FIRE BOARD OF APPEALS AGENDA

MEETING DATE: May 13, 2016
TIME: 8:30 A.M.
LOCATION: Pikes Peak Regional Building Department
2880 International Circle – Hearing Room

ADMINISTRATIVE

Approval of the April 8, 2016 meeting minutes

Contractor Licensing

Fire Suppression Contractor A

1. Name of Company: AA Atlas Fire Inspections, Inc.
   Principal Officers: Douglas Ehrhardt, President
   Applicant: Douglas Ehrhardt
   RME: Douglas Ehrhardt

Fire Suppression Contractor M

1. Name of Company: Bruno's Mechanical, Inc.
   Owners: Shane Newsome
   Amanda Cook
   Applicant: Shane Newsome
   RME: Shane Newsome

Ordinance

Appendix L Indoor Flora Grow Operations in Residential Occupancies

APPEAL ITEM

1. Request by Colin Niebur and Joe Niebur for relief of 2009 IFC Appendix K as Amended by City Ordinance 12-111, Section K105.1.2 Hardened Structure – Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by the *Fire Code Official.* Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed.
   Location: 310 Haversham, Colorado Springs, CO

DISCUSSION ITEM

1. Pikes Peak Regional Building Department's process when making approved variances available to the public (follow-up item from April 8, 2016 FBA meeting – Dead Requirments)

Respectfully submitted,

Brett T. Lacey, Fire Marshal
Secretary to the Fire Board of Appeals

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Fire Suppression Contractor License Application

Receipt # 1326052

It is requested that the Fire Board of Appeals of the Colorado Springs Fire Department consider this application for the stated license in compliance with the Pikes Peak Regional Building Code.

FIRE SUPPRESSION LICENSE REQUESTED *(circle one)*

(A) B C D H M

COMPANY INFORMATION

Type of company *(circle one)* Individual Partnership (Corporation)

NAME OF COMPANY AA Atlas Fire Inspections, Inc

Mailing address 2401 Callender Rd Suite 103 City Mansfield State TX Zip 76063

E-mail address atlashr2014@yahoo.com Phone (817) 200-2409

Fax (817) 539-0683

COMPANY'S PRINCIPAL OFFICERS, PARTNERS OR OWNERS

Name Douglas Ehrhardt Title President

Name _____ Title _____

APPLICANT'S AFFILIATION WITH THE COMPANY *(License Holder)*

Full Name Douglas R Ehrhardt SSN [redacted] Date of Birth 10-17-1965

Address 6803 West Lynn Creek Dr City Arlington State TX Zip 76001

Phone 817-821-1933 E-mail AAatlasfire.Doug@yahoo.com

LIST YOUR 3 MOST RECENT POSITIONS AS EMPLOYEE/SUPERVISOR

	Dates	Company	Address	Position
1.	2007-present	AA Atlas Fire Inspections, Inc	2401 Callender Rd #103	President
2.				
3.				

RME (Responsible Managing Employee)

Name Douglas R Ehrhardt SSN [redacted]

Address 6803 West Lynn Creek Dr City Arlington State TX Zip 76001

Phone 817-821-1933 E-mail AAatlasfire.Doug@yahoo.com

NICET Certificate # 102609 NICET Level IV

Engineering License # _____ Issued by the state of Colorado (date) _____

Fire Suppression Contractor A, B, C, D, H, M License Application

LICENSES HELD BY THIS COMPANY *(Attach copies of licenses)*

Jurisdiction — License type and number

Jurisdiction — License type and number

List work project in which this company worked as the contractor:

Location (Specific)	Type (Res.or Comm.)	Estimated Project Cost	Date
see attached list			

How long has this firm operated as a contractor? _____ *(If company is less than a year old, write "new")*

Type of work primarily? Residential _____ Commercial ✓

Have you ever been convicted of a felony? no If so, explain _____

Have you or this company ever defaulted on a contract? no If so, explain _____

Has a mechanic's lien judgement ever been filed against property on which you or the firm was the contractor? no

If so, explain _____

Has this company been a defendant in a collection action court case? no If so, explain _____

Have you or this company ever declared bankruptcy? no if so, explain _____

CERTIFICATION

The undersigned individual, partnership or corporation, does hereby declare and warrant that the above named owner, principal or manager for a contractor's license has the express authority to bind this company, partnership or corporation by his application herein; and further, the company does hereby agree to abide by the ordinances and regulations promulgated by the city of Colorado Springs and the county of El Paso, and adopted by other municipal entities within El Paso County in regards to any work which may be done by this firm pursuant to the applied contractor's license.

Signature _____ Date 4-25-2016

Print Name and title (owner, principal or manager) Douglas R. Ehrhardt

I, the undersigned, do hereby submit application for the stated contractor's license as the RME (Responsible Managing Employee) or Licensee for the firm named herein. I do hereby expressly represent, and warrant, that I am acting in capacity of the RME/Licensee of said firm; and I hereby agree to accept the responsibilities for said company's and my own actions in connection with the contractor's license that may be granted. Pikes Peak Regional Building Department requires all persons seeking a license to undergo a **CRIMINAL BACKGROUND CHECK.** By filing this application with Pikes Peak Regional Building Department you understand and agree that Pikes Peak Regional Building Department will undertake a **CRIMINAL BACKGROUND CHECK.** Some of the information I am providing in this application will be used to check my **CRIMINAL BACKGROUND.** I understand that Pikes Peak Regional Building Department may deny me a license after reviewing my **CRIMINAL BACKGROUND.** I hereby authorize Pikes Peak Regional Building Department to perform a **CRIMINAL BACKGROUND** check. I further agree and understand that if any information provided by me on this application is untrue, that any license granted to me by Pikes Peak Regional Building Department on behalf of the Colorado Springs Fire Department is automatically revoked.

Signature _____ Date 4-25-2016

Print Name and title (RME) Douglas R. Ehrhardt

Signature _____ Date 4-25-2016

Print Name and title (Licensee) Douglas R. Ehrhardt

PIKES PEAK REGIONAL BUILDING DEPARTMENT

PUBLIC NOTICE

Pursuant to Colorado Law, in order to receive a Contractor's License and/or Registration, anyone doing business as a sole proprietor or in their own name will be required to provide to Pikes Peak Regional Building Department:

1. A valid Colorado driver's license or a Colorado Identification card, issued pursuant to Article 2 of Title 42, 9 C.R.S.; **OR**

2. Other acceptable information;

AND

EXECUTE AN AFFIDAVIT STATING:

1. That he or she is a United States citizen or legal permanent resident; **OR**

2. That he or she is otherwise lawfully present in the United States pursuant to Federal Law

Failure to provide the above information to Pikes Peak Regional Building Department WILL result in the denial of a license and/or registration and denial of the renewal of a license and/or registration.

AFFIDAVIT

Verifying that a natural person eighteen years of age or older is LAWFULLY present in the United States of America

Affidavit of Douglas R Ehrhardt
[print full name]

I, _____, do hereby swear or affirm that I am eighteen years of age or older and that I am a Citizen of the United States of American, a legal permanent resident or otherwise lawfully present in the United States of America pursuant to Federal Law.

DATED: 4·25·2016

_____
[signature]

State of Texas)
)
County of Terrant)

The foregoing instrument was acknowledged before by Douglas Ehrhardt on 4-25-2016.
[name] [date]

Witness my hand and official seal

My ~~commission expires:~~ 5-26-2018

MELONIE L MAKIE
Notary Public
State of Texas
My Comm. Exp. 05-26-2018

Melonie L. Makie
Notary Public

STATE OF COLORADO

Division of Fire Prevention and Control

16-S-04121

Be It Known That

AA Atlas Fire Inspections, Inc

Douglas Ehrhardt-Principal

Has Successfully Completed All Requirements to Become Registered

Fire Suppression Systems Contractor

Issued On

January 1, 2016

Expiring On, Unless Earlier Revoked

December 31, 2016

In Accordance With
8 CCR 1507-11

Fire & Life Safety Section
Division of Fire Prevention & Control
700 Kipling Street, Suite 4100
Denver, CO 80215

Paul L. Cooke
Director

AAATLAS-01 CKOLLER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/25/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
TexCap-Concord Ins. Serv., LP
13465 Midway Road, Ste. 200, LB9
Dallas, TX 75244

RECEIVED APR 26 2016

CONTACT NAME:
PHONE (A/C, No, Ext): (972) 720-5340 FAX (A/C, No): (972) 934-8226
E-MAIL ADDRESS:

INSURED
AA Atlas Fire Inspections Inc.
2401 Callender Rd., Ste. 103
Mansfield, TX 76063

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Nautilus Insurance Company	17370
INSURER B : America First Lloyds Insurance Company	11526
INSURER C : Netherlands Insurance Company	24171
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Professional/Polluti X Claims Made GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			ECP 2010304-12	12/01/2015	12/01/2016	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $	1,000,000 100,000 5,000 1,000,000 2,000,000 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS			BA8733173	12/01/2015	12/01/2016	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $	1,000,000
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			FFX2010305-12	12/01/2015	12/01/2016	EACH OCCURRENCE AGGREGATE	$ $	5,000,000 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC8757030	12/01/2015	12/01/2016	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $	1,000,000 1,000,000 1,000,000
B	Leased/Rented			CBP8755932	12/01/2015	12/01/2016	Max per Item		40,000
B	Installation			CBP8755932	12/01/2015	12/01/2016	Any Single Location		25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
GL and Auto include blanket additional insured in addition to blanket waiver of subrogation endorsement on GL, Auto & WC providing required status to any person or organization, only when there is a written contract between the named insured and the certificate holder requiring the status. Additional Insured for GL includes coverage for ongoing/completed operations and written primary non-contributory when required in the written contract. Excess Liability follows form subject to policy terms, exclusions and limitations. Cancellation endorsements attached.

CERTIFICATE HOLDER

Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, CO 80910

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AA ATLAS FIRE INSPECTIONS, INC.

Doug Ehrhardt
President

AA Atlas Fire Inspections, Inc.
2401 Callender Rd. Suite 103
Mansfield, Texas 76063

AA ATLAS STATE CONTRACTOR LICENSES AND FOR HOW LONG

Arizona #ROC249466 since: 10/16/2008

Arkansas #FSS-160 since: 11/8/2014

California #891253 since: 3/1/2015

Colorado #15-1239 since: 2/11/2009

Georgia #CL000416 since: 9/30/2014

Illinois #FSC 0071 since: 1/1/07

Iowa #C100417 since: 3/31/2014

Kentucky #A-040S since: 8/21/2014

Maryland #MSC-276 since: 4/13/2007

Massachusetts #SC 125695 since: 10/17/2007

Michigan #7116725 since: 8/31/2012

Minnesota #C158 since: 6/15/2015

Montana #FPL-BEL-000171 since: 5/31/2015

Nevada #0065995 since: 9/30/2006

New Jersey #155267 since: 2/21/2013

North Dakota #025681100 since: 6/24/2009

Oklahoma #1628 since: 6/30/2008

South Carolina #FSC.1811 since: 9/21/2015

Tennessee #660 since: 1/14/2011

Texas #SCR-G-0884 since: 3/29/2006

Utah #6836572-5501 since: 2/12/2008

Virginia # 2705 119279A since: 9/30/2011

Wisconsin #1215354 since: 6/30/2015

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Fire Suppression Contractor License Application

Receipt #

It is requested that the Fire Board of Appeals of the Colorado Springs Fire Department consider this application for the stated license in compliance with the Pikes Peak Regional Building Code.

FIRE SUPPRESSION LICENSE REQUESTED *(circle one)*

A B C D H (M)

COMPANY INFORMATION

Type of company *(circle one)* Individual Partnership (Corporation)

NAME OF COMPANY Brunos Mechanical Inc

Mailing address 1675 Tuskegee Pl City COspring State CO Zip 80915

E-mail address Shane@brunomech.com Phone (719) 632-7775

Fax ( ) _____

COMPANY'S PRINCIPAL OFFICERS, PARTNERS OR OWNERS

Name John Lloyd Title Owner

Name Amanda Cook Title Co-owner

APPLICANT'S AFFILIATION WITH THE COMPANY *(License Holder)*

Full Name Shane Newsome SSN ___ Date of Birth 12/04/70

Address 5626 Brennan Ave City COSprings State CO Zip 80923

Phone 719-213-6322 E-mail Shane@brunomech.com

LIST YOUR 3 MOST RECENT POSITIONS AS EMPLOYEE/SUPERVISOR

	Dates	Company	Address	Position
1.	2/15-Present	Fenton Plumbing	1675 Tuskegee Pl	Project Manager
2.	7/02-2/15	Fenton Plumbing	1675 Tuskegee Pl	Master Plumber
3.	7/95-7/02	Fenton Plumbing	3320 N. Hancock	Journeyman Plumber

RME (Responsible Managing Employee)

Name Shane Newsome SSN ___

Address 1675 Tuskegee Pl City COSprings State CO Zip 80915

Phone 719-632-7775 E-mail Shane@brunomech.com

NICET Certificate # MP00187170 exp. 2/28/17 NICET Level ___

Engineering License # MP00187170 exp 2/28/17 Issued by the state of Colorado (date) 3/21/15

Fire Suppression Contractor A, B, C, D, H, M License Application

LICENSES HELD BY THIS COMPANY *(Attach copies of licenses)*

Jurisdiction — License type and number	Jurisdiction — License type and number
Plumbing Contractor #21317	Pikes Peak Region
Fire Suppression Contractor #3320	Pikes Peak Region

List work project in which this company worked as the contractor:

Location (Specific)	Type (Res. or Comm.)	Estimated Project Cost	Date
Barrington Heights Townhomes	Residential	$200,000	11/2012
5435 Cordillera Ct, CO	Residential	$8,000	10/2013
Clarement Ranch Townhomes	Residential	$200,000	12/2014

How long has this firm operated as a contractor? 63 years *(If company is less than a year old, write "new")*

Type of work primarily? Residential 70% Commercial 30%

Have you ever been convicted of a felony? NO If so, explain _____

Have you or this company ever defaulted on a contract? NO If so, explain _____

Has a mechanic's lien judgement ever been filed against property on which you or the firm was the contractor? NO

If so, explain _____

Has this company been a defendant in a collection action court case? NO If so, explain _____

Have you or this company ever declared bankruptcy? NO if so, explain _____

CERTIFICATION

The undersigned individual, partnership or corporation, does hereby declare and warrant that the above named owner, principal or manager for a contractor's license has the express authority to bind this company, partnership or corporation by his application herein; and further, the company does hereby agree to abide by the ordinances and regulations promulgated by the city of Colorado Springs and the county of El Paso, and adopted by other municipal entities within El Paso County in regards to any work which may be done by this firm pursuant to the applied contractor's license.

