Information Sheet are available in the Community Development Department, or on the Department's website.
- 4. GEOTECHNICAL STUDY.** In areas with unstable soils, or which are located in geologic hazard areas, a geotechnical study may be required in compliance with the *Gunnison County Land Use Resolution*. Foundations and structures shall be designed in accordance with the findings and recommendations of the geotechnical study, and those plans may be required to be reviewed by the Colorado Geological Survey.
- 5. WASTEWATER TREATMENT AND POTABLE WATER.** All proposed building sites shall have a source of potable water and a system of sewage disposal, either central sewer or an on-site wastewater treatment system (OWTS). If an OWTS is needed, the building permit will be withheld until the OWTS permit is issued. If central water and/or sewer is available, proof of paid tap fees is required prior to building permit issuance.
- 6. CRESTED BUTTE FIRE PROTECTION DISTRICT.** For property located within the Crested Butte Fire Protection District please contact the District at 970-349-5333 to obtain information and guidance on their requirements for fire and life safety protection. A map of the Crested Butte Fire Protection District can be found on the County's Interactive Map page: <https://www.gunnisoncounty.org/325/Map-Viewer>

GENERAL SUBMITTAL REQUIREMENTS. The following are items that are required to be submitted with your Building Permit application:

- 1. BUILDING CONSTRUCTION PLANS.** An electronic set of building construction plans that are stamped and signed by a Colorado licensed professional engineer or architect shall be submitted as part of a complete application. Building construction plans shall include, and may not be limited to, the following, as applicable to the project:
 - **FOUNDATION PLAN:** That details the size, height and reinforcement used in footers, foundation walls, piers, pads, etc.
 - **COMPLETE FLOOR PLAN:** Include dimensions and uses of each room, and window and door locations and sizes. Provide the Gross Floor Area per story, including basements and/or loft areas measured from the interior of the exterior walls.
 - **ELECTRIC READY, SOLAR READY AND EV READY PLAN:** That indicates the location, nature, and extent of the work proposed, and show in sufficient detail pertinent data and features of the building, systems, and equipment including, but not limited to, the following as applicable:

1. Location and size of the solar-ready zone;
 2. Structure design loads of roof dead load and roof live load;
 3. Pathways for routing of conduit from the solar-ready zone to the electrical service panel;
 4. Number, location, and type of EV spaces;
 5. Location of conduit and termination points serving EV parking spaces;
 6. Location for condensate drainage where combustion equipment for space and water heating is installed
- **EXTERIOR BUILDING MATERIALS:** Identification of ignition-resistant exterior construction materials in accordance with the *International Wildland Urban Interface Code*.
 - **FRAMING PLAN/CROSS SECTION:** Include structural component makeup of proposed building, including species and grade of lumber, size and spacing of rafters, joists, studs, construction materials, and thickness of walls and roofs. Design roof live load and wind load need to be included on the plans.
 - **ELEVATION PLAN:** Show finished grade and all sides of the structure. If within a flood hazard area, the base flood elevation needs to be shown on all aspects.
 - **MANUAL J HEAT LOAD CALCS**
 - **ENERGY EFFICIENCY PLAN:** Construction documents that show in sufficient detail pertinent data and features of the building, systems, and equipment. Details shall include, but are not limited to, the following as applicable:
 1. Drawing that defines the thermal envelope of the structure;
 2. Insulation materials and their R-values;
 3. Fenestration U-factors;
 4. Air sealing details;
 5. Mechanical system design criteria;
 6. Mechanical and service water heating system and equipment types, sizes, and efficiencies; and
 7. Duct sealing, duct and pipe insulation and location.
 8. New one-family dwellings greater than 5,000 square feet shall comply with the Energy Rating Index path.
 - **MECHANICAL PLAN:** Indicate the type of heating system, including hot water generation systems. Show location of mechanical room equipment and other heating appliances, such as stoves. Additional information, such as heat loss calculation, equipment identification and rating, location and size of main flue vent, supply and return air outlets, will be required no later than the rough framing inspection.



2. SITE PLAN: Include location and distance from lot lines to existing and proposed structures, well, irrigation ditches, and on-site wastewater treatment systems (OWTS). Indicate the exact distances or provide the indicated scale on the site plan. It must be legible, signed and dated by whoever draws it and must show the following:

- a) **SETBACKS.** With some exceptions, which can be identified by the plan reviewer, all elements of the plan must meet setback requirements (page 20). Additionally, a subdivision's protective covenants may be more restrictive, in which case the setbacks required by the covenants should be followed.
 - b) **ROADS AND EASEMENTS.** Existing roads; rights-of-way and easements, including their widths.
 - c) **WATERBODIES.** Including streams, rivers, wetlands areas, lakes, etc.
 - d) **STRUCTURES.** Proposed and existing structures, their location and sizes.
 - e) **DITCHES.** Irrigation ditches.
 - f) **DRAINAGE.** Drainage patterns on and off your property.
 - g) **DEFENSIBLE SPACE.** Include planned trees, shrubs, vegetation, and hardened zones in accordance with the *International Wildland Urban Interface Code*.
 - h) **EXISTING AND PROPOSED UTILITIES.** All existing and proposed utility lines that will serve the property, including water lines, sewer lines, power lines (overhead and/or buried).
 - i) **ADJACENT OWNERS AND USES.** Adjacent land owners and uses.
 - j) **PROPERTY BOUNDARIES.** Site plans shall show the entire property boundaries (for large parcels please include the entire property boundary and also a close-up of the proposed development area)
 - k) **WATER SUPPLY.** Existing and/or proposed well locations and/or water service lines.
 - l) **SEWAGE TREATMENT.** Existing or proposed septic system(s) and/or sewer lines.
 - m) **ACCESS AND PARKING.** Parking areas and driveway access locations.
- 3. GEOLOGIC HAZARD AREAS AND FLOODPLAINS.** The Community Development Department will help you check the geologic hazard and flood plain maps. If your building site is located in any of those hazard areas, include a copy in your application of the hazard area map showing the site location.
- 4. WARRANTY DEED.** A copy of the recorded Warranty Deed for your property (can be obtained from the Gunnison County Clerk and Recorder's Office).
- 5. EXTERIOR LIGHTING PLAN:** Show locations of all exterior lights, a description of the lighting fixtures, and information on how the lighting complies with *Gunnison County Land Use Resolution* Section 13-114: *Exterior Lighting*. **All applicants must sign the attached Acknowledgement and Agreement to Comply with Exterior Lighting Requirements** on the Building Permit Application Form.

