



**Town Council
Monday, April 20, 2026
4:00 PM**

**Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615**

You can watch the meeting live online on our website at tosv.com.

Agenda

1. Call to Order

2. Roll Call

3. Proclamations and Presentations

3.A. Update on Wildfire Modeling and next steps

3.B. 2026-2030 Pitkin County Age-Friendly Initiative Presentation

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2026 Draft Agendas

5.B. Resolution No. 12, 2026 - FTA Certificates and Assurances

5.C. Ordinance No. 04, 2026 - Wildfire Resiliency Code - 2nd Reading

5.D. Ordinance No. 07, 2026 - Building Code Updates - 2nd Reading

5.E. Ordinance No. 08, 2026 - e-Bike Ordinance - 1st Reading

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity.

When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. Policy/Legislative Public Hearings

7.A. Ordinance No. 06, 2026 - Revised 2026 Budget - 2nd Reading

8. Administrative Reports

8.A. EOTC Prep for April 23rd EOTC Meeting

9. Town Council Reports and Actions

Reports and Updates

10. Executive Session

10.A. Town Attorney Update & Negotiations

11. Adjournment

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

4/20/2026

AGENDA ITEM:

Update on Wildfire Modeling and next steps

PRESENTED BY:

Hussam Mahmoud Ph.D., Contractor, InForm, LLC
Angie Davlyn, Executive Director, Wildfire Collaborative Roaring Fork Valley
Josh Zeeb, Project & GIS Manager, TOSV
Clint Kinney, Town Manager, TOSV

BACKGROUND:

The Town of Snowmass Village is advancing two complementary wildfire-resilience initiatives, a technical wildfire modeling study and a state-funded fuels-mitigation program.

The Town has entered into a Professional Services Agreement with InFoRM, LLC to conduct an advanced wildfire behavior, risk, and evacuation modeling study. The scope includes detailed data collection, fire-spread modeling, vulnerability analysis, evaluation of mitigation strategies, and the development of transportation and evacuation modeling tools. The model is not yet complete, but the timing is good for an initial review by Council.

In parallel, the Town has secured an \$850,000 grant from the Colorado Natural Disaster Mitigation Enterprise (NDME) to implement on-the-ground wildfire fuels reduction within Snowmass Village alongside the Wildfire Collaborative Roaring Fork Valley.

Together, these efforts provide both the analytical foundation and financial resources needed to guide, prioritize, and implement community wildfire-mitigation strategies. The modeling work will inform where fuel treatments and hardening measures are most effective, while the NDME grant enables the Town to carry out those mitigation activities.

FINANCIAL IMPACT:

\$800,000 for this year. Assuming \$800,000 for fiscal years 2027 & 2028.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

A Continued Commitment to Sustainability and Resiliency

- Maintain a strong focus on ongoing wildfire fire mitigation efforts, including studying strengthening defensible space requirements and other hardening measures.

COUNCIL OPTIONS:

Proceed with mitigation and collaboration efforts for 2026 using InFoRM's mitigation and hardening recommendations.

STAFF RECOMMENDATION:

This is an information update only. No decisions are needed.

Staff will continue to move forward with wildfire mitigation efforts.

ATTACHMENTS:



ADVANCED WILDFIRE MODELING IN SNOWMASS VILLAGE



Community
resilience means
**LIVING WITH
FIRE**

and proactively reducing
its destructive
consequences.

OPERATIONALIZING COMMUNITY RESILIENCE

1. Early detection and location of wildfire

Best-in-class detection tools like Pano AI help identify ignitions quickly and accurately.

2. Rapid, effective firefighting response

Fast response times from well-equipped fire crews make the difference.

3. Safe and efficient evacuation systems

Resilient communities have well-mapped evacuation routes, bilingual alerts, and outreach that builds public awareness.

4. Strategic fuels reduction in WUI near homes

Vegetation management reduces fire intensity and ember cast near communities and slows down fast-moving fires.

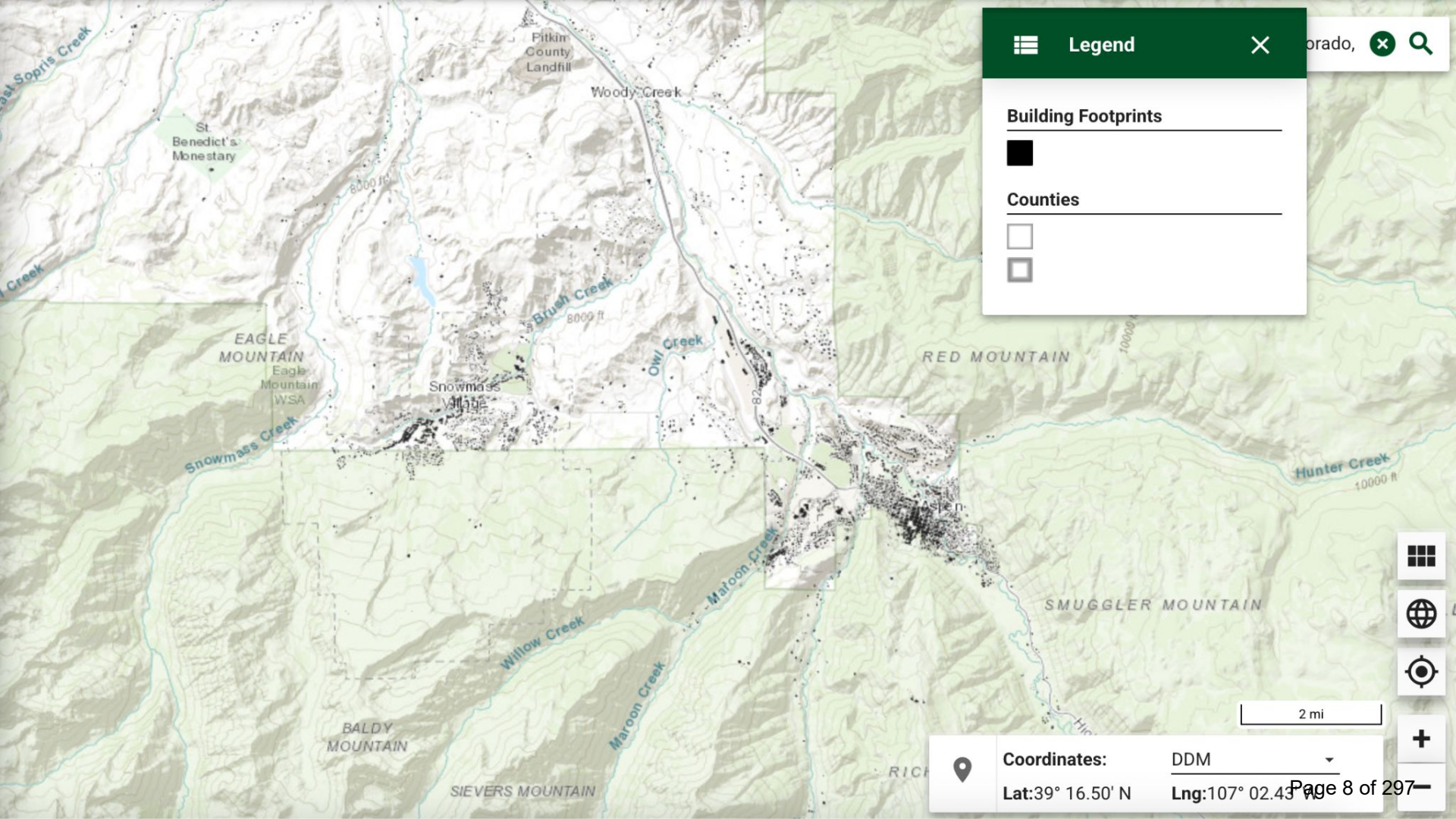
5. Widespread defensible space and home hardening

Once fast-moving fire gets close to communities, the risk of ember ignitions increases. 90% of home ignition during wildfire are caused by embers.

6. Reducing accidental human ignitions

Even in Colorado, human activity causes the majority of wildfires.





Legend



Colorado, x



Building Footprints



Counties



Coordinates:

DDM

Lat: 39° 16.50' N

Lng: 107° 02.43' W



Time-Dependent Propagation – Lahaina 2023



AGNI-NAR Model Simulation



Time = 17:49

© Chulahwat and Mahmoud 2024

FSRI Incident Data



Time = 17:49

Wind Simulation



WHAT WE'RE LEARNING:

1. HOW WILL FIRE MOVE THROUGH SNOWMASS?
2. WHAT CAN WE DO TO CHANGE THE FIRE PATHWAY?
3. WHICH HOMES ARE MOST VULNERABLE?
4. WHAT IS DRIVING HOME-TO-HOME FIRE SPREAD?

I. HOW WILL FIRE MOVE THROUGH SNOWMASS VILLAGE?

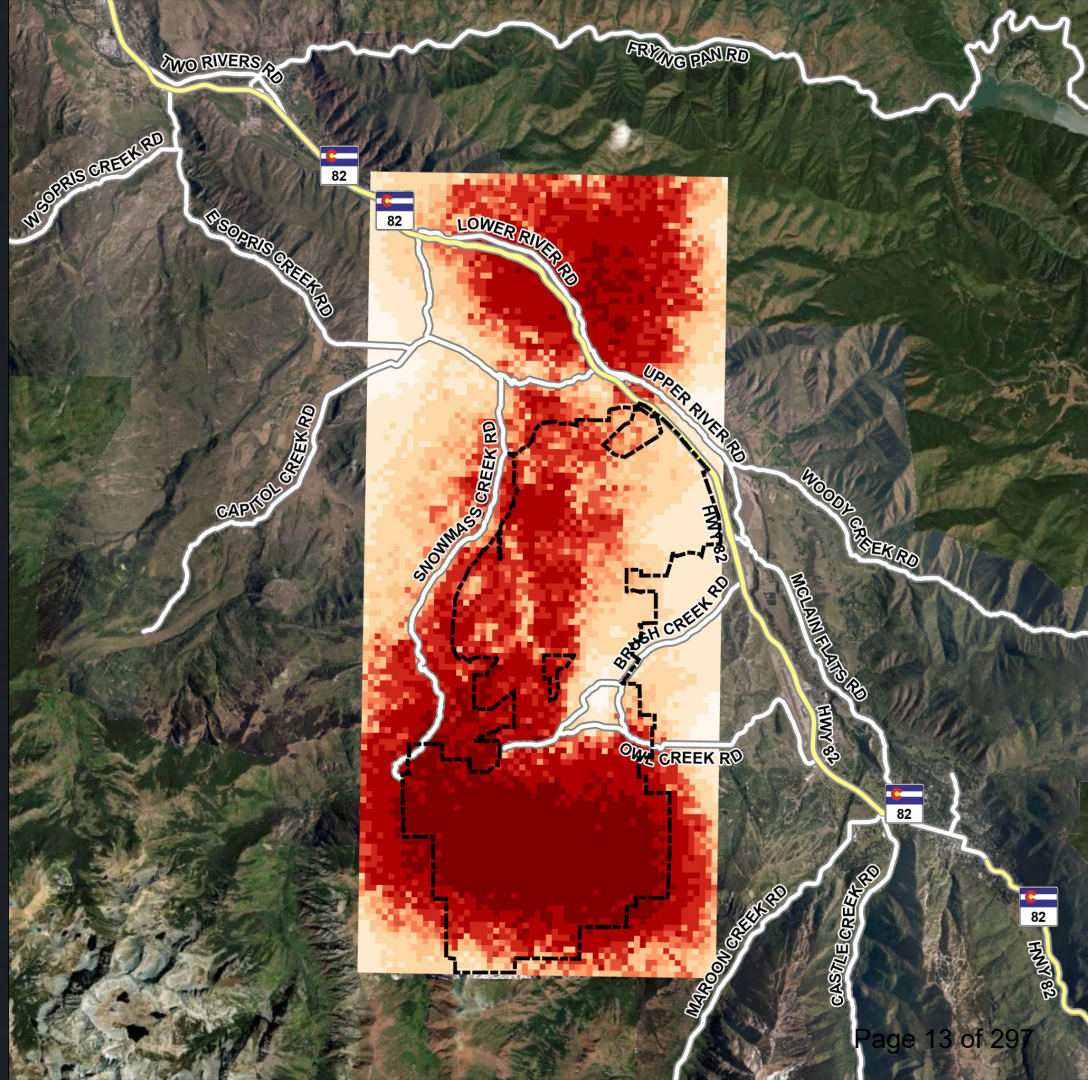
MOST PROBABLE FIRE PATHWAYS

FIRE PATHWAYS

SNOWMASS VILLAGE

→ Most Probable Path

⚠ No Mitigation Measures (current)



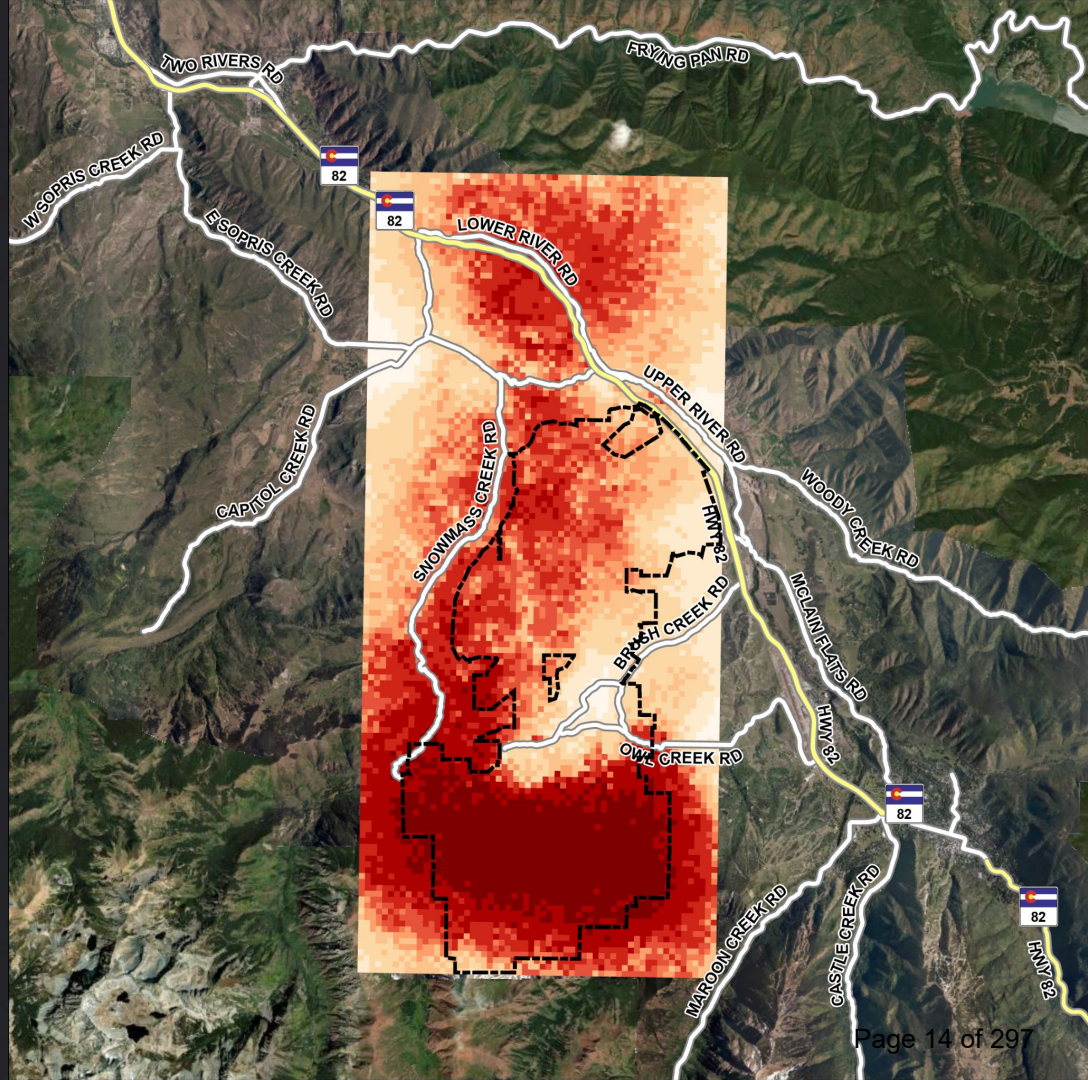
FIRE PATHWAYS

SNOWMASS VILLAGE

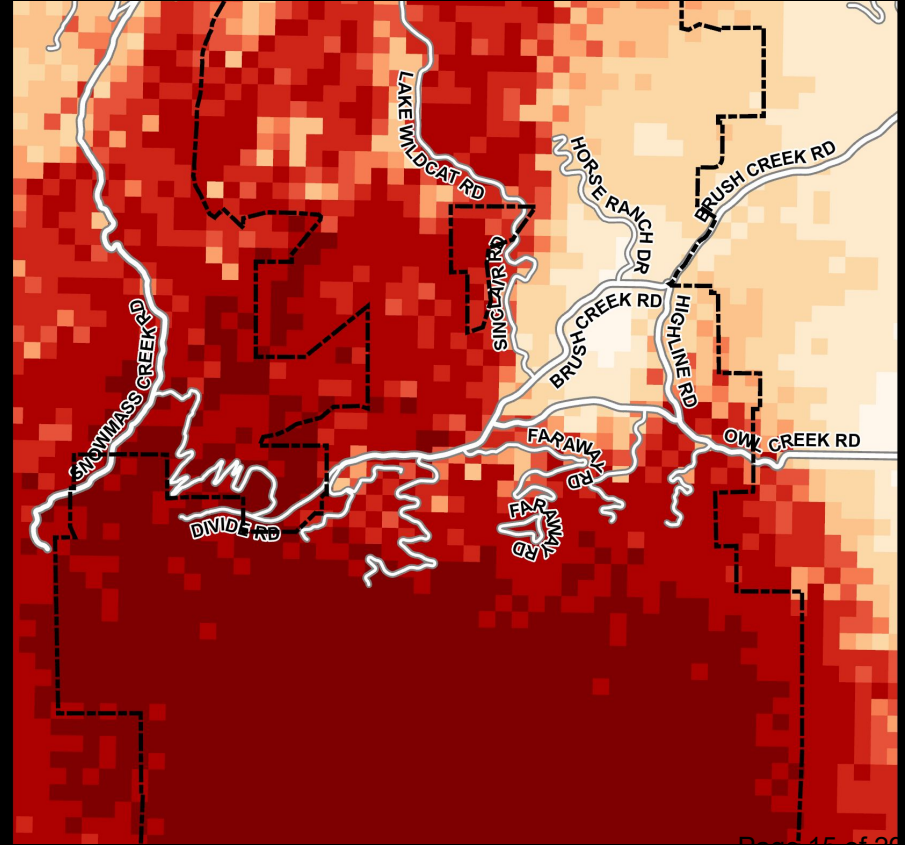
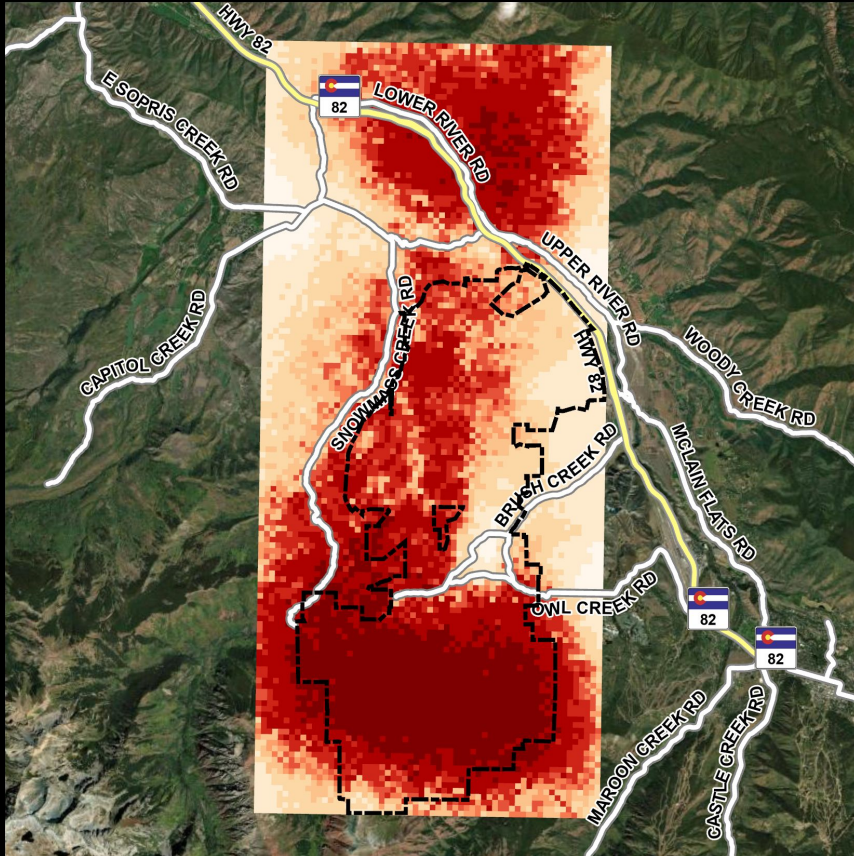
→ Most Probable Path

⚠ Scenario 2 (Optimal Vegetation)

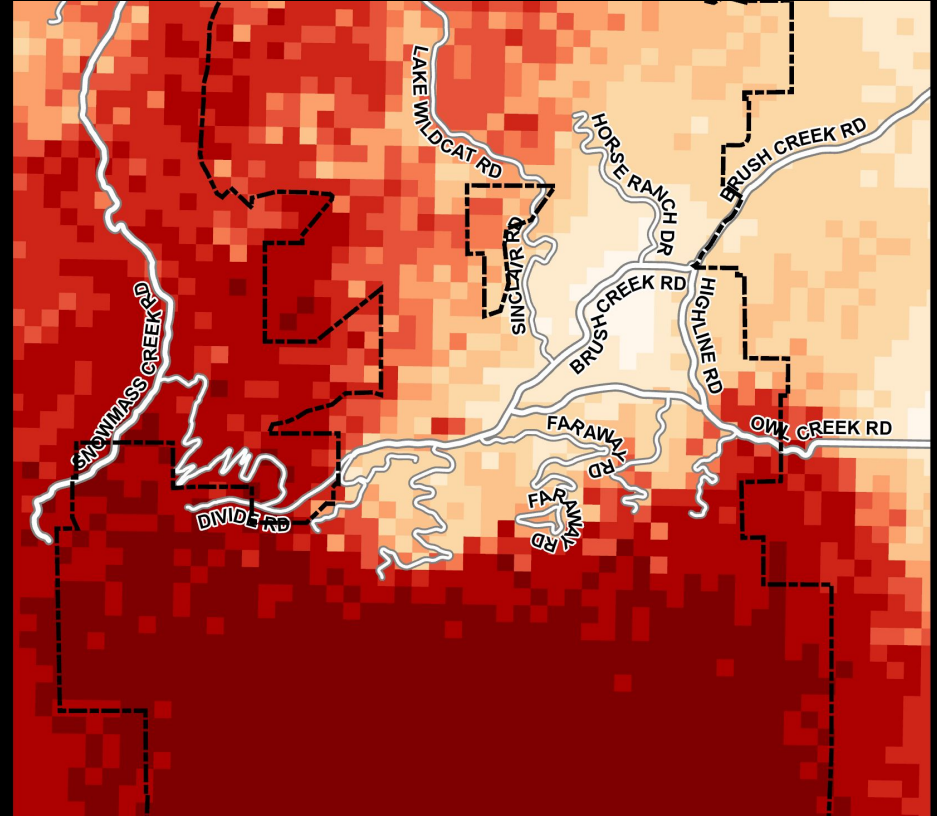
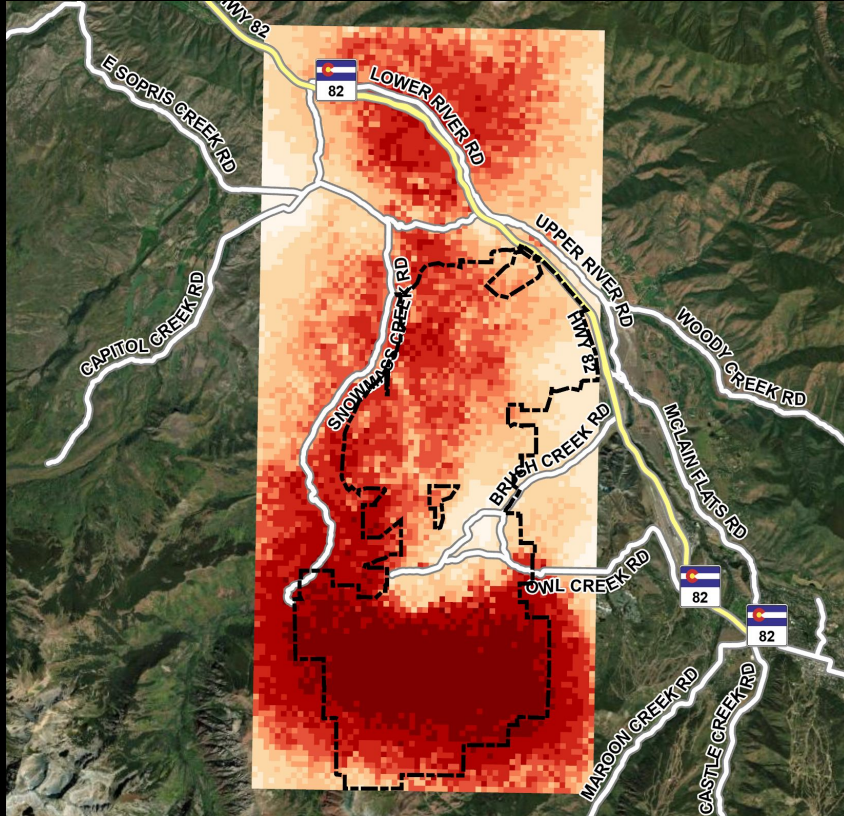
Mitigation of 2400
acres



NO MITIGATION



AFTER MITIGATION



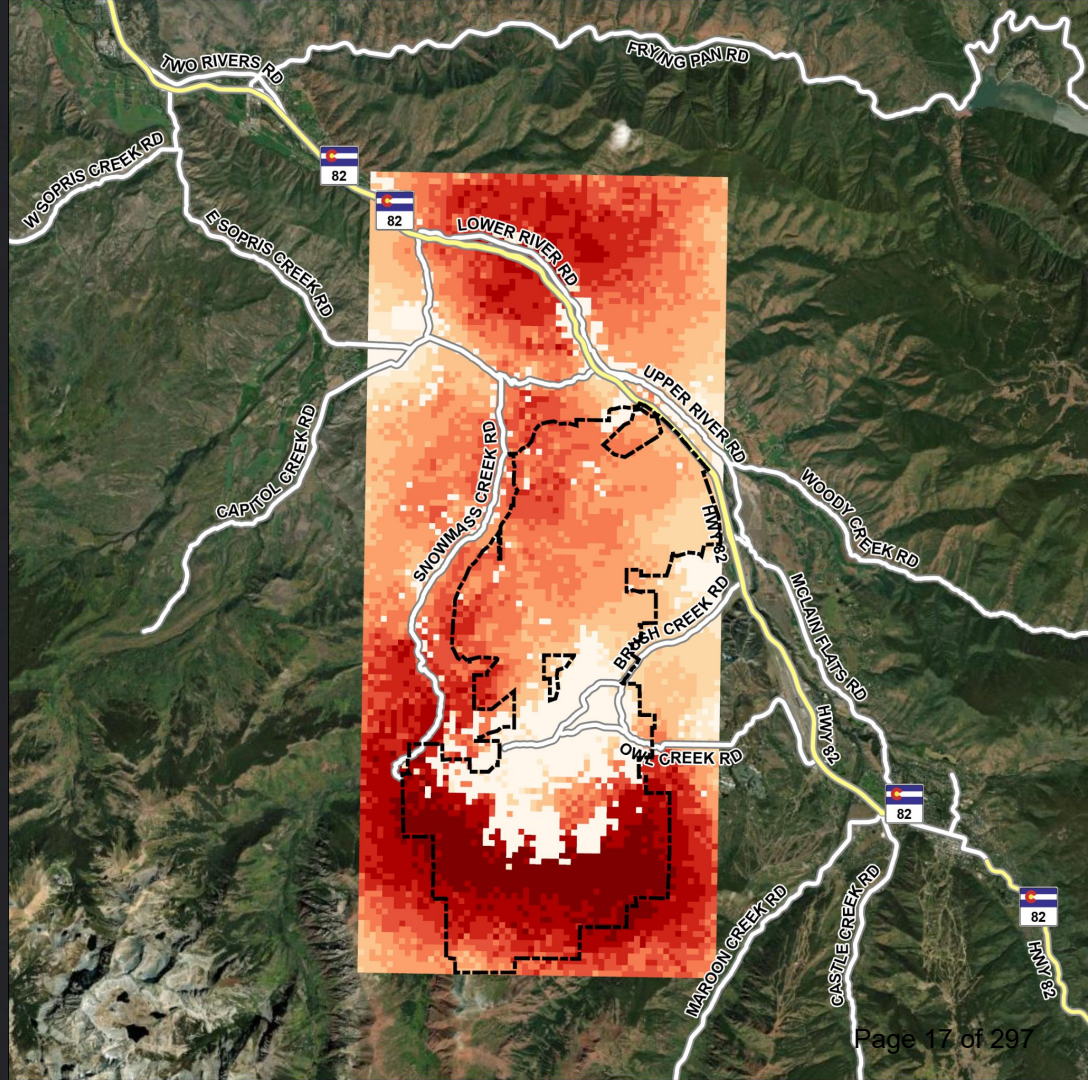
FIRE PATHWAYS

SNOWMASS VILLAGE

→ Most Probable Path

⚠ Scenario 2 (Optimal Vegetation)

