



PLANNING & ZONING COMMISSION MARCH 2024

March 05, 2024 at 6:00 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/planning-zoning>

Please note that seating at Town Hall is limited.

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF MINUTES

[A.](#) Minutes from February 6, 2024

III. PROJECT APPROVAL

[B.](#) 0537 Blue River Road-Garage

IV. OTHER BUSINESS

[C.](#)

V. ADJOURN

NEXT MEETING -



PLANNING & ZONING COMMISSION FEBRUARY 2024

February 06, 2024 at 6:00 PM
0110 Whispering Pines Circle, Blue River, CO

MINUTES

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/planning-zoning>

Please note that seating at Town Hall is limited.

I. CALL TO ORDER, ROLL CALL

Chair Johnson called the regular Planning and Zoning Commission meeting to order at 6:00 p.m.

PRESENT

Mike Costello

Tim Johnson

Gordon Manin

Doug O'Brien

Troy Watts

Noah Hopkins

EXCUSED

Ben Stuckey

Travis Beck

Also present: Town Manager Michelle Eddy; Building Official Kyle Parag

II. APPROVAL OF MINUTES

A. Minutes from October 3, 2023

Motion made by Watts, Seconded by Manin to approve the minutes of October 2023. Voting

Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed unanimously.

III. PROJECT APPROVAL

B. Selection of Chair & Vice Chair

Sec. 2-6-60. Organization. The Commission shall select its own Chairperson and a Vice Chairperson from among its members. The Chairperson or, in his or her absence, the Vice Chairperson shall be the presiding officer of all Commission meetings. In the absence of both the Chairperson and the Vice Chairperson from a meeting, the members present shall appoint a member to serve as acting Chairperson at the meeting.

Tim was nominated as Chair and Troy as Vice Chair.

Motion made by O'Brien, Seconded by Watts to appoint Tim Johnson as Chair. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed unanimously.

Motion made by O'Brien, Second by Costello second to appoint Troy Watts as Vice Chair. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed unanimously.

C. 0037 Rivershore-New Construction

The project was presented and recommended for approval. Discussion on the driveway crossing over the setback. Discussion of the lack of inclusion of lighting in the application. Building Official Parag explained the process and what to consider.

Motion made by O'Brien, Seconded by Costello to approve the new construction at 0037 Rivershore. Voting Yea: Costello, Johnson, Manin, O'Brien. Motion passed unanimously.

D. Building Official Code Update Report for recommendation to Board of Trustees

Building Official Parag discussed potential changes to the snow load requirements for recommendation to the Board of Trustees. Building Official Parag recommended increasing the roof snow load to 140 lbs./sqft. (200 lbs./sqft. ground snow load primarily applying to new construction or additions. Discussion of options and impacts. Discussion for the Commissioners to receive a recommendation or input from an engineer before providing a recommendation. Discussion to potentially follow Summit County. Building Official Parag will come back with more information.

It will be reviewed again in March and will be before the Trustees in March.

Motion made by Watts, Seconded by Manin moved to table until March to obtain more information. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed

unanimously.

IV. ADJOURN

Motion made by O'Brien, Seconded by Manin to adjourn the meeting at 6:41 p.m. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed unanimously.

NEXT MEETING -

March 5, 2024

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: February 25, 2024
RE: Planning/Zoning/Architectural Guidelines review – 0537 Blue River Rd

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 Garage structure on a existing single family lot.

Zoning district: R-1

Lot Size: 20,359 Sqft

Lot Width: Unknown

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 18’

Garage Stds: The proposed garage is ~720 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:

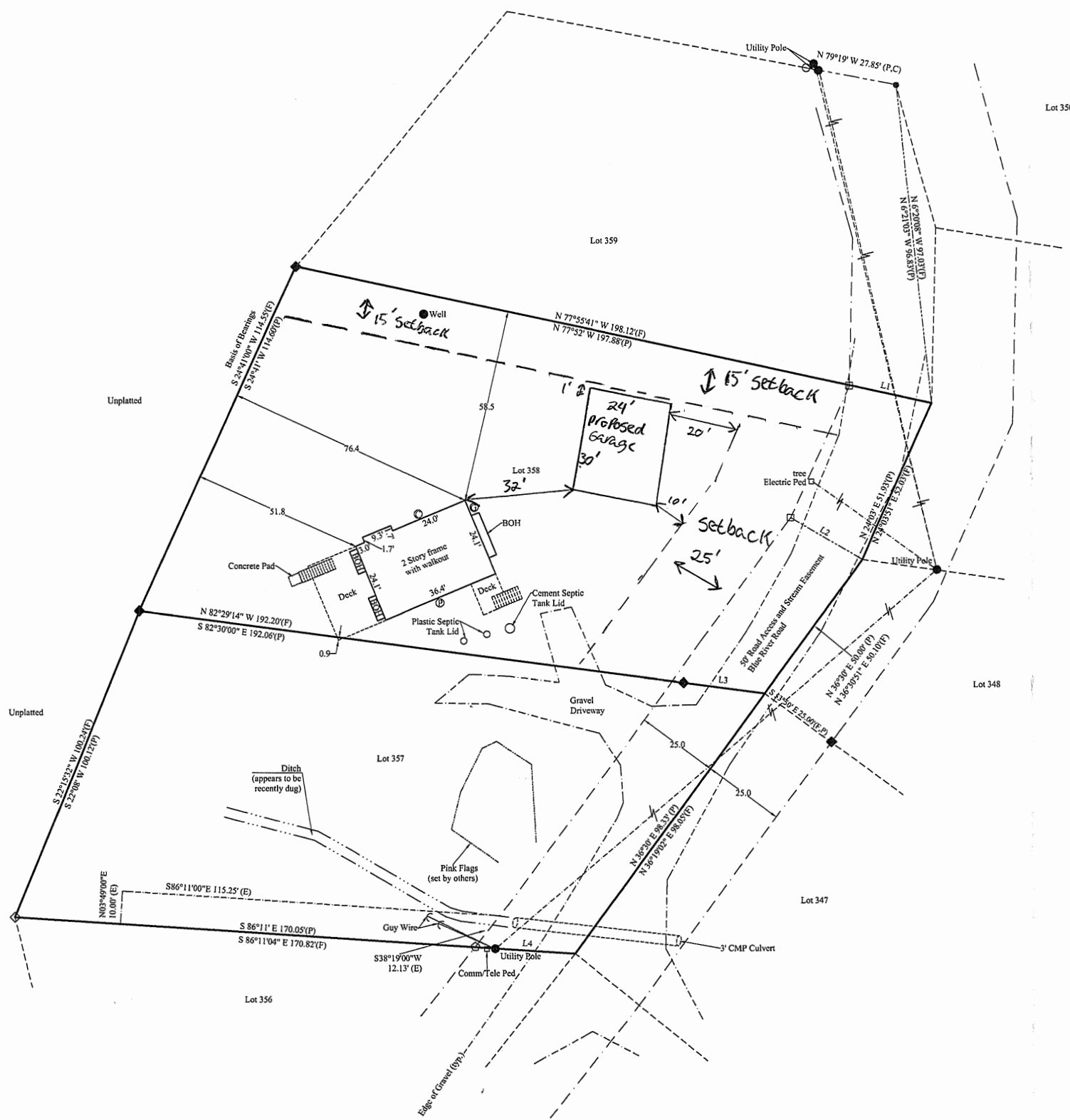
Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated and show compliance	Y
Article 4: Buildable Area/setbacks	Setbacks are indicated and show general compliance	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Building height is 18' and shows general compliance with accessory structures.	Y
Article 5-60 Foundation	Foundation is proposed as a monolithic slab. Visual elements show general compliance.	Y
Article 5-70 Roofs	Roofing material is indicated as metal roofing	Y
Article 5-80 Garages	Project is a proposed garage	Y
Article 5-90 Window and Door	Proposed structure includes a main garage door, man door, two side windows and transoms. Structure shows general compliance.	Y
Article 5-100 Balconies and railings	N/A	Y
Article 5-110	N/A	Y