OTHER SUBMITTAL REQUIREMENTS AS APPLICABLE:

1. **SNOWLOAD.** Snowfall amounts vary widely in Gunnison County, and structural design may differ depending upon snowload for particular elevations. All new construction placed in unincorporated Gunnison County shall be constructed so as to meet the snow load requirements at the proposed building site. The value of ground snow loads at building sites shall be determined through “2016 Colorado Design Snowloads”, Prepared by the Structural Engineers Association of Colorado Snow Load Committee. The report can be found at: www.seacolorado.org/publications.php. The report provides the recommended design ground snowloads which are intended to be used with ASCE 7 procedures for structural design. Once the ground snowload at the building site is determined, it must then be converted to roof snow loads according to ASCE 7, with appropriate treatment of exposure to wind, thermal properties of the roof, roof slope, unbalanced snow loads, drifting, and risk exposure.
2. **SOLID FUEL BURNING DEVICES.** *Gunnison County Land Use Resolution* Section 13-107: *Installation of Solid Fuel Burning Devices* regulates the approval of these devices. Wood-burning stoves and pellet stoves are required to comply with the emissions performance standards adopted by the Colorado Department of Public Health and Environment Air Quality Control Commission. A list of the approved solid fuel-burning devices is available at the Community Development Department.
3. **HOMEOWNER’S ASSOCIATION APPROVAL.** If the parcel is located in a subdivision that has a homeowners’ association, written approval of the proposed development is required by the association.
4. **TAP FEES.** A receipt showing that **tap fees** for water and/or sewer service have been paid, if the property is served by a central water supply or sewer system.
5. **LETTER OF OWNER’S CONSENT.** A letter from the owner acknowledging that a person other than the owner may apply for and sign for permits.
6. **RADON GAS MITIGATION:** Gunnison County has adopted Appendix AF: RADON CONTROL METHODS of the International Residential Code, 2021 edition. Construction plans for passive radon gas mitigation systems are required on all new residential structures. Radon testing shall be performed after the dwelling passes its air tightness test in accordance with Appendix AF. Where the radon test results are 4 pCi/L or greater, the fan for the radon vent pipe shall be installed. Where the radon test result is 4 pCi/L or greater, the system shall be modified and retested until the test result is less than 4 pCi/L.
7. **CARBON MONOXIDE DETECTORS:** Carbon Monoxide detectors shall be installed in all new construction, additions, remodels and renovations where gas appliances are installed or where an attached garage is proposed or existing. Detectors shall receive primary power from the buildings wiring and be equipped with a battery backup. Detectors shall be installed outside of each separate sleeping area and in the immediate vicinity of the each sleeping area.

LIST OF RESOURCES

<p>Plumbing Permit: (Your plumbing contractor can obtain this permit for you)</p>	<p>Examining Board of Plumbers, State of Colorado Andy Clark, Plumbing Inspector (303) 869-3471 Phone (855) 470-4719 Toll Free Phone (303) 869-0397 Fax (855) 515-8197 Toll Free Fax Website to obtain or check permits online: https://dpo.colorado.gov/EandP/Permits</p>
<p>Electrical Permit: (Your electrical contractor can obtain this permit for you)</p>	<p>Colorado State Electrical Inspector Dustin Behounek, Electrical Inspector (303) 869-3462 Phone (855) 470-4716 Toll Free (303) 869-0350 Fax (855) 515-8194 Fax Toll Free To obtain or check permits online: https://dpo.colorado.gov/EandP/Permits</p>
<p>Driveway Access Permit (for development that accesses Gunnison County roads) and Reclamation Permits:</p>	<p>Gunnison County Public Works Department 195 Basin Park Drive Gunnison, CO 81230 (970) 641-0044</p>
<p>Highway Access Permit (for development that accesses Colorado and Federal highways):</p>	<p>Colorado Department of Transportation 222 So. 6th Street, Room 317 Grand Junction, CO 81501-2769 (970) 248-7225 Website: https://www.codot.gov/business/permits/accesspermits</p>
<p>Well Permit (Your well driller can also obtain the permit for you):</p>	<p>Colorado Division of Water Resources 818 Centennial Building 1313 Sherman Street Denver, CO 80203 (303) 855-3581, or in Montrose, (970) 249-6622 Website for information about well permits: https://dwr.colorado.gov/services/well-permitting</p>
<p>On-site Wastewater Treatment Systems (OWTS)</p>	<p>Gunnison County Environmental Health Office 221 N. Wisconsin Street, Suite D Gunnison, CO 81230 (970) 641-0360 planning@gunnisoncounty.org</p>
<p>Dos Rios Water Treatment Plant (water and sewer line)</p>	<p>Dos Rios Water Treatment Plant 38130 W. Highway 50 Gunnison, CO 81230 Mark Templeton (970) 641-8565</p>
<p>Crested Butte Fire Protection District:</p>	<p>Crested Butte Fire Protection District 306 Maroon Avenue, PO Box 1009 Crested Butte, CO 81224 (970) 349-5333 Ric Ems, Fire Marshal</p>
<p>Gunnison Fire Protection District</p>	<p>Gunnison Fire Protection District Hugo Ferchau, Fire Marshal (970) 641-8153 Office: 201 W Virginia Ave Gunnison, CO 81230</p>

DEVELOPMENT IN THE WILDLAND-URBAN INTERFACE

STEP 1: IDENTIFY THE FIRE HAZARD SEVERITY AT THE SITE

Start by accessing the County’s Interactive Map and loading the “**Local Wildfire Hazard**” layer, also see the “**Landscape Wildfire Hazard**” layer. The map can be found at: <https://www.gunnisoncounty.org/325/Map-Viewer>

- The **Local-level Wildfire Hazard** shows where fires are likely to burn at high intensity, but does not indicate the likelihood of a fire occurring. This layer informs about the relative worst-case (hottest, driest, windiest days during a fire season) wildfire exposure (radiant, convective, and ember) that can be expected where development exists or is planned.
- The **Landscape-level Wildfire Hazard** map shows the likelihood (probability) of a fire occurring and the intensity of the fire at the landscape level based on the inherent landscape characteristics, including broad existing vegetation, biophysical settings, fire regimes, and fire histories. Rankings at this scale are difficult to change at the local/parcel level. Mitigation affecting change at this scale is typically done by large-scale disturbances such as insect mortality, fire, or landscape-level mitigation. This layer informs on the general areas where fires are most likely to occur and where collaborative, multi-agency, large-scale fire management planning and mitigation are necessary.