Signature Shane Newsome Date 4/20/16

Print Name and title (owner, principal or manager) Shane Newsome Project Manager

I, the undersigned, do hereby submit application for the stated contractor's license as the RME (Responsible Managing Employee) or Licensee for the firm named herein. I do hereby expressly represent, and warrant, that I am acting in capacity of the RME/Licensee of said firm; and I hereby agree to accept the responsibilities for said company's and my own actions in connection with the contractor's license that may be granted. Pikes Peak Regional Building Department requires all persons seeking a license to undergo a CRIMINAL BACKGROUND CHECK. By filing this application with Pikes Peak Regional Building Department you understand and agree that Pikes Peak Regional Building Department will undertake a CRIMINAL BACKGROUND CHECK. Some of the information I am providing in this application will be used to check my CRIMINAL BACKGROUND. I understand that Pikes Peak Regional Building Department may deny me a license after reviewing my CRIMINAL BACKGROUND. I hereby authorize Pikes Peak Regional Building Department to perform a CRIMINAL BACKGROUND check. I further agree and understand that if any information provided by me on this application is untrue, that any license granted to me by Pikes Peak Regional Building Department on behalf of the Colorado Springs Fire Department is automatically revoked.

Signature Shane Newsome Date 4/20/16

Print Name and title (RME) Shane Newsome Project Manager

Signature Shane Newsome Date 4/20/16

Print Name and title (Licensee) Shane Newsome Project Manager

COLORADO
Department of
Regulatory Agencies

Dear Shane

Congratulations! Below are your electronic wallet cards to use as proof of your license.
You can also print your license at any time through your Online Services account by visiting our homepage at **www.dora.colorado.gov/professions** and clicking on the "Print your License" link under the label "Quick Links".

If you would like a more durable wallet card option, you can order one for a fee by visiting **www.nasbastore.org** and selecting the "Colorado License Cards" link on the left hand side of the page. If you prefer, you can also contact NASBA by phone at 1-888-925-5237 or by email at nasbastore@nasba.org.

Should you have questions about your credential, or need other information, please contact our Customer Service Team at 303-894-7800 or dora_registrations@state.co.us.

Cut along the line

Colorado Department of Regulatory Agencies Division of Professions and Occupations	Colorado Department of Regulatory Agencies Division of Professions and Occupations
Plumbing	Plumbing
Shane I Newsome II	Shane I Newsome II
Master Plumber	Master Plumber
MP.00187170 Number — 03/01/2015 Issue Date	MP.00187170 Number — 03/01/2015 Issue Date
Active Credential Status — 02/28/2017 Expire Date	Active Credential Status — 02/28/2017 Expire Date
Verify this credential at:	Verify this credential at:
Division Director: Lauren Larson — Credential Holder Signature	Division Director: Lauren Larson — Credential Holder Signature

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/07/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: CLIENT CONTACT CENTER	
FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	PHONE (A/C, No, Ext): 888-333-4949	FAX (A/C, No): 507-446-4664
	E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	13935
INSURED 362-682-7 BRUNOS MECHANICAL INC, FENTON PLUMBING & HEATING 1335 VALLEY ST COLORADO SPRINGS, CO 80915	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 123** **REVISION NUMBER: 1**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC	N	N	9910612	10/03/2015	10/03/2016	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS	N	N	9910612	10/03/2015	10/03/2016	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION	N	N	9910615	10/03/2015	10/03/2016	EACH OCCURRENCE AGGREGATE	$2,000,000 $2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	9910616	10/03/2015	10/03/2016	[X] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

362-682-7 123 1
PIKES PEAK REGIONAL BUILDING DEPT
2880 INTERNATIONAL CIR
COLORADO SPRINGS, CO 80910-3127

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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FENTON
Plumbing & Heating
1675 Tuskegee Place Colorado Springs, CO 80915

April 6, 2016

To whom it may concern,

This letter is in regards to my application for fire suppression contractor M license. I have worked as a plumber in Colorado for over 20 years. I have been a licensed master plumber since 2000. My experience includes installations of residential and commercial plumbing systems. In the last five years multi-use fire sprinkler installations have been added to my experience. I have installed approximately 100 of these systems in various residences throughout the Pikes Peak region. I thank you for taking my application into consideration.

Sincerely,

Shane Newsome

Brunos Mechanical DBA Fenton Plumbing

COLORADO SPRINGS FIRE DEPARTMENT

May 6, 2016

Fire Board of Appeals
375 Printers Parkway
Colorado Springs, CO 80910

Re: Appendix L Indoor Flora Grow Operations in Residential Occupancies

Dear Members,

The crafting of this Fire Code Amendment resulted from the collaboration of the Flora Ordinance Task Group, Colorado Springs Fire Department, Colorado Springs Police Department, and Pikes Peak Regional Building Department.

As you know, public participation, or public process, is imperative when endorsing a new edict, and when crafting Appendix L, stakeholder engagement was honored by means of the Flora Ordinance Task Group. The group's foundation was built with public process in mind and includes: an architect, an electrical engineer, a general contractor, advocates for cannabis patients, and members of Council of Neighbors & Organizations (CONO), as well as representation from our gardening community and the Housing & Building Association of Colorado Springs (HBA). This group studied, provided comment, and edited various parts of the document with the intent that Appendix L meets the needs of citizens or the interest groups reasonably represented by its members.

Gratitude is expressed to the following citizens who actively participated on the Flora Ordinance Task Group:

Clint Darnell, Clint Darnell, Inc.
Jeremy Jones, Cannabis Patient Rights Coalition (CPRC)
Dave Munger, (CONO)
Dale NeSmith, (CONO)
Christy Riggs, 308 LLC
Bridget Seritt, (CPRC)
Grant Smith, (CONO)
Mike Spencer, Spencer's Produce Lawn & Garden Centers, Inc.
Jeff Tanner, Red Rock Consulting Engineers

It is with great pride that I submit to you unanimous endorsement of this amendment from the citizen participants. Equally important is that HBA has no opposition to the ordinance.

Respectfully,

Brett T. Lacey

Colorado Springs Fire Department
375 Printers Parkway
Colorado Springs, CO 80910-3191
TEL 719-385-5950 • FAX 719-385-7388

"Providing the highest quality problem solving, fire and rescue service to our community since 1894."

APPENDIX L

INDOOR FLORA GROW OPERATIONS IN RESIDENTIAL OCCUPANCIES

SECTION L101 GENERAL

L101.1 Scope. The provisions of this annex shall apply to all 1- and 2- single family dwellings and townhomes, as defined by the *International Residential Code,* where the indoor growing for propagation, production, consumption, and/or selling of flora exists and shall constitute minimum requirements and standards to provide a reasonable level of safety from fire and other hazards.

L101.1.1 Prohibited locations. Flora grow operations shall not be permitted in R1 and R2 occupancies as defined by the *International Building Code.*

L101.2 Intent. This annex shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of *structures* and *premises*.

L101.3 Authority to inspect. The *fire code official* is authorized to enter and examine any building, structure, vehicle or premises in accordance with Section 104.3 of the *International Fire Code* for the purpose of enforcing this code.

L101.4 Inspections. The *fire code official* is authorized to conduct inspections as are deemed necessary to determine the extent of compliance with the provisions of this code and to approve reports of inspection by *approved* agencies or individuals. All reports of such inspections shall be prepared and submitted in writing for review and approval. Inspection reports shall be certified by a responsible officer of an *approved* agency or by the responsible individual. The *fire code official* is authorized to engage expert opinion as deemed necessary to report upon unusual, detailed or complex technical issues subject to the approval of the governing body.

L101.4.1 Inspection requests. It shall be the duty of the property owner or their designee to notify the *fire code official* when work is ready for inspection. It shall be the duty of the property owner or their designee to provide access to and means for inspections of such work that are required by this code.

SECTION L102 DEFINITIONS

L102.1 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Zoning Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

L102.2 Parts. Whenever the words "*dwelling unit*," "dwelling," "*premises*," "building," "rooming house," "rooming unit," "housekeeping unit" or "story" are stated in this annex, they shall be construed as though they were followed by the words "or any part thereof."

L102.3 Definitions not listed. For definitions not listed in Section L102.4 , see Chapter 2 of the *International Fire Code*.

L102.4 Definitions.

ACCESSORY STRUCTURE. A structure that is accessory to and incidental to that of the *dwellings* and that is located on the same lot or *premises*. For example a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include, but are not limited to, gazebos, picnic pavilions, greenhouses, pole barns, storage sheds, and similar buildings.

BEDROOM/SLEEPING ROOM. A habitable space used primarily for sleeping purposes and containing a closet 16 inches or greater in depth.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

EASEMENT. That portion of land or property reserved for present or future use by a *person* or agency other than the legal fee *owner(s)* of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

ENCLOSURE. An area that is sealed off with an artificial or natural barrier.

FLORA. The plant life occurring in a particular region or time, generally the naturally occurring or indigenous. For the purposes of this code, flora shall include non-indigenous as well.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

NEGLECT. The lack of proper maintenance for a building or *structure*.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed *ventilation* and which opens directly to the outdoors.

PREMISES. A lot, plot or parcel of land, *easement* or public way, including any *structures* thereon.

RELOCATEABLE POWER TAPS. Multi-outlet power strip used to extend power from an approved receptacle.

STRUCTURE. That which is built or constructed or a portion thereof.

TENANT. A *person*, corporation, partnership or group, whether or not the legal *owner* of record, occupying a building or portion thereof as a unit.

SECTION L103
HAZARDS TO ENFORCEMENT OFFICIALS

L103.1 Pitfalls. The intentional design or alteration of buildings to disable, injure, trap, immobilize, engulf maim or kill persons is prohibited. No *person* shall install and use firearms, trapdoors sharp or pointed objects, razor wire, explosives, flammable or combustible liquid containers, or dispensers containing highly toxic, toxic, irritant or other hazardous materials in a manner which may passively or actively disable, injure, maim or kill a fire fighter, emergency medical personnel, peace officer, person or other enforcement official who enters a building for the purpose of controlling or extinguishing a fire, rescuing trapped *occupants* or rendering other emergency assistance.

SECTION L104
ROOMS USED FOR FLORA GROW AND PRODUCTION OPERATIONS

L104.1 Permitted locations. Flora growing operations utilizing grow lighting shall be limited to areas of the residence other than kitchens, bathrooms and/or *bedrooms/sleeping rooms*.

> **Exception**: A *bedroom/sleeping roo*m may be used as long as the *dwelling unit* maintains at least one code compliant *bedroom/sleeping room*.

L104.2 Room size. A room or an enclosure with grow lighting used for flora grow, propagation, consumption, or selling shall be limited to 150 square feet aggregate in size per *premises*.

L104.3 *Occupancy* classification. Flora grow, propagation, consumption or selling operations in a room or an enclosure exceeding 150 square feet aggregate shall be considered an F-*occupancy* under the *International Building Code*, and a change of use and *occupancy* for the single family dwelling. Permitting for a change of use/*occupancy* shall be required through the Pikes Peak Regional Building Department and Colorado Springs Land Use Review. Applicable building and fire code requirements for the F-*occupancy* shall apply.

L104.4 Land use. The use/occupancy of the structure shall meet all applicable zoning code requirements or otherwise obtain zoning approval for desired use, through City Planning/Land Use Review.

SECTION L105
ELECTRICAL AND LIGHTING

L105.1 Service. The wattage and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70.

L105.2 Installation. All electrical equipment, wiring and appliances shall be properly permitted, installed, and inspected in accordance with the requirements of the currently adopted Pikes Peaks Regional Building Code.

> **L105.2.1 Permits.** All required permits shall be obtained, and electrical equipment shall be maintained in a safe and *approved* manner at all times.

L105.3 Lighting. Lighting used for the indoor growing, or propagation of flora shall be limited to light emitting diodes (LED), compact florescent lamps (CFL), fluorescent lighting or other lighting that may be approved by the *fire code official*.

> **L105.3.1 *Listed* and *labeled*.** All lighting used for the indoor growing and propagation of flora shall be *listed* and *labeled*.

L105.4 Electrical hazards. Where it is found that the electrical system in a *structure* constitutes a hazard to the *occupants* or the *structure* by reason of inadequate service, improper overcurrent protection, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *fire code official* shall require the defects to be corrected or removed, to eliminate the hazard.

> **L105.4.1 Relocatable power taps.** Multi-plug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited.

> **L105.4.2 Relocatable power tap design.** Relocatable power taps shall be of the polarized or grounded type, equipped with overcurrent protection, and shall be *listed* in accordance with UL 1363.

L105.4.3 Power supply. Relocatable power taps shall be directly connected to a permanently installed and approved receptacle.

L105.4.4 Installation. Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.