Chimney and Roof Penetrations		
Article 6 Building Materials and Colors		
Article 6-20 Materials	Wall material is proposed as horizontal cement lap siding, and roof is proposed as metal. Unclear if roof is proposed as standing seam or not.	PC
Article 6-30 Colors	Color is indicated as Ghost Writer, and Knights Armor. Color samples are not provided. Indicated to be greys on tuff shed sheet 1. Unclear of garage door color.	PC
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	N/A	Y
Article 7-50 Driveways	N/A	Y
Article 7-60 Parking Areas	N/A	Y
Article 7-100 Decks	N/A	Y
Article 7-120 Hot Tubs	N/A	Y
Article 7-140 Fences	N/A	Y
Article 7-150 Retaining walls	N/A	Y
Article 8 Signs		
Article 8 Signs	N/A	Y

Article 9 Lighting		
Article 9 Lighting	No lighting is indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	N/A	Y

Improvement Survey Plat
Lot 357 and 358
THE '96 SUBDIVISION
Town of Blue River
Summit County, Colorado
Section 18, T7S, R77W, 6th P.M.
 (537 Blue River Road (CR 580))



Line Table

Line	Bearing (F)	Distance (F)
L1	N 77°55'41" W	25.50'
L2	N 59°43'30" W	25.15'
L3	N 82°48'10" W	25.06'
L4	N 86°11'04" W	30.30'

- Legend**
- (F) Field Measurement
 - (P) Plat (Rec. No. 97124)
 - (C) Calculated from Plat
 - (E) Utility Easement document provided by client "Exhibit A", no recording information available.
 - ◆ Found #3 rebar
 - ◇ Found #3 rebar (bent)
 - ◇ Found rebar with orange cap LS9939
 - Set Number 5 rebar with aluminum cap LS38266, witness corner as shown
 - Found rebar with aluminum cap LS27924
 - Calculated Location, not set
 - ⊕ Power
 - ⊗ Gas
 - ⊙ Communications

- Notes:**
- 1) Bearings are based on the west line of Lot 358, S24°41'00" W per record plat. Both ends said line are Number 3 rebar.
 - 2) Linear Units: US Survey foot.
 - 3) 358 Lot Area: 0.467 Acres, 20359 Square feet
 357 Lot Area: 0.376 Acres, 16379 Square feet
 - 4) Only visible utilities located. Underground locate not done.
 - 5) BOH= Building Overhang

NOTE: NO TITLE RESEARCH WAS PERFORMED. THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY Blue River Land Surveying TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

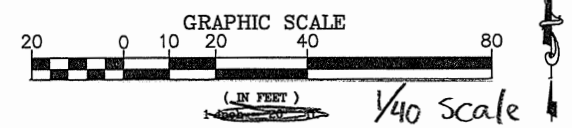
I, Renee B. Parent, being a Licensed Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared by me and under my supervision from a survey made by me and under my supervision and that both the plat and the survey are true and correct to the best of my knowledge and belief.



Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

This Land Survey Plat was accepted for deposit on this _____ day of _____, 20____, and is filed under Land Survey Plat Reception no. _____, in the office of the Summit County Clerk and Recorder.