STEP 2: DETERMINE CONSTRUCTION MATERIALS

Refer to Table 503.1 “Ignition-Resistant Construction” of the International Wildland Urban Interface code to determine the Ignition-Resistant Construction level necessary for the proposed development.

TABLE 503.1
IGNITION-RESISTANT CONSTRUCTION^a

DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply ^b		Water Supply ^b		Water Supply ^b	
	Conforming ^d	Nonconforming ^d	Conforming ^d	Nonconforming ^d	Conforming ^d	Nonconforming ^d
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 × Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

- a. Access shall be in accordance with Section 403.
- b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
IR 1 = Ignition-resistant construction in accordance with Section 504.
IR 2 = Ignition-resistant construction in accordance with Section 505.
IR 3 = Ignition-resistant construction in accordance with Section 506.
N.C. = Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- c. Conformance based on Section 603.
- d. Conformance based on Section 404.
- e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

- **Class 1 (IR1) is the highest level of protection**
- **Class 2 (IR2) is the next step down in the level of protection**
- **Class 3 (IR3) is the minimum level of protection**

If you are unsure about whether the water supply is “conforming” or “nonconforming” please contact the Building Office for assistance – 970.641.0360

For more information, refer to Gunnison County’s Wildfire Info page and navigate to the “Home Hardening” tab: <https://www.gunnisoncounty.org/1005/Wildfire-Info>

	Class 1	Class 2	Class 3
Roof	Class A assembly which includes, among other things, coverings of brick, masonry or an exposed concrete roof deck, ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible roof decks, ferrous, copper or metals sheets installed without a roof deck on noncombustible framing, or 16oz/sf copper sheets installed over combustible roof decks.	Class A or noncombustible roof covering. Any space between the roof covering and roof deck, the space at the eave ends shall be firestopped to preclude the entry of flames or embers	Class B or non-combustible roof covering
Roof Valleys	Flashing not less than 0.019" (no.26 gage) corrosion-resistant metal.	Same as Class 1	Same as Class 1
Eaves and soffits	Protected on the underside by Ignition-resistant materials or 1-hour fire-resistance-rated construction, 2" nominal lumber, 1" nominal fire-retardance-treated lumber, or 3/4" nominal fire-retardant-treated plywood	Combustible eaves, fascias, and soffits shall be enclosed with solid materials with a minimum thickness of 3/4". Exposed rafts shall not be permitted unless constructed of heavy timber materials.	
Gutters and downspouts	Non-combustible materials and a means to prevent the accumulations of leaves and debris	Same as Class 1	Same as Class 1
Exterior walls	1-hour fire-resistance-rated, noncombustible materials, heavy timber (log walls), fire-retardant-treated wood, ignition-resistant materials (ASTM E84)	Same as Class 1	
Underfloor enclosure	Underfloor areas shall be enclosed to the ground with exterior wall construction or the underside of exposed floors, structural columns, beams and supporting wall construction is 1-hour fire-resistance-rated, heavy timber, or fire-retardant-treated wood.	Same as Class 1	Same as Class 1
Decks and projections	1-hour fire-resistance-rated construction, heavy timber, non-combustible materials, Fire-retardant-treated wood, or ignition-resistant materials	Same as Class 1	

Decks projecting over a descending slope greater than 10%	Underfloor area enclosed to within 6" of the ground with exterior walls construction	Same as Class 1	
Exterior Glazing	Multi-layered panels, tempered, or 20-minute fire rated	Same as Class 1	
Exterior Doors	Non-combustible, solid core wood at least 1 3/4" thick, or 20-minute fire-rated	Same as Class 1	
Attic vents, foundation or underfloor vents or other ventilation openings	Not exceed 144 square inches each, covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4" or designed to prevent flame or ember into the structure.	Same as Class 1	
Vent location	Not located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.	Same as Class 1	
Exterior walls of detached accessory structures located less than 50 feet from a building containing habitable space	1-hour fire-resistance-rated, heavy timber, log wall, or non-combustible materials or fire-retardant-treated wood on the exterior side.	Same as Class 1	

STEP 3: DEVELOP THE DEFENSIBLE SPACE PLAN

Refer to the *Defensible Space Table* below to determine the amount of defensible space required based on the hazard severity level. The IWUIC requirements for defensible space can be followed or the Colorado State Forest Service’s guide “The Home Ignition Zone” (https://csfs.colostate.edu/wp-content/uploads/2021/04/2021_CSFS_HIZGuide_Web.pdf) , can be used to create the defensible space plan. Additionally, mitigations techniques are provided in Table 4 (pages 14-16) that are based on vegetation type, slope, and potential for crown fire.

The defensible space requirements of the IWUIC generally require that the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet. This requirement may not apply to all trees, such as aspens. Additionally, trees within the defensible space need to be pruned to remove limbs located less than 6 feet above the ground surface. Ground cover, such as grasses and shrubs, shall not form a means of transmitting fire from the growth to any structure. The area within 5 feet of the structure shall be a hardened zone designed to prevent flames from coming in contact with the structure. Use nonflammable, hard surface materials in this zone, such as rock, gravel, sand, cement, bare earth or stone/concrete pavers. For more information, refer to Gunnison County’s Wildfire Info page and navigate to the “Defensible Space” tab: <https://www.gunnisoncounty.org/1005/Wildfire-Info>

Defensible Space Table				
Local Wildfire Hazard	Minimum Required Defensible Space	Mitigation Difficulty, Slope Category, and Vegetation Category		
		< 15	15 ≤ to 30	> 30
Moderate	30 ft.	1, 2, 4	1, 3, 5	4
High	30 ft.	1, 2, 4	1, 3, 5	4
	50 ft.	6	7	6
Very High	30 ft.	1, 2, 4	1, 3, 5	4
	50 ft.	6	7	6
	100 ft.	7	8	8, 9

STEP 4: SPECIFY MATERIALS

Make sure to clearly specify the required ignition resistant materials on an itemized list, showing how the materials meet the required ignition resistance level. Additionally, have the defensible space plan details on the site plan before submitting the application for a building permit. **Please contact the Community Development Department by email or phone if you would like to schedule a preapplication or design phase discussion of the requirements and options.**

