

February 9, 2022 Boulder County community meeting on rebuilding in unincorporated Boulder County.

Agenda:

1. Introductions – Garry Sanfaçon, Recovery Manager
2. Efforts and work underway since January 19 community meeting – Garry Sanfaçon
3. Deconstruction/clean-up permits, if opting out of coordinated debris removal program – Kathy Gissel, Permit Operations Manager, CP&P
4. Temporary emergency housing – Ron Flax, Chief Building Official, CP&P
5. Lessons learned from fire – Jim Webster, Wildfire Partners, CP&P
6. Paths forward for rebuilding / Boulder County Land Use Code Article 19 process – Kim Sanchez, Deputy Director, CP&P
7. Green building resources – Zac Swank, Sustainability, Climate Action & Resilience
8. Construction process – Ron Flax, Chief Building Official
9. Transportation resources – Cammie Edson, Transportation Planner, CP&P
10. Upcoming meetings and webinars / contacts – Kim Sanchez / Garry Sanfaçon

Efforts and work underway since Jan. 19 community meeting

- Overall county recovery coordination
- Coordination with municipalities
- Obtaining policy direction on rebuilding issues
- Working on obtaining green building resources/incentives
- Additional staffing
- Analysis of fire-impacted area and structures lost and damaged
- Reviewing comments & questions from Jan. 19 listening session/break-out rooms
- Assembling property-specific packets of information for Marshall Fire residents
- Completing Rebuilding Guide and FAQs from Jan. 19 community meeting
 - ❖ Rebuilding Guide: www.boco.org/MarshallFireRebuildingGuide
 - ❖ FAQs: www.boco.org/MarshallFireRebuildingFAQ
 - ❖ Marshall Fire Rebuilding webpage: www.boco.org/MarshallFireRebuilding

Deconstruction / Site Clean-up Permits

- All properties will be required to do debris removal and perform site clean-up measures
 - Option 1 - County's Debris Removal Program
 - Deadline to Opt-In is midnight on Monday, February 14th
 - No individual permit required
 - Contact: 303-214-3203 or email ROE@bouldercounty.org
 - <https://www.bouldercounty.org/disasters/wildfires/marshall/debris-removal-program/>
 - Option 2 – Independently Hire a Licensed Contractor
 - Opt-Out of County Debris Removal Program
 - Follow Permitting Process & Requirements through Community Planning & Permitting
 - <https://www.bouldercounty.org/property-and-land/land-use/building/marshall-fire-rebuilding/>

Opting Out of the County's Debris Removal Program

- Submit the Right of Entry Opt-Out form to the County's debris removal program. Retain a copy of this to submit with the permit application through CP&P
- Hire a Boulder County Licensed Contractor to perform the work, or you may do the work yourself
- Submit your Disposal Notification Form to the Colorado Dept. of Public Health and Environment
- Prepare a very basic aerial of the property showing foundation location(s) and the ash footprint

Applying for a Deconstruction / Site Clean-Up Permit

- CP&P will begin processing these applications Thursday, February 10th
- Apply through online portal
 - www.boco.org/ApplyPermit
 - An account will need to be created if you don't already have one
 - Once logged in, apply for a **Building Permit** and choose the project type of **Deconstruction of Structure**
 - Project description should indicate that the work is due to the Marshall Fire
 - Necessary documentation to attach to application
 - Right of Entry Form to Opt-out signed by the property owner
 - Basic Aerial of property
- Licensed Contractor
 - Must have at least a Class M license with Boulder County CP&P
 - Must obtain a Hauler's License with Boulder County Resource Conservation
<https://www.bouldercounty.org/environment/trash/hauler-license/>
- Watch for emails from our Permitting System and Staff for Next Steps

Issued Deconstruction / Site Clean-Up Permits

- Deconstruction/Site Clean-Up Permit will be emailed along with Important Instructions and Information.
 - How the site needs to be prepped before work begins
 - How the debris should be handled
 - What inspections will be required
 - What requirements are there based on the amount of soil removed
 - How the site will need to be left based on when rebuilding will occur
- Permit will be required to be closed out prior to the issuance of any rebuilding permits