Signed _____
 Summit County Surveyor

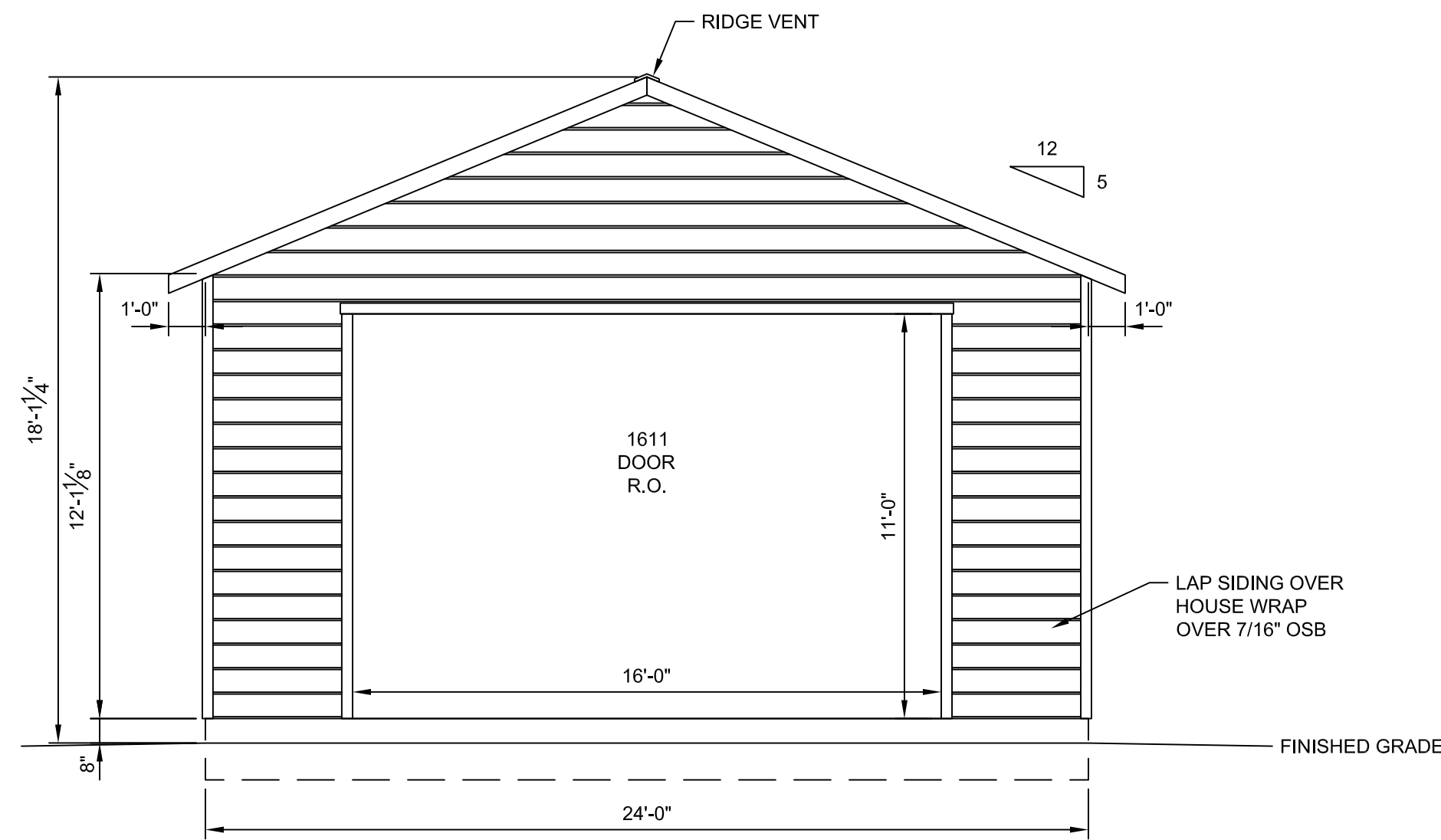


Blue River Land Surveying
 (970) 668-3730
 PO Box 2820 Breckenridge, CO 80424

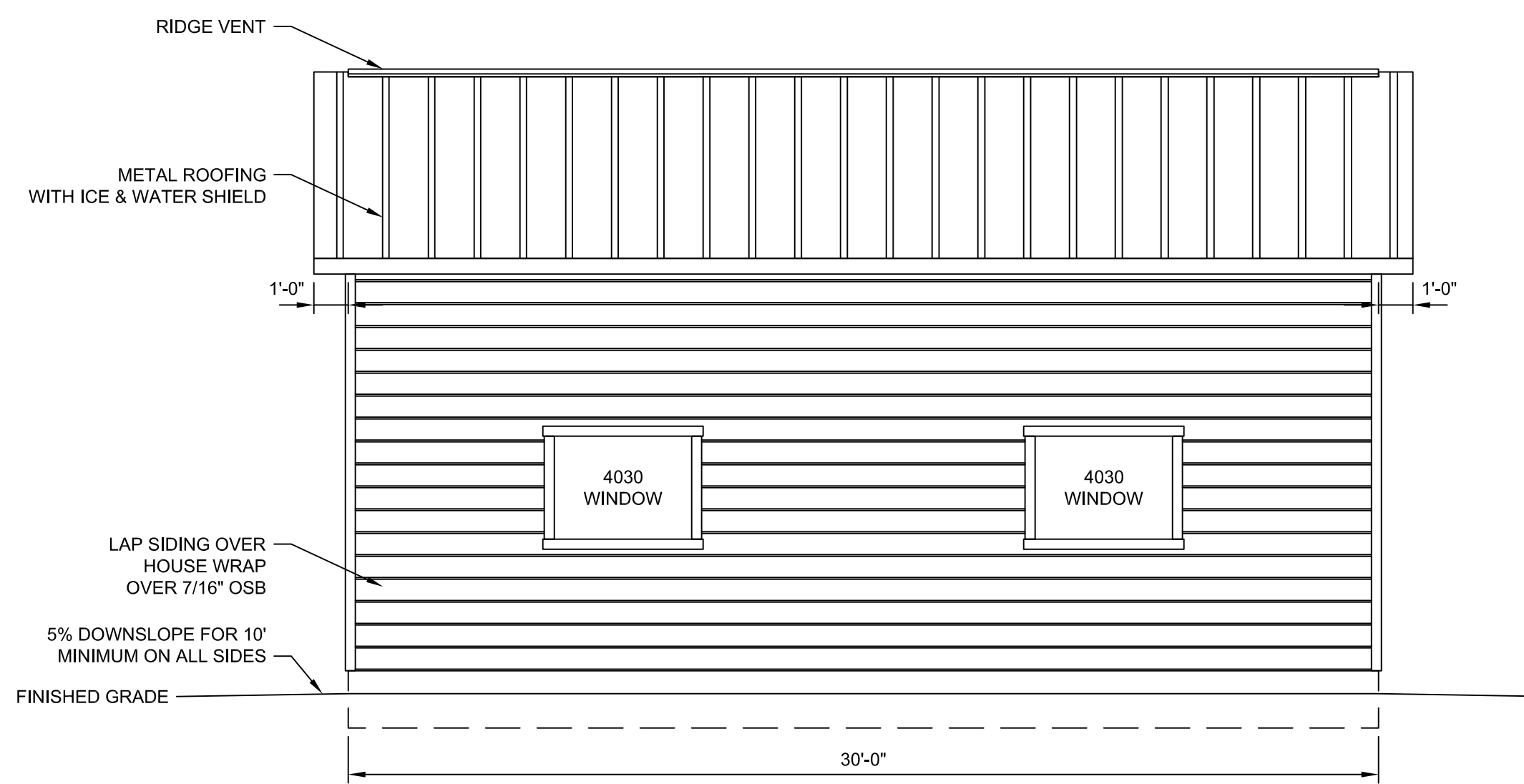
Improvement Survey Plat
 Lot 357 and 358
 THE '96 SUBDIVISION
 Town of Blue River
 Summit County, Colorado
 Section 18, T7S, R77W, 6th P.M.
 (537 Blue River Road (CR 580))

ACCESSORY BUILDING 24' X 30' = 720 SQ FT

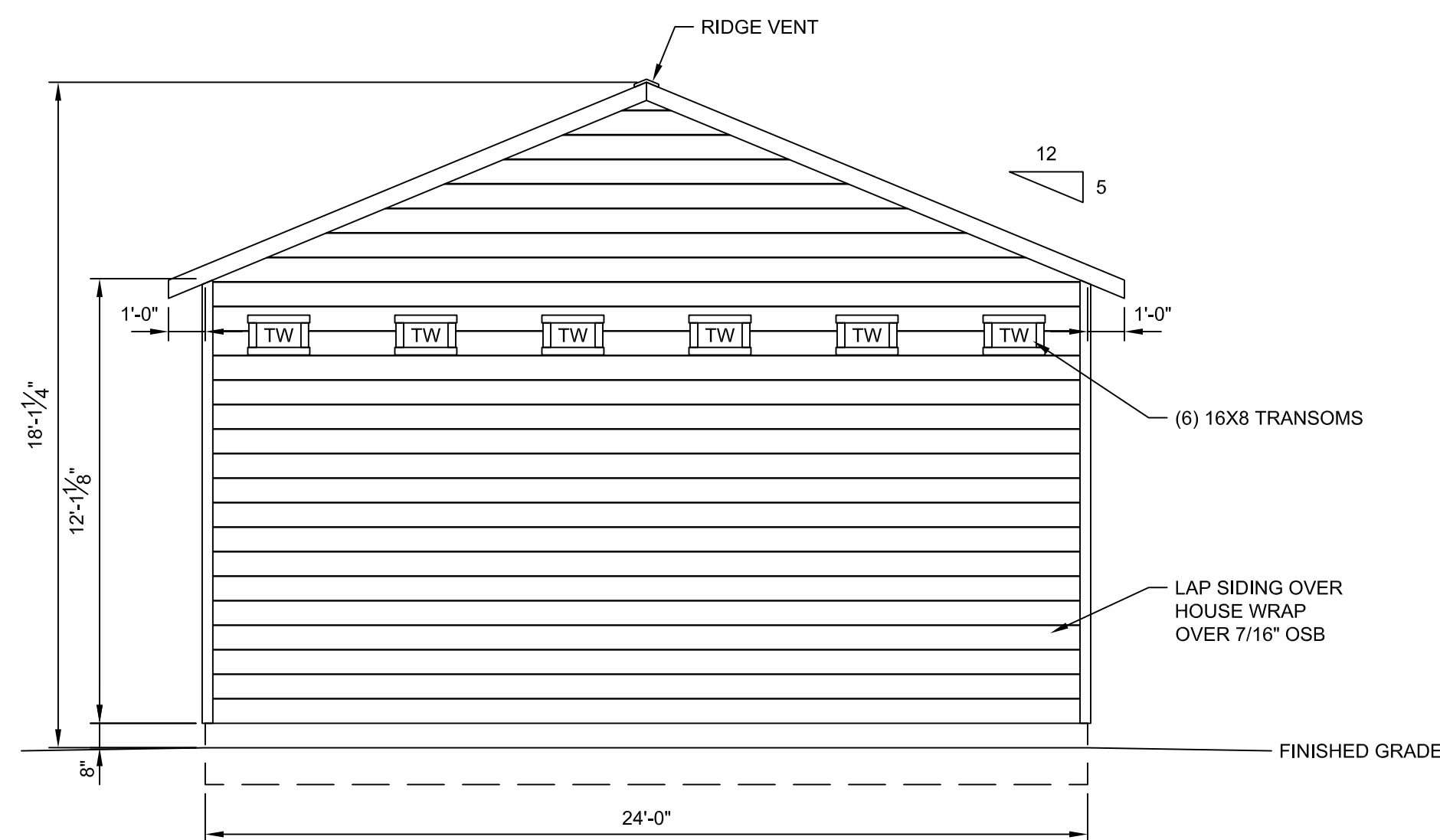
DRAWING INDEX S1 - PROJECT NOTES, ELEVATIONS S2 - PLANS, SHEAR WALL SCHEDULE S3 - SECTIONS, DETAILS