Additional links, resources, and examples are available on our website at: <https://www.gunnisoncounty.org/1005/Wildfire-Info>

TABLE 4. MITIGATION DIFFICULTY CLASSES AND DESCRIPTIONS

Class	Characteristics	Mitigation Discussion
1	Sparsely vegetated, or developed, with potential for ember impact	Barren ground/water/developed/ sparse vegetation or land that lies within potential spotting distance of a wildfire. Mitigation will involve appropriate structure ignition zone and structure construction.
2	Herbaceous on a shallow slope (<15%)	Fires are typically easier to suppress in these areas. However, high winds combined with dry conditions lead to potentially dangerous, fast-moving, high-intensity fires. Mitigation may involve a combination of irrigation, mechanical (mowing) treatment, frequent burning, and fuel breaks in conjunction with appropriate structure ignition zone and structure construction.
3	Herbaceous on moderate slope (≥15 to <30%)	Harder to construct fuel breaks, increased difficulty in mechanical (mowing) treatment, increased potential for erosion, increased rate of spread and intensity may make frequent burning and other mitigation more difficult. Focus should be on appropriate slope setbacks, structure ignition zone, and structure construction mitigation.
4	Herbaceous on steep slope (≥ 30%)	Significant challenges in fuel break construction, unlikely option for mechanical (mowing) treatment, significant potential for erosion, high rate of spread and intensity potential may make frequent burning and other mitigation difficult. High winds combined with short-term drying conditions lead to potentially dangerous, fast-moving fires with fire fighter access concerns. Mitigation potential may involve a combination of frequent burning and fuel breaks in conjunction with slope setback, appropriate structure ignition zone, and structure construction.
	Shrub on shallow slope (<15%)	Fires are typically harder to suppress than grassfires in these areas. High winds combined with dry conditions lead to potentially dangerous, fast-moving, high-intensity fires with fire fighter access concerns. Mitigation may involve a combination of frequent burning and fuel breaks in conjunction with appropriate structure ignition zone and structure construction.
5	Shrub on moderate slope (≥15 to <30%)	Harder to construct fuel breaks, increased difficulty in mechanical (mastication) treatment, increased potential for erosion, increased rate of spread and intensity may make prescribed burning more difficult. Focus should be on a combination of appropriate mechanical treatment and burning, slope setbacks, structure ignition zone, and structure construction mitigation.

TABLE 4. MITIGATION DIFFICULTY CLASSES AND DESCRIPTIONS

Class	Characteristics	Mitigation Discussion
6	Shrubs on steep ($\geq 30\%$) slopes	Significant challenges in fuel break construction; unlikely option for extensive mechanical (mastication) treatment. Significant potential for erosion or slope instability resulting from treatments is a likely mitigation challenge. Increased rate of spread and significant intensity may make prescribed burning more difficult. Focus should be on a combination of appropriate mechanical treatment and burning, slope setbacks, structure ignition zone, and structure construction mitigation.
	Tree on shallow slope ($< 15\%$)	Open canopy must be maintained to prevent increased crown fire potential. Surface fuels must be treated/maintained in a state that reduces the chances of fast-moving surface fires. Mitigation should also include appropriate slope setbacks, structure ignition zone, and structure construction mitigation.
7	Tree on moderate slope (≥ 15 to $< 30\%$)	Open canopy must be maintained to prevent increased crown fire potential, which may be more difficult due to the slope. Surface fuels must be treated/maintained in a state that reduces the chances of fast-moving surface fires. Increased potential for erosion or slope instability resulting from treatments can be a mitigation challenge. Mitigation should also include appropriate slope setbacks, structure ignition zone, and structure construction mitigation.
	Tree on shallow slope ($< 15\%$) with potential for crown fire	Dense canopy needs to be thinned to reduce crown fire potential. Surface fuels must be treated to reduce risk of fast-moving surface fires. Mitigation should also include appropriate structure ignition zone and structure construction mitigation.
8	Tree on moderate slope with potential for crown fire (≥ 15 to $< 30\%$)	Dense canopy needs to be thinned to reduce crown fire potential, which may be more difficult due to the slope. Surface fuels must be treated to reduce risk of fast-moving surface fires. Increased potential for erosion or slope instability resulting from treatments can be a mitigation challenge. Mitigation should also include appropriate slope setbacks, structure ignition zone, and structure construction mitigation.
8	Tree on steep slope ($\geq 30\%$)	Open canopy must be maintained to prevent increased crown fire potential, which can be significantly difficult due to the slope. Surface fuels must be treated/maintained in a state that reduces the chances of fast-moving surface fires. Significant potential for erosion or slope instability resulting from treatments is a likely mitigation challenge. Mitigation should also include appropriate slope setbacks, structure ignition zone, and structure construction mitigation.

TABLE 4. MITIGATION DIFFICULTY CLASSES AND DESCRIPTIONS		
Class	Characteristics	Mitigation Discussion
9	Tree on steep slope ($\geq 30\%$) with potential for crown fire	Dense canopy needs to be thinned to reduce crown fire potential, which may be extremely difficult if not prohibitive due to the slope. Surface fuels must be treated to reduce risk of fast-moving surface fires. A very high potential for erosion or slope instability resulting from treatments is a likely mitigation challenge. Mitigation should also include appropriate slope setbacks, structure ignition zone, and structure construction mitigation.

Land Use Planning Application: This informs land use planners on the general potential success and challenges of mitigation when aligning with the mitigation requirements of the Wildland-Urban Interface regulatory requirements.

ENERGY EFFICIENCY: INFORMATION REGARDING REQUIREMENTS

Gunnison County has adopted the *International Residential Code (IRC)* and the *International Energy Conservation Code (IECC)*, 2021 editions.

MANUAL J: Residential load calculations will be required at time of application.

BUILDING THERMAL ENVELOPE: The basement walls, exterior walls, floor, roof and any other building elements that enclose conditioned space or provide a boundary between conditioned space and exempt or unconditioned space. **The building thermal envelope needs to be depicted on the drawings.**

APPLICATION METHODS: For projects complying with the IRC there are three main compliance options to choose: Prescriptive Compliance Option, Total Building Performance Option, and the Energy Rating Index Option. However, new dwellings larger than 5,000 square feet will need to comply with the Energy Rating Index Option. Additional energy efficiency

For the prescriptive compliance option, the building thermal envelope shall meet the requirements of Table N1102.1.2 (summarized below). Assemblies shall have a U-factor equal to or less than that specified in the Table.