Mitigation of 9000
acres

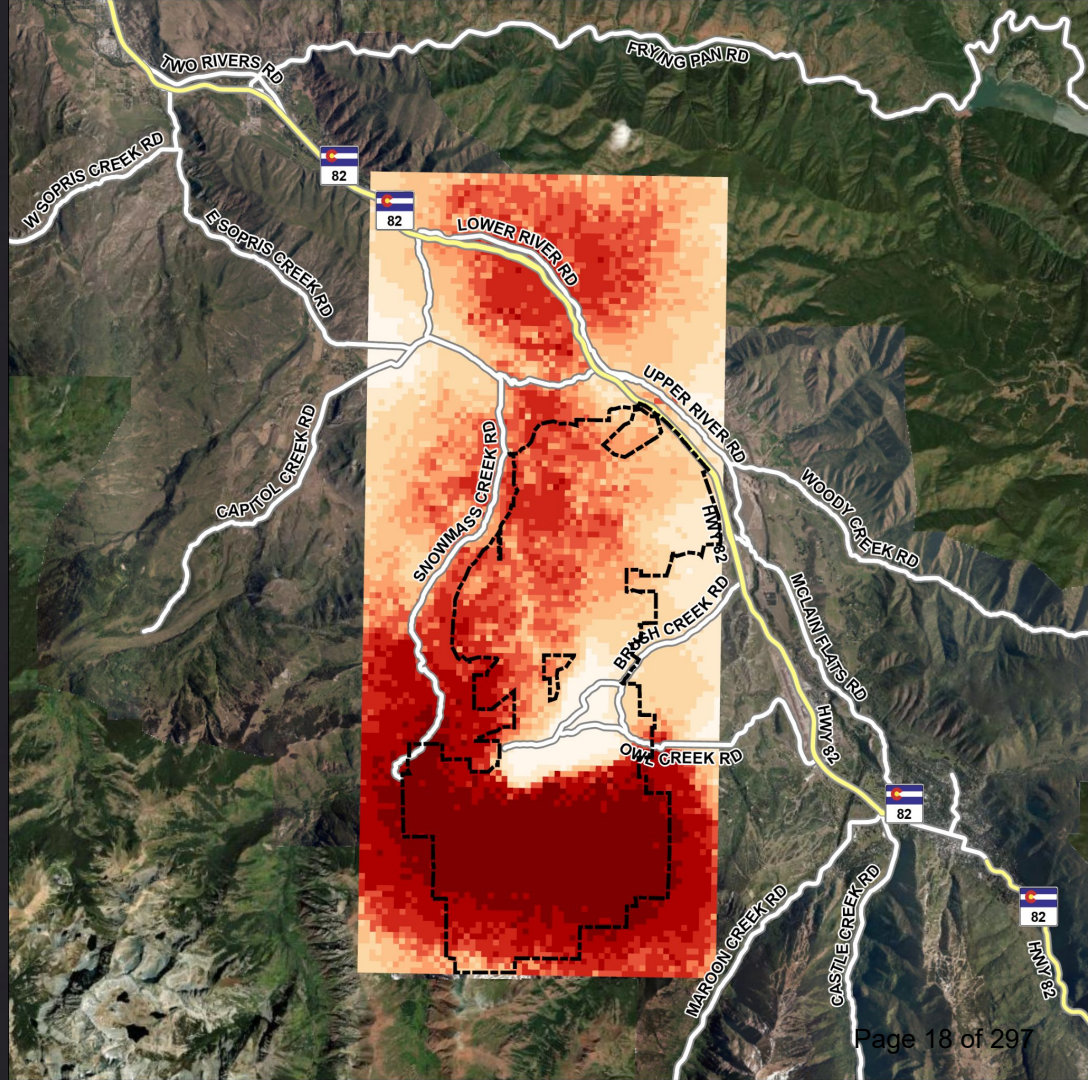


FIRE PATHWAYS

SNOWMASS VILLAGE

→ Most Probable Path

⚠ Scenario 3 (Optimal Vegetation + Defensible Space)



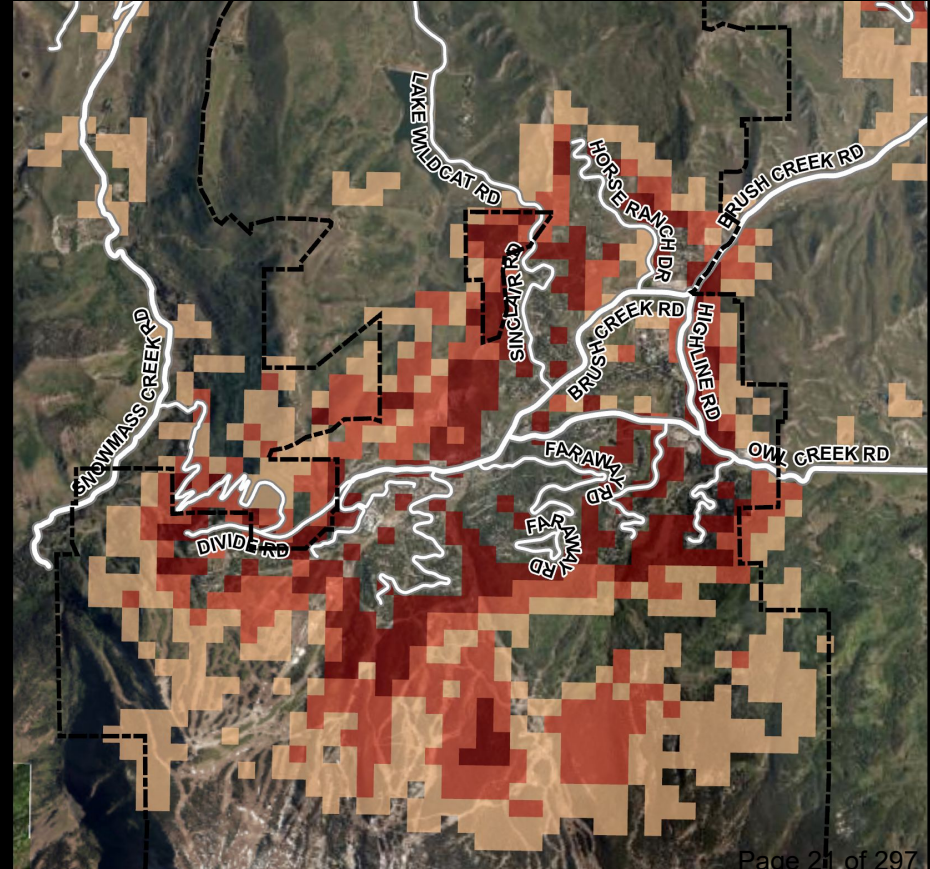
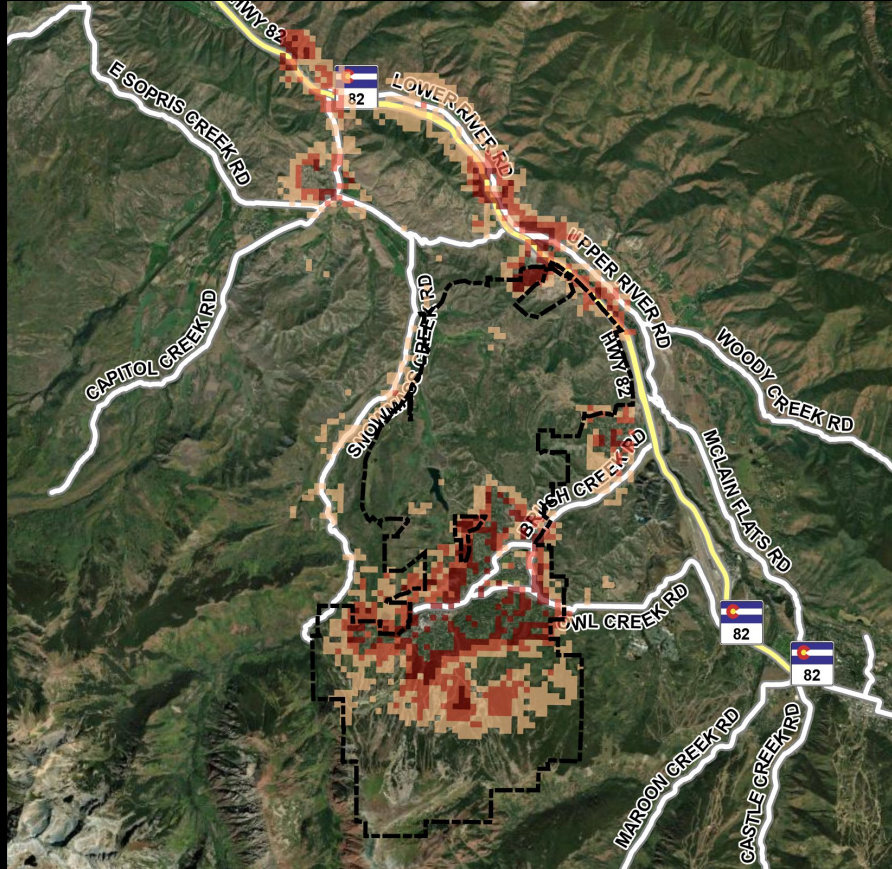
2. WHAT CAN WE DO TO CHANGE THE FIRE PATHWAY?

**FUELS REDUCTION IN MOST
EFFECTIVE AREAS**



TARGET = REDUCING FUELS TO 50%

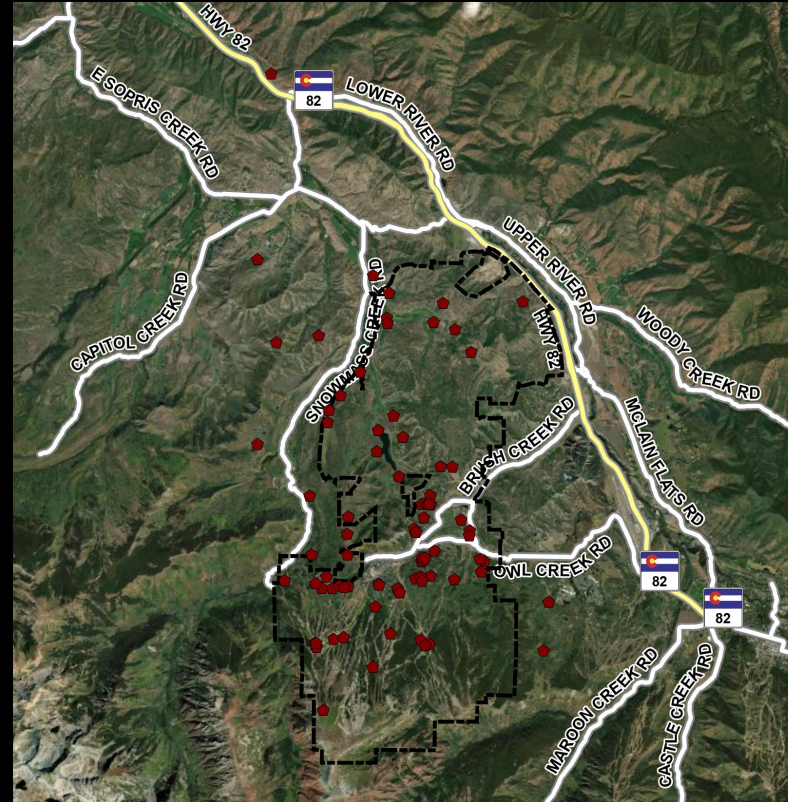
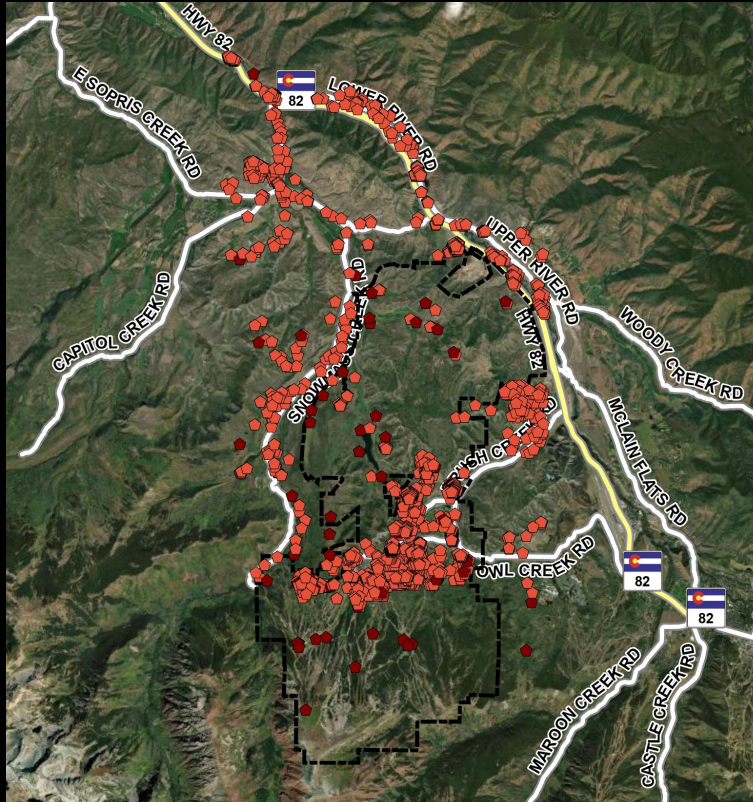
PROACTIVE MITIGATION: FUELS REDUCTION



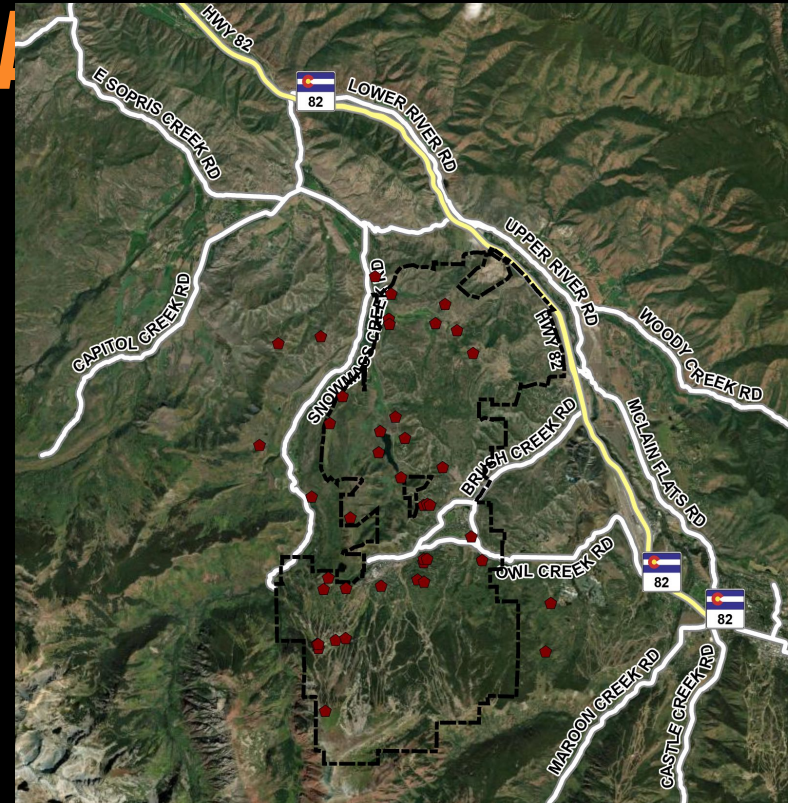
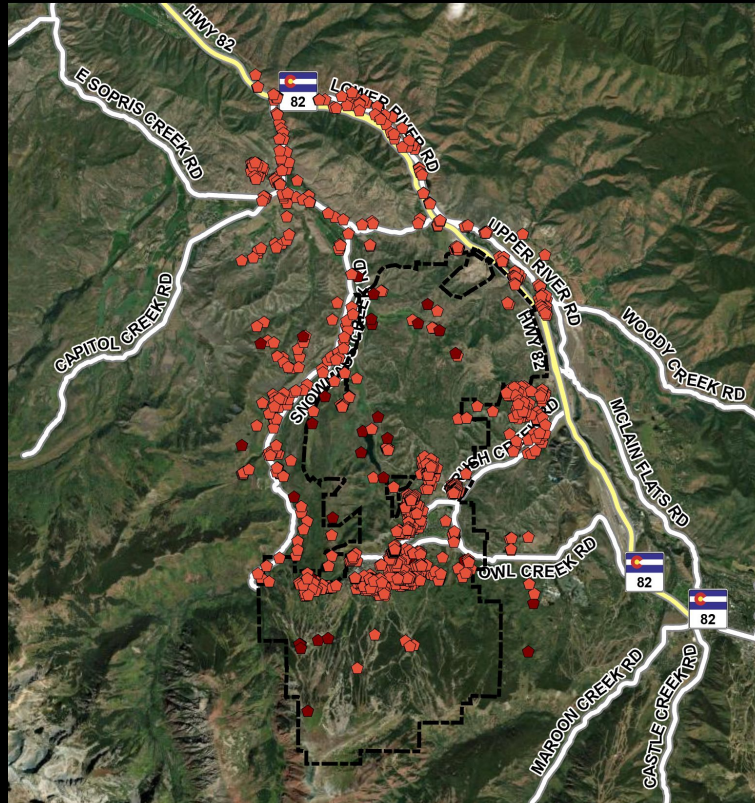
3. WHICH HOMES ARE MOST VULNERABLE?

**HOME DAMAGE
POTENTIAL**

VULNERABLE HOMES - NO MITIGATION



VULNERABLE HOMES - AFTER



ZONE 2
31-100 feet

ZONE 1
6-30 feet

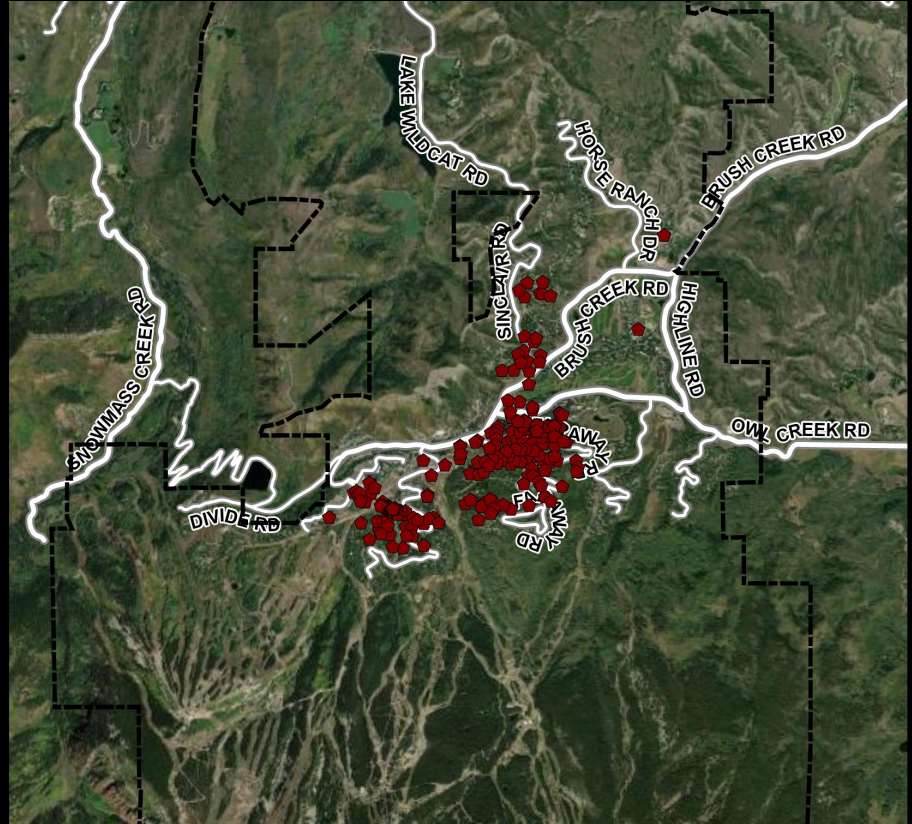
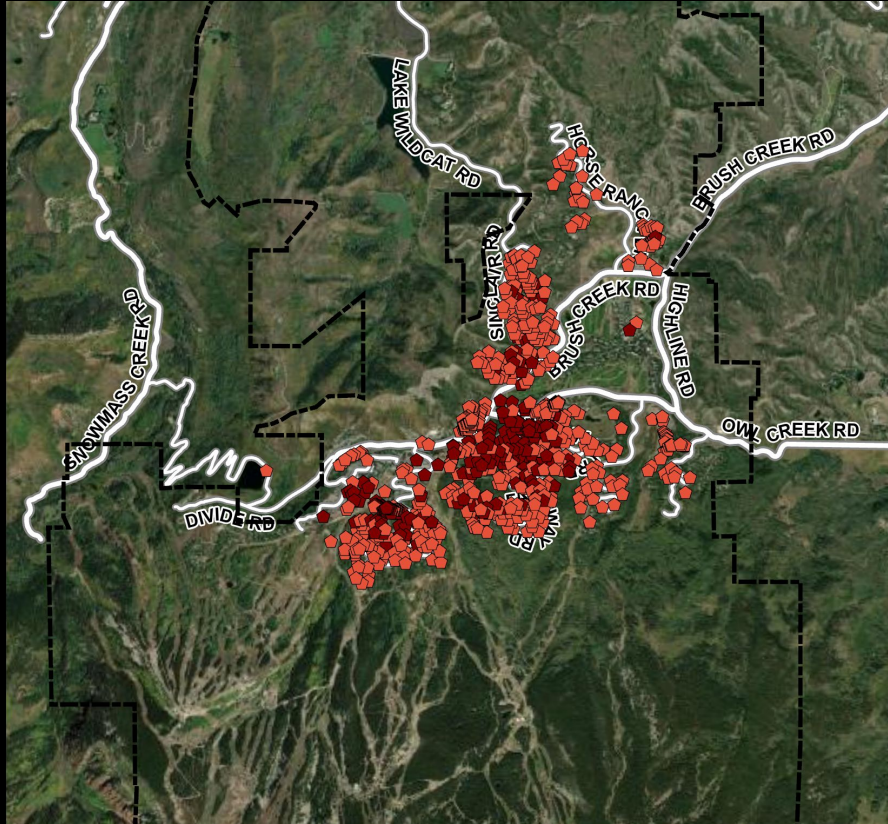
ZONE ZERO
0-5 feet



4. WHAT IS DRIVING HOME-TO-HOME FIRE SPREAD?

IMPORTANT HOME NODES

CRITICAL HOMES - “IMPORTANT NODES”



AGENDA ITEM SUMMARY

WORK SESSION DATE: April 20, 2026, Snowmass Village - City Council

AGENDA ITEM TITLE: Pitkin County Age-Friendly Initiative

STAFF RESPONSIBLE: Chad Federwitz, Manager, Pitkin County Senior Services

ISSUE STATEMENT: The Snowmass village, City Council, is asked today to review the 2026 Pitkin County Age-Friendly Initiative (PCAFI) (Attachment A), and provide perspective into the implementation of the initiative.

BACKGROUND:

In 2017, Pitkin County became the 149th member of the AARP Network of Age-Friendly States and Communities. This membership signified a commitment by Pitkin County to become a more livable, inclusive and supportive place to grow up and grow older. Since 2017, Pitkin County has made significant strides in becoming more age-friendly with a broad focus on all eight domains of livability, as defined by AARP which include: Outdoor Spaces and Buildings; Transportation, Housing, Social Participation, Respect and Social Inclusion, Civic Participation and Employment, Communication and Information, and Community and Health Services.

This momentum builds on the groundwork laid by the 2014 Aging Well initiative, which set the stage for long-term, community-driven efforts to support older adults. With that foundation in place, Pitkin County has continued to advance a coordinated approach to age-friendly planning.

This initiative is led by Pitkin County Senior Services, with support from the Pitkin County Senior Council, Board of County Commissioners, and other community partners. Engagement activities and plan development were provided by Aging Dynamics consulting firm in partnership with Pitkin County Senior Service staff.

The purpose of this updated age-friendly action plan is to guide the efforts of Pitkin County over the next five years. It builds on the achievements of the past eight years and responds to the evolving needs of Pitkin County's aging population. The plan is informed by community input gathered through a series of six town hall meetings and two surveys between June and September 2025. These conversations and surveys reached older adults across the County and included long and short-time residents, caregivers, homeowners and renters, and people in their 60s through 90s.

2026 Pitkin County Age-Friendly Initiative

The 2026 Pitkin County Age-Friendly Initiative (Attachment A) provides a roadmap for the next five years of implementation. It reflects the voices of older adults, the leadership of Pitkin County Senior Services, the County's continued partnership with the AARP Network of Age-Friendly Communities, the statewide Lifelong Colorado initiative, and the Colorado Multi-sector Plan on Aging. Together, these efforts reinforce Pitkin County's vision of

being a community where residents of all ages can live safely, stay connected, and continue to contribute to the place they call home

The 2026 PCAFI aligns with AARP's 8 Domains of Livability:

1. Outdoor Spaces and Buildings
2. Transportation
3. Housing and Supportive Living Options
4. Wellness and Enrichment
5. Diversity and Inclusion
6. Civic Engagement and Employment
7. Communication and Information
8. Health and Community Services

Within these 8 domains, the 2026 initiative sets forth goals for future consideration by the community at large as a guide for addressing both the opportunities and challenges presented by aging to Pitkin County and the region. Focusing on and exploring these areas demonstrates an ongoing commitment to improving and enriching the lives of residents in specific ways. This work is also connected historically to the Public Health Community Health Assessment, and linked directly to the current Pitkin County Comprehensive Plan.

A brief overview of the 8 Domains with descriptions and action steps can be found below, and will be reviewed today.

Domain 1: Outdoor Spaces and Buildings

Accessibility and safety of public spaces, trails, and facilities that support mobility, connection, and recreation for all ages.

- Collaborate with parks and recreation departments to assess parks and trails using age-friendly design standards identifying opportunities to add benches, shade structures, restrooms, accessible paths, and signage that support safe, enjoyable outdoor use for older adults.
- Work with law enforcement and traffic planners to assess and implement speed control measures along Highway 133 and within Redstone improving safety for pedestrians, cyclists, and older adults who rely on walking or wheeling.
- Invest in sidewalk maintenance and pedestrian infrastructure in communities with high concentrations of older adults prioritizing repairs, winter maintenance, curb cuts, and continuous, well-lit walkways in areas like Redstone.
- Partner with public agencies to assess accessibility of public buildings and identify upgrades such as ramps, elevators, automatic doors, and signage to ensure spaces are safe, welcoming, and compliant with universal design principles.