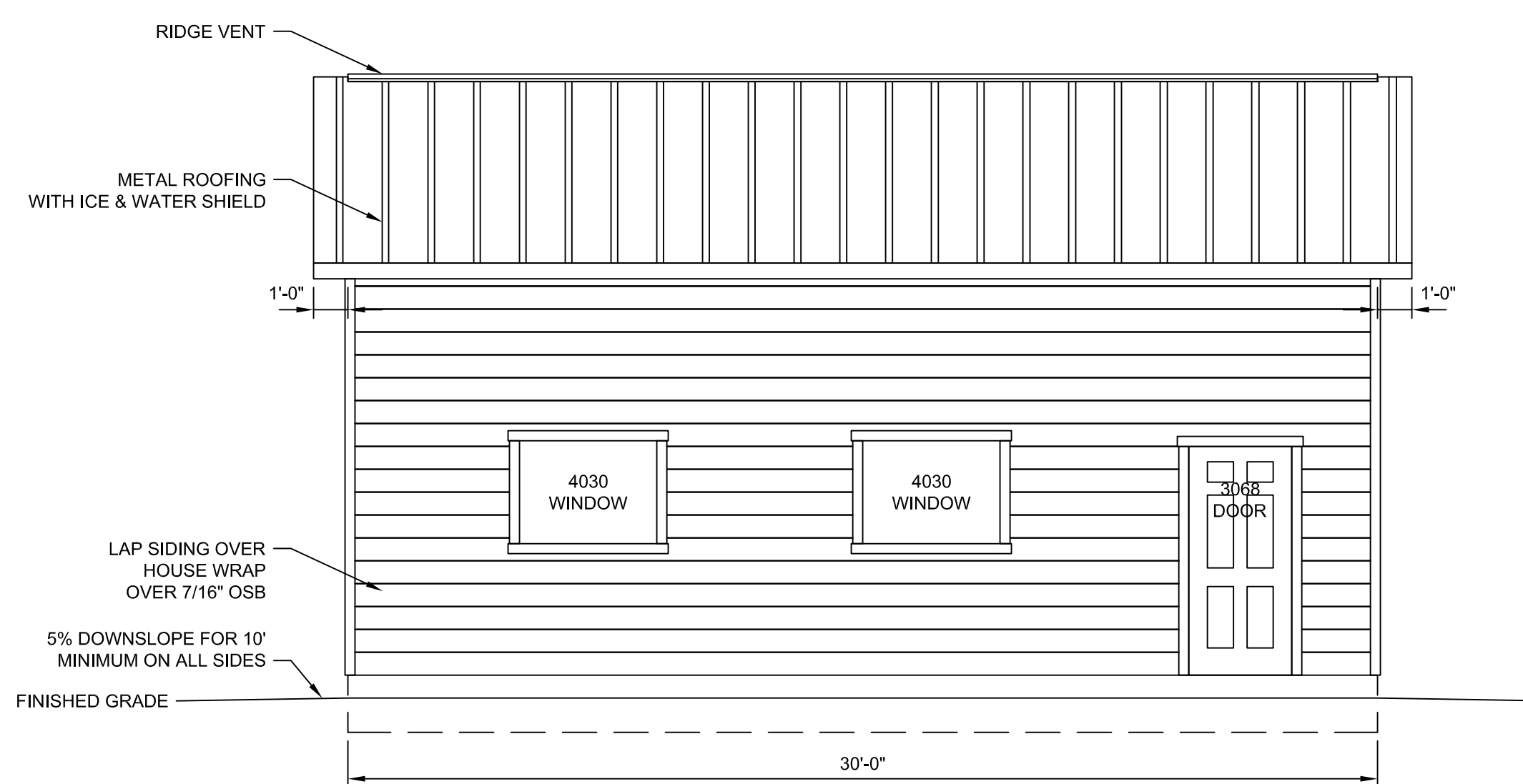
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

PROJECT NOTES

- DESIGN REQUIREMENTS
GOVERNING CODES: 2018 IRC
OCCUPANCY GROUP: GROUP U
CONSTRUCTION TYPE: V-B
- DESIGN SCHEDULE
A. BUILDING SIZE
WIDTH: 24'-0"
LENGTH: 30'-0"
SIDE WALL HEIGHT: 12'-1 1/8"
TOTAL HEIGHT: 17'-11 1/4"
B. ROOF PITCH: 5/12
C. BUILDING LOADS
GROUND SNOW LOAD, P_g: 100 PSF
C_s: 1.00
C_e: 1.20
I_s: 1.00
C_i: 1
ROOF SNOW LOAD, P_s: 84 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
D. DESIGN WIND
BASIC WIND SPEED, V: 90 MPH
WIND EXPOSURE: C
E. SEISMIC DESIGN CATEGORY: B
F. SITE CLASS: D
- ROOFING SCHEDULE
A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, 24/16 RATED MIN., UNBLOCKED DIAPHRAGM. STAGGER LAYOUT PER APA CONDITION 1.
B. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
C. METAL ROOF (U.N.O.).
D. GAF FELTBUSTER.
E. TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
F. TRUSSES SHALL BE SPACED @ 16" O.C.
G. SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
H. TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI)
I. TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
J. THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
K. TRUSS MANUFACTURER: TUFF SHED, INC.
- WOOD FRAMING
A. ALL HEADERS ARE SPF #2 (U.N.O.).
B. ALL WALL FRAMING MEMBERS SHALL BE SPF STUD GRADE OR BETTER.
C. STUDS SHALL BE SPACED @ 16" O.C.
D. FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
E. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
F. SHEAR WALL MATERIAL AND NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
G. LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E-2600 F_b WITH THE FOLLOWING MIN. DESIGN VALUES: F_b = 2600 PSI, F_v = 1555 PSI, F_r = 285 PSI, F_{ch} = 2510 PSI, F_{cL} = 750 PSI, E = 2.0 x 10⁶ PSI, SG = 0.50
- SOIL
A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 40" DEEP. VALUES ARE PER TABLE R401.4.1.
B. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
C. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS OR UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
- PERMIT
A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES. SECTION R105.
B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE
- GENERAL NOTES
A. INSTALLATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
D. GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
- MATERIAL EVALUATION REPORT IDENTIFICATION
A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
B. SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
C. HARDIE PANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
D. HARDIE PLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2290.
E. LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
F. ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.
G. FELTBUSTER ROOFING UNDERLAYMENT BY GAF PER ICC-ES REPORT #ESR-2808.
H. HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
I. SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.

Digitally signed by Patrick D. Quinney, P.E.
DN: cn=Patrick D. Quinney, P.E., o=Quinney Associates, LLC, email=pquinney@live.com, c=US
Date: 2024.01.24 07:57:32 -0700

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-7UFF

SO # 2026659 EP # 19103
Customer: BOB TURGEON
Description:
ACCESSORY BUILDING
24' X 30' = 720 SQ FT
Site Address:
537 BLUE RIVER ROAD
BRECKENRIDGE, CO 80424

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED, INC.

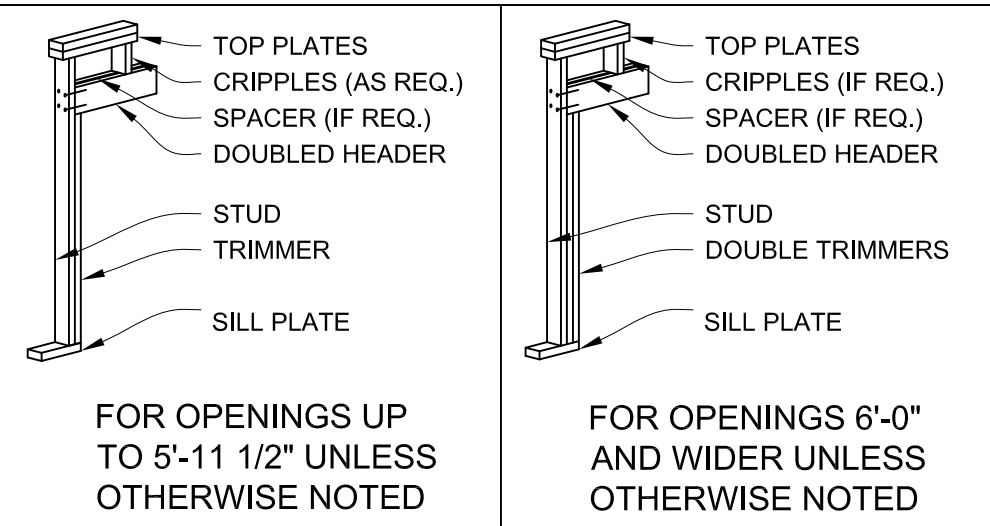
TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
4500 GRAPE STREET
DENVER, CO 80216
(303) 399-8833
STORE 001
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Drawn By: TB
Date: 1/2/24
Checked By:
Date:
Revised:
Revised:

Title:
PROJECT NOTES
ELEVATIONS

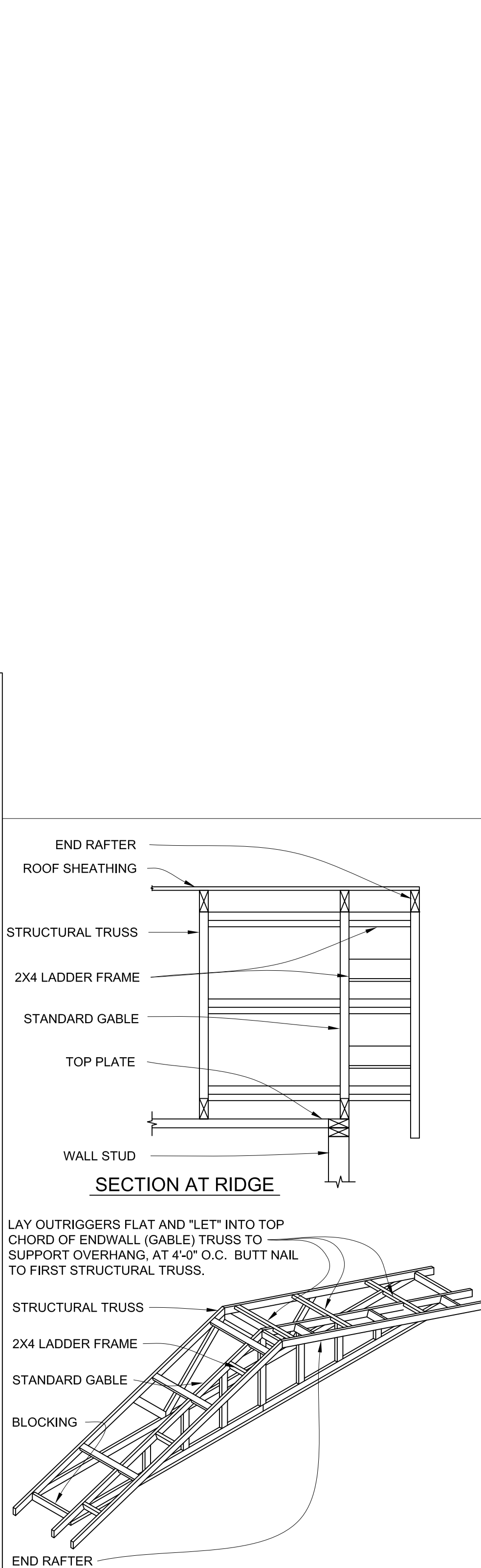
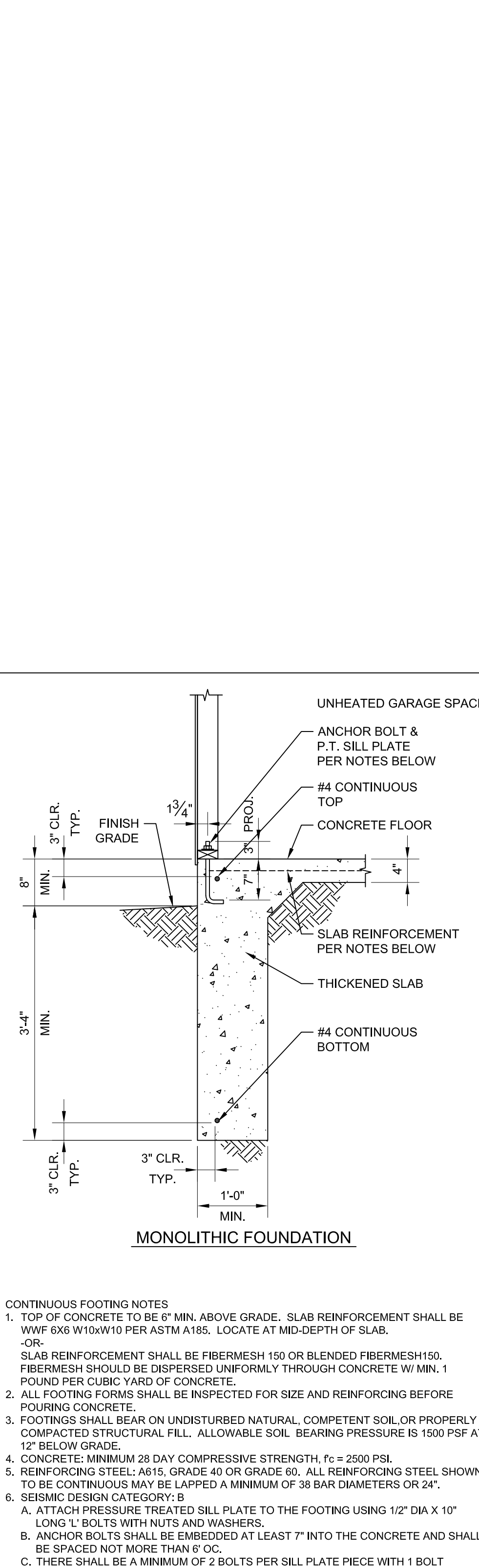
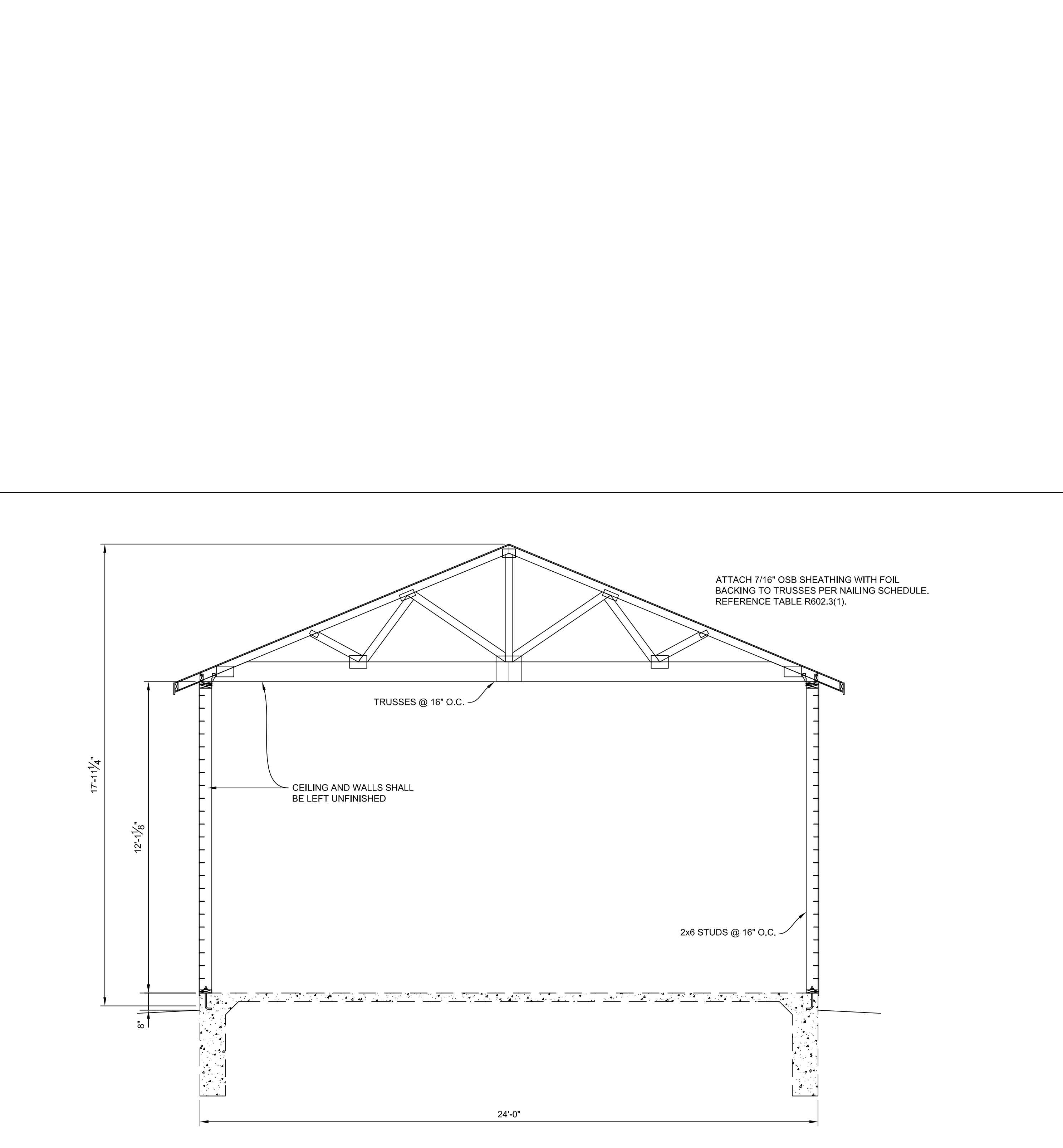
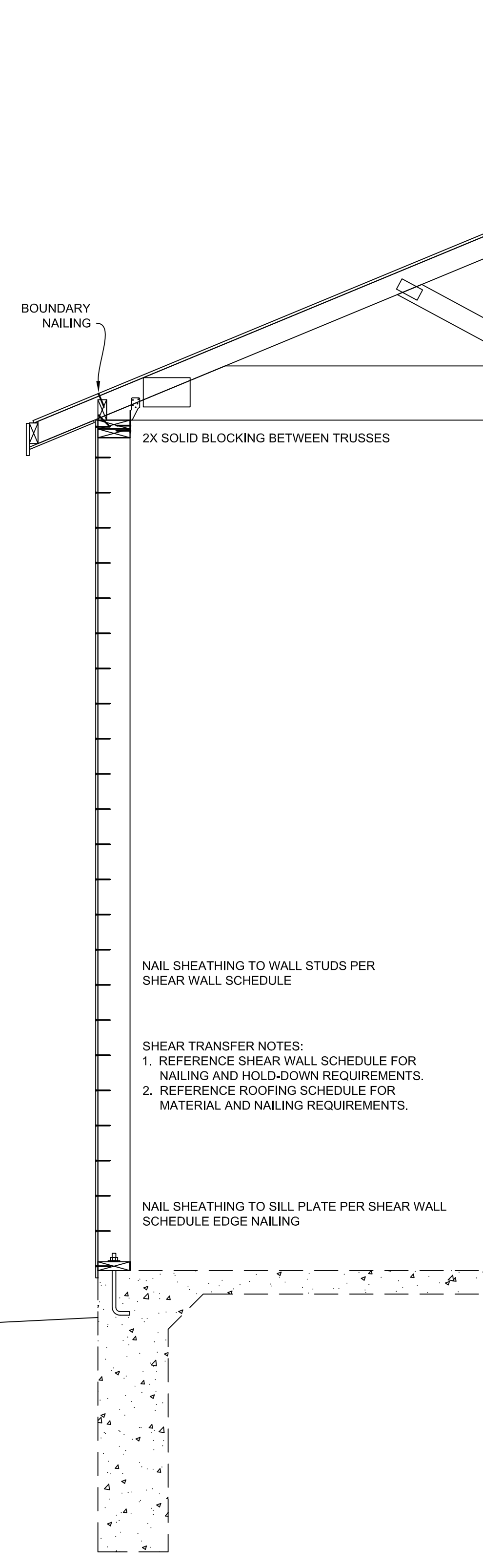