Maximum Assembly U-Factors and Fenestration Requirements					
Fenestration U-factor max.	Ceiling U-Factor	Frame wall U-Factor	Floor U-Factor	Basement wall U-factor	Crawl space wall U-Factor
0.30	0.024	0.045	0.028	0.050	0.055

Additionally, one of the additional energy efficiency package options in Section N1108.2 shall be identified in the application submittal and installed in the project. These options include enhanced envelope performance, more efficient HVAC equipment performance, Reduced energy use in service water-heating, more efficient duct thermal distribution system, and improved air sealing and efficient ventilation system options.

The prescriptive compliance option also includes an R-value alternative where the insulation values alone are used to determine compliance and a Total UA alternative where the total building thermal envelope UA, the sum of the U-factor times assembly area, is less than or equal to the total UA resulting from multiplying the U-factors in the Maximum Assembly U-Factors and Fenestration Requirements table by the same assembly area as in the proposed building. Each of these alternatives requires one of the additional energy efficiency package options in Section N1108.2. Table N1102.1.3 provides the R-value requirements of the R-value alternative and is summarized below.

Insulation Minimum R-values and Fenestration Requirements by Component				
Fenestration max	U-factor	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value
0.30		60	30 or 20+5ci or 13+10ci or 0+20ci	19/21

Cont. Insulation Minimum R-values and Fenestration Requirements by Component			
Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value
38	15co or 19 or 13+5ci	10ci, 4ft	15ci or 19 or 13+5ci

Mechanical Ventilation: All dwelling units shall be provided with a heat recovery or energy recover ventilation system. The system shall be balanced with a minimum sensible heat recover efficiency of 65 percent at 32°F at a flow greater than or equal to the design airflow.

Air Sealing Details: The proposed air barrier components and plan for air sealing need to be included in the plans. The building thermal envelope needs to be constructed to limit air leakage, and the components of the building thermal envelope need to be installed to the criteria of the following table. Dwellings and buildings need to be tested and verified as having an air leakage rate not exceeding three air changes per house at 50 Pascals of pressure before the final building inspection can be approved and the Certificate of Occupancy can be issued.

Air Barrier, Air Sealing, and Insulation Installation

Component	Air Barrier Criteria	Insulation Installation Criteria
General	A continuous air barrier shall be installed in the building envelope. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/Attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop-down stairs or knee wall doors to unconditioned attic space shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having an R-value of not less than R-3/inch. Exterior thermal envelope insulation shall be in substantial contact and continuous alignment with the air barrier.
Windows, Skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	
Rim joists	Rim joists shall include an air barrier when in conditioned space. The junction of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.
Basement, crawl space, and slab foundations	Exposed earth in crawl spaces shall be covered with a 6-mil polyethylene soil-gas-retarder. Penetrations through concrete foundation walls and slabs shall be air sealed.	Insulation shall be permanently attached to the walls.
Shafts, penetrations	Duct or flue shafts and other similar penetrations to exterior or unconditioned space shall be sealed to allow for expansion, contraction and mechanical vibration. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction, and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R- Value.

Narrow Cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed lighting fixtures installed in the building thermal envelope shall be air sealed.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.
Plumbing, wiring or other obstructions	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surrounding wiring, plumbing, or other obstructions, unless required R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior wall	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	

SETBACKS

SETBACK TYPE	MINIMUM PROPERTY LINE SETBACK
RESIDENTIAL SETBACKS	
Single family	Front: 25 Side/Rear: 15
Townhomes, condominiums and other multiple family buildings	Front: 25 feet Side/Rear: 15 feet Separate multiple-family buildings within a single Project may be constructed a minimum of ten feet from other buildings within the single Project.
Zero Lot Line developments	Residences may be constructed on the property line, pursuant to Section 13-104: C: Zero Lot Line Developments
BUSINESS AND COMMERCIAL SETBACKS	
Adjoining all other non-residential	15 feet
Adjoining residential	50 feet
Outdoor Vending Operation	35 feet from a residential property boundary
INDUSTRIAL SETBACKS	
Adjoining other industrial	15 feet
Adjoining business or commercial	100 feet
Adjoining residential areas, agricultural areas or public lands	300 feet
LIGHT INDUSTRIAL SETBACKS	
Adjoining residential	50 feet
Adjoining business and commercial	15 feet
Adjoining other light industrial	15 feet
Adjoining industrial	15 feet
SETBACKS FROM ROADS:	
When width of right-of-way is known, measurement shall be from edge of right-of-way; when unknown, measurement shall be from the road center line, and an additional 40 feet added to the requirements for setbacks from roads.	
Federal highways	40 feet
State highways	40 feet Land uses that access onto either federal or state highways shall comply with the Colorado Highway Access Code
County and other public roads	40 feet
Platted subdivision development roads	25 feet

WORKFORCE HOUSING LINKAGE FEE

In 2006, the Gunnison County Board of Commissioners adopted a “workforce housing linkage fee” for all new residential, commercial and industrial construction. The fees were adopted to fund “Workforce Housing,” providing residences for people who earn their living in Gunnison County in professional or service capacities (i.e., health care service providers, waiters, janitors, teachers, small business owners, baristas, ski instructors and mechanics).

Gunnison County also calls workforce housing “Essential Housing,” because these employees are essential to the wellbeing of the community and it is critical that the county has reasonably priced housing available for them. In an economy that continues to see high real estate costs, it has become impossible for many workers to continue to live in and around Crested Butte and Mt. Crested Butte. Even in other parts of the county, housing costs are rising and housing availability for low- and moderate-income workers has been limited

Funding this workforce housing through linkage fees is part of an overall housing program to ensure that the community is able to keep its service and professional employees by providing rental and homeownership opportunities for people who are employed in Gunnison County whose annual incomes do not exceed 120 percent of the area median income established by the U.S. Department of Housing. The fees are deposited into the Gunnison County Housing Fee Fund, administered by the Gunnison County Board of Commissioners.

What is a “Workforce Housing Linkage Fee” and why has it been added to Building Permit fees?