- Collaborate with community partners and stakeholders, (e.g Pitkin County, Aspen, Valley Health, City of Aspen) on the establishment of a new Pitkin County Senior Services facility (“Senior Center”) that is properly sized, designed, and located to serve the needs of a growing older adult population. A larger and improved Senior Center, grounded in both best practices and community partnership and needs, allows for expanded services and programs to prepare for anticipated demographic changes over the next 40 years, while supporting long-term the opportunity to age-in-place.
- Partner with Eagle County to assess the feasibility of co-developing a new senior center in Basalt in which both county aging services will share the cost of development and provision of a robust menu of programming.

Domain 2: Transportation

Availability of safe, accessible, and affordable ways to get around the community.

- Collaborate with RFTA and other local partners to expand flexible, senior-focused transportation options such as Senior Van services and explore subsidized ride programs or vouchers for older adults needing transportation for medical or personal errands.
- Implement a dedicated shuttle route from the Brush Creek Intercept Lot to the Senior Center during peak program hours, improving access for older adults who rely on park-and-ride options.
- Launch a volunteer driver program that connects older adults with community members willing to provide rides to medical appointments, grocery stores, or social activities filling critical transportation gaps in rural areas.

Domain 3: Housing & Supportive Living Options

Housing that is affordable, accessible, and adaptable to allow residents to age in place.

- Create and maintain a trusted handyman and contractor list featuring affordable providers who are willing to work in rural areas focused on small jobs, home modifications, and timely support for aging residents.
- Establish a volunteer support program that matches older adults with helpers for snow shoveling, yardwork, and minor home repairs strengthening safety, independence, and neighborly connection.
- Explore intergenerational and shared housing models such as home-sharing, ADUs, or roommate matching to increase housing choices and optimize use of existing homes.

- Review and update workforce housing regulations to identify and reduce barriers for older adults who are transitioning out of full-time employment but want to remain in the community considering alternatives like volunteer hours or long-term residency as eligibility factors.
- Incentivize development of senior-friendly, affordable housing in rural areas like Redstone encouraging models like Whitcomb Terrace that follow Universal Design or visitability principles.
- Expand programs that support affordable home modifications such as ramps, railings, and bathroom updates so older adults can safely age in place in homes that meet their evolving needs.

Domain 4: Wellness & Enrichment

Focus on increasing the variety, frequency, and local availability of activities that appeal to a wide range of older adults, including younger retirees.

- Expand access to enrichment, fitness, and wellness programming in under-served areas like Redstone by offering regular classes and services that support active aging, community connection, and local engagement.
- Partner with local organizations including recreation centers, libraries, and nonprofits to broaden the calendar of social, educational, and cultural programs available to older adults across the county.
- Create and support special interest groups focused on hobbies like birding, gardening, crafting, and music offering opportunities for peer connection, creative expression, and regular social engagement.

Domain 5: Diversity and Inclusion

Actions aimed at combating ageism, fostering trust, and ensuring all community members feel valued and included.

- Continue public education efforts to address ageism by highlighting the contributions, diversity, and value of older adults through storytelling campaigns, local media, and community forums that challenge outdated stereotypes.
- Promote intergenerational connection and inclusion by partnering with schools, youth organizations, and faith communities to co-create programs that foster shared learning, mutual respect, and meaningful cross-age relationships.

- Host community listening sessions with law enforcement and county agencies to build trust, strengthen communication, and address older adults' concerns about safety, responsiveness, and inclusion in public processes.
- Support the creation of neighbor-to-neighbor networks that encourage social connection and mutual support matching residents for shared walks, grocery runs, check-ins, or other informal exchanges that strengthen community ties and meet everyday needs.
- Increase access to Senior Services programs and information for non-English speaking older adults and caregivers by assessing needs, expanding bilingual outreach, and identifying program offerings that support meaningful participation.

Domain 6: Civic Engagement and Employment

Suggestions for increasing meaningful engagement, volunteer opportunities, and access to work for older adults.

- Celebrate the contributions of older adult volunteers and workers through annual recognition events, public storytelling, and features in county communications that highlight their impact and encourage continued engagement.
- Create a centralized, regularly updated list of flexible volunteer and part-time employment opportunities that are well-suited to older adults' skills, interests, and availability.
- Develop a volunteer matching program that connects older adults with meaningful, flexible opportunities to give and receive assistance whether through neighbor-to-neighbor support, mentoring, or community-based projects.
- Partner with workforce development agencies to offer older adults access to job-seeking support, digital skills training, and lifelong learning opportunities that support late-life employment or career transitions.
- Offer training and mentorship in civic engagement, preparing older adults to serve on county boards, advisory councils, or other public initiatives by increasing awareness, access, and confidence.

Domain 7: Communication and Information

Accessible and reliable communication channels to help residents stay informed about programs, services, and events.

- Develop a centralized information hub, a single calendar or platform where all older adult events, programs, and services are listed and regularly updated. Ensure access both online and in print at trusted community locations.
- Expand hands-on digital literacy sessions on platforms like Facebook, Zoom, and email, with a focus on helping older adults connect socially, access services, and navigate technology safely.
- Support the creation of local phone tree networks especially in rural areas like Redstone to connect residents who need assistance with neighbors willing to help and share timely information.
- Recruit and train community liaisons to serve as trusted messengers helping to share timely, accurate information within their neighborhoods, buildings, or networks.

Domain 8: Community & Health Services

Action steps aimed at increasing access to localized, specialized, preventative care, and financial assistance navigation.

- Host recurring legal aid clinics in partnership with Alpine Legal Services and others, in areas like Redstone or Snowmass Village focused on estate planning, long-term care decisions, and benefits access.
- Collaborate with local mental and behavioral health providers to offer age-friendly counseling, support groups, and outreach programs tailored to the needs of older adults, with expanded availability in rural and under-served areas.
- Expand partnerships with regional health providers to deliver mobile or community-based health clinics, screenings, and wellness workshops in accessible, trusted settings.
- Develop a caregiver resource and support hub that includes information on respite services, local caregiver networks, training opportunities, and emotional support groups.
- Host an annual Navigating Your Finances After 60 event with workshops/resources on Medicare, Medicaid, property tax exemptions, utility assistance, prescription savings, and other local/state financial supports.

The Age-Friendly Initiative

The 2026-2030 Pitkin County Age-Friendly Initiative (PCAFI) builds off of the previous work and successes of Pitkin County on supporting people not only as they grow older, but throughout the life course. The vision of this work is to assist and support the community as a whole in

developing strategies, building partnerships, enhancing resources and leading to meaningful positive change so that, into the next decade and beyond, Pitkin County achieves its full potential as a thriving community to age in place.

This Initiative provides a rich long-term community-wide plan, including realistic action steps to address the needs of a growing older adult population. Pitkin County Senior Services/Human Services will take the lead on connecting with other Pitkin County departments, community organizations and municipalities in order to collaborate on the goals and domain areas of this plan. Collaboration and partnerships will be a key success factor in fulfilling this vision.

Next steps include the department setting priorities for this year, then connect with other county departments and community organizations on action steps. There are also planned presentations on the plan to the City of Aspen, Village of Snowmass and the Town of Basalt over the next few months.

KEY DISCUSSION ITEMS:

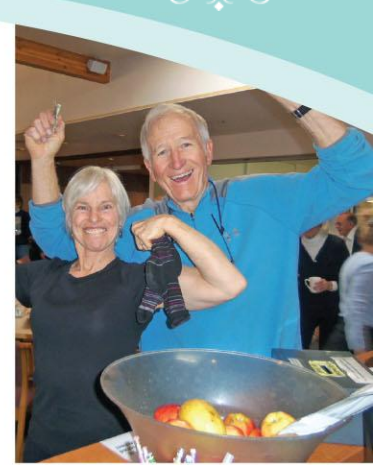
1. Review the 2026 Pitkin County Age Friendly Initiative.

BUDGETARY IMPACT: None

RECOMMENDED ACTION: None

ATTACHMENTS:

- A. 2026 Pitkin County Age-Friendly Initiative – Presentation
- B. 2026 Pitkin County Age-Friendly Initiative - Plan



Pitkin County Age-Friendly Initiative

April 20th, 2026

Snowmass Village - Town Council

How we got to where we are today

- 2014 Aging Well Community Planning Initiative
- 2017 Pitkin County became the 149th Age-Friendly Community (1008), 5th in Colorado (26) and 2nd on the Western Slope
- 2019/2020 Restructured the Aging Well Plan
 - American Association of Retired Persons (AARP) 8 Domains of Livability
- 2025 Updated the Initiative to current
- Age Friendly Moving Forward!

Initiative Vision

2026-2030 Pitkin County Age-Friendly Initiative (PCAFI)

- Five-year “north star” strategy
- Goal is to ensure residents can age safely, remain connected, and continue contributing to the community.
 - Public input on needs & opportunities of the community
 - Partnered with local and regional organizations

Supports Aging in Place Throughout the Life Course

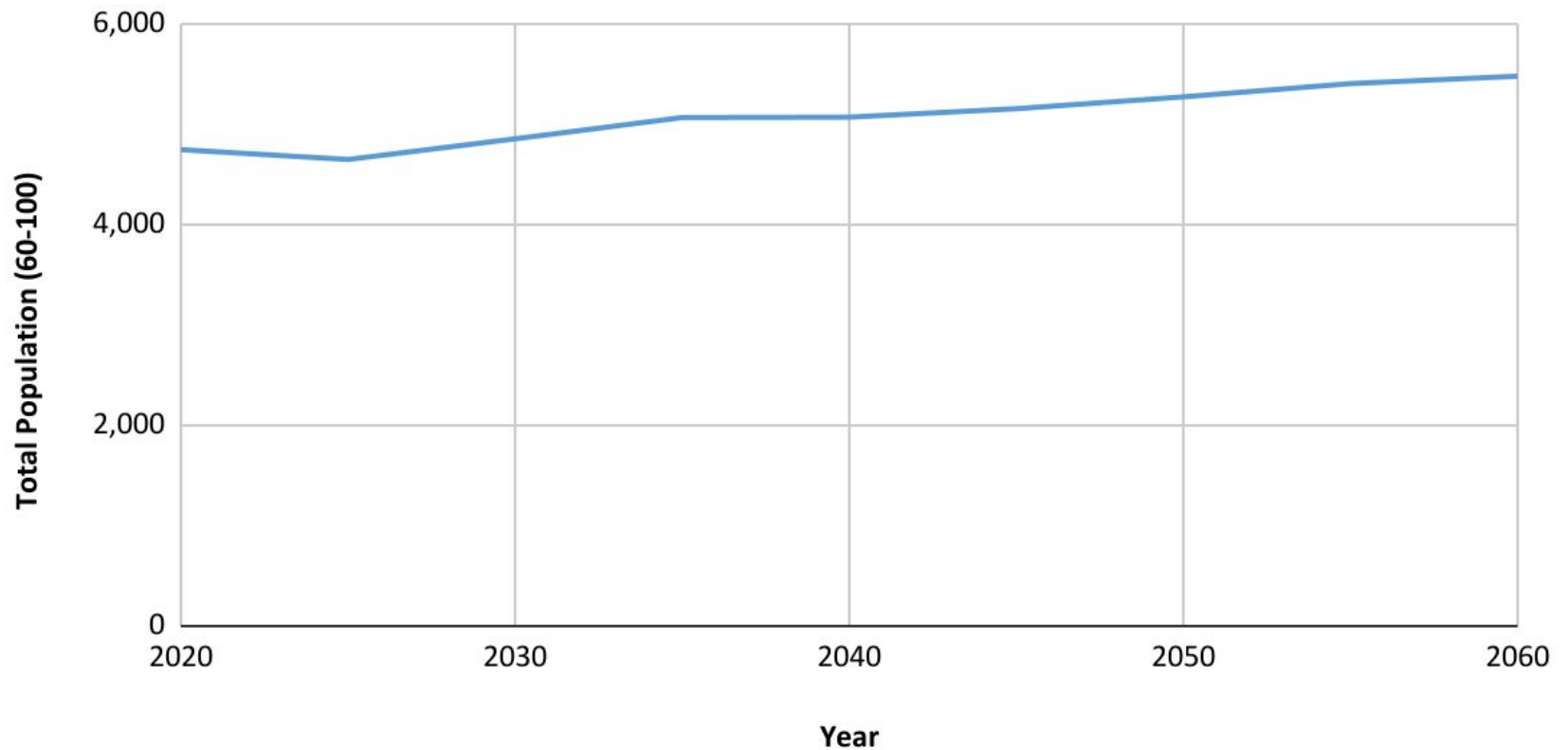
The ability to live in one's own home and/or community safely, independently, and comfortably, regardless of age, income, or ability level.



Pitkin County Demographics

Population Forecasts

Ages 60-100



Key Focus Areas – The 8 Domains of Livability



Solutions and Opportunities

- Collaboration
- Advocacy and Policy
- Outreach
- Empowering the Community



Next Steps

- PCSS is presenting the plan to all the municipalities in the county over the next few months
 - Input to inform the action steps and who/how to partner
 - Prioritize and implement action steps
- PCSS will provide an annual report and progress updates

Thank you

Questions and Feedback

- Are there any current initiatives we should be aware of?
- How can SMV's strategic initiatives support this plan?





PITKIN COUNTY AGE-FRIENDLY INITIATIVE

PLAN UPDATE • 2026-2030

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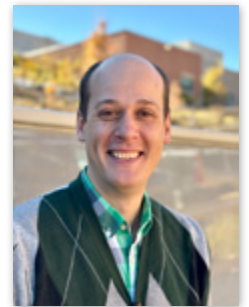
The team at Pitkin County Senior Services is grateful for the continued support regarding this important work. However, we can not achieve these goals without other champions in the community. If you or someone you know would like to learn how Pitkin County can become more Age-Friendly, please reach out to us.

(970) 920-5432 • seniors@pitkincounty.com

LETTER FROM SENIOR SERVICES

Now in its 12th year, the Age-Friendly Initiative continues to grow and evolve with the changing landscape of aging in place here in the Roaring Fork Valley.

The opportunity that the Age-Friendly Initiative offers, is one where all of Pitkin County continues to be a leader around aging-in-place and to push to even greater heights. I am humbled, honored and excited to be part of a wonderful and caring community while striving to make it even more age-friendly every day.



Dr. Chad Federwitz, PhD, CPG™
Manager, Pitkin County Senior Services

VISION STATEMENT

The 2026-2030 Pitkin County Age-Friendly Initiative (PCAFI) builds off of the previous work and successes of Pitkin County on supporting people not only as they grow older, but throughout the life course. The vision of this work is to assist and support the community as a whole in developing strategies, building partnerships, enhancing resources and leading to meaningful positive change so that, into the next decade and beyond, Pitkin County achieves its full potential as a thriving community to age in place.

This Initiative provides a rich long-term community-wide plan, including realistic action steps to address the needs of a growing older adult population. Collaboration and partnerships will be a key success factor in fulfilling this vision.

EXECUTIVE SUMMARY

Pitkin County has a long-standing commitment to creating a community where residents can age safely, independently, and with a high quality of life. Since initiating its age-friendly efforts in 2014, the County has expanded programs, transportation options, meal access, volunteer opportunities, health services, and social activities for older adults. These efforts show the County's ongoing dedication to making Pitkin a great place to grow older.

This updated Age-Friendly Action Plan continues that work. Pitkin County's older adult population is growing quickly with people 65 and older now making up 23% of all residents, and the population of older adults has more than doubled over the past decade. Residents expressed a strong desire to remain in the community, yet concerns about rising housing costs, transportation challenges, limited service access in more rural areas, and not always knowing programs are available are making this more difficult. Through the community engagement efforts for this plan we heard an interest in more activities for active older adults including intergenerational programs and better support for caregivers and non-English speaking families.

Guided by extensive community input including six town halls and two surveys between June and September 2025 their input led to a five-year vision focused on building partnerships, preparing for future needs, and making sure all older adults can stay connected, supported and actively engaged with the community.

The plan organizes priority actions across the eight AARP Domains of Livability:

- **Outdoor Spaces & Buildings:** Make parks, trails, sidewalks, and public buildings safer and easier to use for people of all ages.
- **Transportation:** Add more senior-friendly and volunteer ride options, especially for people in rural areas.
- **Housing & Supportive Living Options:** Support affordable and adaptable housing so people can stay in the community as their needs change.
- **Social Participation:** Offer more classes, events, and activities in different parts of the county and for different ages of older adults.
- **Respect & Social Inclusion:** Build stronger intergenerational connections, reduce ageism, and make programs more accessible for non-English-speaking families.
- **Civic Participation & Employment:** Create more volunteer and part-time work opportunities and help older adults get involved in local decision-making.
- **Communication & Information:** Make it easier to find information about programs through a central calendar, more outreach, and technology support.
- **Community & Health Services:** Improve access to health care, counseling, legal and financial help, caregiver support, and mobile or local clinics.

Moving forward Pitkin County will continue working with community partners, local organizations, and residents to put this plan into action. With strong collaboration and a shared commitment, Pitkin County can remain a place where people of all ages feel valued, supported, and able to age well in the community they love.

BACKGROUND & CONTEXT

In 2017, Pitkin County became the 149th member of the AARP Network of Age-Friendly States and Communities. This membership signified a commitment by Pitkin County to become a more livable, inclusive and supportive place to grow up and grow older. Since 2017, Pitkin County has made significant strides in becoming more age-friendly with a broad focus on all eight domains of livability, as defined by AARP which include: Outdoor Spaces and Buildings; Transportation, Housing, Social Participation, Respect and Social Inclusion, Civic Participation and Employment, Communication and Information, and Community and Health Services.

This momentum builds on the groundwork laid by the 2014 Aging Well initiative, which set the stage for long-term, community-driven efforts to support older adults. With that foundation in place, Pitkin County has continued to advance a coordinated approach to age-friendly planning.

This initiative is led by Pitkin County Senior Services, with support from the Pitkin County Senior Council, Board of County Commissioners, and other community partners. Engagement activities and plan development were provided by Aging Dynamics consulting firm in partnership with Pitkin County Senior Service staff.

The purpose of this updated age-friendly action plan is to guide the efforts of Pitkin County Senior Services over the next five years. It builds on the achievements of the past eight years and responds to the evolving needs of Pitkin County's aging population. The plan is informed by community input gathered through a series of six town hall meetings and two surveys between June and September 2025. These conversations and surveys reached older adults across the County and included long and short-time residents, caregivers, homeowners and renters, and people in their 60s through 90s.

More specifically engagement included:

- Town Halls (6 total) held across the county in locations including Redstone, Snowmass Village, Aspen, Basalt/El Jebel (in partnership with Eagle County) and one held virtually via Zoom. To encourage broad participation, the town halls were scheduled at various times of day and in diverse locations.
- Surveys (2 total): One survey developed by Aging Dynamics was distributed at the beginning of the planning process, and a second survey prepared by AARP was distributed at the end of the engagement period.

The purpose of the surveys was to understand how residents define age-friendly, identify the challenges to aging in Pitkin County and the possible actions that can be taken to make Pitkin County a better place to age and thrive. Surveys were available both printed and online to increase accessibility.

Across surveys, town halls, and conversations, residents of Pitkin County expressed deep love for their communities. People value the beauty of the mountains, the small-town feel, and the relationships they've built over decades. Most want to remain in Pitkin County as they age, but the realities of staying are becoming more difficult. A few of the most commonly heard challenges or concerns included rising housing costs including insurance, property taxes, and the cost to modify homes for changing needs, limited transportation options, and gaps in healthcare and long term care access.

A sense of belonging remains strong but is changing. Many older adults feel connected through neighbors, community groups, and volunteering. But some feel increasingly isolated, especially those in their 60s who still work or don't see themselves reflected in senior programs. There's an interest in more age-diverse, relevant programming that includes active, younger older adults, those still working, and those who have lost a spouse or partner.

Alongside programming, participants emphasized the need for improved communication. Many rely on newspapers, email, and word of mouth but often hear about events too late. Suggestions included a central calendar or event hub, along with more accessible and timely ways to receive updates. Training in digital tools like email and Facebook were also suggested as ways for people to stay connected and receive updates more consistently.

Pitkin County's unique geography, demographics, and economy shape both its opportunities and its challenges. The same qualities that make the area so desirable, its natural beauty, recreational access, and sense of place also contribute to a high cost of living, workforce housing pressures, and limited availability of services outside of Aspen. As the older adult population continues to grow, there is a clear need for coordinated, forward-looking strategies that address these realities head-on.

This updated Age-Friendly Action Plan provides a roadmap for the next five years of implementation. It reflects the voices of older adults, the leadership of Pitkin County Senior Services, the County's continued partnership with the AARP Network of Age-Friendly Communities, the statewide Lifelong Colorado initiative, and the Colorado Multi-sector Plan on Aging. Together, these efforts reinforce Pitkin County's vision of being a community where residents of all ages can live safely, stay connected, and continue to contribute to the place they call home



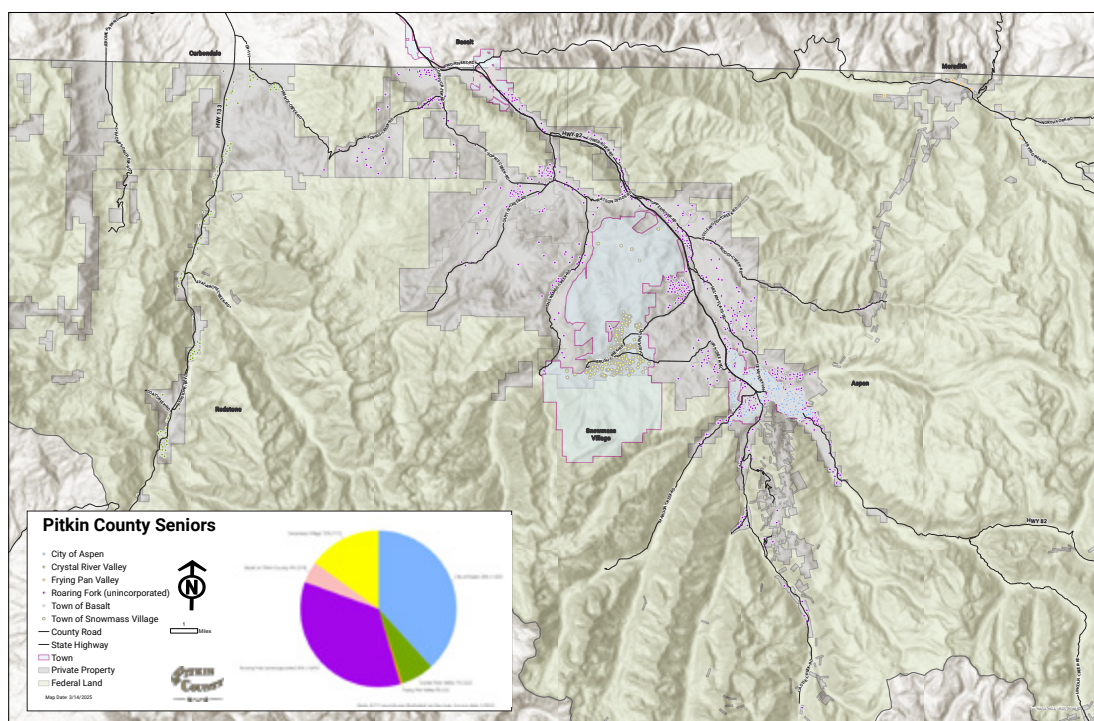
AGING DEMOGRAPHICS

Pitkin County is home to a rapidly aging population characterized by a high quality of life (93% positive rating) per the 2022 Pitkin County CASOA report and significant challenges to aging in place. The total population of the County is 17,119 while older adults, age 65 and older, make up an estimated 23% of the county’s population, a proportion that continues to grow as indicated by the 107.6% increase in the 65+ population between 2013 and 2023. The median age in Pitkin County as of 2023, is 47.3, significantly higher than the State of Colorado median of 38.8.

Within the 65+ population, the age distribution in Pitkin County shows a skew toward the younger end of the range, 65-74 age group, with the U.S. Census Bureau, American Community Survey indicating that in 2025 there are 2,150 individuals aged 65-74; 1,050 age 75-84; and 400 aged 85 years and over. Another important statistic is the average life expectancy according to the CASOA Region 12 Benchmark Report is 94.2 years.

Beyond age, Pitkin County’s median household income is \$100,318 with a high homeownership rate of 79%. English is the primary language spoken at home (84%) and Spanish is spoken in 13% of homes according to the U.S. Census American Community Survey 2022. Multigenerational households are estimated to make up approximately 2.5% of households.

This aging trend reflects both the increasing longevity of local residents and the growing desire to age in place within a community known for its natural beauty, civic engagement, and strong quality of life. However, these same characteristics, particularly high housing costs and geographic isolation present distinct challenges for older adults seeking to remain in the community as their needs change.





OUTDOOR SPACES & BUILDINGS

Accessibility and safety of public spaces, trails, and facilities that support mobility, connection, and recreation for all ages.

SIGNIFICANCE & STRATEGIES

In the surveys and town halls, Pitkin County residents expressed their gratitude for living in the county, due to the natural environment and the parks and recreation opportunities. Despite high ratings for natural spaces, community members noted specific functional gaps: The lack of safe places to walk and be outdoors was identified as a need by nearly half of Pitkin County Survey respondents to the initial survey (47.8%). In Woody Creek, older residents are reluctant to use the Rio Grande Trail loop because there is a severe lack of benches and places to rest, preventing them from safely completing the walk. Speed control and traffic enforcement on major thoroughways, like Highway 133, are identified safety concerns. In discussions at the town halls, participants repeatedly shared that regardless of these challenges they wanted to continue living in Pitkin County.

ACTIONS THAT CAN BE TAKEN OVER THE NEXT FIVE YEARS INCLUDE:

- Collaborate with parks and recreation departments to assess parks and trails using age-friendly design standards identifying opportunities to add benches, shade structures, restrooms, accessible paths, and signage that support safe, enjoyable outdoor use for older adults.
- Work with law enforcement and traffic planners to assess and implement speed control measures along Highway 133 and within Redstone improving safety for pedestrians, cyclists, and older adults who rely on walking or wheeling.
- Invest in sidewalk maintenance and pedestrian infrastructure in communities with high concentrations of older adults prioritizing repairs, winter maintenance, curb cuts, and continuous, well-lit walkways in areas like Redstone.
- Partner with public agencies to assess accessibility of public buildings and identify upgrades such as ramps, elevators, automatic doors, and signage to ensure spaces are safe, welcoming, and compliant with universal design principles.

“ Making our outdoor spaces and buildings safer and easier for all of us to use has given me freedom and confidence to stay active and connected with my neighbors. ”



- Collaborate with community partners and stakeholders, (e.g Pitkin County, Aspen, Valley Health, City of Aspen) on the establishment of a new Pitkin County Senior Services facility ("Senior Center") that is properly sized, designed, and located to serve the needs of a growing older adult population. A larger and improved Senior Center, grounded in both best practices and community partnership and needs, allows for expanded services and programs to prepare for anticipated demographic changes over the next 40 years, while supporting long-term the opportunity to age-in-place.
- Partner with Eagle County to assess the feasibility of co-developing a new senior center in Basalt in which both county aging services will share the cost of development and provision of a robust menu of programming.



2025 ACCOMPLISHMENTS

NATURE-BASED PROGRAMS & OUTDOOR ENGAGEMENT

Pitkin County Senior Services expanded nature-focused programming through Chat with an OST Ranger, Discussion with a Climate Activist, Senior Day on Aspen Mountain, Earth Day at Hallam Lake, and seasonal outings with ACES (Aspen Center for Environmental Studies) Naturalists. Additional field trips to Windwalkers Equine Therapeutic Center, Toklat, Rock Bottom Ranch, Two Roots Farm, the Farm Collaborative, the Braille Trail, the Maroon Creek Wetlands, the Maroon Bells, and the Rotary Club Leaf Tour provided meaningful opportunities for recreation, environmental education, and community building.

ON-SITE PROGRAM EXPANSION AT THE SENIOR CENTER

Programming within the Senior Center grew significantly, with multiple activities and classes often occurring simultaneously throughout the building. The expansion supports social connection, active aging, and increased participation, responding directly to the needs of a growing older adult population.





TRANSPORTATION

Availability of safe, accessible, and affordable ways to get around the community.

