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
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
  - Option 2 – Independently Hire a Licensed Contractor
    - Opt-Out of County Debris Removal Program
    - Follow Permitting Process & Requirements through Community Planning & Permitting
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
1989 Black Tiger Fire: Colorado's First WUI Fire
Lesson #1: Wildfires take place at any time of year

<table>
<thead>
<tr>
<th>Month</th>
<th>Year</th>
<th>Location</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>2009 Olde Stage</td>
<td></td>
<td>3,008</td>
</tr>
<tr>
<td>February</td>
<td>2006 Elk Mountain</td>
<td></td>
<td>600</td>
</tr>
<tr>
<td>March</td>
<td>2011 Lefthand Canyon</td>
<td></td>
<td>622</td>
</tr>
<tr>
<td>April</td>
<td>2011 Crystal (Larimer County)</td>
<td></td>
<td>3,200</td>
</tr>
<tr>
<td>May</td>
<td>1964 Near Gold Hill</td>
<td></td>
<td>160</td>
</tr>
<tr>
<td>June</td>
<td>2000 Bobcat Gulch (Larimer County)</td>
<td></td>
<td>10,599</td>
</tr>
<tr>
<td>July</td>
<td>1989 Black Tiger</td>
<td></td>
<td>2,100</td>
</tr>
<tr>
<td>August</td>
<td>1978 Ouzel</td>
<td></td>
<td>1,050</td>
</tr>
<tr>
<td>September</td>
<td>2010 Fourmile</td>
<td></td>
<td>6,181</td>
</tr>
<tr>
<td>October</td>
<td>2010 Dome</td>
<td></td>
<td>152</td>
</tr>
<tr>
<td>November</td>
<td>1990 Olde Stage</td>
<td></td>
<td>3,000</td>
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</tbody>
</table>
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
Since 1989, our wildfire mitigation programs have taken place in the foothills and mountains.
There is no "fireproof" home; however, ignition-resistant construction and defensible space can prevent homes from igniting.
Embers destroy most homes during wildfires
## Waldo Canyon Fire: Summary of structural ignition sources

<table>
<thead>
<tr>
<th>Ignition Source</th>
<th>Percentage of Burned Structures*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Brands/Embers</td>
<td>54%</td>
</tr>
<tr>
<td>Vegetation Exposure</td>
<td>22%</td>
</tr>
<tr>
<td>Structural Exposure</td>
<td>16%</td>
</tr>
<tr>
<td>Fire Front / Direct Flame Contact</td>
<td>8%</td>
</tr>
</tbody>
</table>

*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.

➢ 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
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
Incentives

Rebuilding High Performance Homes:

• Draft
• Subject to change
• Terms and conditions apply
• Requires regulatory approval
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
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
## Incentives

### Rebuilding High Performance Homes:

<table>
<thead>
<tr>
<th></th>
<th>2018 Energy Code or Earlier</th>
<th>2021 Energy Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code compliant</td>
<td>$0</td>
<td>$7,500</td>
</tr>
<tr>
<td>ENERGY STAR Homes v3.2</td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td>Zero Energy Ready Homes v2</td>
<td>$12,500</td>
<td>$12,500</td>
</tr>
<tr>
<td>New ENERGY STAR Certification Program</td>
<td>$17,500</td>
<td>$17,500</td>
</tr>
<tr>
<td>Passive House</td>
<td>$37,500</td>
<td>$37,500</td>
</tr>
</tbody>
</table>
EnergySmart Rebuild Support

- [www.EnergySmartYes.com/Rebuild](http://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
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