Studies conducted over the past 15 years in Gunnison County have shown that development results in new jobs, and those additional jobs often create the need for additional housing, including housing affordable to working residents (the “workforce”) who earn low or moderate incomes. The fee has been added to Building Permit fees because new construction creates new jobs that create the need for new affordable housing. The fee is used to help produce that affordable housing.

Who pays the fee and when is the fee collected?

The fee is added to the fee collected for a Building Permit for new construction, or for an addition that is larger than 500 square feet, for any commercial, industrial or residential building in Gunnison County outside the City of Gunnison and towns of Crested Butte, Mt. Crested Butte, Marble and Pitkin.

How much is the fee?

Residential fees for the County are charged only on wholly new residences, or on the square footage of additions to existing residences. For additions, the fee is based on the incremental additional square footage added to a home. The fee is the difference between the fee for the square footage of a new home equal in size to the subject home after the addition has been completed and the fee for a new home equal in size to the existing home.

For example: 800 square foot addition to an existing 2000 square foot home:

Square footage of home after the addition = calculated fee 2,800 square feet = \$2,808
Square footage of home before addition = calculated fee 2,000 square feet = \$ 581

Calculated Fee for home after addition	\$2,808
Calculated Fee for home before addition	<u>\$581</u>
Fee for addition	\$2,227

How to calculate the fee.

Go to <http://www.gunnisoncounty.org/409/Application-Forms>. Under Application Forms from the Building Office use the “Linkage Fee Calculation Worksheet” to determine the fee that you would pay. Contact the Community Development Department with any questions on how to use the worksheet.

Is anything exempt from the fee?

1. Homes for households earning less than 120 percent of the Area Median Income.
2. Residences that are deed-restricted to households qualified by the Gunnison County Housing Authority (GCHA).
3. Reconstruction of a pre-existing structure so long as the reconstruction is no more than 500 square feet larger than the original structure.
4. The addition of 500 square feet or less to an existing structure.
5. Integrated secondary residence that is deed-restricted for residents who earn less than 120 percent of the Area Median Income.
6. Mobile homes, if they are deed-restricted for residents who earn less than 120 percent of the Area Median Income.
7. The Workforce Housing Linkage Fee may be waived if an Essential Housing unit is constructed, that is equal or greater in value to the Essential Housing fee for the project. See BOCC Resolution 2017-30.

How will the money be used?

The funds will be used to buy land, install infrastructure and build new essential housing, rehabilitate and preserve older homes for essential housing, support for first-time homebuyer programs, provide for some administration expenses, and assist with financing essential housing developments for private and non-profit developers.

Why should more homes, especially at affordable sales prices or rental rates, be built?

For many years, Gunnison County has had fewer affordable homes than needed for low and moderate income families. The problem is worsening because development of affordable housing is not keeping up with job growth, and land prices and building costs are escalating so fast that purchasing a modest home is no longer possible for most residents. There is an urgent need for actual affordable housing units for sale or rent, and for land on which to build them.

What is the Gunnison County Housing Fee Fund?

As linkage fees are collected by the county, they are deposited into the fund, which the Gunnison County Board of Commissioners manages. This is a restricted fund that can be used only for essential housing. GCHA and its Advisory Board will solicit proposals from private, public, and nonprofit developers for projects that will create new or preserve existing essential housing, leveraging fee fund dollars with public and private investment dollars. Annually, the GCHA and its Advisory Board will issue reports on how much money was collected and how it was used.

Where to go for help?

- For help in determining if your household and your construction project may be exempt because of the level of your income, please contact our office at (970) 641-0360.

EXTERIOR LIGHTING INFORMATION SHEET

Gunnison County residents and visitors enjoy the dark skies of our mostly rural landscape. Regulations for the unincorporated areas of Gunnison County are included within a section of the *Gunnison County Land Use Resolution* and are intended to protect those dark skies while ensuring that property owners are able to have lighting systems that provide adequate security. The following section from the *Resolution* regulates locations, types and sizes of lighting fixtures.

SECTION 13-114: EXTERIOR LIGHTING

A. PURPOSE. The purpose of this Section is to provide standards for exterior lighting that assure the safety, utility and security appropriate to development and that prevent night lighting that adversely impacts adjacent properties and neighborhoods or unduly illuminates the night sky enjoyed by residents and visitors of Gunnison County. A secondary purpose is to avoid exterior night lighting that distracts and interferes with safe, quick and accurate vision of drivers and pedestrians. (Illustrations in this Section are courtesy of Dark Sky, International, and the New England Light Pollution Advisory Group (NELPAG).)

B. APPLICABILITY.

- 1. GENERAL.** Except as otherwise exempted by this Section, the requirements of this Section shall apply to all land uses in Gunnison County, subject to Section 1-106: *Partially Exempted Land Use Changes*, and Section 1-108: *Nonconforming Uses*.
- 2. EXEMPTIONS.** The following uses are exempted from the requirements and review standards of this Section:
 - a. AGRICULTURAL OPERATIONS.** Exterior lighting, whose primary purpose is essential to the efficient functioning or security of an agricultural operation shall be exempted from the standards of this Section, though agricultural operations are encouraged to comply.
 - b. FEDERAL, STATE AND COUNTY CONSTRUCTION PROJECTS.** Federal, State and County construction projects, during the course of construction.

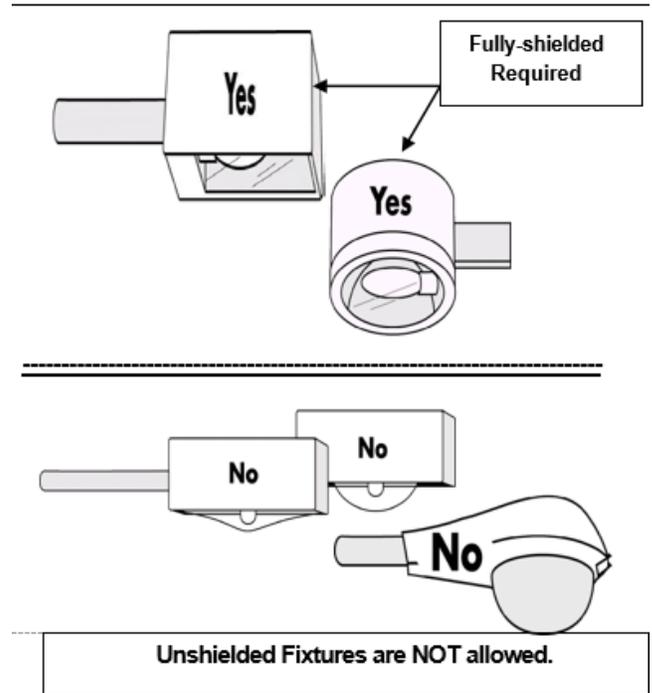
- c. **SPECIAL EVENTS.** Lighting that is temporarily installed or operated as part of a special event, pursuant to Section 9-501: *Special Events*.
- d. **EMERGENCY LIGHTING.** Lighting fixtures used temporarily for emergency purposes.
- e. **SPECIALIZED LIGHTING.** Lighting necessary for public safety, such as runway lighting of airports, and traffic control signals.