SIGNIFICANCE & STRATEGIES

Transportation emerged as one of the top challenges across nearly every town hall, particularly in rural areas like Redstone, Aspen Village, and Snowmass Village. Residents spoke of feeling “stuck at home” if they don’t drive, and said that current services don’t adequately reach outlying neighborhoods. The RFTA bus system is appreciated but doesn’t serve everyone; some communities contribute tax dollars yet lack access to routes. Limited options on evenings and weekends were also a concern, as were icy sidewalks and mobility challenges that make walking unsafe.

In both surveys, residents emphasized the need for more senior-friendly and door-to-door services. While some participants already carpool or receive help from friends, many expressed reluctance to ask for rides and instead requested formal programs or volunteer networks.

ACTIONS THAT CAN BE TAKEN OVER THE NEXT FIVE YEARS INCLUDE:

- Collaborate with RFTA and other local partners to expand flexible, senior-focused transportation options such as Senior Van services and explore subsidized ride programs or vouchers for older adults needing transportation for medical or personal errands.
- Implement a dedicated shuttle route from the Brush Creek Intercept Lot to the Senior Center during peak program hours, improving access for older adults who rely on park-and-ride options.
- Launch a volunteer driver program that connects older adults with community members willing to provide rides to medical appointments, grocery stores, or social activities filling critical transportation gaps in rural areas.

2025 ACCOMPLISHMENTS

SENIOR VAN SERVICE GROWTH

The Senior Van service through RFTA continued to grow in use and efficiency, providing older adults with reliable transportation for appointments, errands, social activities, and Senior Center programs. Expanded coordination with RFTA strengthened accessibility across Aspen, Snowmass Village, Aspen Village, and Woody Creek, supporting mobility for residents who no longer drive or have limited transportation options.





HOUSING & SUPPORTIVE LIVING OPTIONS

Housing that is affordable, accessible, and adaptable to allow residents to age in place.

SIGNIFICANCE & STRATEGIES

Housing was the most frequently raised concern throughout all engagement activities. Whether at town halls, in surveys, or informal conversations, residents shared that it is becoming increasingly difficult to afford to stay in Pitkin County as they age. Challenges include rising property taxes, high home insurance rates, lack of smaller and accessible units, and difficulty modifying older homes for safety and mobility.

Some older adults reported being “house rich and cash poor,” owning a home but unable to afford upkeep, snow removal, or needed renovations. Others were renters worried about losing housing or not having stable options in the future. Participants also emphasized that new housing developments are often not designed with aging in mind.

There was also discussion of alternative models like shared housing, intergenerational housing, and accessory dwelling units (ADUs) as possible ways to address these challenges and support both older and younger residents.

ACTION THAT CAN BE TAKEN OVER THE NEXT FIVE YEARS INCLUDE:

- Create and maintain a trusted handyman and contractor list featuring affordable providers who are willing to work in rural areas focused on small jobs, home modifications, and timely support for aging residents.
- Establish a volunteer support program that matches older adults with helpers for snow shoveling, yardwork, and minor home repairs strengthening safety, independence, and neighborly connection.
- Explore intergenerational and shared housing models such as home-sharing, ADUs, or roommate matching to increase housing choices and optimize use of existing homes.
- Review and update workforce housing regulations to identify and reduce barriers for older adults who are transitioning out of full-time employment but want to remain in the community considering alternatives like volunteer hours or long-term residency as eligibility factors.
- Incentivize development of senior-friendly, affordable housing in rural areas like Redstone encouraging models like Whitcomb Terrace that follow Universal Design or visitability principles.
- Expand programs that support affordable home modifications such as ramps, railings, and bathroom updates so older adults can safely age in place in homes that meet their evolving needs.

2025 ACCOMPLISHMENTS

HOUSING RIGHTSIZING & PARTNERSHIP EXPANSION

Pitkin County advanced housing support for older adults through its work with the Aspen Pitkin County Housing Authority (APCHA). The county remained engaged in APCHA's rightsizing pilot program, which creates opportunities for deed-restricted homeowners to swap units based on changing needs. Senior Services staff also met with APCHA leadership to explore availability at Truscott and Aspen Country Inn and to better align housing resources with aging-in-place goals.



WELLNESS & ENRICHMENT

Focus on increasing the variety, frequency, and local availability of activities that appeal to a wide range of older adults, including younger retirees.

SIGNIFICANCE & STRATEGIES

Many older adults in Pitkin County value being socially engaged and are eager to stay active. People spoke fondly of community lunches, exercise classes, interest groups, and special events like the Senior Spooktacular. However, access to these opportunities varies based on where someone lives. Redstone and other rural areas noted that activities are often centered in Aspen, making it hard to participate without transportation. Some people shared that they feel “cut off” from these events or unsure what’s available.

A number of participants said they would like more programming that appeals to a wider age range of older adults particularly for those in their 60s and early 70s who are still working, caregiving, or more active. Others asked for activities that encourage interaction across generations, or involve hands-on learning and creativity.

Cost and timing were also mentioned. Some suggested holding events at varied times of day and offering more opportunities with discounted or sliding-scale fees.

ACTIONS THAT CAN BE TAKEN OVER THE NEXT FIVE YEARS INCLUDE:

- Expand access to enrichment, fitness, and wellness programming in under-served areas like Redstone by offering regular classes and services that support active aging, community connection, and local engagement.
- Partner with local organizations including recreation centers, libraries, and nonprofits to broaden the calendar of social, educational, and cultural programs available to older adults across the county.
- Create and support special interest groups focused on hobbies like birding, gardening, crafting, and music offering opportunities for peer connection, creative expression, and regular social engagement.

2025 ACCOMPLISHMENTS

NUTRITION & FOOD ACCESS INITIATIVES

Senior Services expanded access to healthy food and gathering opportunities through a twice-weekly continental breakfast, offering fresh fruit, yogurt, and pastries to support early-morning visitors and foster social connection. The CSA partnership with Two Roots Farm provided more than 1,100 produce distributions to over 220 older adults. In the Crystal River Valley, the Redstone Inn lunch partnership and newly added bi-monthly yoga classes created accessible wellness and social programming, while Valley Meals and More delivered hot meals four days per week to homebound older adults.

COMMUNITY PROGRAMMING & SPECIAL EVENTS

New and longtime programs enriched social participation countywide. Highlights included the inaugural PRIDE Lunch and Celebration, the first Summer Picnic on the Mountain, Mahjong & Muffins, and expanded educational and wellness workshops, including collaborations with bioregional herbalist Sheehan Meaghar. Intergenerational opportunities also grew through High School Tech Connect, which paired students with older adults for hands-on technology support. Popular annual programs such as Senior Ski Day on Aspen Mountain continued to draw strong participation.



RESPECT & SOCIAL INCLUSION

Actions aimed at combating ageism, fostering trust, and ensuring all community members feel valued and included.

SIGNIFICANCE & STRATEGIES

Pitkin County residents spoke with pride about their strong sense of community, and many said they feel supported by neighbors and civic groups. In smaller towns like Redstone, this sense of interdependence “neighbors helping neighbors” was especially strong. Long-time residents emphasized the importance of social fabric, and many described how staying connected contributes to their well-being.

However, not all older adults feel included. Some participants in their 60s or early 70s said they don’t see themselves reflected in existing senior programming. Others who are widowed or recently retired described feeling more isolated. Residents also raised concerns that the pace of change in the county, particularly rising costs and development was leaving behind some long-time locals.

People expressed a desire for more intergenerational connection, both informal and structured. Some noted the importance of creating age-friendly public spaces, events, and opportunities that bring people together across life stages. Trust and communication with local institutions, including law enforcement and public agencies, also emerged as areas for continued relationship-building.

ACTIONS THAT CAN BE TAKEN OVER THE NEXT FIVE YEARS INCLUDE:

- Continue public education efforts to address ageism by highlighting the contributions, diversity, and value of older adults through storytelling campaigns, local media, and community forums that challenge outdated stereotypes.
- Promote intergenerational connection and inclusion by partnering with schools, youth organizations, and faith communities to co-create programs that foster shared learning, mutual respect, and meaningful cross-age relationships.
- Host community listening sessions with law enforcement and county agencies to build trust, strengthen communication, and address older adults’ concerns about safety, responsiveness, and inclusion in public processes.
- Support the creation of neighbor-to-neighbor networks that encourage social connection and mutual support matching residents for shared walks, grocery runs, check-ins, or other informal exchanges that strengthen community ties and meet everyday needs.
- Increase access to Senior Services programs and information for non-English speaking older adults and caregivers by assessing needs, expanding bilingual outreach, and identifying program offerings that support meaningful participation.

2025 ACCOMPLISHMENTS

AGE-INCLUSIVE PROGRAMS AND WORKFORCE SUPPORT

Efforts to promote inclusion and combat ageism expanded through programs such as Retirement Bootcamp, which provided workshops on topics ranging from flexible work options to health, relationships, and lifelong learning. The Flip the Script on Aging program continued raising awareness of ageism and encouraging more age-inclusive community norms. The transition of Adult Protection Services (APS) to the Senior Services division strengthened resource coordination, reduced stigma, and increased visibility of available support.

INTERGENERATIONAL LEARNING AND STUDENT ENGAGEMENT

Partnerships with local high schools and Colorado Mountain College (CMC) supported four student interns over the past two years. Interns contributed to outreach, CSA distribution, educational programming, and day-to-day support at the Senior Center, fostering greater intergenerational understanding and community connection.



“ I feel seen, respected,
and truly part of this
community. The
Age-Friendly programs have
opened doors for all of us. ”



CIVIC ENGAGEMENT & EMPLOYMENT

Suggestions for increasing meaningful engagement, volunteer opportunities, and access to work for older adults.

SIGNIFICANCE & STRATEGIES

Many older adults in Pitkin County remain deeply engaged in their communities. Participants described volunteering, participating on local boards or councils, mentoring youth, and staying active in faith-based and civic groups. For some, work is still an important part of their lives either out of financial need or a desire for purpose.

However, barriers exist. Some residents said they didn't know how to get involved or felt that opportunities were not well-publicized. Others noted that while they're eager to contribute their skills, they need flexible roles that accommodate mobility, caregiving responsibilities, or part-time schedules.

There was also recognition that older adults want to have a voice in shaping programs and services that affect them. Rural residents in particular expressed interest in being part of local decision-making, especially to advocate for services in places like Redstone and Aspen Village.

2025 ACCOMPLISHMENTS

VOLUNTEER RECRUITMENT & COMMUNITY OUTREACH

Senior Services strengthened volunteer engagement through the Superhero Volunteer Campaign, which featured weekly ads in the Aspen Daily News and extended outreach across social media. New partnerships with La Tricolor, the Spanish-language radio station serving the Roaring Fork Valley, expanded awareness of volunteer opportunities and deepened engagement with Spanish-speaking older adults and families.

ACTIONS THAT CAN BE TAKEN IN THE NEXT FIVE YEARS INCLUDE:

- Celebrate the contributions of older adult volunteers and workers through annual recognition events, public storytelling, and features in county communications that highlight their impact and encourage continued engagement.
- Create a centralized, regularly updated list of flexible volunteer and part-time employment opportunities that are well-suited to older adults' skills, interests, and availability.
- Develop a volunteer matching program that connects older adults with meaningful, flexible opportunities to give and receive assistance whether through neighbor-to-neighbor support, mentoring, or community-based projects.
- Partner with workforce development agencies to offer older adults access to job-seeking support, digital skills training, and lifelong learning opportunities that support late-life employment or career transitions.
- Offer training and mentorship in civic engagement, preparing older adults to serve on county boards, advisory councils, or other public initiatives by increasing awareness, access, and confidence.



COMMUNICATION & INFORMATION

Accessible and reliable communication channels to help residents stay informed about programs, services, and events.

SIGNIFICANCE & STRATEGIES

Clear, consistent communication is essential but many residents shared that they often miss out on programs and events simply because they didn't know about them in time. Word of mouth, email newsletters, and local newspapers (especially in Redstone and Snowmass) remain key sources of information for older adults. However, not everyone uses digital tools like Facebook or websites, and some said they receive information "too late" to participate.

Residents expressed a desire for a centralized, up-to-date calendar of events and programs. Others recommended that communication be tailored to different communities within the county. Rural residents emphasized that the Senior Services newsletter is not always enough and suggested adding flyers in local gathering spots, announcements in the Crystal Valley Echo, and outreach via neighborhood groups.

At the same time, some older adults want to better understand how to use technology but need support. They expressed interest in learning how to use email, social media, or Zoom but wanted training that is slow-paced, in-person, and patient.

ACTIONS THAT CAN BE TAKEN IN THE NEXT FIVE YEARS INCLUDE:

- Develop a centralized information hub, a single calendar or platform where all older adult events, programs, and services are listed and regularly updated. Ensure access both online and in print at trusted community locations.
- Expand hands-on digital literacy sessions on platforms like Facebook, Zoom, and email, with a focus on helping older adults connect socially, access services, and navigate technology safely.
- Support the creation of local phone tree networks especially in rural areas like Redstone to connect residents who need assistance with neighbors willing to help and share timely information.
- Recruit and train community liaisons to serve as trusted messengers helping to share timely, accurate information within their neighborhoods, buildings, or networks.

2025 ACCOMPLISHMENTS

EXPANDED COMMUNICATION CHANNELS

Clear, timely access to information improved through weekly "This Week at the Senior Center" ads in the Aspen Daily News and a robust monthly newsletter mailed to 575 households and emailed to 960 subscribers. Senior Services also broadened technology education through Introduction to Tech programs with the Pitkin County Library, recurring Artificial Intelligence workshops, and intergenerational support via High School Tech Connect.

GUIDANCE & RESOURCE NAVIGATION

The Chat with a Gerontologist program provided monthly one-on-one sessions for older adults seeking support with housing, transportation, health care decisions, exercise, Alzheimer's concerns, and other aging-related topics. This service offered personalized guidance and strengthened access to trusted, unbiased information.





COMMUNITY & HEALTH SERVICES

Action steps aimed at increasing access to localized, specialized, preventative care, and financial assistance navigation.

SIGNIFICANCE & STRATEGIES

Health and supportive services are deeply valued but access can be uneven across Pitkin County, particularly in rural communities. Residents in Redstone and Snowmass Village expressed frustration that services are centralized in Aspen, requiring long drives or unavailable transportation. Others said they struggle to find in-home care, physical therapy, or behavioral health support. Some services like foot care clinics and home delivered meals were praised but residents asked for more consistency and wider availability.

Affordability and navigation were key issues. People shared that navigating Medicare, legal support, and care options is overwhelming, especially without a local advocate. Incomes may not qualify some older adults for assistance, but they still can't afford private services. Many expressed a need for help accessing or understanding benefits, insurance, and cost-saving programs.

There was also concern about emergency preparedness—particularly fire and medical response times in places like Redstone. Residents worried about living far from hospitals and said more visibility of emergency personnel would provide reassurance.

2025 ACCOMPLISHMENTS

MENTAL HEALTH, COUNSELING AND BEHAVIORAL SUPPORT

Partnerships with regional providers expanded access to mental and behavioral health services. The collaboration with Midvalley Family Practice brought weekly, no-cost in-person nursing care, mental health support, and health education directly to the Senior Center. Dr. Terry Bordan continued offering weekly counseling appointments focused on emotional well-being, coping strategies, grief support, and chronic care needs.

PREVENTATIVE DENTAL AND HEALTH CLINICS

The Smiles for Seniors Dental Clinic, in partnership with Community Health Services, provided preventive dental care including oral evaluations, cancer screenings, fluoride varnish, and referrals. Annual flu and COVID-19 vaccine clinics were held at the Senior Center and in Redstone, ensuring older adults had local, timely access to essential vaccinations.

ACTIONS THAT CAN BE TAKEN IN THE NEXT FIVE YEARS INCLUDE:

- Host recurring legal aid clinics in partnership with Alpine Legal Services and others, in areas like Redstone or Snowmass Village focused on estate planning, long-term care decisions, and benefits access.
- Collaborate with local mental and behavioral health providers to offer age-friendly counseling, support groups, and outreach programs tailored to the needs of older adults, with expanded availability in rural and under-served areas.
- Expand partnerships with regional health providers to deliver mobile or community-based health clinics, screenings, and wellness workshops in accessible, trusted settings.
- Develop a caregiver resource and support hub that includes information on respite services, local caregiver networks, training opportunities, and emotional support groups.
- Host an annual Navigating Your Finances After 60 event with workshops/resources on Medicare, Medicaid, property tax exemptions, utility assistance, prescription savings, and other local/state financial supports.

REFERENCES & RESOURCES

- Colorado Department of Human Services, Office of Aging & Adult Services. (2021). Lifelong Colorado: Making Colorado communities age-friendly.
- Colorado Department of Local Affairs, State Demography Office. (2024). Population estimates and forecasts for Colorado's older adult population (ages 65+)
- Colorado State Demography Office. (n.d.). Pitkin County demographic and economic profile.
- Pitkin County Senior Services. (2023). 2023 Annual report: Age-Friendly initiative.
- Pitkin County, Colorado: Community Assessment Survey for Older Adults (CASOA). November 2022.
- Statewide Community Assessment Survey for Older Adults (CASOA). October 2022.
- Vintage region: Community Assessment Survey for Older Adults (CASOA). October 2022.



Pitkin County would also like to thank the team at Aging Dynamics who supported Senior Services in hosting listening sessions, gathering and analyzing research and data for this report.



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2026 DRAFT Agenda Overview

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- Add spring clean up/annual trash pickup to a future workshop agenda.
- Discussion RE gas vs electric mowers and leaf blowers
- E-Bikes safety issues
- POST Office Update—Next steps, opportunities for improvement?

Monday April 13 – Work Session

- New RWAPA Director – Paula Stepp intro
- SWSD Presentation
- Update on Krabloonik Site
- Review Thrive Advisory Committee applications
- 1,400 hour work requirement
-

Monday April 20 – Regular Meeting

- **(at 4)** Update on Wildfire modeling and Next steps
- Ord—2nd reading – building code **AND** Wildfire Resiliency code
- 2026 to 2030 Pitkin County Age-Friendly Initiative Presentation– Dr. Chad Federwitz
- 2nd reading ord of revised 2026 budget/ financial update
- First Reading of e-bike ordinance
- EOTC Prep
- Town Attorney Update
- Community picnic timing

Thursday April 23rd - EOTC Meeting – 3-6pm or Retreat – In Aspen

Monday May 4 – Regular Meeting

- Summer event overview April (or May 4)
- 2026 Community Survey
-

Monday May 11 – Work Session (High School Award Night)

Monday May 18– Regular Meeting

- Willows Reconstruction- Ord – PH – 1st Reading

2026 DRAFT Agenda Overview

-

Monday June 1 – Regular Meeting

- Holy Cross Update
- Exec Session – personnel – performance reviews
- November Election discussion
- Willows Reconstruction- Ord – PH – 2nd Reading

Monday June 8 – Work Session

-

Monday June 15 – Regular Meeting

- Exec Session – personnel – Performance reviews

Monday July 6 – Regular Meeting

- Election Reso Auth to participate & IGA with Pitkin -or July 20 (has to be 100 days before election)

-

Monday July 13 – Work Session

Thursday July 23 – EOTC Regular Meeting – 4-6pm - Aspen

Monday July 20 – Regular Meeting

Monday Aug 3 – Regular Meeting

- Town Attorney Update
- Election Resolution – Ballot Language or Aug 17th

Monday Aug 10 – Work Session

Monday Aug 17 – Regular Meeting

- EOTC Budget/work plan – Linda DuPriest

Tuesday Sept 8 – Regular Meeting

- Reso in support of – ballot

-

Monday Sept 14 – Work Session

Monday Sept 21 – Regular Meeting (Yom Kipper) Move

Tues Sept 22 – Regular Meeting

-

Monday Oct 5 – Regular Meeting

- Budget
- Town Attorney Update
- B & C application & appointment procedure update
-

Monday Oct 12 – Work Session

2026 DRAFT Agenda Overview

- Budget

Monday Oct 19 – Regular Meeting

- Budget – Comments from FAB

Thursday Oct. 22nd – 4-6pm EOTC Budget Meeting - Pitkin

Wednesday Nov 4 – Regular Meeting – due to election day

- GID Meeting - Adopting the GID Budget
- Budget Adoption
-

Tuesday Nov 9 – Work Session

Monday Nov 16 – Regular Meeting

- Swear in New TC members and Mayor
- B & C Applications

Monday Dec 7– Regular Meeting

- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews

Monday Dec 14 – Special Meeting

- GID Meeting – set Mill Levy
- B & C Interviews/Discussion

Monday Dec 21 – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
 - EAB
 - FAB
 - PTRAB
 - POSTR
 - Tourism – quarterly updates
 - Grants – Recent Awards; Review of Criteria; Purpose, etc.
 - SAAB
 - Planning

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

April 20, 2026

AGENDA ITEM:

Resolution 12 Series of 2026 Approving the 2026 Federal Transit Administration Grant Master Agreement's Certifications and Assurances

PRESENTED BY:

Sam Guarino, Transportation Director

BACKGROUND:

Staff requests Council's approval of the Certifications and Assurances ("C&A") that are Appendix A in the Federal Transit Administration's Master Agreement. It is a requirement to comply with the C&A to accept grants from the Federal Transit Administration (FTA). This resolution accepts the terms of the C&A for the current grants that are funding transit services admin/operating, new buses, and capital projects. It also authorizes the Transportation Director to certify the affirmation of the annual C&A for these projects. The Town has been approving the Master Agreement's C&A over the last fifteen years.

The C&A apply to the Federal funds used for the specified grants' purpose which covers administration and operating activities and capital acquisition. The C&A covers 21 compliance categories including:

- Authority to enter into an agreement with the FTA
- Lobbying Compliance
- Procurement Compliance
- Safety and Asset Management Plans
- Protections for Private Transportation Providers
- Public Hearing
- Acquisition of Rolling Stock Guidelines
- Charter Service and School Transportation Agreement
- Americans With Disabilities Act
- Alcohol Misuse and Prohibited Drug Use
- Asset Management
- Safety and Security
- Title VI Civil Rights Act

- Labor Standards.

To review the complete 2026 Certifications and Assurances, please see attached.

FINANCIAL IMPACT:

For use in 2026 the Town has been awarded the following Federal Grants:

- A Section 5311 Rural Areas grant of \$501,045 in support of operating expenditures in the provision of transit service.
- A Section 5339(a) grant of \$243,640 in support of the purchase of two ADA Transit Vans.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The grant funding is in support of our transit services that protect the environment and help sustain the quality of life within the community.

COUNCIL OPTIONS:

1. Approve the Resolution
2. Deny the Resolution

STAFF RECOMMENDATION:

Approve Resolution 12, Series of 2026 to comply with the requirements of the grant(s).

ATTACHMENTS:

1. Resolution 12, Series of 2026
2. FTA Fiscal Year 2026 Certifications & Assurances.

1
2 **SNOWMASS VILLAGE TOWN COUNCIL**
3
4

5 **RESOLUTION NO. 12**
6 **SERIES OF 2026**
7

8 **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SNOWMASS VILLAGE,**
9 **COLORADO, AUTHORIZING THE FILING OF APPLICATIONS WITH THE FEDERAL**
10 **TRANSIT ADMINISTRATION, AN OPERATING ADMINISTRATION OF THE UNITED**
11 **STATES DEPARTMENT OF TRANSPORTATION, FOR FEDERAL TRANSPORTATION**
12 **ASSISTANCE AUTHORIZED BY 49 U.S.C. CHAPTER 53, TITLE 23 UNITED STATES**
13 **CODE, AND OTHER FEDERAL STATUTES ADMINISTERED BY THE FEDERAL**
14 **TRANSIT ADMINISTRATION.**
15

16 WHEREAS, the Town of Snowmass Village ("TOSV") has the power to enter into
17 agreements with the Colorado Department of Transportation ("CDOT") and the Federal
18 Transit Administration ("FTA"); and,
19

20 WHEREAS, CDOT and the FTA have been delegated authority to award Federal
21 financial assistance for transportation projects; and,
22

23 WHEREAS, the grant or cooperative agreement for Federal financial assistance will
24 impose certain obligations upon the TOSV, and may require the TOSV to provide the local
25 share of the project's costs; and,
26

27 WHEREAS, the TOSV has or will comply with all applicable annual Certifications
28 and Assurances in the FTA required for the project(s), and,
29

30 WHEREAS, the TOSV is desirous of obtaining said funds for the purchase of transit
31 vehicles, construction of a capital project, and/or the operation of transportation services,
32 and has filed applications (under Sections 5339 and 5311) with the FTA and/or CDOT for
33 the purchase of transit vehicles, funding for operating transportation services and
34 construction of a capital project, and,
35

36 WHEREAS, the TOSV desires to accept the funds for such projects pursuant to the
37 applicable conditions of the 2026 Master Agreement's Certifications and Assurances in
38 Appendix A of that agreement, and,
39

40 WHEREAS, the TOSV desires to work together with the FTA and CDOT to effect
41 said projects as provided in the agreement, and,
42

43 WHEREAS, the TOSV finds that the adoption of this Resolution is necessary for
44 the immediate preservation of the public health, safety and welfare.
45
46

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of
Snowmass Village, Colorado,

1. That the Transportation Director is authorized to execute and file an application for, and administer, grants for Federal assistance on behalf of the TOSV with the Federal Transit Administration and the Colorado Department of Transportation for Federal assistance authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, or other Federal statutes authorizing a project administered by the Federal Transit Administration.
2. That the TOSV agrees to the conditions of the Master Agreement's Certifications and Assurances as they pertain to these projects that the FTA requires for the assistance agreements and authorizes the Transportation Director to certify the Certifications and Assurances to the FTA through the "COTRAMS" web site.

CERTIFICATION

READ, APPROVED AND ADOPTED by the Town Council of the Town of
Snowmass Village on the 20th of April 2026 upon a motion made by Council Member
_____, the second of Council Member _____, and upon a vote of ___ in favor and
___ opposed.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM

Jeffrey Conklin, Town Attorney

Not every provision of every certification will apply to every applicant or award. If a provision of a certification does not apply to the applicant or its award, FTA will not enforce that provision.

Text in italic is not part of a certification and is of no legal effect. Its purpose is to provide explanation and context for the certification.

CATEGORY 1. CERTIFICATIONS AND ASSURANCES REQUIRED OF EVERY APPLICANT.

All applicants must make the certifications in this category.

1.1. Standard Assurances.

The certifications in this subcategory appear as part of the applicant's registration or annual registration renewal in the System for Award Management (SAM.gov) and on the Office of Management and Budget's standard form 424B "Assurances—Non-Construction Programs". This certification has been modified in places to include analogous certifications required by U.S. DOT statutes or regulations.

As the duly authorized representative of the applicant, you certify that the applicant:

- (a) Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
- (b) Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- (c) Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
- (d) Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- (e) Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§ 4728–4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 CFR 900, Subpart F).
- (f) Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to:

- (1) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin, as effectuated by U.S. DOT regulation 49 CFR Part 21, including any amendments thereto;
 - (2) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681–1683, and 1685–1686), which prohibits discrimination on the basis of sex, as effectuated by U.S. DOT regulation 49 CFR Part 25;
 - (3) Section 5332 of the Federal Transit Law (49 U.S.C. § 5332), which prohibits any person being excluded from participating in, denied a benefit of, or discriminated against under, a project, program, or activity receiving financial assistance from FTA because of race, color, religion, national origin, sex, disability, or age.
 - (4) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicaps, as effectuated by U.S. DOT regulation 49 CFR Part 27;
 - (5) The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101–6107), which prohibits discrimination on the basis of age;
 - (6) The Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse;
 - (7) The comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91–616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism;
 - (8) Sections 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records;
 - (9) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing;
 - (10) Any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and,
 - (11) the requirements of any other nondiscrimination statute(s) which may apply to the application.
- (g) Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“Uniform Act”) (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases. The requirements of the Uniform Act are effectuated by U.S. DOT regulation 49 CFR Part 24.
- (h) Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§ 1501–1508 and 7324–7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

- (i) Will comply, as applicable, with the provisions of the Davis–Bacon Act (40 U.S.C. §§ 276a to 276a-7), the Copeland Act (40 U.S.C. § 276c and 18 U.S.C. § 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327–333), regarding labor standards for federally assisted construction sub-agreements.
- (j) Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
- (k) Will comply with environmental standards which may be prescribed pursuant to the following:
 - (1) Institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514;
 - (2) Notification of violating facilities pursuant to EO 11738;
 - (3) Protection of wetlands pursuant to EO 11990;
 - (4) Evaluation of flood hazards in floodplains in accordance with EO 11988;
 - (5) Assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§ 1451 et seq.);
 - (6) Conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§ 7401 et seq.);
 - (7) Protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and
 - (8) Protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93–205).
- (l) Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§ 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
- (m) Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§ 469a-1 et seq.).
- (n) Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
- (o) Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§ 2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

- (p) Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§ 4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- (q) Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and 2 CFR Part 200, Subpart F, “Audit Requirements”, as adopted and implemented by U.S. DOT at 2 CFR Part 1201.
- (r) Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing the program under which it is applying for assistance.
- (s) Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. § 7104) which prohibits grant award recipients or a subrecipient from:
 - (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect;
 - (2) Procuring a commercial sex act during the period of time that the award is in effect; or
 - (3) Using forced labor in the performance of the award or subawards under the award.