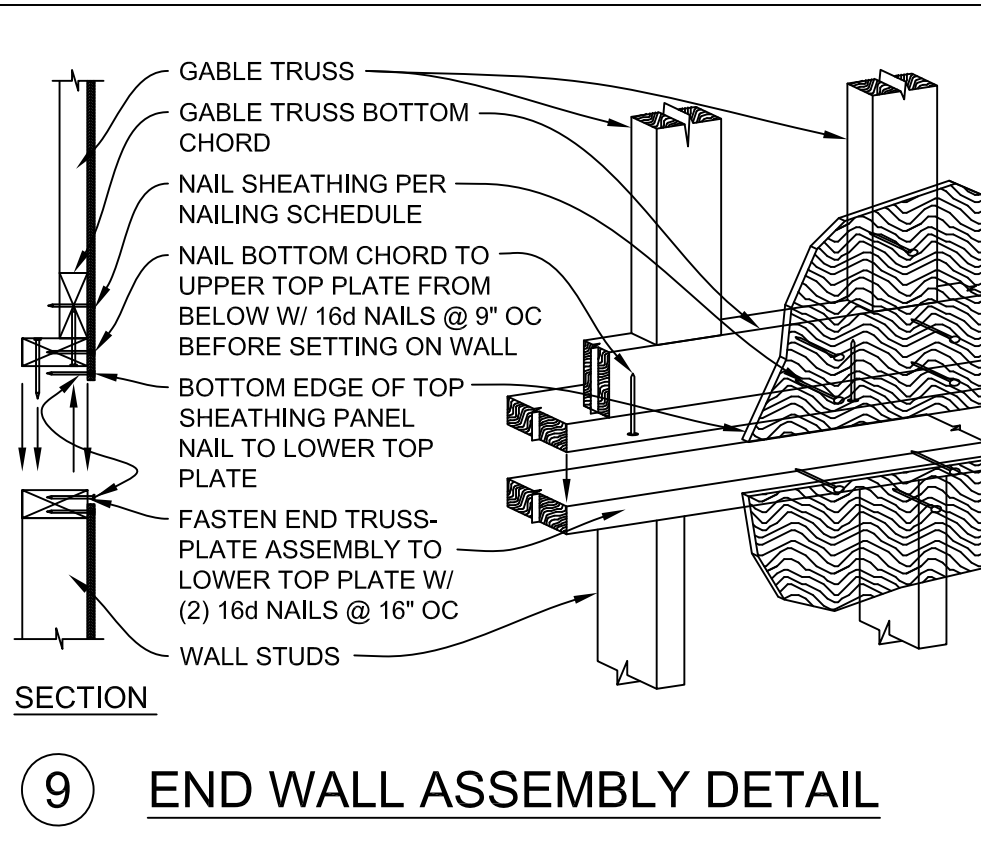
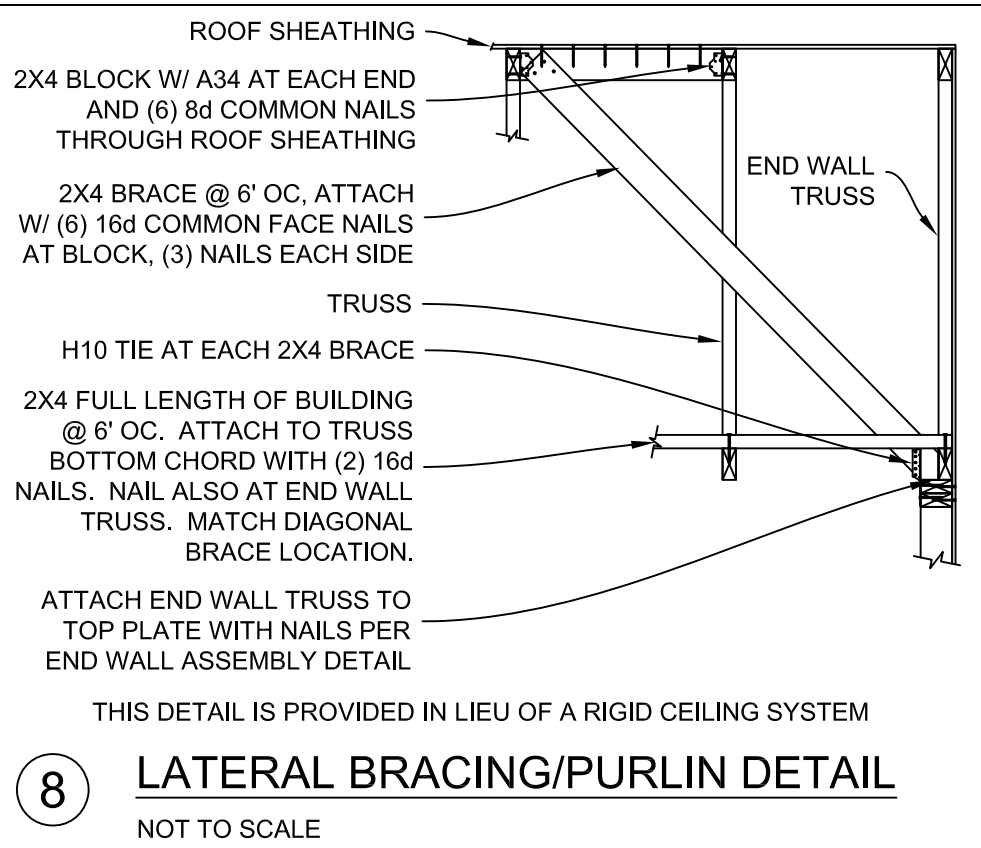
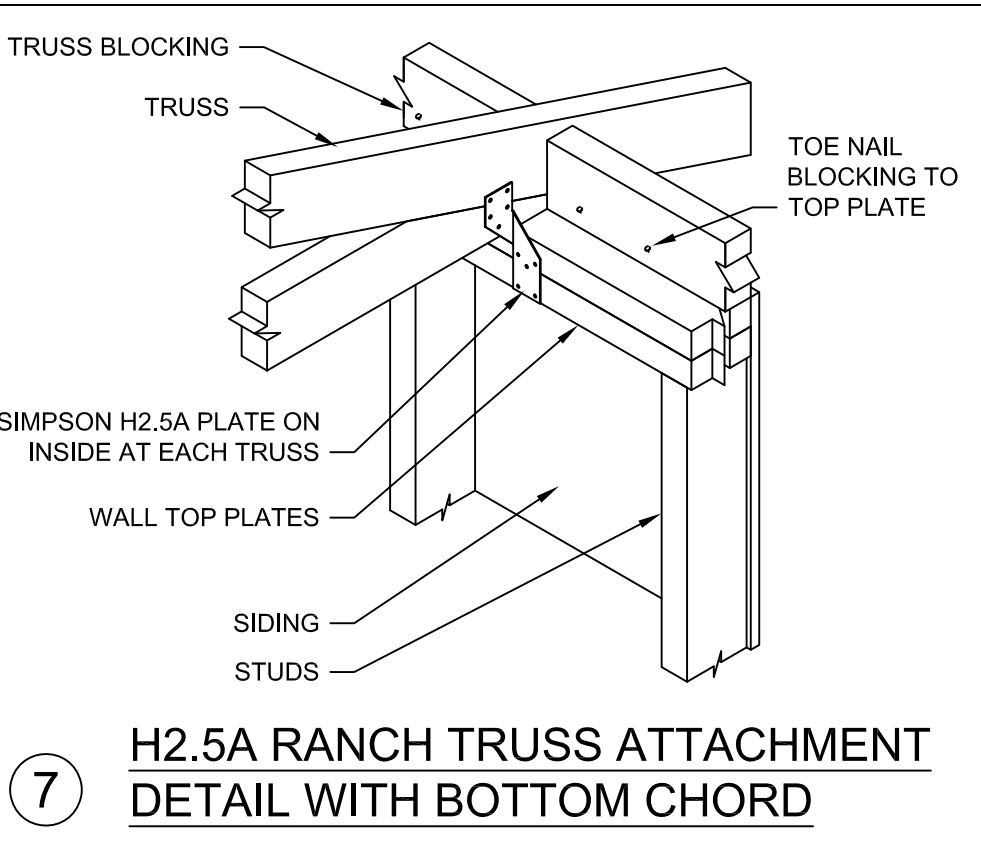
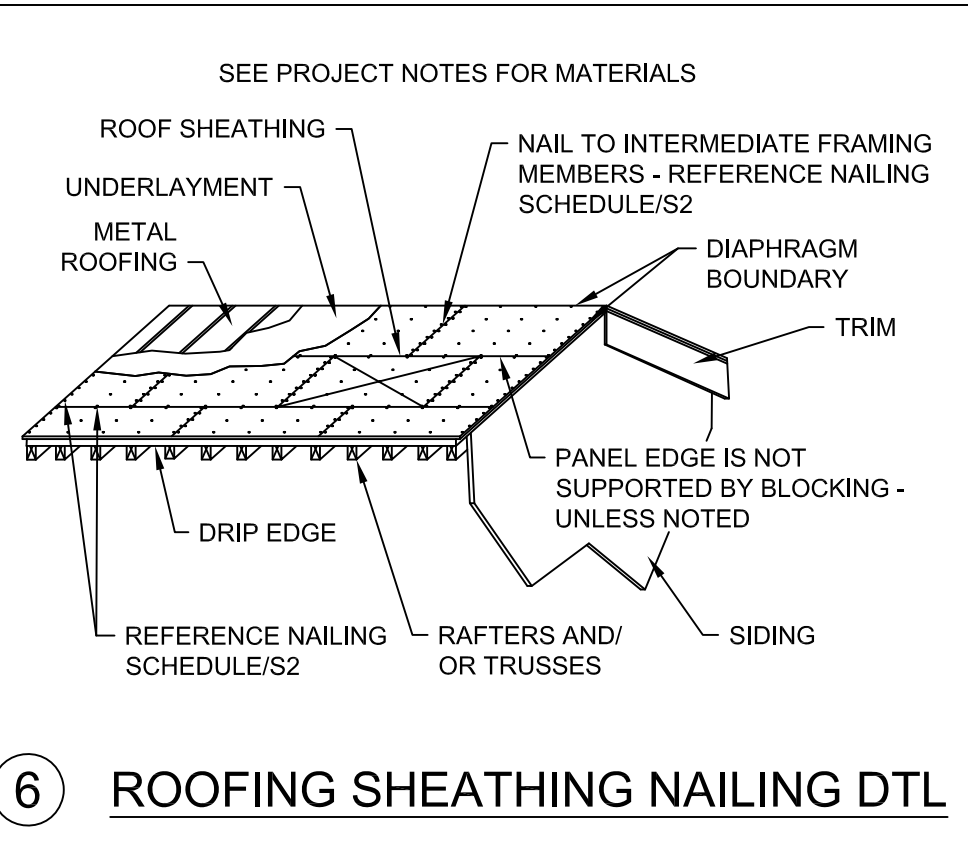
Scale: 1/4" = 1'-0"
Sheet:

S1
Sheet 1 of 3



5 **HEADER DETAIL**
NOT TO SCALE

NAILING:
HEADER TO STUD - (4) 8d TOENAIL OR (4) 16d END NAIL DOUBLED HEADER - 16d @ 16" STAGGERED FACE NAIL REFERENCE TABLE R602.3(1)



Digitally signed by Patrick D. Quinney, P.E.
DN: cn=Patrick D. Quinney, P.E., o=Quinney Associates, L.L.C., email=pquinney@live.com, c=US
Date: 2024.01.24 07:56:55 -0700

Patrick D. Quinney, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 14530

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

SO # : 2026659 EP # : 19103
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TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
4500 GRAVE STREET
DENVER, CO 80216
(303) 399-8833
PROPRIETARY. ALL RIGHTS RESERVED. STORE 020

Drawn By: TB
Date: 1/2/24
Checked By:
Date:
Revised:
Revised:
Title:

Scale: NONE
Sheet:
S3
Sheet 3 of 3



Building Permit Application

Email to: info@townofblueriver.org

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

Lot Number: 357 + 358 Subdivision: The '96
Blue River Physical Address: 537 Blue River Road

Homeowner Information:

Name: Bob Turgeon
Mailing Address: 537 Blue River Rd. Breckenridge, CO. 80424
Phone: 303-726-7883
Email: bturgeon@equilane.com

Contractor Information

Company Name: Tuff Shed Inc.
Contact Name: Aaron Cross
Mailing Address: 4500 Grape St. Denver, CO. 80216
Phone: 720-417-8974
Email: across@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:

Detached garage,

Distance to Property Line	Type of Heat:	Construction Type:
North: <u>16'</u>	Roof: <u>Metal Roof</u>	Building Height: <u>18' 1 1/4"</u>
South: <u>68'</u>	Exterior Walls: <u>Cement Lap</u>	No. Stories: <u>1</u>
East: <u>70'</u>	Interior Walls: <u>N/A</u>	Total # Bedrooms: <u>N/A</u>
West: <u>104'</u>	Basement Fin. Sq.Ft.: <u>N/A</u>	Total # Bathrooms: <u>N/A</u>
New Addition/Res. Sq.Ft.: <u>N/A</u>	Main Level Sq.Ft.: <u>720</u>	Septic or Sewer: <u>N/A</u>
Garage Sq.Ft.: <u>720</u>	2nd Level Sq.Ft.: <u>N/A</u>	
Total Square footage: <u>720</u>	3rd Level Sq.Ft.: <u>N/A</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.

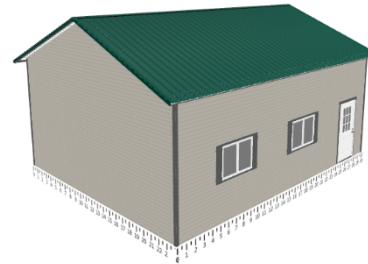
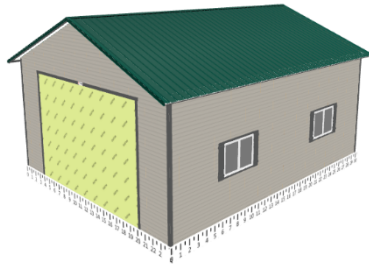
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO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

Signature of Owner or Contractor: Aaron Cross Date: 2/5/24



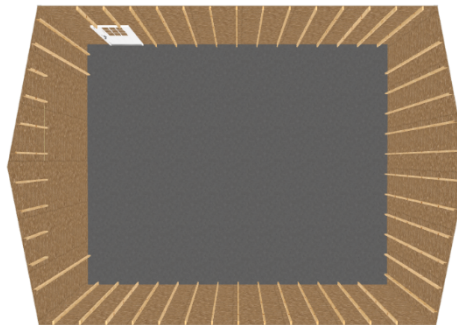
Section III, Item B.