C. NONCONFORMING FIXTURES. Fixtures that were nonconforming as of July 1, 2004, shall be replaced when:

1. **LIGHT IS DAMAGED BEYOND REPAIR.** When the light fixture is damaged beyond repair and must be replaced, it shall comply with the standards of this Section.
2. **STRUCTURE IS EXPANDED OR REPLACED.**
When a structure is replaced or expanded by 50 percent or more of square footage as calculated by the applicable building code adopted by Gunnison County, all light fixtures shall be replaced and shall comply with the standards of this Section.

D. STANDARDS. Exterior lighting shall meet the following standards:

1. **EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUTOFF/FULLY SHIELDED, SHIELDED BY ROOF ELEMENT OR EFFECTIVELY RECESSED.** Except as otherwise restricted in this Section, all exterior lighting fixtures, including those used to illuminate roadways, parking lots, walkways and buildings, used for residential, commercial, or industrial purposes shall be of the full cutoff/fully shielded type or be shielded by a roof element so that there is the effect of a full cutoff/ fully-shielded light fixture. All fixtures that are installed in recessed locations shall maintain this full cutoff/fully shielded characteristic.



2. **EXTERIOR LIGHTING LIMITED TO FUNCTIONAL USES.** Exterior lighting is all limited to functional applications such as illumination of doorways, garage doors, decks, terraced levels, walkways or hot tubs and recreational areas when in use.
3. **MOTION SENSOR LIGHTS ALLOWED FOR COMMERCIAL, INDUSTRIAL OR RESIDENTIAL ACCESS FOR SECURITY PURPOSES.** A maximum of two motion sensor fixtures is allowed as reasonably required to provide lighting for access security. These are permitted where the sensor will be triggered by activity only within the owner's property lines.
4. **FLOOD LIGHTING LIMITED.** Floodlighting is only permitted when it is down directed (45 degrees or less from vertical as illustrated in Figure 10: *Examples of Floodlighting*) so that the light source is not visible from adjacent and/or neighboring properties and shall be full cutoff/fully shielded. Ground-mounted floodlighting of a structure is prohibited.

5. **HEIGHT LIMITATION FOR POLE-MOUNTED FIXTURES.** Pole-mounted fixtures (as measured from grade to the bottom face of a fixture) shall be no higher than 35 feet and the fixture shall be a full cutoff/fully shielded, nonadjustable and directed down.
6. **ILLUMINATION OF BUILDING FAÇADE AND LANDSCAPING PROHIBITED.** Lights that are used for the primary purpose of illuminating a building façade or landscaping are prohibited except for illuminating a building entrance, or for other purposes required by the *National Electrical Code*.
7. **BLINKING, FLASHING AND LIGHTS OF CHANGING INTENSITY PROHIBITED.** Blinking, flashing or exterior lights that change in intensity are prohibited, except for temporary holiday displays, traffic control devices authorized by a federal, state or local government, or lights required by regulations of the Federal Aviation Administration for air traffic control and warning purposes.
8. **INTERFERENCE WITH SAFE MOVEMENT OF MOTOR VEHICLES PROHIBITED.** No exterior lighting shall be installed or used in any way that interferes with the safe movement of motor vehicles. The following are prohibited:
 - a. **LIGHTING NOT DESIGNED FOR ROADWAY OR PEDESTRIAN WAY.** Any exterior lighting not designed for roadway or pedestrian way illumination that produces incident or reflected light that could be disturbing to the operator of a motor vehicle; and
 - b. **LIGHTING THAT MAY BE CONFUSED WITH TRAFFIC CONTROL DEVICES.** Any exterior lighting that may be confused with or may be construed to be a traffic control device, except as authorized by a state, federal or local government.
9. **MERCURY VAPOR LIGHT FIXTURES.** Installation of new mercury vapor light fixtures is prohibited, and replacement of mercury vapor light fixtures existing as of July 1, 2004 with fixtures that comply with the standards of this Section is encouraged.
10. **TEMPORARY HOLIDAY DISPLAYS.** Winter holiday lighting shall be allowed between November 15 and March 30. All other lighting associated with any national, local or religious holiday or celebration shall be allowed two weeks before the holiday, and extinguished within two weeks after the holiday. A waiver from these time restrictions may be requested from the Board, which may elect to conduct a public hearing on the request before making its decision. The applicant shall be billed and shall be responsible for paying for the actual cost of publication of all applicable public hearing notices as required pursuant to Section 3-112: *Notice of Public Hearing*.



SAGE GROUSE REGULATIONS



NOTICE REGARDING U.S. FISH AND WILDLIFE SERVICE DETERMINATION THAT GUNNISON SAGE-GROUSE IS A THREATENED SPECIES

- The U.S. Fish and Wildlife Service has determined, effective December 22, 2014, threatened species status under the Endangered Species Act of 1973, as amended, for the Gunnison Sage-grouse.
- Gunnison County approval of this County permit is not U.S. Fish and Wildlife Service approval of any activity described or authorized by this County permit.
- Gunnison County is not and does not act as your representative with regard to consultation with the U.S. Fish and Wildlife Service or performance of U.S. Fish and Wildlife Service requirements.

BUILDING PERMIT APPLICATION

SUBMIT COMPLETE APPLICATION PACKETS BY EMAIL TO PERMIT@GUNNISONCOUNTY.ORG

***OWNER:** _____
CONTACT PHONE NUMBER(S): _____
EMAIL ADDRESS(ES): _____

***LEGAL DESCRIPTION OF BUILDING SITE AND/OR EXISTING ADDRESS (IF THE PROPERTY IS LOCATED IN A SUBDIVISION, INCLUDE LOT AND BLK):** _____

***CONTRACTOR:** _____
PHONE: _____ **EMAIL:** _____

***PRIMARY CONTACT:** _____
PHONE: _____ **EMAIL:** _____

(Gunnison County will contact this person for all permit-related communication, including document submittal, permit requirements, and any related fee payments.)