1.2. Standard Assurances: Additional Assurances for Construction Projects.

This certification appears on the Office of Management and Budget’s standard form 424D “Assurances—Construction Programs” and applies specifically to federally assisted projects for construction. This certification has been modified in places to include analogous certifications required by U.S. DOT statutes or regulations.

As the duly authorized representative of the applicant, you certify that the applicant:

- (a) Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency; will record the Federal awarding agency directives; and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
- (b) Will comply with the requirements of the assistance awarding agency with regard to the drafting, review, and approval of construction plans and specifications.
- (c) Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work confirms with the approved plans and specifications, and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

1.3. Procurement.

The Uniform Administrative Requirements, 2 CFR § 200.325, allow a recipient to self-certify that its procurement system complies with Federal requirements, in lieu of submitting to certain pre-procurement reviews. Additionally, 2 CFR § 200.216(e) states that by accepting a grant, the recipient is certifying its compliance with that section (“Prohibition on certain telecommunications and video surveillance equipment or services”).

The applicant certifies that its procurement system complies with:

- (a) U.S. DOT regulations, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,” 2 CFR Part 1201, which incorporates by reference U.S. OMB regulatory guidance, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,” 2 CFR Part 200, particularly 2 CFR §§ 200.317–200.327 “Procurement Standards;
- (b) Federal laws, regulations, and requirements applicable to FTA procurements; and
- (c) The latest edition of FTA Circular 4220.1 and other applicable Federal guidance.
- (d) 2 CFR § 200.216, “Prohibition on certain telecommunications and video surveillance equipment or services.”

1.4. Increased Micro-Purchase Threshold.

A recipient may establish a micro-purchase threshold that is higher than the Federal micro-purchase threshold. Pursuant to 2 CFR § 200.320(a)(1)(iv), the recipient may self-certify a micro-purchase threshold up to \$50,000. Pursuant to 2 CFR § 200.320(a)(1)(v), the recipient may set a micro-purchase threshold higher than \$50,000, but only with the approval of the recipient’s Federal cognizant agency for indirect costs. To determine an applicant’s cognizant agency for indirect costs, consult the definition of “cognizant agency for indirect costs” in 2 CFR § 200.1.

If the recipient uses a micro-purchase threshold that is higher than the Federal micro-purchase threshold, the recipient certifies:

- (a) The recipient’s micro-purchase threshold does not exceed \$50,000, or the recipient has approval from its Federal cognizant agency for indirect costs to use a higher micro-purchase threshold;
- (b) The recipient has a written justification for its micro-purchase threshold; and
- (c) The recipient has supporting documentation of any of the following:
 - (1) The recipient qualifies as a low-risk auditee, in accordance with the criteria in 2 CFR § 200.520 for the most recent audit;
 - (2) The recipient has an annual internal institutional risk assessment to identify, mitigate, and manage financial risks; or

- (3) For public institutions, a higher threshold is consistent with State law.

1.5. Suspension and Debarment.

Pursuant to Executive Order 12549, as implemented at 2 CFR Parts 180 and 1200, prior to entering into a covered transaction with an applicant, FTA must determine whether the applicant is excluded from participating in covered non-procurement transactions. For this purpose, FTA is authorized to collect a certification from each applicant regarding the applicant's exclusion status. 2 CFR § 180.300. Additionally, each applicant must disclose any information required by 2 CFR § 180.335 about the applicant and the applicant's principals prior to entering into an award agreement with FTA. This certification serves both purposes.

The applicant certifies, to the best of its knowledge and belief, that the applicant and each of its principals:

- (a) Is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily or involuntarily excluded from covered transactions by any Federal department or agency;
- (b) Has not, within the preceding three years, been convicted of or had a civil judgment rendered against him or her for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction; violation of Federal or State antitrust statutes, including those proscribing price fixing between competitors, allocation of customers between competitors, and bid rigging; commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice; or commission of any other offense indicating a lack of business integrity or business honesty;
- (c) Is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any offense described in paragraph (b) of this certification; and
- (d) Has not, within the preceding three years, had one or more public transactions (Federal, State, or local) terminated for cause or default.

1.6. Lobbying.

If the applicant will apply for a grant or cooperative agreement exceeding \$100,000, or a loan, line of credit, loan guarantee, or loan insurance exceeding \$150,000, it must make the following certification and, if applicable, make a disclosure regarding the applicant's lobbying activities. This certification is required by 49 CFR § 20.110 and app. A to that part.

This certification does not apply to an applicant that is an Indian Tribe, Indian organization, or an Indian tribal organization exempt from the requirements of 49 CFR Part 20.

1.6.1. Certification for Contracts, Grants, Loans, and Cooperative Agreements.

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

1.6.2. Statement for Loan Guarantees and Loan Insurance.

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement

shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

1.7. Real Property Use

This certification responds to Recommendation #7 in the U.S. Department of Transportation's Office of Inspector General Report FS2024025 (May 20, 2024).

If the applicant will use assistance provided by the Federal Transit Administration to acquire or improve real property, the applicant certifies that it will comply with the requirements of 2 CFR § 200.311, including but not limited to, requirements to use the property for the purposes authorized in its award, and to seek disposition instructions from FTA when the property no longer is needed for any authorized purpose.

CATEGORY 2. PUBLIC TRANSPORTATION AGENCY SAFETY PLANS

This certification is required of each applicant under the Urbanized Area Formula Grants Program (49 U.S.C. § 5307), each rail operator that is subject to FTA's state safety oversight programs, and each State that is required to draft and certify a Public Transportation Agency Safety Plan on behalf of a Small Public Transportation Provider (as that term is defined at 49 CFR § 673.5) pursuant to 49 CFR § 673.11(d).

This certification is required by 49 U.S.C. § 5307(c)(1)(L), 49 U.S.C. § 5329(d)(1), and 49 CFR § 673.13. This certification is a condition of receipt of Urbanized Area Formula Grants Program (49 U.S.C. § 5307) funding.

This certification does not apply to any applicant that only receives financial assistance from FTA under the Formula Grants for the Enhanced Mobility of Seniors Program (49 U.S.C. § 5310), the Formula Grants for Rural Areas Program (49 U.S.C. § 5311), or combination of these two programs, unless it operates a rail fixed guideway public transportation system.

If the applicant is an operator, the applicant certifies that it has established a Public Transportation Agency Safety Plan meeting the requirements of 49 U.S.C. § 5329(d)(1) and 49 CFR Part 673; including, specifically, that the board of directors (or equivalent entity) of the applicant has approved, or, in the case of an applicant that will apply for assistance under 49 U.S.C. § 5307 that is serving an urbanized area with a population of 200,000 or more, the safety committee of the entity established under 49 U.S.C. § 5329(d)(5), followed by the board of directors (or equivalent entity) of the applicant has approved, the Public Transportation Agency Safety Plan or any updates thereto; and, for each recipient serving an urbanized area with a population of fewer than 200,000, that the Public Transportation Agency Safety Plan has been developed in cooperation with frontline employee representatives.

If the applicant is a State that drafts and certifies a Public Transportation Agency Safety Plan on behalf of a public transportation operator, the applicant certifies that:

- (a) It has drafted and certified a Public Transportation Agency Safety Plan meeting the requirements of 49 U.S.C. § 5329(d)(1) and 49 CFR Part 673 for each Small Public Transportation Provider (as that term is defined at 49 CFR § 673.5) in the State, unless the Small Public Transportation Provider provided notification to the State that it was opting out of the State-drafted plan and drafting its own Public Transportation Agency Safety Plan; and
- (b) Each Small Public Transportation Provider within the State that opts to use a State-drafted Public Transportation Agency Safety Plan has a plan that has been approved by the provider's Accountable Executive (as that term is defined at 49 CFR § 673.5), Board of Directors or Equivalent Authority (as that term is defined at 49 CFR § 673.5), and, if the Small Public Transportation Provider serves an urbanized area with a population of 200,000 or more, the safety committee of the Small Public Transportation Provider established under 49 U.S.C. § 5329(d)(5).

CATEGORY 3. TAX LIABILITY AND FELONY CONVICTIONS.

If the applicant is a business association (regardless of for-profit, not for-profit, or tax-exempt status), it must make this certification. Federal appropriations acts since at least 2014 have prohibited FTA from using funds to enter into an agreement with any corporation that has unpaid Federal tax liabilities or recent felony convictions without first considering the corporation for debarment. E.g., Consolidated Appropriations Act, 2026, Pub. L. 119-75, div. E, tit. VII §§ 744-745. U.S. DOT Order 4200.6 defines a "corporation" as "any private corporation, partnership, trust, joint-stock company, sole proprietorship, or other business association", and applies the restriction to all tiers of subawards. As prescribed by U.S. DOT Order 4200.6, FTA requires each business association applicant to certify as to its tax and felony status.

If the applicant is a private corporation, partnership, trust, joint-stock company, sole proprietorship, or other business association, the applicant certifies that:

- (a) It has no unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability; and
- (b) It has not been convicted of a felony criminal violation under any Federal law within the preceding 24 months.

CATEGORY 4. PRIVATE SECTOR PROTECTIONS.

If the applicant will apply for funds that it will use to acquire or operate public transportation facilities or equipment, the applicant must make the following certification regarding protections for the private sector.

4.1. Charter Service Agreement.

To enforce the provisions of 49 U.S.C. § 5323(d), FTA's charter service regulation requires each applicant seeking assistance from FTA for the purpose of acquiring or operating any public transportation equipment or facilities to make the following Charter Service Agreement. 49 CFR § 604.4.

The applicant agrees that it, and each of its subrecipients, and third-party contractors at any level who use FTA-funded vehicles, may provide charter service using equipment or facilities acquired with Federal assistance authorized under the Federal Transit Laws only in compliance with the regulations set out in 49 CFR Part 604, the terms and conditions of which are incorporated herein by reference.

4.2. School Bus Agreement.

To enforce the provisions of 49 U.S.C. § 5323(f), FTA's school bus regulation requires each applicant seeking assistance from FTA for the purpose of acquiring or operating any public transportation equipment or facilities to make the following agreement regarding the provision of school bus services. 49 CFR § 605.15.

- (a) If the applicant is not authorized by the FTA Administrator under 49 CFR § 605.11 to engage in school bus operations, the applicant agrees and certifies as follows:
 - (1) The applicant and any operator of project equipment agrees that it will not engage in school bus operations in competition with private school bus operators.
 - (2) The applicant agrees that it will not engage in any practice which constitutes a means of avoiding the requirements of this agreement, part 605 of the Federal Mass Transit Regulations, or section 164(b) of the Federal-Aid Highway Act of 1973 (49 U.S.C. 1602a(b)).
- (b) If the applicant is authorized or obtains authorization from the FTA Administrator to engage in school bus operations under 49 CFR § 605.11, the applicant agrees as follows:
 - (1) The applicant agrees that neither it nor any operator of project equipment will engage in school bus operations in competition with private school bus operators except as provided herein.
 - (2) The applicant, or any operator of project equipment, agrees to promptly notify the FTA Administrator of any changes in its operations which might jeopardize the continuation of an exemption under § 605.11.

- (3) The applicant agrees that it will not engage in any practice which constitutes a means of avoiding the requirements of this agreement, part 605 of the Federal Transit Administration regulations or section 164(b) of the Federal-Aid Highway Act of 1973 (49 U.S.C. 1602a(b)).
- (4) The applicant agrees that the project facilities and equipment shall be used for the provision of mass transportation services within its urban area and that any other use of project facilities and equipment will be incidental to and shall not interfere with the use of such facilities and equipment in mass transportation service to the public.

CATEGORY 5. TRANSIT ASSET MANAGEMENT PLAN.

If the applicant owns, operates, or manages capital assets used to provide public transportation, the following certification is required by 49 U.S.C. § 5326(a).

The applicant certifies that it is in compliance with 49 CFR Part 625.

CATEGORY 6. ROLLING STOCK BUY AMERICA REVIEWS AND BUS TESTING.

6.1. Rolling Stock Buy America Reviews.

If the applicant will apply for an award to acquire rolling stock for use in revenue service, it must make this certification. This certification is required by 49 CFR § 663.7.

The applicant certifies that it will conduct or cause to be conducted the pre-award and post-delivery audits prescribed by 49 CFR Part 663 and will maintain on file the certifications required by Subparts B, C, and D of 49 CFR Part 663.

6.2. Bus Testing.

If the applicant will apply for funds for the purchase or lease of any new bus model, or any bus model with a major change in configuration or components, the applicant must make this certification. This certification is required by 49 CFR § 665.7.

The applicant certifies that the bus was tested at the Bus Testing Facility established in accordance with 49 U.S.C. § 5318 (currently the Larson Transportation Institute's Bus Research and Testing Center at Pennsylvania State University) and that the bus received a passing test score as required by 49 CFR Part 665. The applicant has received or will receive the appropriate full Bus Testing Report and any applicable partial testing reports before final acceptance of the first vehicle.

CATEGORY 7. URBANIZED AREA FORMULA GRANTS PROGRAM.

If the applicant will apply for an award under the Urbanized Area Formula Grants Program (49 U.S.C. § 5307), or any other program or award that is subject to the requirements of 49 U.S.C. § 5307, including the Formula Grants for the Enhanced Mobility of Seniors Program (49 U.S.C. § 5310); “flex funds” from infrastructure programs administered by the Federal Highways Administration (see 49 U.S.C. § 5334(i)); projects that will receive an award authorized by the Transportation Infrastructure Finance and Innovation Act (“TIFIA”) (23 U.S.C. §§ 601–609) or State Infrastructure Bank Program (23 U.S.C. § 610) (see 49 U.S.C. § 5323(o)); formula awards or competitive awards to urbanized areas under the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339(a) and (b)); or low or no emission awards to any area under the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339(c)), the applicant must make the following certification. This certification is required by 49 U.S.C. § 5307(c)(1).

The applicant certifies that it:

- (a) Has or will have the legal, financial, and technical capacity to carry out the program of projects (developed pursuant 49 U.S.C. § 5307(b)), including safety and security aspects of the program;
- (b) Has or will have satisfactory continuing control over the use of equipment and facilities;
- (c) Will maintain equipment and facilities in accordance with the applicant’s transit asset management plan;
- (d) Will ensure that, during non-peak hours for transportation using or involving a facility or equipment of a project financed under this section, a fare that is not more than 50 percent of the peak hour fare will be charged for any—
 - (1) Senior;
 - (2) Individual who, because of illness, injury, age, congenital malfunction, or any other incapacity or temporary or permanent disability (including an individual who is a wheelchair user or has semi-ambulatory capability), cannot use a public transportation service or a public transportation facility effectively without special facilities, planning, or design; and
 - (3) Individual presenting a Medicare card issued to that individual under title II or XVIII of the Social Security Act (42 U.S.C. §§ 401 et seq., and 1395 et seq.);
- (e) In carrying out a procurement under 49 U.S.C. § 5307, will comply with 49 U.S.C. §§ 5323 (general provisions) and 5325 (contract requirements);
- (f) Has complied with 49 U.S.C. § 5307(b) (program of projects requirements);
- (g) Has available and will provide the required amounts as provided by 49 U.S.C. § 5307(d) (cost sharing);
- (h) Will comply with 49 U.S.C. §§ 5303 (metropolitan transportation planning) and 5304 (statewide and nonmetropolitan transportation planning);

- (i) Has a locally developed process to solicit and consider public comment before raising a fare or carrying out a major reduction of transportation;
- (j) Either—
 - (1) Will expend for each fiscal year for public transportation security projects, including increased lighting in or adjacent to a public transportation system (including bus stops, subway stations, parking lots, and garages), increased camera surveillance of an area in or adjacent to that system, providing an emergency telephone line to contact law enforcement or security personnel in an area in or adjacent to that system, and any other project intended to increase the security and safety of an existing or planned public transportation system, at least 1 percent of the amount the recipient receives for each fiscal year under 49 U.S.C. § 5336; or
 - (2) Has decided that the expenditure for security projects is not necessary;
- (k) In the case of an applicant for an urbanized area with a population of not fewer than 200,000 individuals, as determined by the Bureau of the Census, will submit an annual report listing projects carried out in the preceding fiscal year under 49 U.S.C. § 5307 for associated transit improvements as defined in 49 U.S.C. § 5302; and
- (l) Will comply with 49 U.S.C. § 5329(d) (public transportation agency safety plan).

CATEGORY 8. FORMULA GRANTS FOR RURAL AREAS.

If the applicant will apply for funds made available to it under the Formula Grants for Rural Areas Program (49 U.S.C. § 5311), it must make this certification. Paragraph (a) of this certification helps FTA make the determinations required by 49 U.S.C. § 5311(b)(2)(C). Paragraph (b) of this certification is required by 49 U.S.C. § 5311(f)(2). Paragraph (c) of this certification, which applies to funds apportioned for the Appalachian Development Public Transportation Assistance Program, is necessary to enforce the conditions of 49 U.S.C. § 5311(c)(2)(D).

- (a) The applicant certifies that its State program for public transportation service projects, including agreements with private providers for public transportation service—
 - (1) Provides a fair distribution of amounts in the State, including Indian reservations; and
 - (2) Provides the maximum feasible coordination of public transportation service assisted under 49 U.S.C. § 5311 with transportation service assisted by other Federal sources; and
- (b) If the applicant will in any fiscal year expend less than 15% of the total amount made available to it under 49 U.S.C. § 5311 to carry out a program to develop and support intercity bus transportation, the applicant certifies that it has consulted with affected

intercity bus service providers, and the intercity bus service needs of the State are being met adequately.

- (c) If the applicant will use for a highway project amounts that cannot be used for operating expenses authorized under 49 U.S.C. § 5311(c)(2) (Appalachian Development Public Transportation Assistance Program), the applicant certifies that—
 - (1) It has approved the use in writing only after providing appropriate notice and an opportunity for comment and appeal to affected public transportation providers; and
 - (2) It has determined that otherwise eligible local transit needs are being addressed.

CATEGORY 9. FIXED GUIDEWAY CAPITAL INVESTMENT GRANTS AND THE EXPEDITED PROJECT DELIVERY FOR CAPITAL INVESTMENT GRANTS PILOT PROGRAM.

If the applicant will apply for an award under any subsection of the Fixed Guideway Capital Investment Program (49 U.S.C. § 5309), including an award made pursuant to the FAST Act's Expedited Project Delivery for Capital Investment Grants Pilot Program (Pub. L. 114-94, div. A, title III, § 3005(b)), the applicant must make the following certification. This certification is required by 49 U.S.C. § 5309(c)(2) and Pub. L. 114-94, div. A, title III, § 3005(b)(3)(B).

The applicant certifies that it:

- (a) Has or will have the legal, financial, and technical capacity to carry out its Award, including the safety and security aspects of that Award,
- (b) Has or will have satisfactory continuing control over the use of equipment and facilities acquired or improved under its Award.
- (c) Will maintain equipment and facilities acquired or improved under its Award in accordance with its transit asset management plan; and
- (d) Will comply with 49 U.S.C. §§ 5303 (metropolitan transportation planning) and 5304 (statewide and nonmetropolitan transportation planning).

CATEGORY 10. GRANTS FOR BUSES AND BUS FACILITIES AND LOW OR NO EMISSION VEHICLE DEPLOYMENT GRANT PROGRAMS.

If the applicant is in an urbanized area and will apply for an award under subsection (a) (formula grants), subsection (b) (buses and bus facilities competitive grants), or subsection (c) (low or no emissions grants) of the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339), the applicant must make the certification in Category 7 for Urbanized Area Formula Grants (49 U.S.C. § 5307). This certification is required by 49 U.S.C. § 5339(a)(3), (b)(6), and (c)(3), respectively.

If the applicant is in a rural area and will apply for an award under subsection (a) (formula grants), subsection (b) (bus and bus facilities competitive grants), or subsection (c) (low or no emissions grants) of the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339), the applicant must make the certification in Category 8 for Formula Grants for Rural Areas (49 U.S.C. § 5311). This certification is required by 49 U.S.C. § 5339(a)(3), (b)(6), and (c)(3), respectively.

Making this certification will incorporate by reference the applicable certifications in Category 7 or Category 8.

If the applicant will receive a competitive award under subsection (b) (buses and bus facilities competitive grants), or subsection (c) (low or no emissions grants) of the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339) related to zero emissions vehicles or related infrastructure, it must make the following certification. This certification is required by 49 U.S.C. § 5339(d).

The applicant will use 5 percent of grants related to zero emissions vehicles (as defined in 49 U.S.C. § 5339(c)(1)) or related infrastructure under 49 U.S.C. § 5339(b) or (c) to fund workforce development training as described in section 49 U.S.C. § 5314(b)(2) (including registered apprenticeships and other labor-management training programs) under the recipient's plan to address the impact of the transition to zero emission vehicles on the applicant's current workforce; or the applicant certifies a smaller percentage is necessary to carry out that plan.

CATEGORY 11. ENHANCED MOBILITY OF SENIORS AND INDIVIDUALS WITH DISABILITIES PROGRAMS.

If the applicant will apply for an award under the Formula Grants for the Enhanced Mobility of Seniors and Individuals with Disabilities Program (49 U.S.C. § 5310), it must make the certification in Category 7 for Urbanized Area Formula Grants (49 U.S.C. § 5307). This certification is required by 49 U.S.C. § 5310(e)(1). Making this certification will incorporate by reference the certification in Category 7, except that FTA has determined that (d), (f), (i), (j), and (k) of Category 7 do not apply to awards made under 49 U.S.C. § 5310 and will not be enforced.

In addition to the certification in Category 7, the applicant must make the following certification that is specific to the Formula Grants for the Enhanced Mobility of Seniors and Individuals with Disabilities Program. This certification is required by 49 U.S.C. § 5310(e)(2).

The applicant certifies that:

- (a) The projects selected by the applicant are included in a locally developed, coordinated public transit-human services transportation plan;

- (b) The plan described in clause (a) was developed and approved through a process that included participation by seniors, individuals with disabilities, representatives of public, private, and nonprofit transportation and human services providers, and other members of the public;
- (c) To the maximum extent feasible, the services funded under 49 U.S.C. § 5310 will be coordinated with transportation services assisted by other Federal departments and agencies, including any transportation activities carried out by a recipient of a grant from the Department of Health and Human Services; and
- (d) If the applicant will allocate funds received under 49 U.S.C. § 5310 to subrecipients, it will do so on a fair and equitable basis.

CATEGORY 12. STATE OF GOOD REPAIR GRANTS.

If the applicant will apply for an award under FTA's State of Good Repair Grants Program (49 U.S.C. § 5337), it must make the following certification. Because FTA generally does not review the transit asset management plans of public transportation providers, the asset management certification is necessary to enforce the provisions of 49 U.S.C. § 5337(a)(4). The certification with regard to acquiring restricted rail rolling stock is required by 49 U.S.C. § 5323(u)(4). Note that this certification is not limited to the use of Federal funds.

The applicant certifies that the projects it will carry out using assistance authorized by the State of Good Repair Grants Program, 49 U.S.C. § 5337, are aligned with the applicant's most recent transit asset management plan and are identified in the investment and prioritization section of such plan, consistent with the requirements of 49 CFR Part 625.

If the applicant operates a rail fixed guideway service, the applicant certifies that, in the fiscal year for which an award is available to the applicant under the State of Good Repair Grants Program, 49 U.S.C. § 5337, the applicant will not award any contract or subcontract for the procurement of rail rolling stock for use in public transportation with a rail rolling stock manufacturer described in 49 U.S.C. § 5323(u)(1).

CATEGORY 13. INFRASTRUCTURE FINANCE PROGRAMS.

If the applicant will apply for an award for a project that will include assistance under the Transportation Infrastructure Finance and Innovation Act ("TIFIA") Program (23 U.S.C. §§ 601–609) or the State Infrastructure Banks ("SIB") Program (23 U.S.C. § 610), it must make the certifications in Category 7 for the Urbanized Area Formula Grants Program, Category 9 for the Fixed Guideway Capital Investment Grants program, and Category 12 for the State of Good Repair Grants program. These certifications are required by 49 U.S.C. § 5323(o).

Making this certification will incorporate the certifications in Categories 7, 9, and 12 by reference.

CATEGORY 14. ALCOHOL AND CONTROLLED SUBSTANCES TESTING.

If the applicant will apply for an award under FTA's Urbanized Area Formula Grants Program (49 U.S.C. § 5307), Fixed Guideway Capital Investment Program (49 U.S.C. § 5309), Formula Grants for Rural Areas Program (49 U.S.C. § 5311), or Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339) programs, the applicant must make the following certification. The applicant must make this certification on its own behalf and on behalf of its subrecipients and contractors. This certification is required by 49 CFR § 655.83.

The applicant certifies that it, its subrecipients, and its contractors are compliant with FTA's regulation for the Prevention of Alcohol Misuse and Prohibited Drug Use in Transit Operations, 49 CFR Part 655.

CATEGORY 15. RAIL SAFETY TRAINING AND OVERSIGHT.

If the applicant is a State with at least one rail fixed guideway system, or is a State Safety Oversight Agency, or operates a rail fixed guideway system, it must make the following certification. The elements of this certification are required by 49 CFR §§ 672.31 and 674.39.

The applicant certifies that the rail fixed guideway public transportation system and the State Safety Oversight Agency for the State are:

- (a) Compliant with the requirements of 49 CFR Part 672, "Public Transportation Safety Certification Training Program"; and
- (b) Compliant with the requirements of 49 CFR Part 674, "State Safety Oversight".

CATEGORY 16. DEMAND RESPONSIVE SERVICE.

If the applicant operates demand responsive service and will apply for an award to purchase a non-rail vehicle that is not accessible within the meaning of 49 CFR Part 37, it must make the following certification. This certification is required by 49 CFR § 37.77.

The applicant certifies that the service it provides to individuals with disabilities is equivalent to that provided to other persons. A demand responsive system, when viewed in its entirety, is deemed to provide equivalent service if the service available to individuals with disabilities, including individuals who use wheelchairs, is provided in the most integrated setting appropriate to the needs of the individual and is equivalent to the service provided other individuals with respect to the following service characteristics:

- (a) Response time;
- (b) Fares;
- (c) Geographic area of service;
- (d) Hours and days of service;

- (e) Restrictions or priorities based on trip purpose;
- (f) Availability of information and reservation capability; and
- (g) Any constraints on capacity or service availability.

CATEGORY 17. INTEREST AND FINANCING COSTS.

If the applicant will pay for interest or other financing costs of a project using assistance awarded under the Urbanized Area Formula Grants Program (49 U.S.C. § 5307), the Fixed Guideway Capital Investment Grants Program (49 U.S.C. § 5309), or any program that must comply with the requirements of 49 U.S.C. § 5307, including the Formula Grants for the Enhanced Mobility of Seniors Program (49 U.S.C. § 5310), “flex funds” from infrastructure programs administered by the Federal Highways Administration (see 49 U.S.C. § 5334(i)), or awards to urbanized areas under the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339), the applicant must make the following certification. This certification is required by 49 U.S.C. §§ 5307(e)(3) and 5309(k)(2)(D).

The applicant certifies that:

- (a) Its application includes the cost of interest earned and payable on bonds issued by the applicant only to the extent proceeds of the bonds were or will be expended in carrying out the project identified in its application; and
- (b) The applicant has shown or will show reasonable diligence in seeking the most favorable financing terms available to the project at the time of borrowing.