L105.5 Extension cords. Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to *structures*, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

L105.5.1 Power supply. Extension cords shall be plugged directly into an *approved* receptacle, power tap or multiplug adapter and, except for *approved* multiplug extension cords, shall serve only one portable appliance.

L105.5.2 Ampacity. The ampacity of the extension cords shall not be less than the rated capacity of the portable appliance supplied by the cord.

L105.5.3 Maintenance. Extension cords shall be maintained in good condition without splices, *deterioration* or damage.

L105.5.4 Grounding. Extension cords shall be grounded when serving grounded portable appliances.

L105.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. *Approved* covers shall be provided for all switch and electrical outlet boxes.

L105.7 Appliances. Electrical appliances and fixtures shall be tested and *listed* in published reports of inspected electrical equipment by an *approved* agency and installed and maintained in accordance with all instructions included as part of such listing.

L105.8 Electrical motors. Electrical motors shall be maintained free from excessive accumulations of oil, dirt, waste and debris.

L105.9 Portable, electric space heaters. Where not prohibited by other sections of this code, portable, electric space heaters shall be permitted to be used in all occupancies and in accordance with Sections 500.9.1 through 500.9.4.

L105.9.1 *Listed* and *labeled*. Only *listed* and *labeled* portable, electric space heaters shall be used.

L105.9.2 Power supply. Portable, electric space heaters shall be plugged directly into an *approved* receptacle.

L105.9.3 Extension cords. Portable, electric space heaters shall not be plugged into extension cords.

L105.9.4 Prohibited areas. Portable, electric space heaters shall not be operated within 3 feet (914 mm) of any combustible materials. Portable, electric space heaters shall be operated only in locations for which they are *listed.*

SECTION L106
HAZARDOUS MATERIALS

L106.1 Compressed flammable/combustible gases. The manufacture of flora concentrates, oils or other derivatives involving the use of compressed flammable gas, flammable gas, flammable liquid, or combustible liquid as a solvent in a residential setting is prohibited.

L106.2 Carbon dioxide. The storage, use, and/or handling of carbon dioxide, and/or carbon dioxide systems shall be prohibited.

L106.3 Chemicals. Chemicals used in the growing or propagation of flora shall not be stored within the habitable areas of the residence. Chemicals stored on the *premises* shall meet all applicable sections of Chapter 27, along with any other associated Chapter(s), given the chemical stored.

SECTION L107
VENTILATION

L107.1 General. Where injurious, toxic, irritating or noxious fumes, gases, dusts, molds, mildew or mists are generated as a result of flora grows or propagation, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space. Such systems shall be designed to meet the following:

1. Ensure odors from the grow or propagation are not detectable beyond the *structure*
2. Prevent mold, moisture, to otherwise protect the health and safety of *persons* residing in the residence
3. Meet any/all applicable requirements of the *International Mechanical Code.*

L107.2 Installation. All mechanical/ventilation equipment, wiring and appliances shall be properly installed by a Pikes Peak Regional Building Department licensed contractor.

L107.2.1 Permits. All required permits shall be obtained, and mechanical/ventilation equipment shall

be maintained in a safe and *approved* manner at all times.

L107.3 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

SECTION L108
STRUCTURAL

L108.1 Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. Construction, alterations, removal, and/or modification of any structural members, floors, walls, ceilings, door and windows shall be in compliance with the *International Residential Code*, *International Building Code* and require a permit from the Pikes Peak Regional Building Department.

Permit # 5580749

CSFD Request for Appeal

Date of Request: 04/27/16 Deadline for Decision: ASAP

Project / Facility / Business Information:

Name: 310 Haversham Single Family with Detached Garage
Address / Location: 310 Haversham Dr. Colo. Spgs. CO 80906

Applicant Information:

Name / Title / Organization: Colin Niebur or Joe Niebur
Mailing Address: 1230 Tenderfoot Hill Rd. Suite #250 Colo. Spgs. CO 80906
Phone Number: 719-527-0313 Fax Number: N/A
Email Address: Colin@niebur development.com

Variance Request:

Which code requirement do you disagree with? (Include Code Section and copy of order notice, citation or inspection report) Section K105 specifically in regards to exterior cladding, eaves, and soffits.

What is your proposed solution through alternate means or methods? (Be specific) We would like to install tongue and groove paneling in two small areas that are far away from the ground and any ignition sources.

Justification for request: *(Why do you believe the Code should not be followed? How does your solution address the intent of the Code? Attach additional information/photos)*

Small area of tongue and groove, 20 feet off the ground and will have no vegetation or combustible material nearby whatsoever.

Information:

Have you discussed this issue with a Division of the Fire Marshal representative? ☒ Yes ☐ No

If so, with whom? *(If not, you may be contacted for additional discussion)* Chip Taylor

Were alternative solutions discussed? ☐ Yes ☒ No

If yes, why were they unacceptable?

For CSFD Use Only

Date Received: 5/2/16 Date Reviewed: 5/3/16 Directed to: BA

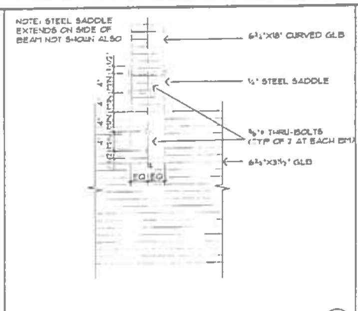
Resolution / Decision: Based on discussion w/ staff it will be acceptable to place noncombustible backing w/ intumescent paint covering over tongue and groove. If owner/builder diverse to that remedy, it may proceed to the Fire Board of Appeals.

fM. 5/3/16

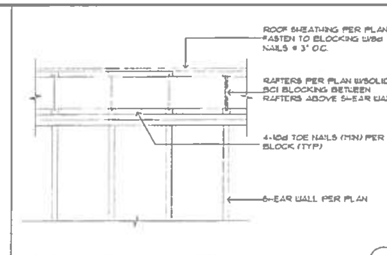
Return completed form to: CSFD Division of the Fire Marshal
375 Printers Parkway
Colorado Springs, CO 80910

Ph: (719) 385-5978
Fax: (719) 385-7334

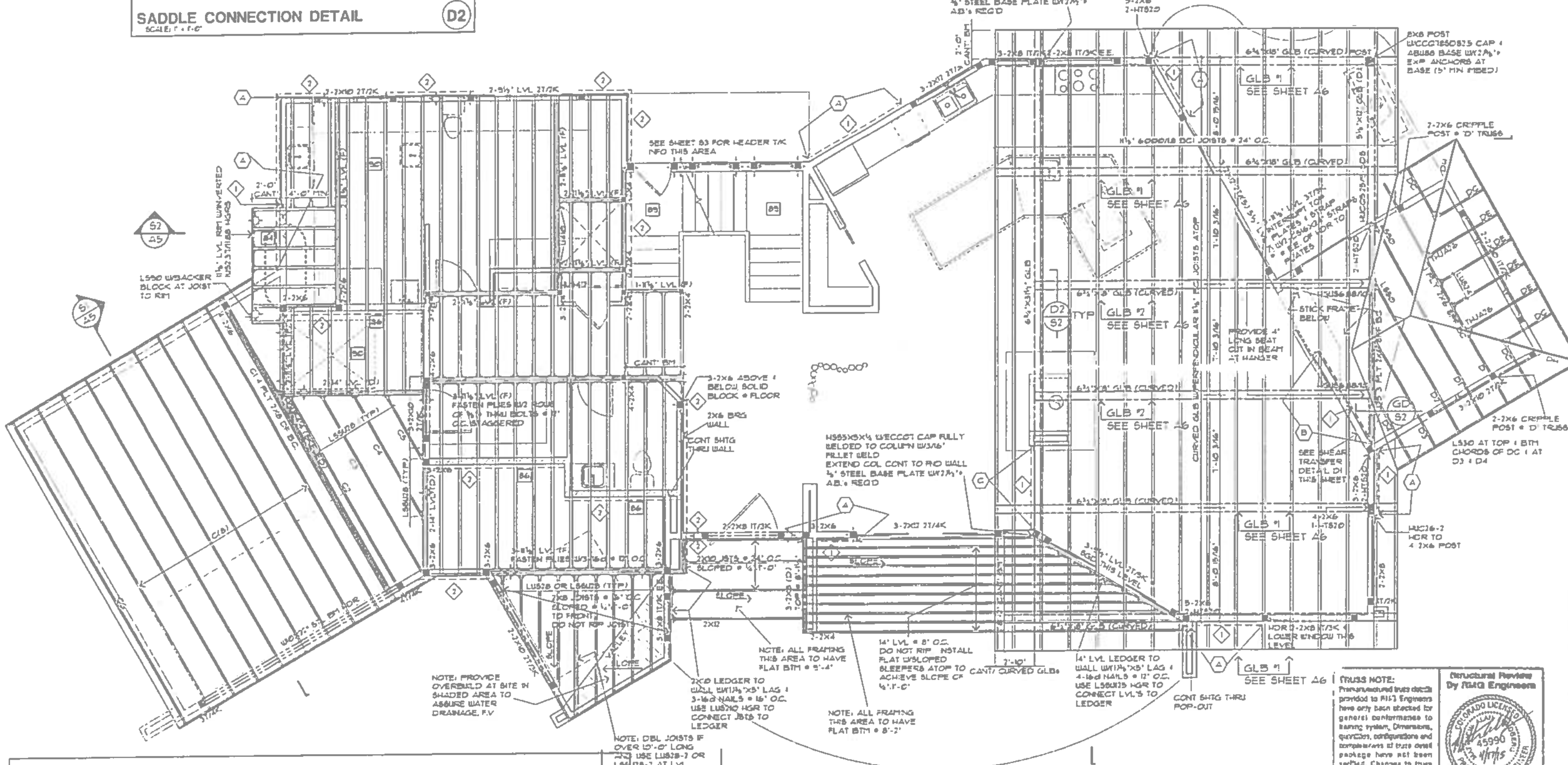
Note: Please remember that all items presented at Fire Board must be turned in to the Secretary of the Fire Board of Appeals for retention. Unless copies are provided, the originals will be retained.



SADDLE CONNECTION DETAIL
SCALE: 1" = 1'-0"
D2



SHEAR TRANSFER DETAIL
SCALE: ¾" = 1'-0"
D1



NOTE: ALL GLULAMS TO BE PORT ORFORD CEDAR 22F-V14 OR ALASKAN YELLOW CEDAR 20F-V13, UNLESS NOTED OTHERWISE

SHEAR WALL SCHEDULE

TYPE	SHTG/NAILS
1	7/16" APA RATED SHTG W/8d @ 3" O.C. AT EDGE & BOUNDRY. 16d NAILS @ 4" O.C. AT BTM/SILL PLATE, ½"Ø AB's @ 24" O.C.
2	7/16" APA RATED SHTG W/8d @ 4" O.C. AT EDGE & BOUNDRY. 16d NAILS @ 5" O.C. AT BTM/SILL PLATE, ½"Ø AB's @ 32" O.C.

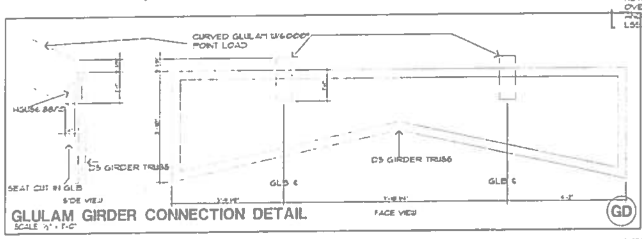
HOLD DOWN SCHEDULE

- A — SIMPSON STHD14RJ
- B — (2) SIMPSON CS16X48" STRAPS FROM SHEAR WALL TO BEAM BELOW (CENTERED AT FLOOR). PACK STEEL BEAM WEB SOLID AT STRAPS WHERE REQ'D.
- C — (2) SIMPSON CS16X48" STRAPS FROM SHEAR WALL TO CRIPPLE WALL BELOW. SIMPSON STHD14 CRIPPLE WALL TO FOUNDATION

TRUSS NOTE: Premanufactured truss details provided to RMG Engineers have only been checked for general conformance to framing system. Dimensions, quantities, configurations and components of truss detail package have not been verified. Changes to truss layout/details shall be reviewed by RMG Engineers

Structural Review by RMG Engineers

FOR STRUCTURAL ONLY — TRUSSES BY OTHERS



GLULAM GIRDER CONNECTION DETAIL
SCALE: ½" = 1'-0"
GD

GENERAL FRAME NOTES:

1. NOTE: THIS TRUSS LAYOUT IS INTENDED FOR GENERAL LAYOUT USAGE. ACTUAL LAYOUT FOR TRUSSES & THEIR LABELS SHALL BE PROVIDED BY A TRUSS SUPPLIER. ALL ENGINEERING FOR BEAMS, HEADERS, & STRUCTURAL MATERIALS SHALL BE DESIGNED BY A COLORADO PROFESSIONAL ENGINEER. ALL MATERIALS AS NOTED SHALL BE REVISED BY AN ENGINEER AND SHALL BE EDITED AS NECESSARY.
2. UNLESS OTHERWISE NOTED: ALL TRUSSES ARE @ 24" O.C.
3. PROVIDE H2.5T CLIP PER PLY @ EACH TRUSS OR RAFTER BRG POINT @ EACH END OF TRUSS OR RAFTER NOT UTILIZING OTHER ANCHORS -UNO.
4. UNLESS OTHERWISE NOTED: ROOF OVERHANGS AT EAVES 24" AT GABLES 12"
5. UNLESS OTHERWISE NOTED: ALL RAFTERS ARE 2x12 HF2 OR BETTER @ 24" O.C.
6. ALL ROOF PITCHES = 9:12.
7. UNLESS OTHERWISE NOTED: ALL JOISTS ARE 11⅞" BCI 6000S18 @ 16" O.C. W/IUS2.37/11.88 HANGER (TYP)
8. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING MECHANICAL INSTALLATION