537 Blue River Road
 Breckenridge CO 80424
 Q-2477761



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Ranch Garage - 24' wide by 30' long

Paint Selection

Base: Ghost Writer, Trim: Knight's Armor

Roof Selection

Forest Green Metal Roof

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Special Instructions

Hurricane straps = \$140
 (6) 16x8 transom's on wall C

Doors

customer supplied OH door
 9-Lite Residential Door (Left Hand Inswing),

Windows

4 4'x3' Insulated Horizontal Sliding Window, shutters

Walls

1426 Sq Ft House Wrap
 1426 Sq Ft Horizontal Cement Lap Siding
 108 Lin Ft Wall Height - 4' increase from standard
 1426 Sq Ft 2X6 Wall Framing Upgrade

Roof

896 Lin Ft Ice and Water Shield
 896 Snow Load Upgrade
 896 Sq Ft Truss Spacing Upgrade - 16" OC - Garage

Custom Services

hurricane straps + transom's
 Stick built @ \$5741, lift rental at \$300

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Concrete without Shed Floor



Section III, Item B.

537 Blue River Road
Breckenridge CO 80424
Q-2477761

Non-Tuff Shed Slab Acknowledgement

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Customer Signature: _____ DocuSigned by: Bob Turgeon Date: 2/7/2024
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TO: Planning Commission

FROM: Kyle Parag, Building Official

RE: Modification to Town adopted Ground Snow Load

DATE: January 14, 2024

BACKGROUND/ANALYSIS:

Every jurisdiction is required to determine a snow load as part of the local climatic conditions specific to the location of the jurisdiction. This snow load is used in calculations by engineers for structural loads imposed on all portions of a structure and used by inspectors to determine structural stability of structures within the Town Limits of Blue River. Historically, Blue River's snow load has been determined to be 100 lbs/sqft, roof snow load. As a roof snow load, the IRC does not permit any reduction for the loads actually imposed on the structure other than pitch reductions.

Heavy snow fall weighs about 1.5 lbs/sqft*inch, which means the current 100 lbs/sqft design criteria equates to a snow accumulation of about 66". In addition to the weight of the compounding snow accumulation, freeze-thaw cycles can create ice, exponentially increasing the total weight. Ice/snow mixtures weigh about 5lbs/sqft*inch. With the analysis of the ice and snow combination, the 100 lb/sqft can be exceeded with only about 20" of late season snow and ice combination accumulation.

Most of the building safety industry uses ground load rather than roof load, which is typically converted by reducing the ground load by 30%. With that conversion, and for comparisons in this document, Blue River would have a current design ground snow load of 142 lb/sqft.

Newer recent data that uses this ideology has indicated the 2% snow load with the addition of the loading for ice for some of the Blue River properties goes up to 227lbs/sqft. 2% snow load is derived from similar methods of the rainfall statistics, such as 100-year rain. A 2% snow load would mean that the load is expected to be obtained with a chance of 2% in any given year, and/or expected every 50 years.

When using the tool below, residential structures are Risk Category II.

<https://asce7hazardtool.online>

For additional information:

<https://assets.ccaps.umn.edu/documents/CPE-Conferences/structural/2022Structural722ASCE.pdf>

The current snow load design criteria the Town uses (142 lb/sqft) is currently on par with the highest snow loads required by jurisdictions throughout Colorado. This snow load poses challenges for the design of structures and promotes steeper roof designs. A significant increase in snow load will create additional costs for the construction of new homes. However, with recent data indicating the relative probability of significantly exceeding the current design loads is likely, I recommend an increase in design snow loads.

As the building official, I am recommending increasing the roof snow load to 140 lbs/sqft (200 lbs/sqft ground snow load).

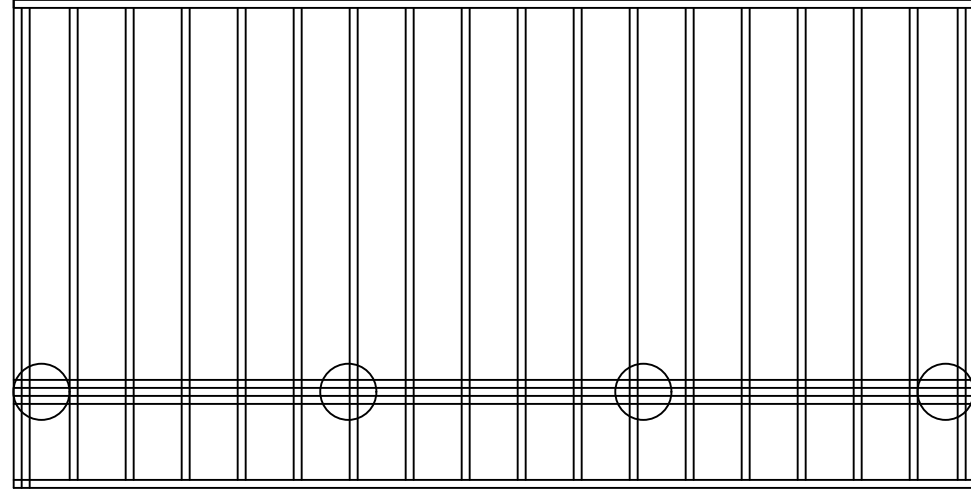
The above snow load has been determined based on the latest data available and to the best of the staff's knowledge, provides the safest and most reasonable design conditions for the Town of Blue River, without creating undue costs and burdens on the community.

This change will be written in the Town code as part of the climatic conditions table of the IRC, and the value will be used for the local determination in accordance with 1608.2 of the IBC.

STAFF RECOMMENDATION

Staff recommends the commission provide a recommendation to the Board of Trustees to approve an ordinance to increase the design snow load for the Town of Blue River.

Existing house
New 20' x 12' Deck

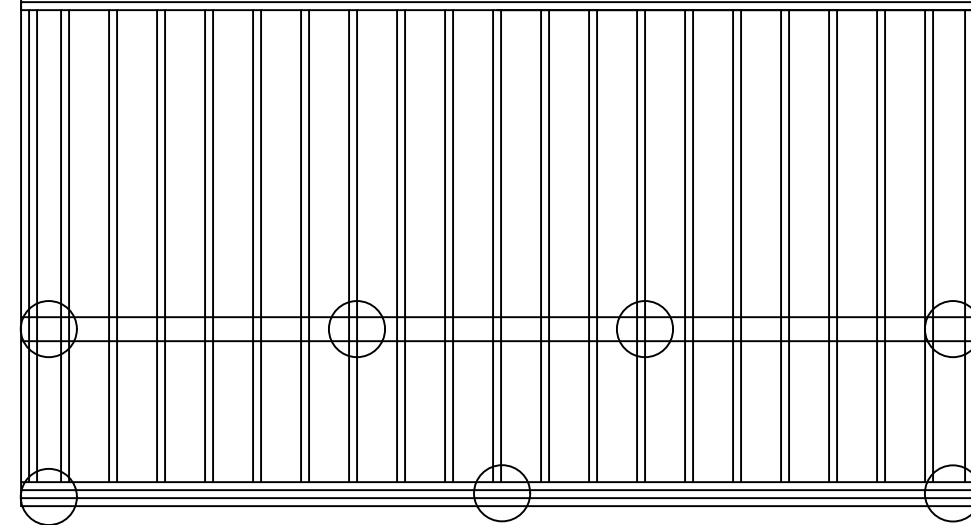


Deck construction:
Footers/Piers 14" Sonotube
Joists: Douglas Fir 2 X 12 - 14" OC
Beam: Douglas Fir 3-2 x 12

Beam span 6'
Joist span 10'

Snow Load/Live Load= 100 PSF

Existing house
New 20' x 12' Deck



Deck construction:
Footers/Piers 16" Sonotube
Joists: Douglas Fir 2 X 12 - 12" OC
Dropped Beam: 5.5"X9.5" Glue Lam
Flush Beam: Douglas Fir 3-2 x 12

Dropped Beam span: 6'
Flush Beam span: 9-10"
Joist span 6'-8"

Snow Load/Live Load= 140 PSF