CATEGORY 18. CYBERSECURITY CERTIFICATION FOR RAIL ROLLING STOCK AND OPERATIONS.

If the applicant operates a rail fixed guideway public transportation system, it must make this certification. This certification is required by 49 U.S.C. § 5323(v). For information about standards or practices that may apply to a rail fixed guideway public transportation system, visit <https://www.nist.gov/cyberframework> and <https://www.cisa.gov/>.

The applicant certifies that it has established a process to develop, maintain, and execute a written plan for identifying and reducing cybersecurity risks that complies with the requirements of 49 U.S.C. § 5323(v)(2).

CATEGORY 19. PUBLIC TRANSPORTATION ON INDIAN RESERVATIONS FORMULA AND DISCRETIONARY PROGRAM (TRIBAL TRANSIT PROGRAMS).

Before FTA may provide Federal assistance for an Award financed under either the Public Transportation on Indian Reservations Formula or Discretionary Program authorized under 49 U.S.C. § 5311(c)(1), as amended by the FAST Act, (Tribal Transit Programs), the applicant

must select the Certifications in this Category, except as FTA determines otherwise in writing. Tribal Transit Program applicants may certify to this Category and Category 1 (Certifications and Assurances Required of Every Applicant) and need not make any other certification, to meet Tribal Transit Program certification requirements. If an applicant will apply for any program in addition to the Tribal Transit Program, additional certifications may be required.

FTA has established terms and conditions for Tribal Transit Program grants financed with Federal assistance appropriated or made available under 49 U.S.C. § 5311(c)(1). The applicant certifies that:

- (a) It has or will have the legal, financial, and technical capacity to carry out its Award, including the safety and security aspects of that Award.
- (b) It has or will have satisfactory continuing control over the use of its equipment and facilities acquired or improved under its Award.
- (c) It will maintain its equipment and facilities acquired or improved under its Award, in accordance with its transit asset management plan and consistent with FTA regulations, “Transit Asset Management,” 49 CFR Part 625. Its Award will achieve maximum feasible coordination with transportation service financed by other federal sources.
- (d) With respect to its procurement system:
 - (1) It will have a procurement system that complies with U.S. DOT regulations, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,” 2 CFR Part 1201, which incorporates by reference U.S. OMB regulatory guidance, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,” 2 CFR Part 200, for Awards made on or after December 26, 2014,
 - (2) It will have a procurement system that complies with U.S. DOT regulations, “Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments,” 49 CFR Part 18, specifically former 49 CFR § 18.36, for Awards made before December 26, 2014, or
 - (3) It will inform FTA promptly if its procurement system does not comply with either of those U.S. DOT regulations.
- (e) It will comply with the Certifications, Assurances, and Agreements in:
 - (1) Category 4.1 and 4.2 (Charter Service Agreement and School Bus Agreement),
 - (2) Category 5 (Transit Asset Management Plan),
 - (3) Category 6.1 and 6.2 (Rolling Stock Buy America Reviews and Bus Testing),
 - (4) Category 8 (Formula Grants for Rural Areas),
 - (5) Category 14 (Alcohol and Controlled Substances Testing), and
 - (6) Category 16 (Demand Responsive Service).

CATEGORY 20. EMERGENCY RELIEF PROGRAM.

An applicant to the Public Transportation Emergency Relief Program, 49 U.S.C. § 5324, must make the following certification. The certification is required by 49 U.S.C. § 5324(f) and must be made before the applicant can receive a grant under the Emergency Relief program.

The applicant certifies that the applicant has insurance required under State law for all structures related to the emergency relief program grant application.

**FEDERAL FISCAL YEAR 2026 CERTIFICATIONS AND ASSURANCES FOR FTA
ASSISTANCE PROGRAMS**

(Signature pages alternate to providing Certifications and Assurances in TrAMS.)

Name of Applicant: _____

The Applicant certifies to the applicable provisions of all categories: (*check here*) _____.

Or,

The Applicant certifies to the applicable provisions of the categories it has selected:

Category	Certification
01 Certifications and Assurances Required of Every Applicant	_____
02 Public Transportation Agency Safety Plans	_____
03 Tax Liability and Felony Convictions	_____
04 Private Sector Protections	_____
05 Transit Asset Management Plan	_____
06 Rolling Stock Buy America Reviews and Bus Testing	_____
07 Urbanized Area Formula Grants Program	_____
08 Formula Grants for Rural Areas	_____
09 Fixed Guideway Capital Investment Grants and the Expedited Project Delivery for Capital Investment Grants Pilot Program	_____
10 Grants for Buses and Bus Facilities and Low or No Emission Vehicle Deployment Grant Programs	_____
11 Enhanced Mobility of Seniors and Individuals with Disabilities Programs	_____

- | | | |
|----|---|--|
| 12 | State of Good Repair Grants | |
| 13 | Infrastructure Finance Programs | |
| 14 | Alcohol and Controlled Substances Testing | |
| 15 | Rail Safety Training and Oversight | |
| 16 | Demand Responsive Service | |
| 17 | Interest and Financing Costs | |
| 18 | Cybersecurity Certification for Rail Rolling Stock and Operations | |
| 19 | Tribal Transit Programs | |
| 20 | Emergency Relief Program | |

CERTIFICATIONS AND ASSURANCES SIGNATURE PAGE

AFFIRMATION OF APPLICANT

Name of the Applicant: _____

BY SIGNING BELOW, on behalf of the Applicant, I declare that it has duly authorized me to make these Certifications and Assurances and bind its compliance. Thus, it agrees to comply with all federal laws, regulations, and requirements, follow applicable federal guidance, and comply with the Certifications and Assurances as indicated on the foregoing page applicable to each application its Authorized Representative makes to the Federal Transit Administration (FTA) in the federal fiscal year, irrespective of whether the individual that acted on his or her Applicant's behalf continues to represent it.

The Certifications and Assurances the Applicant selects apply to each Award for which it now seeks, or may seek in the future, of federal assistance to be awarded by FTA during the federal fiscal year.

The Applicant affirms the truthfulness and accuracy of the Certifications and Assurances it has selected in the statements submitted with this document and any other submission made to FTA, and acknowledges that the Program Fraud Civil Remedies Act of 1986, 31 U.S.C. § 3801 *et seq.*, and implementing U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR part 31, apply to any certification, assurance or submission made to FTA. The criminal provisions of 18 U.S.C. § 1001 apply to any certification, assurance, or submission made in connection with a federal public transportation program authorized by 49 U.S.C. chapter 53 or any other statute

In signing this document, I declare under penalties of perjury that the foregoing Certifications and Assurances, and any other statements made by me on behalf of the Applicant are true and accurate.

Signature _____ Date: _____

Name _____ Authorized Representative of Applicant

AFFIRMATION OF APPLICANT'S ATTORNEY

For (Name of Applicant): _____

As the undersigned Attorney for the above-named Applicant, I hereby affirm the Applicant has the authority under state, local, or tribal government law, as applicable, to make and comply with the Certifications and Assurances as indicated on the foregoing pages. I further affirm that, in my opinion, the Certifications and Assurances have been legally made and constitute legal and binding obligations on it.

I further affirm that, to the best of my knowledge, there is no legislation or litigation pending or imminent that might adversely affect the validity of these Certifications and Assurances, or of the performance of its FTA assisted Award.

Signature _____ Date: _____

Name _____ Attorney for Applicant

Each Applicant for federal assistance to be awarded by FTA must provide an Affirmation of Applicant's Attorney pertaining to the Applicant's legal capacity. The Applicant may enter its electronic signature in lieu of the Attorney's signature within TrAMS, provided the Applicant has on file and uploaded to TrAMS this hard-copy Affirmation, signed by the attorney and dated this federal fiscal year.

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

April 20, 2026

AGENDA ITEM:

Second Reading of Ordinance No. 4, Series of 2026 - AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL CODE BY ADDING CHAPTER 18, ARTICLE XV AND THEREBY ADOPTING BY REFERENCE THE 2025 COLORADO WILDFIRE RESILIENCY CODE; AND AMENDING SECTION 16A-4-240, RELATING TO WILDFIRE RESILIENCY STANDARDS

PRESENTED BY:

Jeff Conklin, Town Attorney

BACKGROUND:

The first reading of this item was presented on April 6th, 2026, and was unanimously approved on first reading.

Senate Bill 23-166 established a State Wildfire Resiliency Code Board (the “Board”) tasked with promulgating regulations and developing minimum codes and standards to reduce fire risk around structures in the wildland-urban interface (“WUI”) of Colorado. The Board ultimately published the Colorado Wildfire Resiliency Code (the “CWRC” or “Wildfire Resiliency Code”) that went into effect on July 1, 2025 and establishes minimum standards for the construction and maintenance of habitable structures, while also setting criteria for assessing risk within WUI areas and mapping wildfire hazard areas. Senate Bill 25-142 requires local governments to adopt a code that meets or exceeds the standards of the CWRC.

Town Staff has been working with Roaring Fork Fire Rescue Authority and neighboring jurisdictions to analyze adoption of the Wildfire Resiliency Code and to determine what are appropriate local amendments.

The existing Town Code contains provisions in Chapter 16A (Land Use and Development) and Chapter 18 (Building Regulations) regarding wildfire hazards. Adoption of the Wildfire Resiliency Code would largely replace those existing provisions.

Overview of Wildfire Resiliency Code

The Board has developed WUI Maps, which identify fire intensity classifications for areas within the WUI that are either low intensity, moderate intensity, or high fire intensity. All property within the WUI must apply with the applicable provisions of the Wildfire Resiliency Code. All of the Town is either moderate intensity or high fire intensity.

The Wildfire Resiliency Code contains two general areas of regulation: (1) Structure Hardening (Chapter 4); and (2) Site and Area Requirements (Chapter 5). With specific exceptions, the Code requires the construction, alteration, movement, repair, maintenance, and use of any building, structure, or premises that contains occupiable or habitable space to comply with these provisions of the Code.

The main requirements for Structure Hardening include:

- Use of noncombustible materials, fire-retardant-treated wood, and ignition resistant building materials.
- Class A roof materials.
- Covered ventilation openings.
- Fire-rated glass
- Eaves and soffits must be enclosed.

The Code distinguishes between Class 1 and Class 2 structure hardening, requiring Class 2 for moderate and severe fire intensity areas. Further, as noted below, the Town is proposing a local amendment to require Class 2 hardening regardless of fire intensity classification.

The main Site and Area Requirements include:

- Structure Ignition Zone 1 (0-5 feet): Immediate Zone.
 - o Use of noncombustible hard surface materials.
 - o Remove plantings.
 - o No new trees.
 - o Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.
 - o Ignition-resistant materials permitted.
- Structure Ignition Zone 2 (5-30 feet): Intermediate Zone
 - o Removal of dead plant material.
 - o Prune tree branches to a height of 6-10 feet from the ground.
 - o Tree crowns maintain 10 foot clearance from structure.
 - o Tree spacing.
- Structure Ignition Zone 3 (30-100 feet): Expanded Zone
 - o Spacing of tree crowns a minimum of 6-10 feet.

- Retaining Walls
 - o Use of noncombustible or ignition resistant materials if meeting certain conditions.
- Fencing.
 - o Use of noncombustible or ignition resistant materials within 8 feet of a structure.

The Code contains a number of exceptions from compliance with the Code for minor additions (up to 500 square feet), roof replacement (25%), and exterior walls (25%).

Local Amendments

The Town has the ability to adopt the Wildfire Resiliency Code in its entirety, with local amendments. This is a similar regulatory approach as with other building code adoptions. Here, the Town Staff has proposed the following primary amendments for consideration:

1. To apply the Code to all property in Town, regardless of fire risk designation.
2. To provide the Building Official discretion to determine if certain work will cause the structure to become unsafe or a hazard, notwithstanding whether an exception applies.
3. To provide a definition of “unsafe,” largely using existing language in the Code.
4. To sync the roof replacement exception with the building code.
5. To clarify nuisance provisions.

Clarifications on Application

Under the Code, the requirements for compliance with Chapter 4 – Structure Hardening are fairly clear; however, triggers for compliance with Chapter 5 – Site and Area Requirements less so. Although the Code is not perfectly clear, my understanding is as follows:

- Triggers for compliance: new site development, new landscaping installations, replacement of landscaping, and, with respect to replacement of more than 25% of exterior walls, compliance the 0-5 foot zone (Immediate Zone) requirements of Chapter 5.
- Not triggers for compliance: structure hardening work or building alterations (other than the wall replacement mentioned above).

We confirmed this interpretation with Carrie Larsen, the Code Board Administrator.

The proposed Ordinance does not include any amendments related to triggers for compliance.

Further, the Code provides the ability for the Building Official to make interpretations of the Code, approve alternative materials, design, and methods, as well as approve certain

modifications. As to alternatives, the proposed alternative must comply with the intent of the Code and be not less than the equivalent of the Code with respect to quality, strength, effectiveness, durability, safety, and fire safety. See Code, § 104.2.2.

As to modifications, the Code provides:

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided that the code official shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

Such a modification procedure can help in particular with site and area requirements (tree issues).

There is also a process to have the State Board approve variations and alternatives when any component would be considered to significantly alter or in any way reduce the standards set forth by the Code. Thus, the Town could pursue this process, if desired in the future.

At review with the Planning Commission, the Commissioners asked several questions, but ultimately recommended approval as presented.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

A Continued Commitment to Sustainability and Resiliency

Snowmass Village is committed to being proactive in protecting community assets. This requires addressing environmental and other safety topics. Efforts to improve resiliency will require strong leadership from the Town Council and efforts from the community at large. Educational efforts and more public involvement with disaster preparedness and recovery will be critical. The Council will work to ensure broad community involvement, through HOAs and other organizations, to address specific identified hazards such as wildfires.

- Adopt an updated building code to support environmental goals.
- Maintain a strong focus on ongoing wildfire fire mitigation efforts, including studying strengthen defensible space requirements and other hardening measures.

COUNCIL OPTIONS:

1. Approve Ordinance No. 4, Series of 2026 on Second Reading
2. Approve Ordinance No. 4, Series of 2026 on Second Reading with amendments
3. Deny Ordinance No. 4, Series of 2026 on Second Reading.

STAFF RECOMMENDATION:

Town Staff recommends that Town Council approve Ordinance No. 4, Series of 2026.

ATTACHMENTS:

1. Ordinance No. 4, Series of 2026
2. Wildfire Resiliency Code

1 **TOWN OF SNOWMASS VILLAGE**
2 **TOWN COUNCIL**

3
4 **ORDINANCE NO. 4**
5 **SERIES OF 2026**
6

7 **AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL**
8 **CODE BY ADDING CHAPTER 18, ARTICLE XV AND THEREBY ADOPTING BY**
9 **REFERENCE THE 2025 COLORADO WILDFIRE RESILIENCY CODE; AND**
10 **AMENDING SECTION 16A-4-240, RELATING TO WILDFIRE RESILIENCY**
11 **STANDARDS**
12

13 WHEREAS, The Town of Snowmass Village (“TOSV” or the “Town”) is a home-
14 rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant
15 to Article XX of the Constitution of the State of Colorado; and
16

17 WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the
18 power to amend the TOSV Municipal Code (the “Code”); and
19

20 WHEREAS, Senate Bill 23-166 established a Wildfire Resiliency Code Board (the
21 “Board”) tasked with promulgating regulations and developing minimum codes and
22 standards to reduce fire risk around structures in the wildland-urban interface (“WUI”) of
23 Colorado; and
24

25 WHEREAS, the Board recently published the Colorado Wildfire Resiliency Code
26 (the “CWRC” or “Wildfire Resiliency Code”) that went into effect on July 1, 2025 and
27 establishes minimum standards for the construction and maintenance of habitable
28 structures, while also setting criteria for assessing risk within WUI areas and mapping
29 wildfire hazard areas; and
30

31 WHEREAS, Senate Bill 25-142 requires local governments to adopt a code that
32 meets or exceeds the standards of the CWRC and ensure compliance with the Code's
33 standards no later than three months after the local government's adoption of the CWRC;
34 and
35

36 WHEREAS, Section 16A-4-240 of the Code establishes land use standards for
37 adequate fire protection; and
38

39 WHEREAS, Section 7-21 of the Code declares certain activities and
40 circumstances as public nuisances; and
41

42 WHEREAS, provisions of the CWRC pertain to the Town's Nuisance and Building
43 Regulations and Land Use Code and the TOSV wishes to amend such relevant provisions
44 of the Code to comply with the standards of the CWRC; and
45

46 WHEREAS, the TOSV wishes to protect the health, safety, and welfare of

residents within the Town by adopting comprehensive wildfire resiliency standards through the CWRC; and

WHEREAS, the Planning Commission reviewed the CWRC on March 4 and March 18, 2026 and recommends approval; and

WHEREAS, Town Council finds and determines that it is necessary to adopt the CWRC as amended below and that the following amendments to Chapter 18 and Section 16A-4-240 of the Code are necessary to protect the public health, safety, and welfare of the citizens of the TOSV; and

WHEREAS, Town Council finds that the adoption of this Ordinance is in the best interest of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Amendment to Chapter 7, Article II, Section 7-21. **Section 7-21** of the Code is hereby amended as set forth in **Exhibit A**.
3. Amendment to Chapter 16A – Land Use and Development Code. **Section 16A-4-240** of the Code is hereby amended as set forth in **Exhibit A**.
4. Amendment to Chapter 18 – Building Regulations. **Chapter 18** of the Code is hereby amended with the addition of Article XV – Wildfire Resiliency Code as set forth in **Exhibit A**.
5. Notice. Pursuant to Section 31-16-203, C.R.S., as amended, a public notice shall be published twice in a newspaper of general circulation within the Town, once at least fifteen (15) days preceding a public hearing, and once at least eight (8) days preceding the public hearing. The notice shall state the time and place of the hearing, shall state that copies of the primary code to be considered for adoption are on file with the Town Clerk and are open to public inspection, shall contain a description deemed sufficient to give notice to interested persons of the purpose of the primary code, the subject matters of said code and the name and address of the agency by which it has been enacted. The public hearing on the adoption of this ordinance is hereby set for April 20, 2026.

6. Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

7. Effective Date. This Ordinance shall be effective 15 days after adoption in accordance with the Town of Snowmass Village Home Rule Charter.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on April 6, 2026, upon a motion by Council Member Marolt, the second of Council Member Fridstein, and upon a vote of 5 in favor and 0 against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on _____, 2026, upon a motion by Council Member _____, seconded by Council Member _____, and upon a roll vote of ____ in favor and ____ against.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

**EXHIBIT A
AMENDMENT TO TOWN CODE**

Section 16A-4-240 of the Code is hereby amended with **bold, underlined** additions and ~~strikethrough~~ deletions as follows:

Sec. 16A-4-240. Fire protection.

- (a) Service by Fire Authority. Developments and new construction on existing lots shall be located and designed in a manner that enables them to be served by the Roaring Fork Fire Rescue Authority and complies with the adopted standards of said Fire Authority **and the Wildfire Resiliency Code, as set forth in Chapter 18, Article XV of the Municipal Code.**

(1) Unusual Fire Hazards. No future development and construction on existing lots shall be approved that, due to design, size (including height) or building materials, could present unusual fire hazards that are beyond the fire-fighting capability of the Roaring Fork Fire Rescue Authority.

(2) Location. Development and new construction on existing lots shall not be located in such a way as to adversely affect the capability of the fire authority or other public service entities to respond to fires or other non-fire emergencies in any other structure or area of the Town.

(3) Fire Access. Fire lanes, emergency access and fire apparatus access roads shall conform to the provisions of the Fire Code, as set forth in Chapter 18, ~~Article VIII~~**X** of the Municipal Code.

- (b) Development and New Construction on existing lots in Areas Subject to Wildfire Hazards. **All development subject to this Chapter 16A must comply with the standards of the Wildfire Resiliency Code, as set forth in Chapter 18, Article XV of the Municipal Code, to the extent applicable. All development applications that are required comply with Chapter 5 of the Wildfire Resiliency Code must include the submission of a Wildfire Mitigation Plan, as required by Section 18-65, for review by the Roaring Fork Fire Rescue Authority. Such plans shall demonstrate compliance with the Wildfire Resiliency Code, and the Town must approve such Plan before issuing a Certificate of Occupancy or Certificate of Completion, as applicable.**

~~a. Purpose. All lands within the Town have the potential to pose hazards to human life and safety and to property due to wildfire. The purpose of this~~

Section is to ensure that development and new construction on existing lots avoids these wildfire hazard areas whenever possible. Where it is not possible for development or new construction to avoid these areas, standards are provided to reduce or minimize the potential impacts of these hazards on the occupants of the property and, as applicable, the occupants of adjacent properties.

Applicability. The Planning Director and the Roaring Fork Fire Authority have determined that due to the vegetation, slopes and other factors present on lands within the Town, there is a potential for development within the Town to be threatened by wildfire hazards, as such, the Planning Director shall refer all applications for new development and new construction on existing lots to the Roaring Fork Fire Rescue Authority (RFFR) for review and comment.

(3) RFFR shall review the application and determine the degree of wildfire hazard posed to persons and property. RFFR shall consider the proposed design of the development or new construction on existing lots (including the planned or existing roads and water supply facilities and the configuration and location of lots), the topography of the site, the types and density of vegetation present, the fire protection measures proposed by the applicant and other related factors in making its determination.

(4) Recommendations by RFFR. If RFFR finds that any degree of severity of wildfire hazard may be posed to persons and property, RFFR shall make recommendations as to the mitigation techniques that should be incorporated in the development or construction on existing lots. These recommendations shall be based on guidelines promulgated by the Colorado State Forest Service (CSFS) (see, for example, CSFS publications entitled "Wildlife Protection in the Wildland Urban Interface" and "Wildfire Safety Guidelines for Rural Homeowners") and may include, but are not limited to, the following mitigation techniques:

i. Locations. Recommendations to locate structures outside of severe hazard areas, off of steep slopes and outside of draws and canyons.

ii. Manipulate Vegetation. Recommendations to manipulate the density and form of vegetation, so as to create defensible space buffers around proposed building envelopes, to remove hanging tree limbs near chimneys and to establish fuelbreaks or reduce the severity of the hazard. The form and the extent of the recommended vegetation

manipulation shall be based on the severity of the hazard that is found to be present.

iii. ~~Structural Design. Recommendations to use noncombustible materials, to require pitched roofs and to sheath, enclose or screen projections and openings above and below the roof line, as applicable.~~

iv. ~~Water Supply. If access to a pressurized water system with fire hydrants is not provided, recommendations may be made to ensure the availability of a water supply for individual structures, in the form of access to a pond, installation of an underground water storage tank, provision of dry hydrants or similar methods.~~

v. ~~Access. Recommendations to provide for separate routes of entrance and exit into a subdivision, existing lot or PUD, to lay out roads so as to create fuel breaks and to ensure the adequacy of access by emergency vehicles, including the provision of regularly spaced turnouts along roadways, the establishment of adequate grades and sight distances and the prohibition of dead-end streets (but not cul-de-sacs) in the project.~~

vi. ~~Utility Approaches. Access to all building exterior electrical and/or gas utilities, meters, regulators, and piping shall remain free and clear of all obstructions including fencing, or vegetation. Enclosures are permitted provided proper ventilation is installed.~~

g. ~~Maintenance. Maintenance and Miscellaneous Recommendations:~~

1. ~~Roofs and gutters shall be kept clear of debris.~~

2. ~~Roof vents shall be screened with corrosive-resistant wire mesh, with mesh one-eighth ($\frac{1}{8}$) inch maximum.~~

3. ~~Yards shall be kept clear of all litter, slash and flammable debris.~~

4. ~~All flammable materials shall be stored on a parallel contour a minimum of fifteen (15) feet away from any structure.~~

5. ~~Weeds and grasses within the ten (10) foot perimeter shall be maintained to a height not more than six (6) inches.~~

6. ~~Firewood/wood piles shall be stacked on a parallel contour a minimum of fifteen (15) feet away from the structure.~~

7. ~~Swimming pools and ponds shall be accessible by the local fire authority.~~

- ~~8. Fences shall be kept clear of brush and debris.~~
~~9. Wood fences shall not connect to other structures.~~
~~10. Fuel tanks shall be installed underground with an approved container.~~
~~11. Propane tanks shall be buried, if possible, or installed according to NFPA 58 standards and on a contour away from the structure with standard defensible space vegetation mitigation around any aboveground tank. Any wood enclosure around the tank shall be constructed with materials approved for two (2) hour fire resistive construction on the exterior side of the walls.~~
~~12. Each structure shall have a minimum of one ten (10) pound ABC fire extinguisher.~~
~~13. Addresses shall be clearly marked with two (2) inch non-combustible letters and shall be visible at the primary point of access from the public or common access road and installed on a non-combustible post.~~

~~(5) Compliance. The Town Council shall consider the recommendations of RFFR, and shall apply those recommendations they deem to be appropriate as conditions of new development. Proposed construction on existing lots will be reviewed as part of a building permit submission that will be referred to the RFFR for their approval.~~

Chapter 18 of the Code is hereby amended with the addition of Article XV – Wildfire Resiliency Code as follows:

ARTICLE XV - Wildfire Resiliency Code

Sec. 18-63. - Adoption.

The Colorado Wildfire Resiliency Code, 2025 Edition, published by the Colorado Wildfire Resiliency Code Board in the Colorado Division of Fire Prevention and Control, 1697 Cole Blvd, Unit 200, Lakewood, CO 80401, including the appendices thereto, is hereby adopted, as amended, as the Wildfire Resiliency Code of and for the Town.

Sec. 18-64. - Amendments.

(a) Section 101.1 is hereby amended as follows:

“101.1 Title. These regulations shall be known as the Colorado Wildfire

Resiliency Code as adopted by the Town of Snowmass Village, hereinafter referred to as “this code.”

(b) Section 101.2.1 is hereby amended to read as follows:

“101.2.1 Appendices. ~~Provisions in the appendices shall not apply unless specifically adopted.~~ **The appendices hereto are specifically adopted with this code.**”

(c) Section 101.5 is hereby amended to read as follows:

“101.5 Additions or alterations. Minor Additions or alterations, as determined by the code official, shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work (a) increases the footprint of the existing structure by 500 square feet or greater, (b) constitutes a distinct hazard or danger to life or property, or (c) causes the building, structure, or premises to become unsafe, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive

~~Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become *unsafe*. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.”~~

(d) Section 101.6 is hereby amended to read as follows:

“101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent (or more) or 100 square feet of the surface area of the roof replaced, whichever is less, or where work to reconstruct, alter, or repair the *roof covering* (a) effectively replaces such material, (b) constitutes a distinct hazard or danger to life or property, or (c) causes the building, structure, or premises to become unsafe, shall require

the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.”

(e) Section 101.7 is hereby amended to read as follows:

“101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls **(a) effectively replaces the exterior wall material, (b) constitutes a distinct hazard or danger to life or property, or (c) causes the building, structure, or premises to become unsafe,** shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2 and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.”

(f) Section 102.10 is hereby amended to read as follows:

“102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures **that do not constitute a substantially complete renovation of the interior, as determined by the code official.**
2. Additions that do not increase the footprint of a structure by more than 500 square feet **and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected **and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent **or 100 square feet** of the surface area of the exterior *roof covering* or an

attachment thereto is affected whichever is less, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.

5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure that comply with this code.
- ~~10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area."~~

(g) Section 103.1 is hereby amended to read as follows:

~~"103.1 Creation Designation of agency. The Town of Snowmass Village [INSERT NAME OF DEPARTMENT] Building Department is hereby created~~
designated as the code compliance agency and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code."

(h) Section 104.2.1 is hereby amended to read as follows:

"104.2.1.1 Costs. A technical opinion and report shall be provided, at the owner or applicant's sole expense, without charge to the jurisdiction."