LOAD INFORMATION

WIND LOAD	100 MPH EXPOSURE 'C'
ROOF LOADS	LIVE LOAD: 30# PSF DEAD LOAD: 15# PSF
ADDITIONAL LOAD @ GARAGE	DEAD LOAD: 25# PSF
FLOOR LOADS	LIVE LOAD: 40# PSF DEAD LOAD: 10# PSF
ADDITIONAL (GYP CRETE)	20# PSF/INCH
DECK LOADS	LIVE LOAD: 40# PSF DEAD LOAD: 15# PSF LEDGER: 66# PSF

ASSEMBLY NOTES:

- A — ROOF
- B — FASCIA/SOFFIT
- C — EXTERIOR WALL
- D — EXTERIOR WALL BALLOON FRAME
- E — FRAMED FLOOR SYSTEM
- F — EXTERIOR DECK SYSTEM
- G — RAILING SYSTEM
- H — STAIRS
- I — BASEMENT FOUNDATION WALL
- J — SLAB ON GRADE
- K — PERIMETER DRAIN SYSTEM

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC FRAME NOTES:

- B3 UNLESS NOTED OTHERWISE: THE STANDARD HEADER IS (2)-2x8 W/TRIMMERS & KING STUDS AS FOLLOWS: 1T/1K EACH SIDE 1'-0" TO 3'-11"; 1T/2K EACH SIDE 4'-0" TO 6'-0"
- B4 SOLID I-JOIST BLOCKING BTWN JOISTS AT CANT LEVER (TYP)
- B5 3½" SCH 40 ADJ STL COLUMN (TYP UNO)
- B6 2x6 STUDS @ 16" O.C. LOAD BEARING WALL SEE FRAME NOTE MATCH SYMBOLS FOR SPECIFIC INFORMATION ON LOCATION OF BEARING WALL
- B7 NOT USED
- B8 NOT USED
- B9 LANDINGS: 2x8 @ 16" O.C. W/LUS28 & (2)-2x10 BEAMS W/2-2x4 AT CORNERS. 2x8 LEDGER AT EXTERIOR WALLS W/3-16d NAILS AT EACH STUD (16" O.C. MAX)
- B10 DASHED LINES INDICATE PLUMBING FIXTURES ON FLOOR ABOVE
- B11 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, AND MATCHES SEE COVER SHEET "CS1" FOR KEYNOTES 1-30 AND CORRESPONDING ASSEMBLY NOTES.

WALL BRACING INFORMATION

UNLESS NOTED OTHERWISE: REFERENCE R602.10.4 ALL EXTERIOR WALLS WILL BE DONE AS PER THE WALL BRACING METHOD CS-WSP (CONTINUOUS SHEATHING STRUCTURE) WITH 7/16" OSB SHEATHING.
CONNECTION CRITERIA: 6d COMMON (2"x0.113") NAILS @ 6" SPACING (PANEL EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) OR 16ga. x1¾" STAPLES, AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS).

FRAME NOTE SYMBOLS:

- ALL OVERBUILD SHALL BE 2x6@24"O.C. W/RAFTERS BRG ATOP TRUSSES AND/OR INTERMEDIATE BLOCKING. RAFTER MAX. SPAN 48" WITH 2x4 CRIPPLE STUD TO TRUSS OR BLOCKING BELOW & A35 CLIPS @ TRUSS TO STUD & RAFTER TO STUD
- BEARING WALL
- BEARING WALL FROM ABOVE

UPPER LEVEL FLOOR FRAMING PLAN MAIN LEVEL ROOF FRAMING PLAN

SCALE: ¼" = 1'

REVISIONS

LGA STUDIOS
2315 Las Animas Street Suite 113
Colorado Springs, CO 80903
Phone: (719) 635-0800
Fax: (719) 634-2288
LGAstudiosmailbox@gmail.com
www.lgastudios.com

CONTRACTOR
TBD

THE NIEBUR RESIDENCE
310 HAVERSHAM DR
CONSTRUCTION FILE 013-1107

DRAWN BY
CHECKED BY DE5O
PLOT 04/13/15

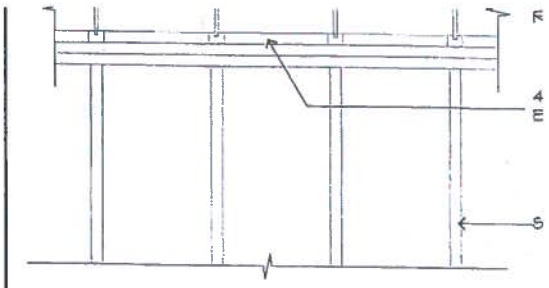
MAIN LEVEL ROOF FRAMING PLAN
UPPER LEVEL FLOOR FRAMING PLAN

Sheet 0
S2
OF 3 Sheets

FROM MAIN LEVEL
ROOF FRAMING PLAN
NIEBUR RESIDENCE @
310 Haversham Dr
Permit # J80749

S5 / A6

- Tongue + Groove



SHEAR TRANSFER DETAIL
SCALE: ¾" = 1'-0"

HSS5X5X¼ W/ECC07 CAP FULLY WELDED TO COLUMN W/3/16" FILLET WELD
EXTEND COL CONT TO FND WALL
⅜" STEEL BASE PLATE W/(2)½"Ø A.B.'s REQ'D

5-2X6 2-HTS20

2'-0" CANT' BM

3-2X8 1T/2K 2-2X8 1T/3K E.E.

6¾"X18" GLB (CURVED) POST

GLB #1 SEE SHEET A6

11⅞" 6000/1.8 BCI JOISTS @ 24" O.C.

8'-Ø 15/16"

6¾"X18" GLB (CURVED)

GLB #1 SEE SHEET A6

3-11⅞" LVL 3T/3K INTERRUPT TOP PLATES & STRAP W/2-CS16X24" STRAPS @ EE. OF HDR TO PLATES

HUCQ525/5-SDS

2-HTS20

6¾"X18" GLB (CURVED)

D2 / S2 TYP

GLB #2 SEE SHEET A6

6¾"X31½" GLB

CURVED GLB W/PERPENDICULAR 11⅞" BCI JOISTS ATOP

7'-10 3/16"

HGUS6.88/10

STICK FRAME BELOW

PROVIDE 4" LONG SEAT CUT IN BEAM AT HANGER

6¾"X18" GLB (CURVED)

GLB #2 SEE SHEET A6

GD / S2

SEE SHEAR TRANSFER DETAIL D1 THIS SHEET

6¾"X18" GLB (CURVED)

GLB #1 SEE SHEET A6

4-2X6 1-HTS20

3-2X6 2-HTS20

HUC26- HDR TO 4-2X6

3-5½" LVL 2T/3K SGD THIS LEVEL

5-2X6 2-HTS20

6¾"X18" GLB (CURVED)

HDR 2-2X8 1T/3K @ LOWER WINDOW THIS LEVEL

2-2X8 1T/2K

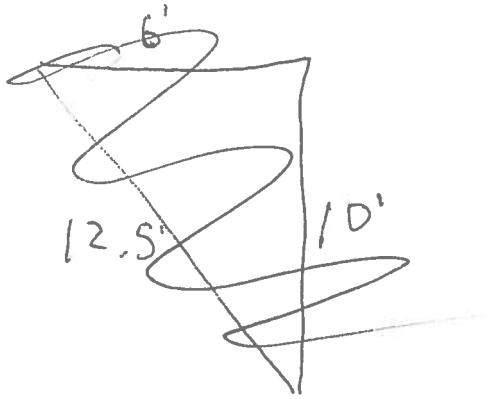
2'-10" CANT/ CURVED GLBs

4" LVL LEDGER TO WALL W/(1)⅜"X5" LAG & 4-16d NAILS @ 12" O.C. USE LSSU125 HGR TO CONNECT LVL'S TO LEDGER

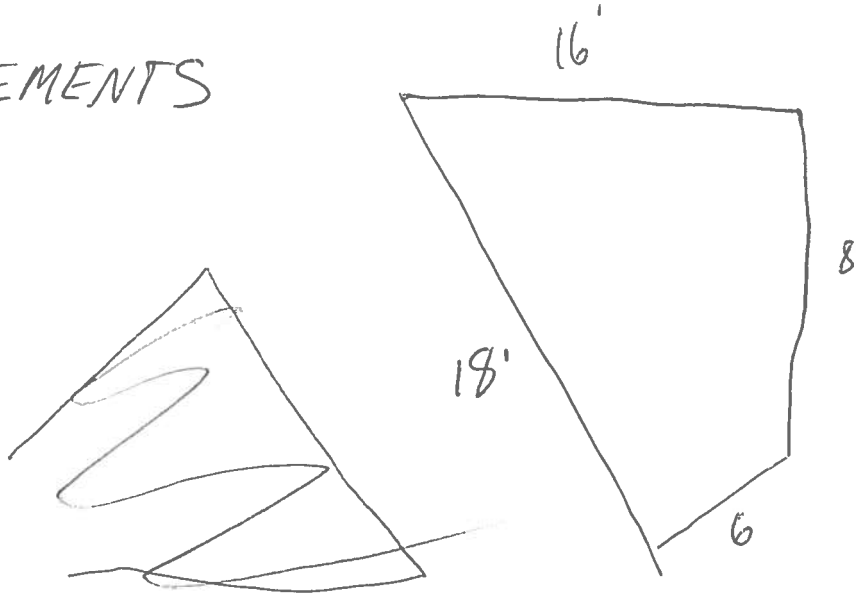
CONT SHTG THRU POP-OUT

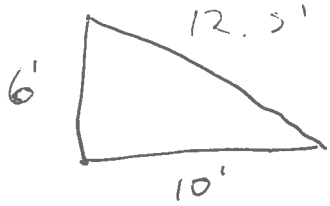
GLB #1 SEE SHEET A6

TRUSS NOTE:
Prefabricated truss details provided to AM3 Engineers have only been checked for general conformance to framing system. Dimensions,



FIELD MEASUREMENTS





Fire Board of Appeals Staff Summary Report

Agenda Item: Private Residence, 310 B Haversham Dr.

Report Completed By: Fire Protection Engineer I Chip Taylor

Project History: *(plan review & inspection history relevant to this issue)*

This is a single family residence with a detached guest house located in Broadmoor Hills Filing 13, Lot 1. This residence is located on a cul-de-sac off of Haversham Dr, and is west of the Broadmoor Golf Course. The site plans were initially reviewed and disapproved by FPE Withee on 4/6/15 due to lack of documentation on the water supply available and ignition resistant materials not being called out. After another disapproved review by FPE Withee on 4/15/15, these issues were worked out, and the plans were approved on 5/11/15. I became involve with the project during the week of April 25, 2016 when the contractor came to the counter to inquire about the requirement to install tongue and groove wood siding below 2 areas of the residence.

The Contractor for this residence would like to install tongue and groove wood ceilings above a 30 square foot section of exterior overhang at the front entry, and approximately 288 square foot above the rear patio.

Applicable Code(s): *2009 IFC, Appendix K (Ordinance 12-111), Section K105.1 Item 2 & 3*

Specific code references and summary:

Exterior projections or overhangs shall be constructed of ignition resistant materials, including but not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone and similar materials. Natural wood/cedar siding, hardboard, vinyl and similar combustibles are not permitted. Natural wood or plastic products used for fascia, trim board materials and trim accents are allowed when painted or as approved.

Staff supervisor sign off Darren Withee

Fire Board of Appeals Staff Summary Report

Considerations

Year Built/remodeled - 2016

Occupancy type –R3

Occupant Load -

Square footage – 6,189

Construction Type – VB

Sprinkled? - No

Alarmed? – Yes, Due to cul-de-sac distance.

Contractor Licensing Details –

Staff supervisor sign off

Fire Board of Appeals Staff Summary Report

CSFD Recommendations for Resolution:

The 2 areas where the tongue and groove wood consists of exposed heavy wood timbers with the tongue and groove ceiling installed between the timbers. The floor below both overhangs is poured concrete. Based on the pictures provided by the Contractor, the tongue and groove ceiling will be attached to solid wood joists. The front entry overhang is approximately 18'-4" above the concrete floor, and the patio overhang ranges from 11'-5" to 18-4" above the concrete floor. According to sheet A3, there is to be a fireplace below the patio overhang.

The building site contains is located on a cul-de-sac with moderate fuel loading on the lot. The lot adjoins the Broadmoor Golf Course to the west, open space to the north with minimal fuel loading, and open space to the south with moderate to heavy fuel loading.

Due to the existing exposed heavy timbers, CSFD recommends that a sublayer of ignition resistant material such as weather proof sheet rock be installed between the wood joists and the tongue and groove ceilings. If a fire place is being installed below the ceiling of the patio, as shown on sheet A3, special care must be taken to location of the chimney to ensure proper heat/ignition protection of the ceiling.