Temporary Emergency Housing

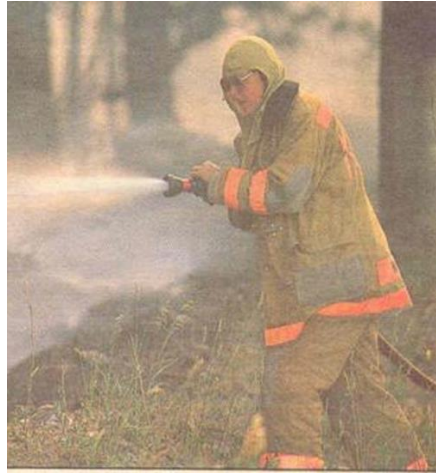
- Requires Approval of Chief Building Official
- Key Concerns
 - Wind and Snow Loads
 - Safe water supply
 - Safe waste disposal
 - "Basic Health and Safety"
- Additional details will be part of Article 19 Provisions

Wildfire Mitigation and Preparedness: Lessons Learned

**Jim Webster, Wildfire Partners Program Coordinator
Boulder County, Community Planning & Permitting Department
www.WildfirePartners.org**



Photo by NPPA



1989 Black Tiger Fire: Colorado's First WUI Fire

Lesson #1: Wildfires take place at any time of year

January:	2009 Olde Stage	3,008 acres
February:	2006 Elk Mountain	600 acres
March:	2011 Lefthand Canyon	622 acres
April:	2011 Crystal (Larimer County)	3,200 acres
May:	1964 Near Gold Hill	160 acres
June:	2000 Bobcat Gulch (Larimer County)	10,599 acres
July:	1989 Black Tiger	2,100 acres
August:	1978 Ouzel	1,050 acres
September:	2010 Fourmile	6,181 acres
October:	2010 Dome	152 acres
November:	1990 Olde Stage	3,000 acres

Lesson #6: Wildfires are also a risk to residents of the plains

Lesson #7: High winds are a leading concern

Lesson #8: Firefighters cannot defend and save every house



Marshall Fire Rebuilding Meeting – Feb. 9, 2022



**There is no "fire proof" home;
however, ignition-resistant
construction and
defensible
space can prevent
homes
from igniting**



Embers destroy most homes during wildfires



©Insurance Institute for Business & Home Safety

Waldo Canyon Fire: Summary of structural ignition sources

Ignition Source	Percentage of Burned Structures*
Fire Brands/Embers	54%
Vegetation Exposure	22%
Structural Exposure	16%
Fire Front / Direct Flame Contact	8%

*The percentage reported in this table are estimated based upon investigation findings. This table does not include home counts from the Parkside Neighborhood, Courtney Drive or Yankton Place. The homes lost in these two neighborhoods were the result of primary ignition of homes from brands/embers, which led to conflagration of the entire neighborhoods through vegetation and structure exposure.

**Good
mitigation
starts with
the
structure**



The weakest link



Small Openings (Details Matter)

Crack of light leads to the outside of this home. Heat damage and a couple of cold embers in the subfloor insulation. Question: Was this crack properly sealed by the original builder?



Fence Connections



Landscaping:

Wood mulch and pine needles at base of walls and under decks



Rebuilding After the Marshall Fire

- CP&P is committed to helping residents navigate the rebuilding process
- Marshall Fire rebuilds and repairs will be handled separate from our regular process & will be prioritized
 - No pre-application conference needed
 - No need to be added to application submittal schedule
- Rebuilding Coordinators
- Assembling packets of property-specific information (existing floor area, building permit records, previous planning approvals, compatible size for the neighborhood, etc.)
- Hiring more staff

Paths Forward for Rebuilding

- If rebuilding same structure that was lost in the fire (i.e., original location and footprint, same floor area or smaller, same or lower height) may move forward immediately and apply for a building permit, with commitment to rebuild with additional wildfire resiliency measures.
 - ❖ The required wildfire mitigation measures include ignition resistant construction for roofing, siding, eaves, windows, doors, vents, gutters, fencing, decks, and accessory structures, as well as defensible space requirements.
- If wish to make changes to pre-existing structure(s) will need to pause and proceed after an Article 19 (Procedures Following a Disaster) streamlined review that specifically addresses rebuilding after the Marshall Fire.
 - ❖ The Article 19 provisions will replace the Site Plan Review (SPR) process that is typically required and will allow for an expedited review of the pertinent issues.
 - ❖ The Article 19 process is similar to what followed the Fourmile and Calwood Fires.