(i) Section 106.1 is hereby amended to read as follows:

106.1 General. ~~An AHJ~~ The Town has the authority to establish fees related to permitting under this code.

(j) Section 202 is hereby amended to read as follows:

“UNSAFE. An unsafe condition shall be deemed to have been created if the action will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will unreasonably increase the risk of fire ignition; will reduce required fire resistance; or will otherwise create conditions dangerous to human life.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. **All property in the corporate limits of the Town shall be considered within the wildland-urban interface.**

(k) Section 303.3 is hereby amended to read as follows:

“303.3 Applicability of Code Provisions. ~~The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding fire intensity classifications as identified on the official maps. The level of structure hardening, defensible space, and other mitigation measures required shall correspond to the applicable fire intensity classification—Low, Moderate, or High—as established by the board.~~

~~Structures and parcels identified with low fire intensity classification shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.~~

All buildings, structures, and premises ~~and parcels identified with moderate to high fire intensity classifications~~**within the Town, regardless of the fire intensity classification,** shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

(l) Section 401.1 is hereby amended to read as follows:

“401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U

occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.

2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent or 100 square feet of the surface area of the exterior *roof covering* or an attachment thereto is affected whichever is less, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.
6. Additions that do not increase the footprint of a structure by more than 500 square feet and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.

(m)Section 502.2.3 is hereby amended to read as follows:

“502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. Each lot or parcel shall be clearly marked with three-(3) inch minimum non-combustible numbers and installed on a non-combustible post or monument. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall

be visible and legible from the primary point of access from the public or common access road on which the address is located in a manner *approved by the code official.*"

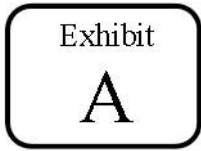
(n) Appendix C, Section C101.3.5 is hereby amended to read as follows:

"C101.3.5 Buildings, structures or premises that constitute a fire hazard, will unreasonably increase the risk of fire ignition, or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings, structures, and premises are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes."

(o) All references to "AHJ" shall be amended to "Town."

Sec. 18-65. – Permit requirements.

To the extent development requires compliance with Chapter 5 of the Wildfire Resiliency Code or if determined necessary by the Building Official, the applicant must submit for review to the Town and Roaring Fork Fire Rescue Authority a Wildfire Mitigation Plan that demonstrates compliance with the Wildfire Resiliency Code. Such plan may be based on the Colorado State Forest Service guidelines for "The Home Ignition Zone" provided it is no less stringent than the Wildfire Resiliency Code. The Town shall conduct a site inspection and approve the Wildfire Mitigation Plan prior to issuing a Certificate of Occupancy or Certificate of Completion, as applicable.



COLORADO
Wildfire
Resiliency
Code Board

2025

Colorado Wildfire Resiliency Code

01 June 2025



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

CWRC Version 1.0

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Attributions

ATTRIBUTIONS

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Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to



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provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2



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and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,



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which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.



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5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.



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104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.



104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official's* recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or



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method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.



104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.



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105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official's* authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.



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EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed *flame spread index* of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.



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IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.
2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.
3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.



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SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas. Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping. The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. *Low Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through



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direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length:** Less than 2 feet.
3. **Rate of Spread:** Low, increasing with *slopes* over 20 percent.
4. **Spotting:** Very short-range spotting is possible under windy conditions.
5. **Terrain Influence:** More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. *Moderate Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length:** Up to 8 feet.
3. **Rate of Spread:** Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting:** Short-range spotting is common.
5. **Terrain Influence:** Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification. *High Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick



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understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
2. **Flame Length:** Up to 30 feet or more.
3. **Rate of Spread:** Rapid, especially on *slopes* greater than 40 percent.
4. **Spotting:** Short-range spotting is common; medium-range spotting is possible under windy conditions.
5. **Terrain Influence:** *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
6. **Suppression Difficulty:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary.

These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property's Wildfire Hazard or *fire intensity classification* as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.



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304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 Low *Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 Moderate *Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 High *Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.



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Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723



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for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



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SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3 corrosion-resistant mesh with openings not to exceed 1/8-inch.



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SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, 2-inch nominal dimension lumber, or 1 inch nominal *fire-retardant-treated wood* or 3/4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, or 2- inch nominal dimension lumber.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber or log wall construction.*
4. *Noncombustible materials* complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. *Ignition-resistant materials* complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

1. *Noncombustible materials.*
2. *Fire-retardant-treated wood.*
3. *Ignition-resistant building materials.*



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Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or *noncombustible* material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. *Approved noncombustible* materials
2. Class A rated material

Exception: Composite decking material with a minimum of Class B rating

3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, *multilayered glazed panels*, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and



non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1/8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction*, *heavy timber construction*, *noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.



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Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.



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502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.



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503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective. This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.



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Appendix A: PERMITS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

A101.1 General. Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections A101.2 through A101.9.

A101.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, converted, changed, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the *code official*.

For buildings or structures erected for temporary uses, see Section 105.

A101.3 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Appendix B.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

A101.3.1 Preliminary inspection. Before a permit is issued, the *code official* is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

A101.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that



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the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A101.4 Permit approval. Before a permit is issued, the *code official*, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

A101.5 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the *code official*. If the *code official* finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the *code official* is allowed to issue a permit to the applicant.

When the *code official* issues the permit, the *code official* shall endorse in writing or stamp the plans and specifications APPROVED. Such *approved* plans and specifications shall not be changed, modified or altered without authorization from the *code official*, and work regulated by this code shall be done in accordance with the *approved* plans.

A101.5.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor.

A101.6 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

A101.7 Expiration. Every permit issued by the *code official* under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The *code official* is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.



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A101.8 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the *code official* or other authorized representative.

A101.9 Revocation of permits. Permits issued under this code can be suspended or revoked where it is determined by the *code official* that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The *code official* is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

Appendix B: CONSTRUCTION DOCUMENTS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

B101.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in the format as required by the jurisdiction. The construction documents shall be prepared and submitted where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional documentation.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

B101.2 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

B101.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, landscape and vegetation details and locations of structures or building envelopes. The *code official* is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. Identify the *fire intensity classification*.

B101.3.1 Defensible Space Site Plans. Defensible space site plans shall be prepared and submitted to the *code official* for review and approval as part of the site plans required for a permit. The *code official* is authorized to waive or modify the requirement for a defensible space site plan where the application for permit is for alteration or repair or where otherwise warranted.

B101.5 Other data and substantiation. Where required by the *code official*, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

B101.6 Retention of plans. One set of *approved* plans, specifications and computations shall be retained by the *code official* for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws.

B101.7 Examination of documents. The *code official* shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.



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B101.8 Amended construction documents. Work shall be installed in accordance with the *approved* construction documents, and changes made during construction that are not in compliance with the *approved* documents shall be resubmitted for approval as an amended set of construction documents.

B101.9 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

B101.10 Phased approval. The *code official* is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.



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Appendix C: INSPECTION AND ENFORCEMENT

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

C101.1 Inspection. Inspections shall be in accordance with Sections C101.1.1 through C101.1.4.3.

C101.1.1 General. Construction or work for which a permit is required by this code shall be subject to inspection by the *code official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved* by the *code official*.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the *code official*, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

C101.1.2 Authority to inspect. The *code official* shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the *code official* for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

C101.1.2.1 Approved inspection agencies. The *code official* is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

C101.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C101.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *code official*. The *code official*, upon notification, shall make the requested inspections and shall



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either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *code official*.

C101.1.3 Reinspections. To determine compliance with this code, the *code official* can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the *code official*.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

C101.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections C101.1.4.1 through C101.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the *code official*.

C101.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

C101.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

C101.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

C101.2 Enforcement. Enforcement shall be in accordance with Sections C101.2.1 and C101.2.2.

C101.2.1 Authorization to issue corrective orders and notices. Where the *code official* finds any building or premises that are in violation of this code, the *code official* is authorized to issue corrective orders and notices.

C101.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the



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premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

C101.3 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections C101.3.1 through C101.3.8.

C101.3.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

C101.3.2 Compliance with tags. building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section C101.3.1.

C101.3.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the *code official* shall not be mutilated, destroyed or removed without authorization by the *code official*.

C101.3.4 Citations. Persons operating or maintaining an occupancy or premises subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the *code official* shall be guilty of a misdemeanor.

C101.3.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

C101.3.5.1 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

C101.3.5.2 Notice. Where an unsafe condition is found, the *code official* shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or



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requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the *code official* within a stipulated time, acceptance or rejection of the terms of the order.

C101.3.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

C101.3.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the *code official* shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

C101.3.5.3.1 Placard removal. The *code official* shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the *code official* shall be subject to the penalties provided by this code.

C101.3.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the *code official* shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

C101.3.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the *code official* is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

C101.3.5.6 Evacuation. The *code official* shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the *code official*.



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C101.3.6 Prosecution of violation. If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

C101.3.7 Violation penalties. An AHJ has the authority to establish fees.

C101.3.8 Abatement of violation. In addition to the imposition of the penalties herein described, the *code official* is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.



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Town of Snowmass Village

DATE OF MEETING:

April 20, 2026

AGENDA ITEM:

Second Reading of Ordinance No. 07, Series of 2026 - Regarding:
Adoption of the 2021 International Code Series
Adoption of the Colorado Model Electric Ready and Solar Ready Code
Amendments to Town of Snowmass Village Municipal Code Chapter 18

PRESENTED BY:

Town of Snowmass Village Community Development Department
Mike Metheny, Chief Building Official
Lauren Litchet, Plans Examiner and Building Inspector

BACKGROUND:

The first reading of this item was presented on April 6th, 2026, and was unanimously approved on first reading.

The Community Development Department is proposing amendments to Chapter 18 of the Town of Snowmass Village Municipal Code to adopt the 2021 International Code (I-Code) series, replacing the currently adopted 2015 editions. This update reflects advancements in construction technology, building safety standards, energy efficiency, and current research in building science. Adopting the 2021 I-Codes will ensure that the Town's regulatory framework remains aligned with contemporary best practices and consistent with peer and neighboring jurisdictions, thereby maintaining a high standard of construction quality and integrity throughout Snowmass Village.

In addition to the 2021 I-Codes, the Department is proposing adoption of the Colorado Model Electric Ready and Solar Ready Code. This code, developed and implemented by the State of Colorado, is a required adoption for local jurisdictions. It establishes uniform standards that support future electrical and solar infrastructure by providing clear guidance for new construction to accommodate potential electrification and solar energy installations.

FINANCIAL IMPACT:

This will result in increased construction costs for the majority of projects within the Town of Snowmass Village.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

These provisions contribute to enhanced fire resiliency and improved energy conservation. Additionally, the proposed code updates support a continued emphasis on life safety within the built environment for both residents and visitors.

COUNCIL OPTIONS:

Provide feedback on the proposed adoptions to the 2021 International Code series, the Colorado Model Electric Ready and Solar Ready Code, and the proposed amendments to Town of Snowmass Village Municipal Code Chapter 18.

STAFF RECOMMENDATION:

It is the recommendation of Town Staff, that the Council, by motion,
Approve Ordinance No. 07, Series of 2026.

ATTACHMENTS:

Attachment A – Ordinance No. 07, Series of 2026

Attachment B – Exhibit A - Municipal Code Chapter 18

Attachment C – Colorado Model Electric Ready and Solar Ready Code

1 **TOWN OF SNOWMASS VILLAGE**
2 **TOWN COUNCIL**

3
4 **ORDINANCE NO. 7**
5 **SERIES OF 2026**
6

7 **AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL**
8 **CODE BY REPEALING AND REENACTING CHAPTER 18 AND THEREBY**
9 **ADOPTING BY REFERENCE THE 2021 INTERNATIONAL EXISTING BUILDING**
10 **CODE, 2021 INTERNATIONAL BUILDING CODE, 2026 NATIONAL ELECTRICAL**
11 **CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL**
12 **PLUMBING CODE, 2021 INTERNATIONAL FIRE CODE, 2021 INTERNATIONAL**
13 **FUEL GAS CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE,**
14 **COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE, AND 2021**
15 **INTERNATIONAL RESIDENTIAL CODE, AND PROVIDING PENALTIES FOR**
16 **VIOLATION THEREOF**
17

18 WHEREAS, The Town of Snowmass Village (“TOSV” or the “Town”) is a home-
19 rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant
20 to Article XX of the Constitution of the State of Colorado; and
21

22 WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the
23 power to amend the TOSV Municipal Code (the “Code”); and
24

25 WHEREAS, the Town has adopted by reference (with amendments) building
26 codes promulgated by the International Code Council and the National Fire Protection
27 Association; and
28

29 WHEREAS, the Town wishes to update its building codes by adopting by reference
30 (with amendments) the 2021 International Existing Building Code, 2021 International
31 Building Code, 2026 National Electrical Code, 2021 International Mechanical Code, 2021
32 International Plumbing Code, 2021 International Fire Code, 2021 International Fuel Gas
33 Code, 2021 International Energy Conservation Code, Colorado Model Electric Ready And
34 Solar Ready Code, and 2021 International Residential Code (collectively the “Building
35 Codes”); and
36

37 WHEREAS, in adopting the Building Codes, the Town wishes to establish fees and
38 provide penalties for violation of such codes; and
39

40 WHEREAS, Chapter 18 of the Code sets forth the Town’s Building Regulations
41 and the Town wishes to repeal and reenact Chapter 18, Articles I through XIV to adopt
42 the Building Codes; and
43

44 WHEREAS, the TOSV wishes to protect the health, safety, and welfare of
45 residents within the Town by updating and adopting the Building Codes; and
46

WHEREAS, Town staff has reviewed the Building Codes and recommends to Town Council that the TOSV adopt them as amended below; and

WHEREAS, Town Council finds and determines that it is necessary to adopt the Building Codes as amended below and that the following amendments to Chapter 18 of the Code are necessary to protect the public health, safety, and welfare of the citizens of the TOSV; and

WHEREAS, Town Council finds that the adoption of this Ordinance is in the best interest of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Amendment to Chapter 18, Article XV – Short-Term Rental Regulations. **Chapter 18, Article XV – Short-Term Rental Regulations** of the Code is hereby amended and renumbered as Chapter 18, Article XVI – Short-Term Rental Regulations.
3. Repeal and Reenact Chapter 18. **Chapter 18, Articles I through XIV** of the Code is hereby repealed and reenacted as set forth in **Exhibit A**.
4. Notice. Pursuant to Section 31-16-203, C.R.S., as amended, a public notice shall be published twice in a newspaper of general circulation within the Town, once at least fifteen (15) days preceding a public hearing, and once at least eight (8) days preceding the public hearing. The notice shall state the time and place of the hearing, shall state that copies of the primary code to be considered for adoption are on file with the Town Clerk and are open to public inspection, shall contain a description deemed sufficient to give notice to interested persons of the purpose of the primary code, the subject matters of said code and the name and address of the agency by which it has been enacted. The public hearing on the adoption of this ordinance is hereby set for April 20, 2026.
5. Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

6. Effective Date. This Ordinance shall be effective 15 days after adoption in accordance with the Town of Snowmass Village Home Rule Charter.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on April 6th, 2026, upon a motion by Council Member Fridstein, the second of Council Member Gustafson, and upon a vote of five in favor and zero against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on _____, 2026, upon a motion by Council Member _____, seconded by Council Member _____, and upon a vote of ____ in favor and ____ against.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

EXHIBIT A
AMENDMENT TO TOWN CODE

Chapter 18, Articles I through XIV of the Code is hereby repealed and reenacted as follows:

CHAPTER 18 Building Regulations

Article I – General Provisions

Sec. 18-1. Authorization of the Building Official

The Building Official is authorized to terminate inspections in progress, issue stop work orders on projects in progress and refuse to issue permits when they reasonably determine that a violation of the provisions of this Chapter, Chapter 16 or Chapter 16A has occurred.

Section 18-2. Snowmass Water and Sanitation District Integration

The Water District is the provider of potable water and sanitary sewer services within the Town. An integration between the provisions of this Chapter and the provisions of the rules and regulations of the Water District shall occur to the greatest extent possible.

Section 18-3. Water District Rules and Regulations

The current rules and regulations of the Water District are considered to be a supplement to the provisions of International Plumbing Code and are hereby incorporated herein by this reference. Any conflict between the provisions of this Chapter and the provisions of the current rules and regulations of the Water District shall be resolved in favor of the more restrictive provision.

Section 18-4. Water District Compliance Inspection Required

If the Building Official determines that a compliance inspection has not been performed or successfully completed by the Water District, if required, then the Building Official may refrain from the issuance of a Certificate of Occupancy or a Certificate of Completion.

Section 18-5. Access Permit Required

No permit, Certificate of Occupancy or Certificate of Completion shall be issued by the Building Official unless an access permit required by the provisions of Section 11-1 of this Code has been issued by the Public Works Director, or their designee.

Article II – Contractor Licenses

Section 18-6. License Required

No building, electrical, plumbing, mechanical, fire protection, alarm system or excavation work shall be performed in the Town without the contractor first having obtained a contractor's license. The Building Official shall prescribe the form for the application for a contractor's license and any examination required to be successfully completed by an applicant.

Section 18-7. License Classifications

- a) General Class AA - Unlimited construction
- b) General Class A - All types of construction limited to six (6) stories in height.
- c) General Class B - New construction, additions, and alterations. Buildings shall not exceed types III, IV and V construction with a total floor area not more than fifteen thousand (15,000) square feet (fire walls shall not constitute separate buildings). Minor alterations, additions, and limited new construction and additions shall not exceed ten thousand (10,000) square feet.
- d) General Class C - Additions and alterations minor in nature. Limited to construction types governed by the International Residential Code.
- e) Owner/ Builder – May construct or alter one single family residence every three years. All subcontractors working for the owner/ builder shall be licensed by the Town and the owner/builder shall provide continuous supervision at the job site.
- f) Specialty - Limited to a specific specialty.
- g) Electrical - Class A Electrical Contractor licensed by the State of Colorado or a Master Electrician.
- h) Plumbing - Class A Master Plumbing contractor licensed by the State of Colorado.
- i) Mechanical – International Code Council Exam or BEST Card

Section 18-8. Fees

Contractor's Licensing Fees		
3 Year Fee	License Classification	Monthly Pro-Rated Fee
\$450.00	Class AA – Unlimited Construction	\$12.50
\$450.00	General Class A – Commercial	\$12.50
\$450.00	General Class B – Light Commercial	\$12.50
\$450.00	General Class C – Homebuilder	\$12.50
\$142.00	Specialty Contractor	\$3.94
\$0.00	Electrical Contractor	\$0.00
\$195.00	Plumbing Contractor	\$5.42

\$195.00	Mechanical Contractor	\$5.42
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Section 18-9. Revocation and Suspension

The Building Official shall have the authority to temporarily suspend or permanently revoke any contractor's license for violation of the provisions of this Chapter by the licensee.

- a) All work performed without a permit will be assessed double building permit and plan check fees for the first offense. The second offense will result in the revocation of the contractor's license.

Section 18-10. Liability of Building Official

The Building Official charged with the enforcement of the provisions of this Chapter, acting in good faith and without malice in the discharge of the duties required by this Chapter or other pertinent provisions of this Code, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the Building Official or employee in the enforcement of any provision of this Chapter or other pertinent provisions of this Code implemented for the enforcement of this Chapter shall be defended by the Town until final termination of such proceedings, and any judgment resulting therefrom shall be satisfied by the Town. The requirements of this Chapter shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure or any damages to persons or property caused by defects, nor shall the Town be held as assuming any such liability by reason of the inspections authorized by this Chapter or any permits or certificates issued.

Article III – Construction Management

Section 18-11. Construction Management

This Section establishes standards and regulations governing the preparation, review, implementation, monitoring and enforcement of project-specific construction management plans for development and construction activities within the Town.

- a) If any provision of an approved Planned Unit Development (PUD) is in conflict with the provisions of this section, then the provisions of such approval shall govern. The requirements of this section shall apply to the construction of an approved PUD or any other approved development project when no alternate or conflicting construction management provisions are specified within the terms and conditions of project approval.
- b) With the exception of Subsection 18-13 below relating to construction vehicles leaving the Snowmass Ski Area Boundary, on-mountain construction activities that are located within the United States Forest Service Permit Boundary for the Snowmass Ski Area and which occur not less than one thousand (1,000) feet from

the nearest residential or nonresidential structure that is not affiliated with the ski area operation shall be exempt from the construction management regulations described in this Section. Regulations concerning the management of these types of construction activities shall be governed pursuant to the United States Forest Service's (USFS) annual Summer Construction Plan, the USFS Project Implementation Plan for the Snowmass Ski Area and the Snowmass Mountain Master Plan PUD.

Section 18-12. Limitation on Construction Times and Noise

- a) Construction activities which produce excessive noise or vehicle activity shall be permitted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday (excluding legal holidays) throughout the year. No noise-producing construction or excessive vehicle activity shall be permitted on Sunday or legal holidays.
- b) Excessive noise-producing construction activities may include, but are not limited to the following:
 - a. Sawing, hammering, compressors, excavation, compacting, concrete trucks, dump trucks, and loud radios used by construction personnel.
 - b. Any event which produces a decibel reading at the property line in excess of sixty (60) decibels.
- c) Excessive vehicle activity may include but not be limited to the following: delivery trucks, employee vehicles not parked on the property, parking on the streets, dump trucks, and other construction-related vehicles.
- d) Any construction-related activity that produces a decibel reading at the property line of greater than ninety (90) decibels at any time shall require prior written authorization from the Town Manager, Building Official or their designee.
- e) The Town Council may choose to further prohibit or otherwise limit excessive noise-producing construction and vehicle activity, including road and lane closures or other construction-related activities, from occurring during peak seasons (winter and summer), major special events and other holidays throughout the year. Specific dates defining these periods and days on which such activities are prohibited or limited shall be determined by Council resolution. To provide adequate notice and clear expectations for contractors and developers, such resolution should be adopted prior to March 1 of each year. However, the Town Council shall retain the right to alter or amend such resolution at any time, as deemed necessary by the Town Council.
 - a. Special events shall take precedence over construction activities, and, as such, permitted work hours may be altered or interrupted or work stopped at the discretion of the Building Official to ensure that an event is not adversely affected, impeded or disrupted due to construction activity.
 - b. The Building Official shall endeavor to provide at least (7) days' notice prior to the date of any alteration or interruption of permitted work hours, or stoppage of work required pursuant to Subparagraph a. above.

- f) Activities that do not qualify as excessive noise-producing construction activities nor as excessive vehicle activity, as described in Section 18-12(b) of this Article, are permitted at any time.
- g) In some instances, work may be required or may serve as a benefit to the community to occur outside of permitted work hours. In these cases, a written request shall be submitted for review and approval by the Town Manager or their designee for emergency situations. To account for other unforeseen circumstances, the Town Manager, Building Official, or their designee may approve work to occur outside of permitted work hours at their discretion.
- h) High-impact events
 - a. High-impact events, including but not limited to concrete pours of four hundred (400) cubic yards or more per day, hauling operations of five hundred (500) cubic yards or more per day, drilling, blasting, pile driving or other activities producing a decibel reading of greater than ninety (90) decibels at the property line (as may be permitted pursuant to Subsection i) below, work within public rights-of-way, sidewalks or trails and traffic detours shall be clearly identified and approved.
 - b. Notice of any of the events or activities described in the paragraph above shall be given to the Town at least fourteen (14) days prior to the event or activity.
- i) Noise
 - a. Construction activities that produce excessive noise and/or vehicle activity are regulated pursuant to Section 18-12 of this Article.
 - b. Activities that will involve excessive noise or vibration shall be clearly detailed to the Town, including anticipated decibel levels, days and hours of operation, and methods of mitigation.
 - c. Activities that produce a decibel reading at the property line of greater than ninety (90) decibels shall be subject to the noticing requirements of Subsection h) of this Section.
- j) Portable Generators
 - a. On-site utilization of portable generators shall be clearly specified, including generator size, fuel type, location, and times of operation.
 - b. A noise mitigation plan, identifying the physical and operational means by which excessive noise will be minimized, shall be required for portable generators, to ensure compliance with Section 18-12 of this Article.
- k) Blasting
 - a. Blasting shall not be allowed within the Town without first obtaining the proper State and Federal Permits.
 - b. Written approvals from the Building Official and Roaring Fork Fire Rescue Authority shall be required for any blasting or explosive work.
 - c. Blasting for site excavations or avalanche control located within the United States Forest Service Permit Boundary for the Snowmass Ski Area, conducted by the ski area operator, shall be in accordance with the necessary state and federal approvals.

- d. All blasting operations shall be conducted in accordance the International Fire Code.
- l) Pile Driving
 - a. Driven piles are required to be engineered by a Colorado Licensed Professional Engineer.
 - b. The proposed locations, diameters and depths of all piers or piles shall be clearly detailed on the site plan.
 - c. A tentative pile-driving schedule shall be submitted for review and approval by the Building Official not less than two (2) weeks prior to occurrence.
 - d. A noise mitigation plan, identifying the physical and operational means by which excessive noise will be minimized, shall be required for pile driving, and the Town may impose reasonable conditions limiting the hours and days during which pile driving is permitted.

Section 18-13. Construction Management Standards, Requirements, and Regulations

- a) Standard Provisions
 - a. Compliance with the following standards and regulations shall be required and documented within an approved construction management plan. Should any of the provisions identified within an approved construction management plan prove to be inadequate in their application or effectiveness, as determined by the Building Official, the Town shall have the authority to require the implementation of alternative methods, cease work until unacceptable conditions are corrected, take appropriate enforcement actions, impose fines and/or perform the necessary work at the permit holder's expense, pursuant to the enforcement provisions of Section 18-13 c) below.
 - b. For any provisions within this Section that require that a notice and/or request for authorization be submitted to the Town prior to a particular event or activity, an approval or denial of such request shall be issued by the Town not less than twenty-four (24) hours prior to the date specified for said event or activity.
 - c. The intent of these regulations is to clearly identify provisions concerning construction management within the Town. Many of these provisions are redundant to or in conflict with specific regulations included in other regulatory codes, including but not limited to the International Building Code, International Fire Code and Occupational Safety and Health Administration Regulations. The regulations enacted herein shall in no way diminish or substitute for the requirements of any other applicable regulatory codes and/or standards, and, in the event of conflict between provisions of this Section and any other such regulatory code, the more restrictive provision shall apply.
- b) General Requirements
 - a. Site Security

- i. Construction fencing of a height and type to be approved by the Building Official or other protective measures, as deemed necessary or appropriate by the Building Official, shall be implemented to delineate, screen, and secure project sites involving building demolitions, new construction, additions, exterior renovations, and site excavations.
 - ii. Security measures shall be in place at all times when the site is not in operation. Provisions including perimeter barriers, locks, surveillance systems, security lighting, employment of security personnel and other measures, may be required at the discretion of the Building Official.
 - iii. Security and/or protection measures shall be taken to prevent unauthorized access to construction sites, adjoining buildings, and to safeguard site materials and equipment.
- c) Enforcement, Penalty Assessments and Fines
 - a. Enforcement
 - i. Contractors and developers are expected to be acutely aware of the standards and regulations for construction management established by the Town.
 - ii. The Police Department, Building Official or any building inspector may complete random site visits and respond to complaints to determine if construction activities are in compliance with the provisions of an approved construction management plan and other Town regulations and shall have the authority to enforce the provisions of Article III above by issuing a citation or summons to the permit holder pursuant to the enforcement provisions of this Section.
 - iii. The schedule of penalty assessments and fines contained in Subsection b. below shall be applicable to any violation of a provision contained in an approved construction management plan. Violations of other Town regulations are subject to the general penalty for violation pursuant to Section 1-72 or as otherwise provided in this Code.
 - iv. At the discretion of the Building Official, any violation of a provision contained in an approved construction management plan shall be grounds for immediate stoppage of work and/or issuance of a citation or summons for the assessment of penalties or fines pursuant to the Schedule described in Subsection b. below.
 - v. If a penalty assessment or fine is imposed for violation of a provision contained in an approved construction management plan, payment of the penalty assessment or fine shall be made within ten (10) days of the date of the citation or summons. Failure to pay the penalty assessment or fine within ten (10) days shall be grounds for immediate stoppage of work.
 - b. Schedule of Penalty Assessment and Fines

- i. The following is a schedule of penalty assessments and fines applicable to violations of provisions of an approved construction management plan. Each day a violation remains unresolved shall constitute a separate offense, unless otherwise provided.