Attachments:

- ☒ Photos + Maps
- ☒ Floor Plan
- ☒ Code References
- ☐ Data Sheets
- ☐ Inspection/Plan Review Reports
- ☐ Correspondence
- ☐ Contractor Licensing Details

Staff supervisor sign off _____

Photo 1 – 310 Haversham Drive

Photo 2 – 310 Haversham Drive

Photo 3 – 310 Haversham Drive

Photo 4 – 310 Haversham Drive

Photo 5 – 310 Haversham Drive

Photo 6 – 310 Haversham Drive

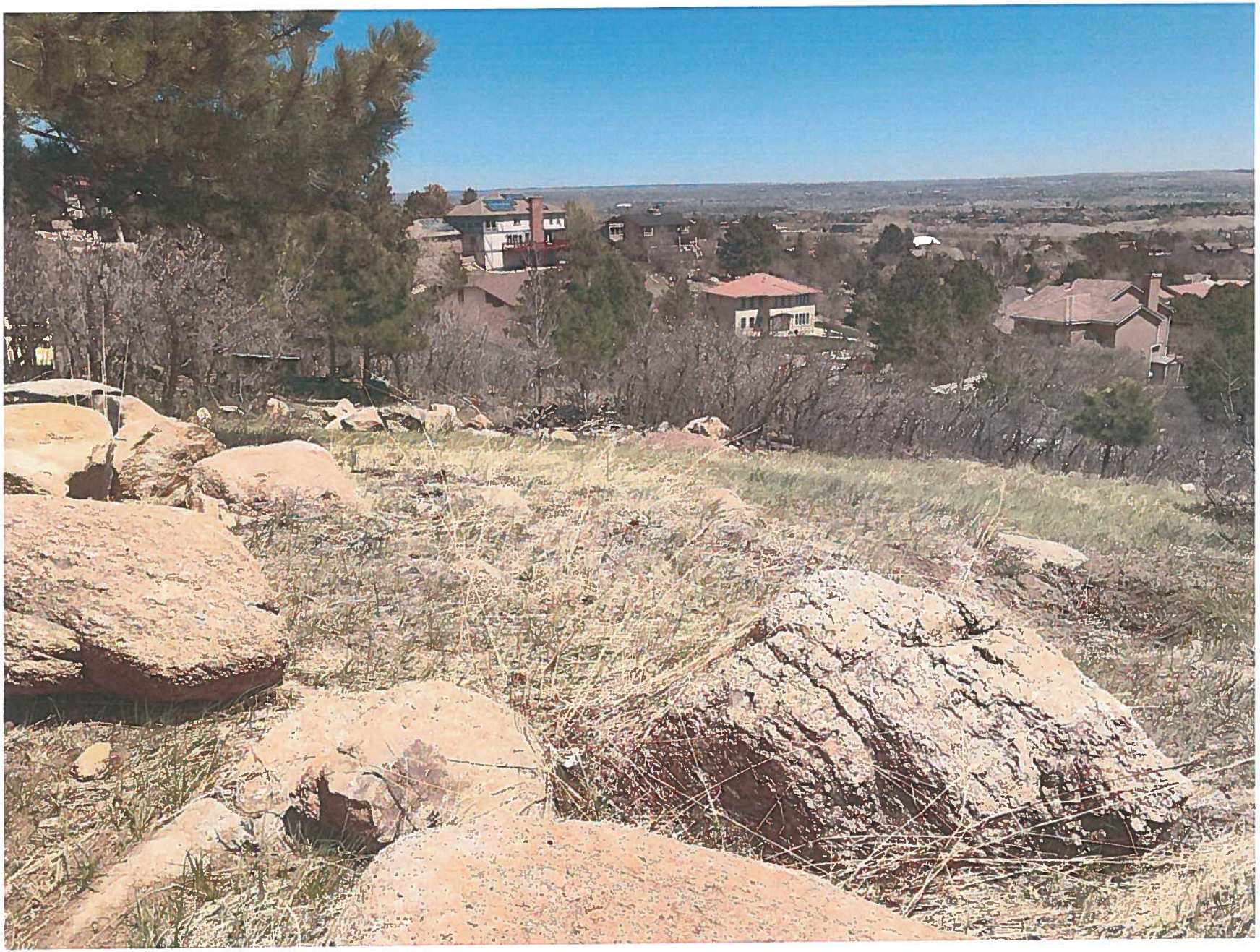
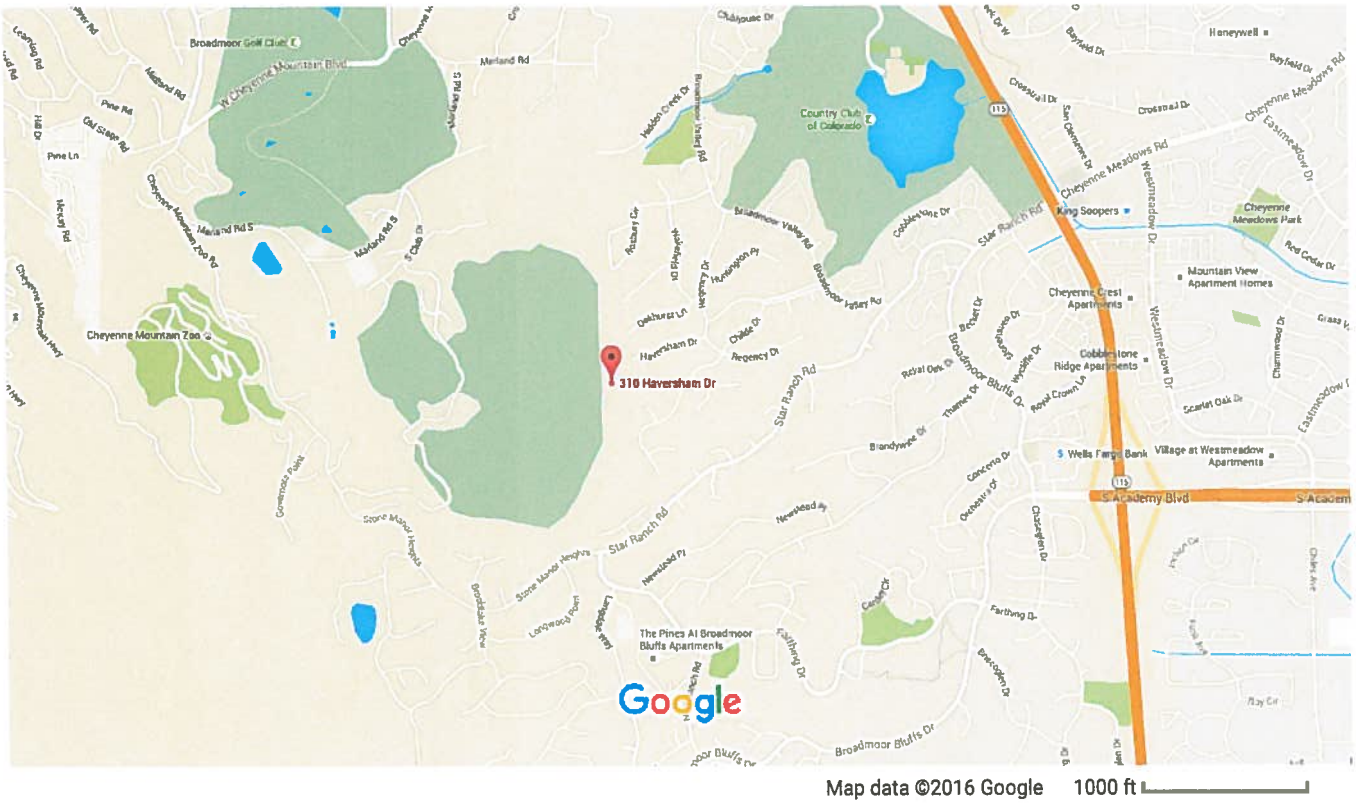


Photo 7 – 310 Haversham Drive

Google Maps

310 Haversham Dr

Area Map



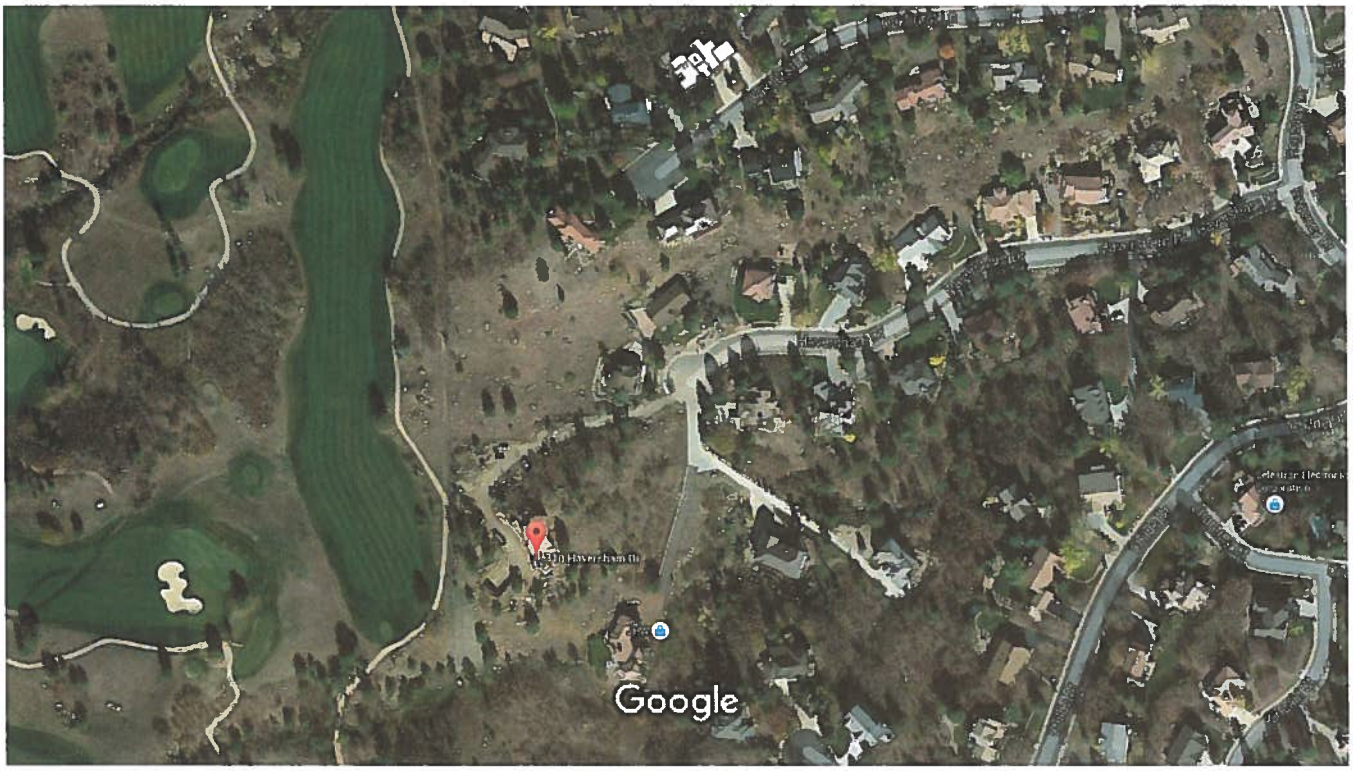
Google Maps

Google Maps 310 Haversham Dr

Imagery ©2016 DigitalGlobe, Map data ©2016 Google 50 ft

Google Maps

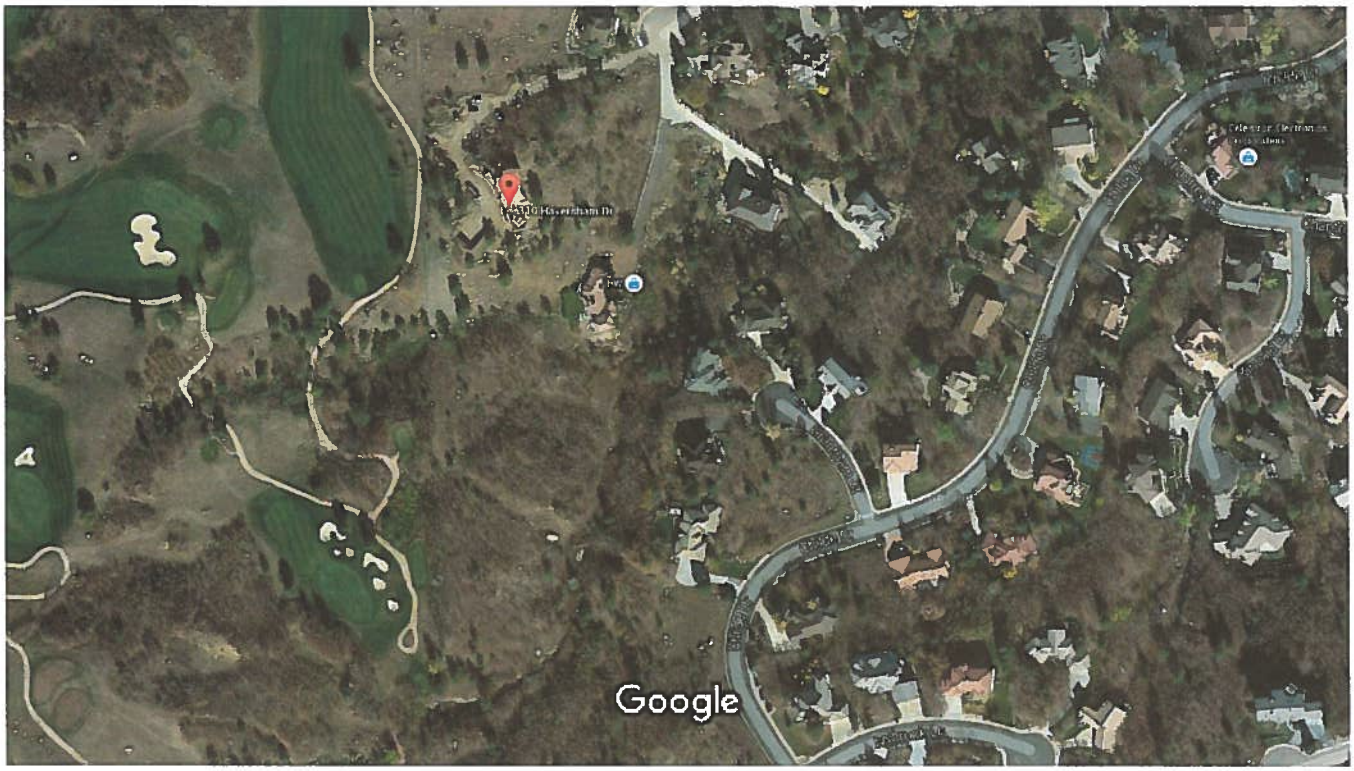
Google Maps 310 Haversham Dr



Imagery ©2016 DigitalGlobe, USDA Farm Service Agency, Map data ©2016 Google 100 ft