Article 19 Marshall Fire Rebuilding Provisions

- Will allow longer timeframe for rebuilding under streamlined review
 - Exempt from Site Plan Review if restore the same structure (original location, floor area, height) within one year of the disaster
 - This time frame may not be realistic and places unnecessary stress on property owners
 - Article 19 provisions will evaluate necessary time frame based on analysis and community input
- Will address nonconforming structures
 - Destroyed structures that did not meet setbacks currently have 6-months to rebuild
 - Article 19 provisions will allow nonconforming structures a longer time period to be replaced
- Will allow for modifications to pre-existing structures
 - Article 19 provisions will allow for some level of change without necessitating Site Plan Review
 - Article 19 provisions will focus on limited issues and will outline parameters and allowances for acceptable changes
- Will address resiliency
 - In the face of climate change, building more resilient and energy efficient structures is imperative.
 - Staff will propose rebuilds require ignition-resistant materials.

Accessory Dwelling Units (ADUs)

- Current Land Use Code regulations only allow accessory dwelling units (ADUs) in limited circumstances:
 - ✓ Agricultural worker unit
 - ✓ Family care unit
 - ✓ Historic unit
- County has heard the interest in ADUs expressed by parts of the community
- Consider question of whether to allow ADUs for Marshall Fire rebuilds
 - Article 19 provisions or broader Land Use Code change

Article 19 Marshall Fire Provisions - Timeline

- Estimated timeline for adoption in late-March / early-April
- Process:
 - Staff considering ideas, performing analysis, drafting regulations - **on-going**
 - Community Outreach meeting to respond to "straw dog" – **Wed. Feb. 23 6-8PM**
 - Planning Commission Public Hearing – **Wed. Mar. 16 (or earlier Special Session)**
 - Board of County Commissioners Public Hearing – **Thu. Mar. 17 or Tue. Apr. 5**
- Time allows the collaborative efforts between the County, municipalities, non-profits, Xcel, State, and others on programs and options for rebuilding assistance and resources to take further shape.

Rebuilding Coordinators

- Property owners or their architects/builders will be able to work directly with a Rebuilding Coordinator either immediately if they are building the same structure that was lost in the fire
- Property owners who are building a modified structure, adding floor area, or constructing in a different configuration, footprint or location will be assigned a Rebuilding Coordinator after the Article 19 regulations are adopted.
- Neighborhood-level coordination encouraged

Support for Building High-Performance Homes

High-Performance Homes

Info Session Series

- Session 1: What To Ask Before You Build - Advice From Green Building Pro's
- Wednesday, February 16, 6-8 PM
- Live Q&A
- English and Spanish
- cgbg.org/events/thinkingaboutbuilding

Boulder Valley Build Expo

- Friday, February 25 and Saturday, February 26
- 2.5-hour sessions
- 15 builders
- County and municipal staff present
- High-performance home experts present
- bit.ly/bvbuildexpo

XcelEnergy[®] Incentives

Repairing Damaged homes:

- 2x the rebate for smoke damaged insulation
- In zip codes: 80303, 80305, 80020, and 80027
- Must use a contractor participating in Xcel's program

Xcel Energy® Incentives

Rebuilding High Performance Homes:

- Draft
- Subject to change
- Terms and conditions apply
- Requires regulatory approval

XcelEnergy® Incentives

Rebuilding High Performance Homes:

- These are direct-to-consumer incentives
- For customers who lost homes in the Marshall Fire AND rebuild
- Incentives for homes rebuilt by new residents moving into fire affected parcels will be different

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XcelEnergy® Incentives

Rebuilding High Performance Homes:

	2018 Energy Code or Earlier	2021 Energy Code
Code compliant	\$0	\$7,500
ENERGY STAR Homes v3.2	\$10,000	\$10,000
Zero Energy Ready Homes v2	\$12,500	\$12,500
New ENERGY STAR Certification Program	\$17,500	\$17,500
Passive House	\$37,500	\$37,500

EnergySmart Rebuild Support

- www.EnergySmartYes.com/Rebuild
- Resources for high-performance homes
- Support & incentives
- Info@EnergySmartYes.com or



The Construction Process

- Choose Design Professionals
- Submit Permit Application
- County Review Process
- Review the Conditions on the Issued Permit
- Construction and Inspections

The Construction Process

- 2015 IRC with Amendments
 - Energy Code
 - Ignition Resistant Construction Details
 - Wind and Snow Loads

Ask questions: Building@bouldercounty.org

The Construction Process

- Choosing Design and Construction Professionals
 - Local Experience
 - Contractor License
 - Look at date license was issued
 - Look at what projects they have completed
- Questions about Contractor Licensing?

Ask questions: ezbp@bouldercounty.org

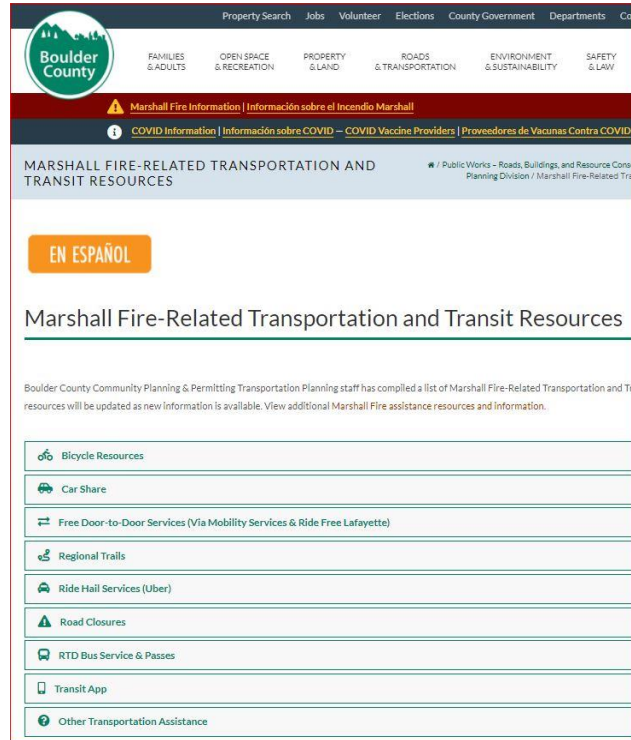
Marshall Fire-Related Transportation and Transit Resources

www.boco.org/MarshallFireTransportation

Transportation Needs Survey

Current Status, Needs & Wants

- Electric Vehicles
- Bikes, including Electric
- Busing
- Carshare membership
- Carpools
- E-Scooters
- And More



Recap / Contacts:

Upcoming Events

- Colorado Green Building Guild Webinars – beginning Feb. 16
- Community outreach meeting on Article 19 Marshall Fire Rebuilding provisions – Feb. 23 6-8 p.m.
- Boulder Valley Build Expo – Feb. 25-26 in Louisville
- Community outreach meeting on Land Use Code Article 19 Marshall Fire Rebuilding provisions
- Article 19 Planning Commission (PC) / Board of County Commissioners (BOCC) Public Hearings – March 16 (or earlier special PC session) / March 17 or April 5 BOCC

Contact information

Marshall Fire Rebuilding webpage: www.boco.org/MarshallFireRebuilding

General Marshall Fire Rebuilding questions: MarshallRebuilding@bouldercounty.org

Building Code questions: building@bouldercounty.org

Contractor Licensing Questions: ezbp@bouldercounty.org

High-performance rebuilding: info@EnergySmartYes.com

Boulder County Public Health: healthows@bouldercounty.org

Transportation: www.boco.org/MarshallFireTransportation