***DESCRIBE THE TYPE AND USE OF THE BUILDING(S) THAT YOU ARE REQUESTING A PERMIT FOR (i.e., one-family dwelling, detached garage, townhome units, commercial, industrial, utility, residential accessory, tenant space, tower work, renovation, etc.):**

INCLUDE THE FOLLOWING ITEMS IN THE APPLICATION SUBMITTAL:

- PROJECT VALUATION:** See page 5
- FOUNDATION PLAN:** See page 6
- COMPLETE FLOOR PLAN:** See page 6
- FRAMING PLAN/CROSS SECTION:** See page 7
- ELEVATION PLAN:** See page 7
- IGNITION RESISTANT MATERIALS:** See pages 11-17
- MANUAL J:** Calculated by engineer
- ELECTRIC READY, SOLAR READY AND EV READY PLAN:** See page 6
- ENERGY EFFICIENCY PLAN:** See page 7 and 17-20
- MECHANICAL PLAN:** See page 7
- EXTERIOR LIGHTING:** See page 6 and 24-26
- SITE PLAN:** See page 8
- *WARRANTY DEED:** Can be requested from Gunnison County Clerk and Recording
- WASTEWATER TREATMENT:** If your building is going to be served by an OWTS. Application can be found on Gunnison County website

- TAP FEES:** See page 9
- SOLID FUEL BURNING DEVICE IDENTIFICATION FORM:** See page 9 and 31
- LETTER OF OWNER'S CONSENT:** If applicable. See page 30
- HOMEOWNERS' ASSOCIATION APPROVAL:** See page 9
- FLOODPLAIN DEVELOPMENT PERMIT AND ELEVATION CERTIFICATE (IF LOCATED IN OR NEAR A 100 YEAR FLOODPLAIN):** See page 6
- GEOTECHNICAL REPORT:** See page 6
- APPLICATION TO PUBLIC WORKS FOR ACCESS OR RECLAMATION:** Contact Public Works at 970-641-0044
- APPLICATION TO CRESTED BUTTE FIRE PROTECTION DISTRICT:** You can find their review application online at <https://cbfpd.org/fire-prevention-office/development-plan-review/>
- APPLICATION DEPOSIT:** A minimum permit fee of \$300 applies to all permits. A non-refundable application deposit—\$1,000 for new residential and commercial structures or \$200 for all other project types—is due at submittal and will be applied to the permit fee upon issuance. This deposit is forfeited if the permit is not issued. We will call to collect the application deposit once all required materials for submittal have been received. See page 5

Please be advised that the Community Development Department may require additional information.

ACKNOWLEDGEMENT AND AGREEMENT TO COMPLY

EXTERIOR LIGHTING REQUIREMENTS – SECTION 13-114

The Permittee acknowledges that they have read Section 13-114: *Exterior Lighting* of the Gunnison County Land Use Resolution. The Permittee agrees to follow the exterior lighting standards described in that section and understands that any exterior lighting installed may be inspected by Gunnison County.

***SIGNATURE OF OWNER, CONTRACTOR or PRIMARY CONTACT:**

_____ **DATE:** _____

By accepting this permit, the Permittee agrees to follow all requirements and conditions outlined in the permit and applicable building codes adopted by Gunnison County and the Gunnison County Land Use Resolution. The permittee understands that they are responsible for obtaining any other permits, approvals, or authorizations that may be required by federal, state, or local laws. If Gunnison County must take enforcement measures related to this application, permittee agrees to cover any related costs, including attorney's fees.

***SIGNATURE OF OWNER, CONTRACTOR or PRIMARY CONTACT:**

_____ **DATE:** _____

**Required*

OWNER CONSENT FORM

AGREEMENT AND CONSENT OF PROPERTY OWNER FOR REPRESENTATION BY OTHER PERSON DURING THE PERMITTING AND DEVELOPMENT PROCESS

I/We, _____ Owner(s) of the described property.

(If this property is in a trust, please identify all of the beneficiaries) hereby authorize

_____ as our representative through the permitting and development process and give authorization for this representative to act on our behalf during the project and to be the primary person to be contacted as necessary by the Community Development Department for our property located at the following address and legal description:

Signature of Owner/s

Signature of Owner/s

SOLID-FUEL BURNING DEVICE (WOODSTOVE) OR GAS APPLIANCE IDENTIFICATION

<u>PARCEL NO.:</u>
<u>LEGAL DESCRIPTION OF PROPERTY:</u>
<u>STREET ADDRESS OF PROPERTY:</u>
<u>NAME OF OWNER OF PROPERTY:</u>
LIST ALL DEVICES OR APPLICANCES THAT ARE/WILL BE ON THE PARCEL (INCLUDE DEVICES IN GARAGES, SHOPS, ACCESSORY BUILDINGS, ETC.) BY TYPE OF BUILDING:
<input type="checkbox"/> SINGLE FAMILY RESIDENTIAL <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> RESIDENTIAL DUPLEX <input type="checkbox"/> SLEEPING QUARTERS <input type="checkbox"/> GARAGE/WORKSHOP <input type="checkbox"/> COMMERCIAL
OTHER:

*If you do not know this information you may contact the Gunnison County Assessor's Office at 970-641-1085. This

FUEL BURNING DEVICE Identification will not be accepted without correct parcel number and legal description.

TYPE OF DEVICE	LOCATIO N	EXISTING DEVICE	NEW DEVIC E	MAKE & MODEL NO.
EPA Certified Solid Fuel Burning Device		<input type="checkbox"/>	<input type="checkbox"/>	
Rumford-style Fireplace		<input type="checkbox"/>	<input type="checkbox"/>	
Gas Log Fireplace (Meets all codes for burning wood, but is used w/ gas logs. Not allowed in sleeping rooms.)		<input type="checkbox"/>	<input type="checkbox"/>	
Gas Fireplace Appliance		<input type="checkbox"/>	<input type="checkbox"/>	

If any devices are being removed, please describe (i.e. "old woodstove removed from living room").