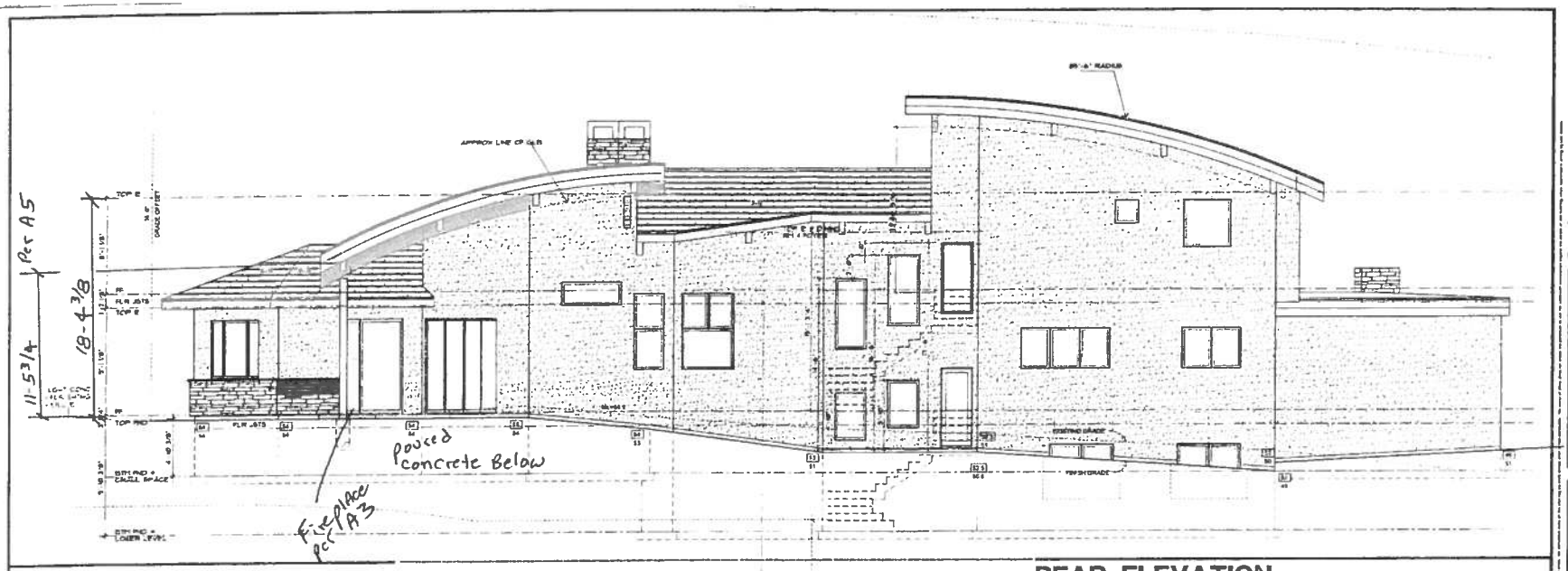
Google Maps

Google Maps 310 Haversham Dr



Imagery ©2016 DigitalGlobe, USDA Farm Service Agency, Map data ©2016 Google 100 ft

Google Maps



REAR ELEVATION

SCALE 1/4"=1'

RIGHT ELEVATION

SCALE 1/4"=1'

GENERAL ELEVATION NOTES:

1. PROVIDE 6" MIN GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 30' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN WHEN OF ROOF SURFACE PER 2"X4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS - APPROX 7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.

2. ROOF VENTILATION SHALL COMPLY WITH 2000 IRC R806.3 ___ SQ FT UPPER ROOF W/EQUAL SOFFIT-EAVE OR ___ SQ FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.

3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.

4. ANY BOULDER RETAINAGE WALL SHOWN SHALL BE LESS THAN 48" IN HEIGHT W/56" MIN APART IF MORE THAN 10 WALL OR SHALL BE DESIGNED BY SOILS ENGINEER.

5. ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

ASSEMBLY NOTES:

- A — ROOF
- B — FASCIA/SOFFIT
- C — EXTERIOR WALL
- D — EXTERIOR WALL BALLOON FRAME
- E — FRAMED FLOOR SYSTEM
- F — EXTERIOR DECK SYSTEM
- G — RAILING SYSTEM
- H — STAIRS
- I — BASEMENT FOUNDATION WALL
- J — SLAB ON GRADE
- K — PERIMETER DRAIN SYSTEM

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET C51 AND SPECIFICATIONS SHEET S51

SPECIFIC ELEVATION NOTES:

- AW — AWNING SEE DETAIL DA/B3
- T6 — FALSE STONE VENEER FIELD VERIFY ACTUAL STONE LOOK WOWNER PRIOR TO ORDERING AND INSTALLATION
- T6 — 2X14 STUCCO COVERED HIGH DENSITY FOAM TRIM
- T7 — FALSE BEAM ENDS, SIZE AND SPACING PER OWNER
- T8 — CHIMNEY CAP, STYLE TBD WOWNER PRIOR TO ORDERING & INSTALLATION
- T9 — NOT USED
- A0 — NOT USED
- B1 — NOT USED
- B2 — NOT USED

NOTE:
FOR OTHER APPLICABLE KEYNOTES & SYMBOLS SEE GENERAL NOTE SHEET C51 FOR KEYNOTES 1-30 AND CORRESPONDING ASSEMBLY NOTES

ELEVATION NOTE SYMBOLS:

- ——— = FINISH GRADE LINE
- - - - - = EXISTING GRADE LINE
- E1 = EXISTING GRADE ELEVATION
- F1 = FINISHED GRADE ELEVATION
- TOWN = TOP OF FOUNDATION WALL ELEVATION
- FL = 0.0

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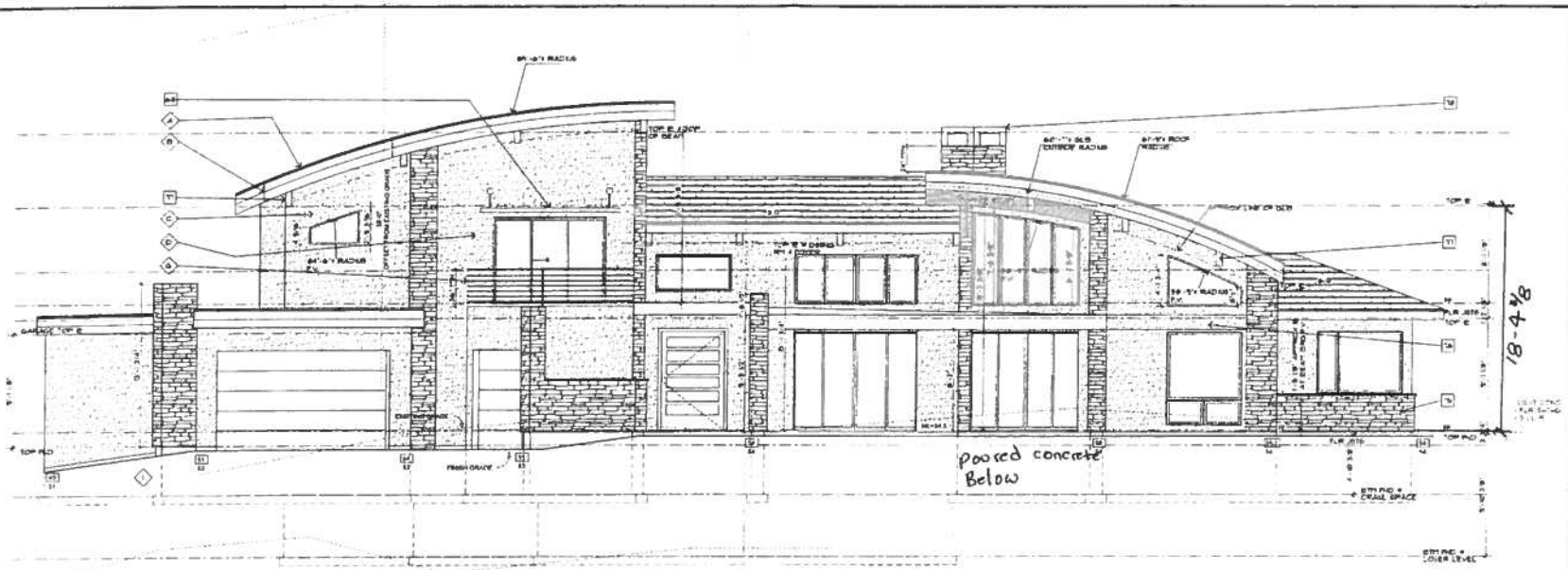
TBD

TITLE
NIEBUR RESIDENCE
310 HAVERSHAM DR
CHARLOTTE, NY 2 [illegible]

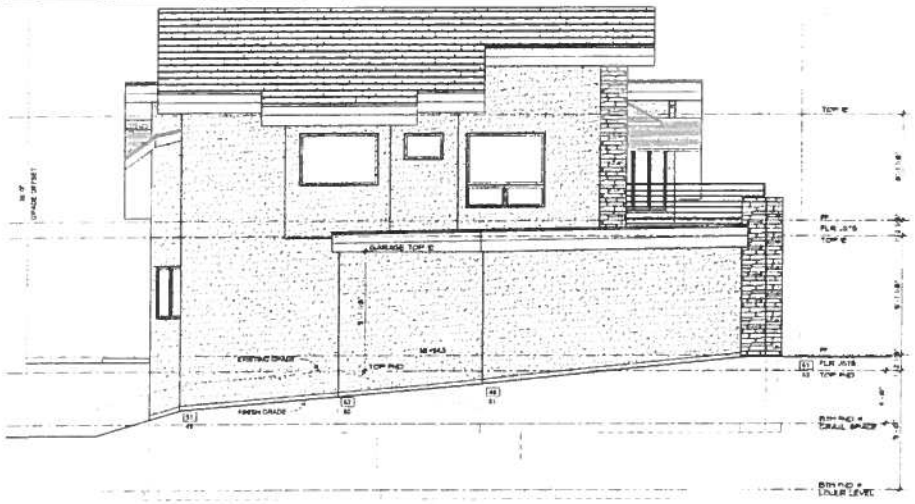
DRAWN BY LGA STUDIOS
CHECKED BY DIGIS
PLOT 04/15/15

REAR & RIGHT ELEVATIONS

Sheet #
A8
OF 8 Sheets



FRONT ELEVATION



LEFT ELEVATION

GENERAL ELEVATION NOTES:

1. PROVIDE 6" PER GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 50' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN 10FEET OF ROOF SURFACE PER 10'HT DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE AWAY BACK FILL AREAS. APPROX 1'-0" HIGH VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.

2. ROOF VENTILATION SHALL COMPLY WITH 2009 IRC R806.2 ____ SQ. FT. UPPER ROOF w/EQUAL PORT EAVE OR ____ SQ. FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.

3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.

4. ANY BOULDER RETAINAGE WALL SHOWN SHALL BE LESS THAN 48" IN HEIGHT WITH TEN APART IF MORE THAN TU WALL OR SHALL BE DESIGNED BY SOILS ENGINEER.

5. ICE AND SNOW SHIELD REQUIRED ABOVE 12000 FEET ABOVE SEA LEVEL.

ASSEMBLY NOTES:

- A — ROOF
- B — FASCIA/SOFFIT
- C — EXTERIOR WALL
- D — EXTERIOR WALL BALLOON FRAME
- E — FRAMED FLOOR SYSTEM
- F — EXTERIOR DECK SYSTEM
- G — RAILING SYSTEM
- H — STAIRS
- I — BASEMENT FOUNDATION WALL
- J — SLAB ON GRADE
- K — PERIMETER DRAIN SYSTEM

ALL ASSEMBLIES ARE GENERAL SEE BUILDING SECTION SHEET

SPECIFIC ELEVATION NOTES:

- 2x8 ALONG SEE DETAIL DASS
- 7B — FALSE STONE VENEER FIELD VERIFY ACTUAL STONE LOOK SAMPLE PRIOR TO ORDERING AND INSTALLATION
- 9A — 2X4 STUCCO COVERED WITH DENSITY FOAM TRIM
- 11 — FALSE BEAM ENDS, SIZE AND SPACING PER OWNER
- 12 — CHIMNEY CAP STYLE TBD SAMPLE PRIOR TO ORDERING + INSTALLATION
- 13 — NOT USED
- 8A — NOT USED
- 8 — NOT USED
- 20 — NOT USED

NOTE:
FOR OTHER APPLICABLE KEYNOTES 1 STHRU 5 SEE GENERAL NOTE SHEET. CLA FOR KEYNOTES 1-30 AND CORRESPONDING ARMPELL NOTES.

ELEVATION NOTE SYMBOLS:

- FINISH GRADE LINE
- EXISTING GRADE LINE
- EXISTING GRADE ELEVATION
- FINISHED GRADE ELEVATION
- TOWNE — TOP OF FOUNDATION WALL ELEVATION
- FLHTR

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CONSTRUCTION
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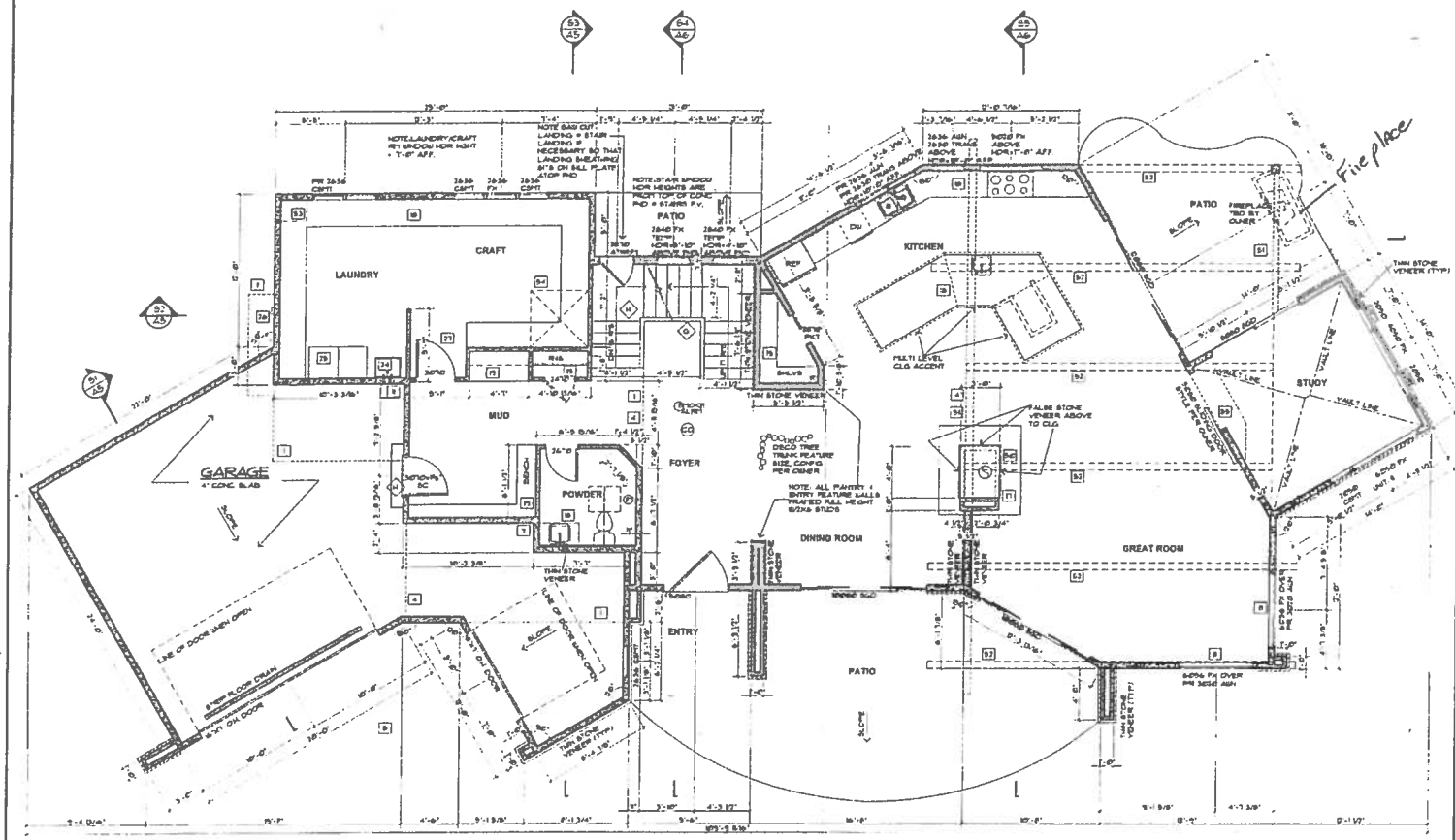
310 HAVERSHAM DR
COLORADO SPRINGS, CO 80906

DRAWN BY LGA STUDIOS
CHECKED BY DMHD
PLOT 04/28/15

FRONT + LEFT ELEVATIONS

Sheet 6
A7
OF 8 Sheets



GENERAL MAIN LEVEL NOTES:

1. UNLESS NOTED OTHERWISE ALL WINDOW AND DOOR HEADER HEIGHTS ARE AT 96"
2. UNLESS NOTED OTHERWISE ALL WALL HEIGHTS THIS LEVEL TO BE 9'-1½"
3. UNLESS NOTED OTHERWISE ALL EXTERIOR STUD WALLS THIS LEVEL TO BE 2x6 STUDS @ 16" O.C.
4. PROVIDE LOW RESISTANCE RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS

SPECIFIC ELECTRIC NOTES/SYMBOLS

- (P) EXHAUST FAN/VENT TO EXTERIOR FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" + MIN R-6 INSUL
- SMOKE HARDWIRED + INTERLOCK SMOKE DETECTOR w/BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR

NOTES:
ALL PLACEMENT OF LIGHTING OUTLETS, TV PHONES, SECURITY COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/CONTRACTOR. ELECTRICAL SHALL BE WIRED PER THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 4400 BASIC ELECTRICAL REQUIREMENTS

ASSEMBLY NOTES:

- (A) ROOF
- (B) FASCIA/SOFFIT
- (C) EXTERIOR WALL
- (D) EXTERIOR WALL BALLOON FRAME
- (E) FRAMED FLOOR SYSTEM
- (F) EXTERIOR DECK SYSTEM
- (G) RAILING SYSTEM
- (H) STAIRS
- (I) BASEMENT FOUNDATION WALL
- (J) SLAB ON GRADE
- (K) PERIMETER DRAIN SYSTEM

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET C51 AND SPECIFICATIONS SHEET 5B1

SPECIFIC MAIN LEVEL NOTES:

- 5A 3-SIDED OPEN ZERO CLEARANCE FIREPLACE WITHIN STONE VENEER FINISH ABOVE
- 51 BEAM LINE ABOVE
- 52 CURVED GLB ABOVE
- 53 APPROX LOCATION OF LAUNDRY CHUTE FROM ABOVE
- 54 APPROX LOCATION OF FUTURE ELEVATOR
- 55 PLANT SHELF ABOVE
- 56 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS AND MATCHES SEE COVER SHEET C51 FOR KEYNOTES 1-3C AND CORRESPONDING ASSEMBLY NOTES

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MAIN LEVEL FLOOR PLAN

SCALE 1/4"=1'

REVISIONS

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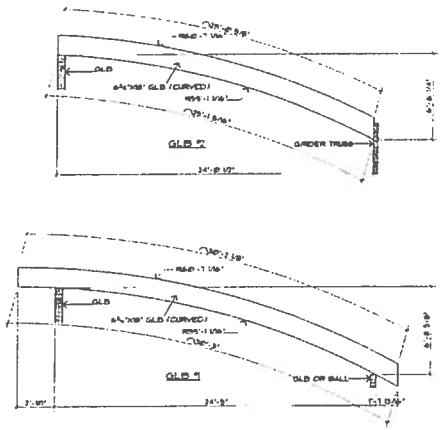
www.mastudios.com

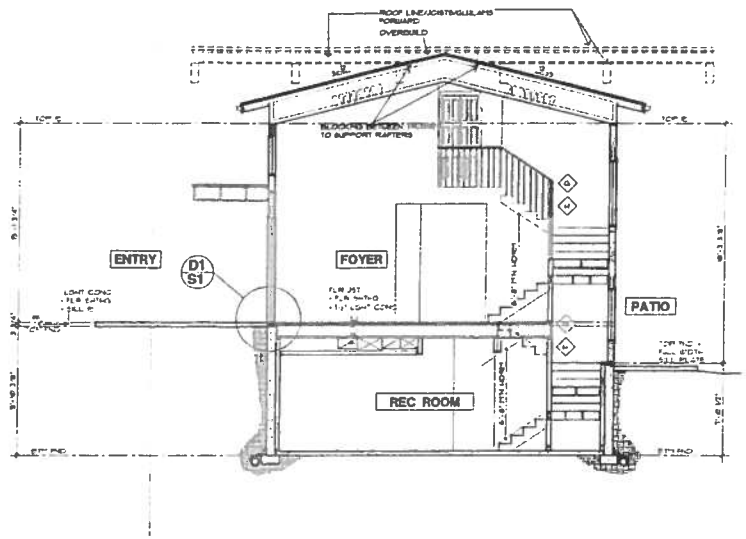
CONTRACTOR
TBD

THE NIEBUR RESIDENCE
310 HAVERSHAM DR
COMPUTER FILE 910-1151

DRAWN BY LGA STUDIOS
CHECKED BY CMCO
PLOT DATE/SIZE
MAIN LEVEL FLOOR PLAN

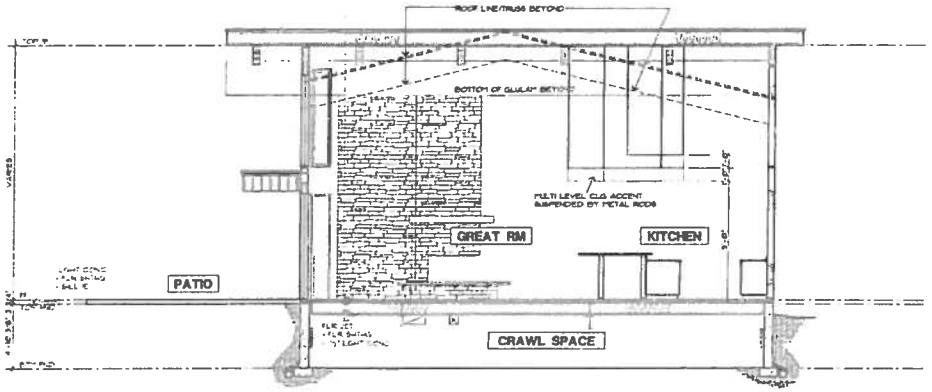
Sheet #
A3
OF 8 Sheets





SECTION S4

SCALE 1/4"=1'



SECTION S5

SCALE 1/4"=1'

GENERAL SECTION NOTES:

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S2/A5 FOR REFERENCE OF COMPLETE LABELING AND NOTES
2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL
3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION

ASSEMBLY NOTES:

- A ROOF:
- B FASCIA/SOFFIT:
- C EXTERIOR WALL:
- D EXTERIOR WALL BALLOON FRAME
- E FRAMED FLOOR SYSTEM
- F EXTERIOR DECK SYSTEM
- G RAILING SYSTEM
- H STAIRS:
- I BASEMENT FOUNDATION WALL
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET G3/A5 AND SPECIFIC SECTIONS ON SHEET S1

SPECIFIC SECTION NOTES:

- S-1 BEARING WALL. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- S-2 HANGER-TRUSS OR RAFTER SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- S-3 FIRE BLOCKING AS REQ'D PER CODE
- S-4 DIVIDED LIGHTS AS SHOWN FIELD VERIFY w/CONTRACTOR PRIOR TO ORDERING & INSTALLATION
- S-5 NOT USED
- S-6 NOT USED
- S-7 NOT USED
- S-8 NOT USED
- S-9 NOT USED

NOTE:
FOR OTHER APPLICABLE KEYNOTES & SYMBOLS SEE GENERAL NOTE SHEET G3/A5 FOR KEYNOTES S-30 AND CORRESPONDING ASSEMBLY NOTES

SECTION NOTE SYMBOLS:

EARTH MATERIAL:

CONCRETE:

CSFD

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JA
RBD Construction

REVISIONS

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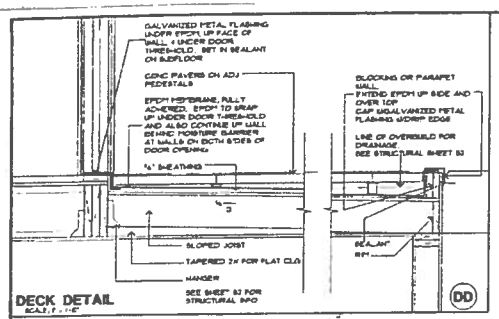
CONTRACTOR
TBD

THE
NIEBUR RESIDENCE
310 HAVERSHAM DR.
COMPUTER FILE #23-7001

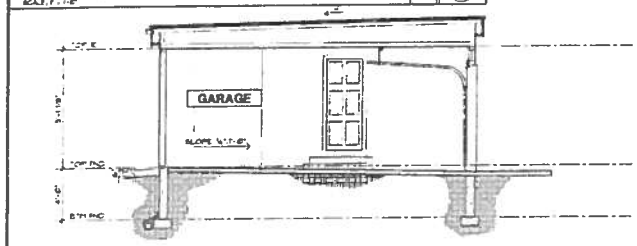
DRAWN BY JP
CHECKED BY DIDIO
PLOT DATE/SIZE

S4 & S5 BUILDING SECTIONS

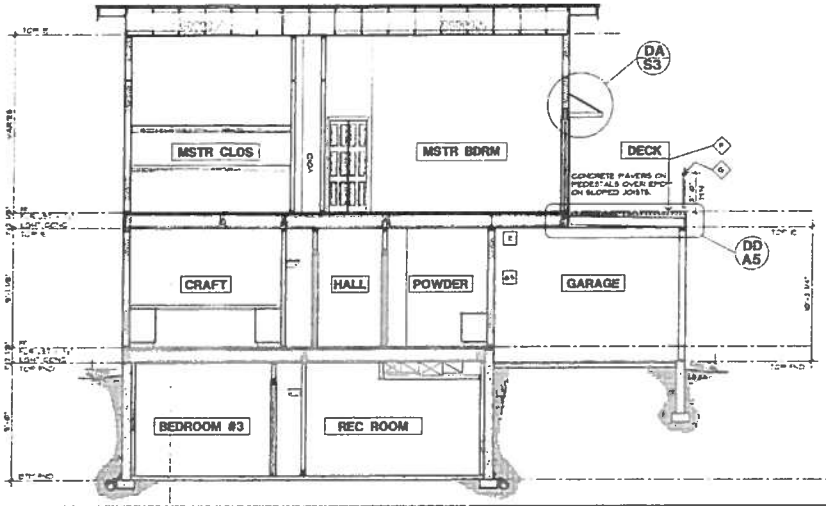
Sheet G
A6
OF 8 Sheets



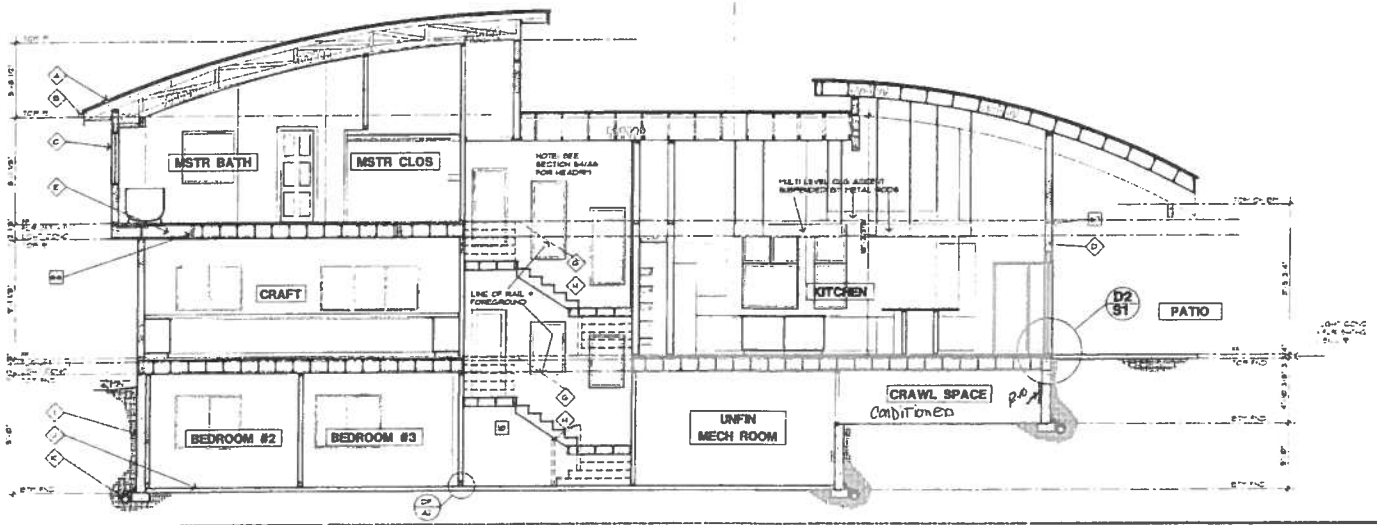
DECK DETAIL



SECTION S1



SECTION S3



SECTION S2

GENERAL SECTION NOTES:

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S1/A6 FOR REFERENCE OF COMPLETE LABELING AND NOTES
2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS AND CONNECTIONS ETC. TYPICAL
3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION

ASSEMBLY NOTES:

- A ROOF
- B FASCIA/SOFFIT
- C EXTERIOR WALL
- D EXTERIOR WALL BALLOON FRAME
- E FRAMED FLOOR SYSTEM
- F EXTERIOR DECK SYSTEM
- G RAILING SYSTEM
- H STAIRS
- I BASEMENT FOUNDATION WALL
- J SLAB ON GRADE
- K PERIMETER DRAIN SYSTEM

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET S3 AND SPECIFICATIONS SHEET S3

SPECIFIC SECTION NOTES:

- 65 BEARING WALL. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 66 HANGER-TRUSS OR RAFTER SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 67 FIRE BLOCKING AS REQ'D PER CODE
- 68 DIVIDED LIGHTS AS SHOWN FIELD VERIFY W/CONTRACTOR PRIOR TO ORDERING & INSTALLATION
- 69 NOT USED
- 70 NOT USED
- 71 NOT USED
- 72 NOT USED
- 73 NOT USED

NOTE:
FOR OTHER APPLICABLE KEYNOTES, & SYMBOLS SEE GENERAL NOTE SHEET S3 FOR KEYNOTES 1-30 AND CORRESPONDING ASSEMBLY NOTES

SECTION NOTE SYMBOLS:

EARTH MATERIAL:
CONCRETE:

✓CSFD

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RBD Construction

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CONTRACTOR
TBD

THE
NIEBUR RESIDENCE
310 HAVERSHAM DR
COMPUTER FILE 573-1721

DRAWN BY JP
BY DBF/IB
PLOT 04/15/15

SL S2 & S3 BUILDING SECTIONS

Sheet #
A5
OF 8 Sheets

CITY ATTY'S OFFICE
CODE CHANGE REVIEW
ATTY INIT CSM
DATE 12 / 5 / 12

ORDINANCE NO. 12- 111

AN ORDINANCE AMENDING SECTION 105 (AMENDMENTS TO THE INTERNATIONAL FIRE CODE) OF PART 1 (FIRE PREVENTION CODE) OF ARTICLE 4 (FIRE PREVENTION) OF CHAPTER 8 (PUBLIC SAFETY) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO AMENDMENT TO THE INTERNATIONAL FIRE CODE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. That Section 105 (Amendments to the International Fire Code) of Part 1 (Fire Prevention Code) of Article 4 (Fire Prevention) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended, is repealed and reordained to read as follows:

Appendix K Add a new Appendix K to read as follows:

APPENDIX K
WILDLAND URBAN INTERFACE MITIGATION REQUIREMENTS FOR THE HILLSIDE OVERLAY ZONE

SECTION K101

K101.1 Scope. Wildfire Mitigation: Wildfire risk reduction techniques shall include monitored smoke alarm systems, sprinkler systems, fire resistant roofing materials which are class A (excluding solid wood roofing products) for all residential occupancies, a minimum class B on all other occupancies, fire resistive construction materials, and fuels management measures. Within the Hillside Overlay Zone, fuels management measures shall be utilized within the safety zone of applicable new building construction. "Fuels management" is defined as the modification of landscaping and ornamental vegetation within the safety zone. Fuels management requirements, as set forth below, are intended to protect structures from wildfire as well as to reduce fire from spreading to the wildland. The "safety zone" is defined as the area within thirty feet (30') of the

main structure or significant accessory structures, not to extend beyond the property line. As it is the City's desire to provide an environment safe from wildfire while maintaining the aesthetic qualities of the native hillside, the following wildfire risk reduction standards shall be required for all new building construction or reconstruction in the Hillside Overlay Zone, regardless of development plan approval date or initial construction plan approval, unless specifically exempted within this ordinance, and in accord with Section 7.3.504 of the Code of the City of Colorado Springs, as amended. Nothing in this ordinance herein is intended to be retroactive to existing homes not under the provisions of the Hillside Ordinance at the time of original construction.

SECTION K102 FUELS MANAGEMENT REQUIREMENTS

K102.1 Fuels Management. All lots with homes constructed or reconstructed after the adoption of this ordinance, within the Hillside Overlay Zone, regardless of development plan approval date, shall be subject to the following fuels management requirements:

K102.1.1 Safety Zone. Brush patches or clusters such as Gambel oak, Mountain mahogany, Rocky Mountain maple, chokecherry, etc. may be left, or planted, or allowed to grow in the safety zone, but shall be separated by clear areas of ten feet (10') or more of noncombustible materials or grass mowed to not more than four inches (4") in height.

K102.1.2 Clearance to Main Structure. No combustible brush, trees or shrubs such as Gambel oak, conifers, junipers and yews shall be allowed to be left, or planted, or allowed to grow within fifteen feet (15') of the main structure or significant accessory structure such as sheds, decks, and pergolas. The trunks of deciduous trees may be allowed to be planted up to 10 foot (10') from structures when approved by the *Fire Code Official*.

> ***Exception:*** When approved by the *Fire Code Official*, small brush patches such as Gambel oak, Mountain mahogany, Rocky Mountain maple, chokecherry, etc. not exceeding one hundred square feet (100 sq. ft.) in size or trees, no larger than fifteen linear feet (15') in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accord with the applicable Colorado Springs Community Wildfire Protection Plan.

K102.1.3 Pruning of Limbs. Large trees shall not be allowed to have limbs overlap smaller trees or brush which creates ladder fuels, and shall be pruned of limbs to a height of up to ten feet (10') above the ground while maintaining a minimum of 70% of the crown. Certain tree clusters may be allowed if sufficient clear area is provided and approved by the *Fire Code Official*.

K102.1.4 Clearance of Tree Branches to Structures or Appurtenances. Character tree branches shall not extend over or under the roof or eaves, and the canopy or drip-line shall not be within fifteen feet (15') of a deck or similar combustible projection, wood burning appliance or chimney unless approved by the *Fire Code Official*. Character trees shall be defined as existing, mature overstory trees that are unique to the site: ie. species specific or large diameter (>12 inches) or wildlife essential (nesting habitat).

SECTION K103 FIRE PROTECTION SYSTEMS

K103.1 Scope. Fire protection system requirements for hillside homes shall only apply to the conditions listed below as specifically addressed within Section 7.3.504(E)(4) of the Code of the City of Colorado Springs. Fire protection system requirements do not apply to any home that is not subject to the requirements of the original Hillside Ordinance regardless of original construction or rebuild date.

K103.2 Fire Protection Systems. Homes upon lots within the Hillside Overlay Zone illustrated on development plans approved on or after April 1, 1993, shall be required to install a monitored fire alarm system or a fire sprinkler system when the lot lies beyond one thousand feet (1,000') along a cul-de-sac or lies beyond roadways with grades in excess of ten percent (10%) if roadways are the primary vehicular points of access to the home. Additionally, development plans which contain streets or lots which meet these criteria shall contain the following statement:

> *At a minimum, a monitored fire alarm system or alternatively, a fire sprinkler system is required for residences built upon the following lot(s). The Colorado Springs Fire Department shall review all building plans, determine system requirements and issue appropriate permits. A visual piping inspection must be secured through the Fire Department prior to requesting the framing inspection for fire sprinkler installations. Final inspection and approval of either system must be secured through the Fire Department prior to final inspection by the Building Department and/or occupancy of the residence. Current and subsequent homeowners shall maintain and keep in service required monitored fire alarm and/or fire sprinkler systems in accordance with applicable codes and standards.*

SECTION K104 ROOF COVERINGS

K104.1 Fire Resistive Roofing Materials. After January 1, 2003, a class A roof covering (excluding solid wood roofing products) shall be installed on all residential occupancies and a minimum class B roof covering shall be installed on all remaining occupancies (not to replace class A where already required by

the Building Code). This shall be required at the time a permitted roofing or reroofing application is done within the limits of the City of Colorado Springs, Colorado, unless specifically approved by the *Fire Code Official*.

SECTION K105 HARDENED STRUCTURE

K105.1 Structure Protection. The following requirements shall be enforced for all homes constructed or reconstructed, after the adoption of this ordinance, within the Hillside Overlay Zone for ignition-resistant construction and fuels management:

1. A Class A roof covering (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remaining occupancies, unless otherwise permitted.

2. Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by the *Fire Code Official*. Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed.

   Exception: Natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafter tails, faux trusses, shutters and decorative vents material are allowed when painted or as approved.

3. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition resistive materials such as those allowed in item 2, above.

   Exception: Exposed heavy timber or dimensional log construction is allowed.

4. Exterior doors shall be noncombustible or solid core not less than one and three-fourths inches (1¾") thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels.

   Exception: Decorative single pane glazing in front entry doors is allowed.

5. Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required by this Code.

6. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than one-eighth inch (1/8") unless an alternative design or product is allowed by the *Fire Code Official*. Soffit vents are allowed. Gable vents may be allowed but only as approved by the *Fire Code Official*.

7. Gutters and downspouts that are of non-combustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed, but must have a non-combustible landing area below the roof line, that is a minimum five foot (5') distance from the side of the structure or foundation. NOTE: gutter caps are highly encouraged as a home-owner maintenance item to prevent combustible debris from collecting in the trough.

8. Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and railings.

9. The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire resistant foam or wire mesh having openings no larger than one-eighth inch (1/8") to protect from ember intrusion and still permit weeping and moisture control.

10. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrestor or cap.

K105.2 Alternative Materials. Alternative materials or construction methods not specifically addressed in section K105.1 may be considered on a case-by-case basis if found to have comparable ignition-resistant properties and as approved by the *Fire Code Official*.

SECTION K106 REVIEW REQUIREMENTS

K106.1 Construction Permit Review Requirements: All requirements must be reviewed and approved by the *Fire Code Official* prior to permit issuance and prior to final inspection. A final fire department inspection to verify compliance will be required prior to issuance of the Certificate of Occupancy.

Section 2. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by charter.

Section 3. In accord with City Charter § 3-90, this emergency ordinance shall be in full force and effect upon adoption.

Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on second reading and ordered published this 11th day of December, 2012.

Scott Hente, Council President

Finally passed: January 8, 2013

Mayor's Action:

☒ Approved: _____

☐ Disapproved: _____, based on the following objections:

Steve Bach, Mayor

Council Action:

☒ Finally adopted on a vote of 6 to 2, on January 15, 2013.

☐ Amended and resubmitted _____.

Scott Hente, Council President

ATTEST:

Sarah B. Johnson, City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled **"AN ORDINANCE AMENDING SECTION 105 (AMENDMENTS TO THE INTERNATIONAL FIRE CODE) OF PART 1 (FIRE PREVENTION CODE) OF ARTICLE 4 (FIRE PREVENTION) OF CHAPTER 8 (PUBLIC SAFETY) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO AMENDMENT TO THE INTERNATIONAL FIRE CODE"** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on December 11, 2012; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of January, 2013, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 15th day of January, 2013.

City Clerk