<i>Description</i>	<i>Penalty Assessments or Fines</i>
Violation of any provision <u>not</u> involving work or impacts occurring within a public roadway, sidewalk or trail.	
First offense	\$200.00
Second offense	\$500.00
Third offense (and for each offense thereafter)	Municipal Court summons (fine up to \$1,000.00 and possible revocation of contractor's license)
Violation of any provision involving work or impacts occurring within a public roadway, sidewalk or trail.	
First offense	\$1,000.00
Second offense	Municipal Court summons (fine up to \$2,650.00 and possible revocation of contractor's license)
Third offense (and for each offense thereafter)	Municipal Court summons (fine up to \$2,650.00 and possible revocation of contractor's license)

c. Refund Policy

- i. It shall be at the discretion of the Building Official to establish a refund policy. A request for a refund of fees must be made in writing prior to the expiration date of the permit. All Plan Review Fees will be retained by the Town of Snowmass Village. All other fees may be refunded at the discretion of the Building Official. This policy does not pertain to Roaring Fork Fire Authority plan review fees, fire permit types, or expired permits. Refunds of any type are not available for expired permits or permits that have received a Certificate of Occupancy or a Certificate of Completion.

d) Work Conditions, Site Safety, and Emergency Provisions

a. Work Conditions

- i. Compliance with United States Occupational Safety and Health Administration (OSHA) standards and codes will be required pursuant to State and Federal Regulations.

b. Safeguarding

- i. Roofing operations utilizing heat-producing systems or other ignition sources shall be performed by a contractor licensed and bonded for the type of roofing process to be performed.

- ii. Asphalt and tar kettles shall be operated in accordance with the International Fire Code.
 - iii. Internal combustion-powered construction equipment shall be used in accordance with the following conditions:
 - 1. Equipment shall be located so that exhausts do not discharge against combustible material.
 - 2. Exhaust shall be vented to the outside of the building.
 - 3. Equipment shall not be refueled while in operation.
 - iv. A first-aid kit shall always be available on site and shall be inspected at least monthly and replenished as necessary.
 - v. In buildings where an automatic fire sprinkler system is required, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved, unless otherwise authorized by Roaring Fork Fire Rescue Authority.
 - vi. Operation of sprinkler control valves shall be allowed only by properly authorized personnel and shall be accomplished by notification of duly designated parties. When the sprinkler protection is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.
- c. Deep Excavations/Trenches
 - i. Excavations shall be performed as specified by the project's engineer of record. Shoring, slope stabilization and retaining methods shall be employed as required for safety of property and personnel. In the absence of specifications provided by a design professional, OSHA regulations for this type of activity shall govern.
 - ii. Trenches located in the public right-of-way shall be backfilled, covered or otherwise protected overnight. Traffic-control and pedestrian-protection measures, including barricades, flashing lights, detour signage and steel plates, shall be reviewed and approved by the Building Official, Public Works Director, or their designee.
- d. Hazardous Materials Storage
 - i. An inventory of on-site hazardous materials, including combustible liquids, combustible fibers, explosives, flammable gases, flammable liquids, organic peroxides, oxidizers, etc., shall be maintained on the project site and shall be provided to the Building Official upon request.
 - ii. The appropriate Material Safety Data Sheets (MSDS) shall always be available on-site, pursuant to federal regulations.
 - iii. All flammable and combustible liquids used or stored on-site shall comply with the International Fire Code.
 - iv. Operations involving cutting and welding shall be done in accordance with the International Fire Code.

- v. A written approval or permit from the Roaring Fork Fire Rescue Authority shall be submitted to the Building Official for all on-site hazardous materials storage.
- e. Fuel Storage
 - i. Container locations for bulk on-site fuel storage shall be clearly identified, including fuel types, container sizes and spill containment procedures.
 - ii. On-site fuel storage shall require a written approval or permit from the Roaring Fork Fire Rescue Authority and Town of Snowmass Village Building Official.
- f. Temporary Heating
 - i. A temporary heating permit shall be obtained from the Town of Snowmass Village and/or the Roaring Fork Fire Rescue Authority. A field inspection shall be required prior to the energizing of any temporary heating systems or components.
 - ii. All temporary heating provisions shall comply with the International Fire Code.
- g. Emergency Access and Evacuation
 - i. Emergency access in and out of the Town and to all locations throughout the Town shall be maintained at all times.
 - ii. Vehicle access for firefighting shall be provided to all construction and/or demolition sites.
 - iii. Unless otherwise authorized by the Roaring Fork Fire Rescue Authority, vehicle access shall be provided to within one hundred (100) feet of temporary or permanent Fire District connections.
 - iv. Vehicle access shall be provided by either temporary or permanent roads capable of supporting emergency vehicle loading under all weather conditions.
 - v. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
 - vi. Key boxes shall be provided as required by the International Fire Code.
 - vii. Where a building has been constructed to a height greater than fifty (50) feet or four (4) stories, or where an existing building exceeding fifty (50) feet in height is altered, at least one (1) temporary lighted stairway shall be provided unless one (1) or more of the permanent stairways are erected as the construction progresses.
 - viii. Required means of egress shall be maintained at all times during construction, demolition, remodeling, alteration, and addition to any building, to ensure free and unobstructed egress for workers and occupants in the event of fire or other emergency. Approved temporary means of egress systems may be utilized subject to review and approval by the Building Official.
- h. Firefighting Equipment and Water Supply

- i. Structures under construction, alteration or demolition shall be provided with at least one (1) approved portable fire extinguisher in accordance with the International Fire Code and sized for not less than an ordinary hazard as follows:
 - 1. At each stairway on all floor levels where combustible materials have accumulated.
 - 2. In every storage and construction shed.
 - 3. Additional portable fire extinguishers shall be provided where special hazards exist, including but not limited to the storage and use of flammable and combustible liquids.
 - ii. A water supply, either temporary or permanent and approved for fire protection by the Roaring Fork Fire Rescue Authority, shall be made available as soon as combustible material arrives on the site.
- i. Standpipes
 - i. Buildings four (4) or more stories in height shall be provided with not less than one (1) standpipe for use during construction.
 - ii. Standpipes shall be installed when the progress of the construction is not more than forty (40) feet in height above the lowest level of Fire Department access.
 - iii. Standpipes shall be provided with Fire District hose connections at accessible locations adjacent to usable stairs.
 - iv. Standpipes shall be extended as construction progresses to within one (1) floor of the highest point of construction having secured decking or flooring.
- j. Site Signage and Exterior Lighting
 - i. All signage displayed on a construction site shall be reviewed and approved by the Building Official prior to installation.
 - ii. Construction site signs shall be regulated pursuant to Section 16A of this Code.
 - iii. Informational signs specifying the project address, building permit number, security information, site safety requirements and twenty-four-hour contact information shall be erected at each designated access point on the perimeter of the site, pursuant to Section 16A of this code.
 - iv. Exterior lighting, including temporary construction lighting and temporary lighting of site signage, shall conform to the provisions of Town of Snowmass Village Lighting Code.
 - v. All signage of public roadways must meet United States Manual on Uniform Traffic Code Device (MUTCD) standards and shall obtain approval from the Public Works Director or their designee.
- k. Contractor and Worker Parking
 - i. Adequate parking provisions for contractors and worker vehicles shall be made in accordance with the Construction Management Guidelines and shall be approved by the Building Official.

- ii. If the provision of on-site parking is not practical, is limited, or prohibited pursuant to the conditions of project approval, evidence shall be provided describing alternative arrangements that have been made to accommodate parking needs.
 - iii. For one-lot single-family and duplex residential projects, a temporary right-of-way parking permit may be issued upon verification that emergency access will be maintained at all times and upon review and approval by the Public Works and Police Departments.
- l. Construction Vehicles
 - i. Vehicles and equipment leaving a construction site shall be properly cleaned to prevent mud, gravel, and debris from being tracked onto public roadways, sidewalks, trails, and parking areas.
 - ii. The location of site entries, exits, and primary paths of travel shall be identified for vehicles traveling to, from and through the site.
 - iii. Site entry, exit points, and all temporary roads shall be stabilized with crushed rock, bitumen or similar stabilizing and dust-suppressing material.
 - iv. Tracking controls, such as rumble grids, wash stations or similar facilities, shall be installed to remove and collect mud and debris from vehicles leaving the site. Tracking controls shall be monitored regularly and replaced or maintained as necessary to ensure their effectiveness.
 - 1. Detailed descriptions of vehicle tracking pads and their locations shall be provided, and such facilities shall be installed and maintained to the specifications and satisfaction of the Building Official.
 - 2. At the discretion of the Building Official or as required pursuant to project approvals, designated vehicle and equipment wash-down areas may be required. If required, wash-down areas shall be located near the site exits and shall be designed to capture and treat water prior to discharge into the stormwater system.
 - 3. Wash-down areas exceeding two thousand (2,000) gallons per day shall use recycled water.
 - 4. Should the approved tracking-control methods prove to be inadequate during construction, the Town shall have the authority to require alternate methods, cease work until unacceptable conditions are corrected, take appropriate enforcement actions, impose fines and/or perform the necessary work at the permit holder's expense, pursuant to the enforcement provisions of Section 18-13 c).
 - v. Roadways shall be monitored continuously and cleaned on a regular basis to be kept free and clear of dirt and debris to the satisfaction of the Building Official.

m. Material Storage and Staging

- i. Material storage and staging shall be consolidated to the extent feasible within the project site.
- ii. Materials shall be stored in accordance with the project CMP, in an organized and orderly manner, and shall not encroach onto adjoining properties, public rights of way or public areas.
- iii. An adequate buffer or screening, as determined by the Building Official, shall be maintained between stored materials and adjacent properties and public areas.
- iv. Stored materials shall be adequately secured to prevent their dispersal across the site and migration into public areas.
- v. Piling of stored building materials more than twelve (12) feet high shall be prohibited.

n. Snow Storage and Removal

- i. On-site areas shall be designated for snow storage. Snow collected on construction sites is not permitted to be deposited on public roadways or rights-of-way.
- ii. If the site is constrained and snow storage is not practical, a detailed snow removal plan shall be submitted to the Town indicating methods of removal and final destination.

o. Construction Waste

- i. A waste management and recycling plan shall be required as outlined in the project CMP. Requirements include but are not limited to:
 1. Procedures for the collection and sorting of recyclable construction materials.
 2. Provision of containers for construction materials, and separate animal-resistant containers for food waste.
 3. The reuse of timber, glass and other materials.
 4. The recycling of asphalt, metal, bricks, tiles, masonry, concrete, plasterboard, plastic, batteries, cardboard, carpet and other materials.
 5. Procedures for removal of hazardous or dangerous materials from the site.
- ii. Removal of hazardous or dangerous materials from the site shall be in accordance with state and federal law. Coordination may be required through the Pitkin County Environmental Health Department.
- iii. Waste collection shall only occur during permitted work hours.
- iv. For outside bins, self-closing lids must be installed to ensure that waste does not become airborne.
- v. Litter and debris trapped against site fencing shall be monitored regularly and removed promptly.
- vi. Open burning on-site is prohibited.

p. Stormwater and Sediment Control

- i. A stormwater, erosion and sediment control plan shall be submitted for review and approval by the Building Official or Town Engineer. The stormwater, erosion and sediment control plan shall demonstrate that:
 1. Stormwater runoff will be prevented from entering adjoining properties or into the public sewer system.
 2. Drainage of the site to the legal point of discharge will be maintained throughout construction.
 3. Stormwater will be captured and filtered at sediment control points before entering the legal point of discharge.
 4. Site water retention will not cause structural damage to excavations or retaining walls.
- ii. Construction-caused water discoloration shall not be permitted in Brush Creek or other waterways within the Town. Natural rainwater runoff shall be controlled to prevent sediment migration into Town waterways and stormwater systems.
 1. Upslope water shall be diverted to prevent it from traveling through the construction site.
 2. Natural falls shall be identified, and sediment traps or filters shall be located at all runoff points. Sediment controls shall be monitored regularly and replaced or maintained as necessary to ensure their effectiveness.
 3. Sediment traps or filters shall be placed around any drain affected by construction works. Sediment controls shall be inspected on a weekly basis or after any significant storm event, whichever occurs first, and shall be maintained or replaced as necessary to ensure their effectiveness.
 4. Grated drains shall be provided at stormwater exit points to prevent uncontrolled debris flow runoff.
- iii. Proposed silt fencing and erosion control shall be plainly detailed. Details shall include location, installation methods, type of materials used and maintenance methods over the course of the project.
- iv. Proposed storage locations for loose materials, such as soil, sand and gravel, shall be identified, and precautions to prevent displacement shall be implemented. Sediment controls may be required for fine material storage.
- v. Water collected at the bottom of excavation sites shall be pumped out in a timely manner. If the water contains sedimentation at less than one hundred fifty (150) mg/gallon of total suspended solids, it may be filtered and pumped to the legal point of discharge.
 1. Polluted water shall not be permitted to enter the stormwater system and may be pumped to the sewer system with appropriate approvals from the Snowmass Water and Sanitation District.

2. At the discretion of the Town's Public Works Director, or their designee, a liquid waste company may be required to collect contaminated water for disposal at a licensed treatment facility.
- vi. Waste materials, including liquid wastes, such as paint, concrete slurries and chemicals, shall not be discharged into the public stormwater system. Facilities shall be provided to enable equipment cleaning without any discharge of by-product into the stormwater system.
- vii. Wherever possible, natural vegetation should be retained to absorb surface water flows. In disturbed areas, revegetation should occur as soon as possible after completion of the work.
- viii. For construction sites that disturb one (1) acre or greater, a state stormwater construction permit or waiver shall be submitted to the Building Official for reference and enforcement.
- q. Wetlands
 - i. All work proposed in a designated wetlands area shall obtain the proper State and Federal Permits prior to commencement.
 - ii. Where required, an approved permit issued pursuant to Section 404 of the Clean Water Act shall be submitted to the Building Official.
- r. Construction on Slopes Greater Than Thirty Percent (30%)
 - i. For construction approved to occur on slopes greater than thirty percent (30%), pursuant to the provisions of Subsection 16A-4-50(d) of this Code, a detailed and dimensioned topographic plan shall be submitted for review and approval by the Building Official prior to commencement of construction in these areas.
 - ii. Detailed plans shall be submitted to indicate the proposed methods and locations of slope stabilization, erosion control, delineation fencing, tree removal, adjacent property protection, staging, material removal and excavation for review and approval by the Town Engineer prior to commencement of construction in these areas.
 - iii. Plans submitted pursuant to this Subsection shall be stamped with the seal of a professional Geotechnical Engineer licensed in the State of Colorado.
- s. Air Quality Control and Dust Management
 - i. A fugitive dust control plan shall be provided to address methods by which dust migration will be kept to a minimum at the project site. Control options established by the Colorado Department of Public Health and Environment shall be implemented in all areas of disturbed earth, including temporary haul roads, material staging areas and open excavations.
 1. Provide detailed descriptions of the methods and frequency of application for on-site dust suppression (watering and/or chemical applications) and street cleaning (sweeping and

watering) that will be used to minimize fugitive dust arising from the project site and adjacent roadways.

2. Chemical applications for dust suppression should be used only as a last resort.
3. On-site dumping and storage of loose materials shall be kept to a minimum. If dumping and storage of loose material is unavoidable, methods for preventing dust migration and other airborne matter from impacting surrounding areas shall be described. Measures to ensure that these methods will remain effective during times when the site is unattended shall also be described.
4. Enhanced dust control measures shall be described to address the following conditions:
 - a. Any event of visible dust migration off the project site
 - b. Extreme weather and wind conditions
 - c. Work in areas of direct exposure or close proximity to the general public and surrounding buildings
 - d. Work in proximity to air intake vents on adjacent buildings. Dust intake by these vents must be prevented through the installation of filters or other approved measures.
- ii. If required pursuant to project approvals or at the discretion of the Building Official, the Community Development Director, the Public Works Director or their designee, an air quality monitoring plan shall be submitted for review and approval.
- iii. Any air quality-monitoring equipment required pursuant to an approved air quality monitoring plan shall be maintained in compliance with United States Environmental Protection Agency and state siting criteria.
- iv. Monitoring may be required to measure particulates important to public health and safety.
- v. Should the approved dust-control or air quality-monitoring methods prove to be inadequate during construction, as evidenced by the visible migration of dust from the project site or exceeding an established air quality threshold, the Town shall have the authority to require alternate methods, cease work until unacceptable conditions are corrected, take appropriate enforcement actions, impose fines and/or perform the necessary work at the permit holder's expense, pursuant to the enforcement provisions of Section 18-13 c).
- t. Site Grubbing, Tree Removal and Protection
 - i. Areas of site grubbing and tree removal shall be clearly shown.
 - ii. Erosion control methods for these activities shall require prior approval by the Town Engineer or their designee.

- iii. Prior approval by the Town's Public Works Director or Parks and Recreation Director shall be required for removal and replacement of trees located in the public right-of-way.
- iv. Upon request, a tree preservation plan, prepared by a certified or consulting arborist, shall be submitted for trees that are required to be protected on-site during construction for approval by the Community Development Director.
- u. Construction Interruption Landscape Plan
 - i. A construction interruption landscape plan may be required for each phase of construction at the discretion of the Community Development Director or their designee for phased projects or for projects with construction schedules exceeding two (2) years in duration. The plan shall describe plantings and screening that will be installed to minimize visual impacts in the event that a period of twelve (12) consecutive months occurs during which substantial construction activities cease.
 - ii. The Building Official or their designee may require the applicant to provide a performance bond, restoration bond or other form of security prior to permit issuance to ensure the implementation of a construction interruption landscape plan, in the event such implementation is required.
- v. Site Retaining Walls
 - i. All freestanding and attached site earth-retaining structures shall be clearly shown with specific dimensions. Walls or structures over four (4) feet in total height shall be designed by a professional engineer or architect licensed in the State and will require a building permit.
 - ii. The Community Development Director or their designee shall review the final design and height of any proposed retaining walls to ensure conformance with project approvals.
- w. Off-Site Debris and Excavated Material Disposal
 - i. All materials removed from the site and transported to another location shall be designated by type and final destination.
 - ii. All materials removed from the site shall be properly secured and covered prior to leaving the site.
- x. Wildlife Protection
 - i. Locations and specifications for construction site waste containers shall be clearly detailed. Plans shall demonstrate compliance with the wildlife protection provisions of Article VI of Chapter 7 of this Code.
- y. Roadway Impacts and Right-of-Way Work
 - i. Any work impacting a public right-of-way (as described in Section 11-62 of this Code), sidewalk or trail shall be subject to the provisions of Chapter 11 of this Code and shall be clearly identified in the construction management plan.

- ii. Permits required pursuant to Chapter 11 of this Code shall be obtained prior to commencing any work within a public right-of-way, sidewalk or trail. All work shall conform to the Town's most recently adopted right-of-way guidelines, as such guidelines may be amended.
 - iii. Safe vehicular, pedestrian and bicycle connections shall be maintained at all times throughout the Town. For any work requiring a complete or partial closure of a public right-of-way, sidewalk or trail, the Public Works Director, Building Official, or their designee may require that alternate connections be provided or that an approved detour plan be implemented, at the permit holder's expense.
 - 1. In addition to the notices required pursuant to Section 18-14, a detour plan and detailed work schedule shall be provided for review and approval by the Public Works Director or their designee at least fourteen (14) days prior to any complete or partial closure of a public right-of-way, sidewalk or trail.
 - 2. For emergency situations, and to account for any unforeseen circumstances, the Town Manager or their designee may approve work to occur with less than the required notifications stipulated by Section 18-14.
 - iv. Deliveries to and from a project site shall be designated by route and time of day. Deliveries shall not be permitted to cause traffic delays in excess of three (3) minutes, so as to avoid impeding the day-to-day and special event functions of the Town. To satisfy the requirements of this Paragraph, work outside of permitted work hours may be approved by the Town Manager, Building Official, or their designee.
- z. Traffic Management
- i. For projects impacting a public right-of-way (including sidewalks and trails) or Town roadway, a traffic management plan is required to be prepared by and coordinated through a Town-approved traffic control contractor. Applicants shall be required to execute a traffic control service fee agreement guaranteeing reimbursements for any traffic control and management plan preparation services contracted through the Town.
 - ii. The traffic management plan shall address the following:
 - 1. Location and extent of the proposed works
 - 2. Staging areas
 - 3. Schedule and duration of the proposed works
 - 4. Site security and site safety measures
 - 5. Emergency access provisions
 - 6. Impacts to fire protection facilities
 - 7. Impacts to public transportation providers
 - 8. Vehicle, bicycle and pedestrian circulation impacts
 - 9. Safety precautions
 - 10. Speed zones

11. Access points to the proposed work
 12. Special traffic control devices
 13. Provisions for special events and holiday periods
- iii. An amended traffic management plan may be submitted for review and approval by the Public Works Director or their designee if there is a demonstrable need arising from:
1. A change in traffic conditions
 2. A change in land use in the vicinity
 3. Amendments to the building design
 4. A change in construction methodology
 5. A change in contractor or developer of the site
- aa. Traffic Control
- i. Other than for emergency responses, unanticipated road closures associated with construction activity shall not be permitted.
 - ii. Traffic delays associated with traffic control and/or lane closures resulting from construction activities will be coordinated through one (1) or more Town-approved traffic control contractors throughout the Town and managed on primary roadways to a maximum of:
 1. Two (2) five-minute stops during the shoulder seasons; and
 2. No stops during peak seasons (winter and summer), special events or holidays, as such periods or days, are defined annually by Council resolution pursuant to Section 18-12.
 - a. For the purposes of determining the maximum number and duration of allowed traffic delays, *primary roadways* shall include the following: Brush Creek Road, Carriageway/ Snowmelt Road, Snowmass Club Circle, Daly Lane, Elbert Lane, Fall Lane, Owl Creek Road, Highline Road, Faraway Road from Brush Creek Road to the driveway of the Ridge Condominiums and Wood Road from Brush Creek Road to the Wood Run V main entrance.
 - iii. In some instances, work requiring traffic delays and/or lane closures may be required or may serve as a benefit to the community to occur in excess of the limitations stipulated above, or pursuant to project approvals. In these cases, a written request shall be submitted for review and approval as a condition of project approval or by Council resolution at least twenty-one (21) days prior to the date of the proposed work. For emergency situations, and to account for other unforeseen circumstances, the Town Manager, Public Works Director or their designee may approve work to occur in excess of such limitations, at their discretion.
 - iv. Contractors shall be required to communicate and abide by clearly defined timeframes regarding the duration of right-of-way impacts.
- bb. Pre-Construction Meeting

- i. Prior to the commencement of work, a preconstruction meeting may be required. Required attendees for this meeting may include, but not be limited to:
 1. Owner or owner's representative
 2. Architect
 3. Superintendent
 4. Major Subcontractors
 5. Building Official or their designee
 6. Community Development Director or their designee for PUD projects

Section 18-14. Construction Management Plan Requirements

- a) A construction management plan shall be approved by the Building Official prior to issuance of a building or demolition permit. In addition to an approved construction management plan, permits for demolition, excavation, building, electrical, mechanical, plumbing, fire protection, public works and land use approvals may be required prior to commencement of construction activities.
- b) For on-mountain construction activities located within the United States Forest Service Permit Boundary for the Snowmass Ski Area, the ski area operator shall provide evidence of receiving all necessary approvals from the United States Forest Service, the Colorado Tram Board and any other applicable state and federal agencies. The operator's approved construction plan and project implementation plan shall be submitted to the Building Official, receipt of which shall exempt the operator from the submittal requirements described in Subsection c) below.
- c) For projects requiring construction management plan approval, the following documents shall be submitted to the Building Official (unless, due to the scope or unique nature of a particular application, the requirement therefore is expressly waived by the Building Official):
 - a. Survey/site plan. A professionally prepared survey/site plan shall include the following information and any other items that may be deemed necessary by the Town:
 - i. Property lines
 - ii. Limits of disturbance
 - iii. Easements
 - iv. Right-of-way encroachments
 - v. Utilities
 - vi. Location of waste disposal bins
 - vii. Worker parking areas
 - viii. Delivery locations
 - ix. Material storage and staging
 - x. Vehicle wash and tracking pads
 - xi. Erosion control
 - xii. Site fencing

- xiii. Portable toilets
- xiv. Snow storage areas
- xv. Retaining walls
- xvi. Designated Wetlands
- xvii. Building envelopes
- xviii. Existing and proposed topography
- xix. Foundation system layout
- xx. Site access and traffic management
- xxi. Wildlife protection provisions
- b. U.S. Army Corps of Engineers 404 permit (if required).
- c. Roaring Fork Fire Rescue Authority approval.
- d. Stormwater, erosion and sediment control plan.
- e. Colorado stormwater construction permit (if required).
- f. Noise mitigation plan (if required).
- g. Waste management and recycling plan.
- h. Fugitive dust control plan.
- i. Air quality monitoring plan (if required).
- j. Construction interruption landscape plan (if required).
- k. Notice to adjoining property owners (if required).
- l. Project information and signage plan.
- m. Project parking plan.
- n. Traffic control service fee agreement (if required).

Article IV – Existing Building Code

Section 18-15. Adoption

The International Existing Building Code, 2021 Edition, published by the International Code Council, Inc., 4051 W Flossmoor Road Country Club Hills, IL 60478, in particular, Chapters 1 through 15, inclusive, is hereby adopted by reference as the existing building code for the Town, with the following amendments:

- a) In Section **101.1, Title**, insert "Town of Snowmass Village."
- b) In Section **103.1, Creation of agency**, insert "Town of Snowmass Village Building Department"

Section 18-16. Copy of Building Code on File

One (1) copy of the International Existing Building Code as adopted herein will be filed in the Community Development Department and may be inspected during regular business hours.

Article V - Building Code

Section 18-17. Adoption

The International Building Code, 2021 Edition, published by the International Code Council, Inc., 4051 W Flossmoor Road Country Club Hills, IL 60478, and in particular, Chapters 1 through 35, as amended, and Appendix Chapters A, B, C, E, G, I, J and K inclusive, is hereby adopted as the building code for the Town.

Section 18-18. Amendments

- a) **101.1 Title.** is replaced as follows:
 - a. **101.1 Title.** These regulations shall be known as The Town of Snowmass Village Building Code, herein as “this Code”.
- b) **101.4.4 Property maintenance.** is deleted in its entirety.
- c) **102.6 Existing structures.** is replaced as follows:
 - a. **102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Existing Building Code*, or the *International Fire Code*.
- d) **102.6 Existing structures.** is amended by the addition of the following paragraph:
 - a. For the purpose of this section, any remodeling of an existing building or structure which requires the replacement of an existing utility or installation of a new utility system, or part thereof, shall require that such utility installation be placed underground as is required for new buildings or structures.
- e) **102.6.2 Buildings previously occupied.** is replaced as follows:
 - a. **102.6.2 Buildings previously occupied.** The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Fire Code* or as is deemed necessary by the *Building Official* for the general safety and welfare of the occupants and the public.
- f) **103.1 Creation of enforcement agency.** is replaced as follows:
 - a. **103.1 Creation of enforcement agency.** The Snowmass Village Building Department is hereby created and the official in charge thereof shall be known as the *Building Official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
- g) **105.3 Application for permit.** is amended by the addition of items 8, 9 and 10 as follows:
 - a. 8. Survey Information
 - i. Applications for new construction upon unimproved lots shall be accompanied by a recent land survey plat, legal description and topographic map prepared by a Colorado-licensed professional land surveyor and bearing the seal of the land surveyor, their signature, and the date the seal was applied. A digital version is required for submittal purposes unless the Building Official determines otherwise.

- ii. Applications for additions or alterations, which extend beyond the footprint of the existing improvements, shall be accompanied by an improvement survey plat and topographic map prepared by a Colorado-licensed professional land surveyor and bearing the seal of the land surveyor, their signature, and the date the seal was applied. A digital version is required for submittal purposes unless the Building Official determines otherwise.
 - iii. Any required land or improvement survey shall be prepared by a Professional Land Surveyor of Colorado.
 - iv. When topographic information is required, it shall include the building envelope and all other areas within five (5) feet of any driveway, structure, improvement or other area, which will be disturbed during construction. Topography at no greater than one-foot contour intervals will be required within the building footprint, with all other areas being no greater than two-foot contour intervals. A digital version is required unless the Building Official determines otherwise.
 - v. The requirements of this section may be waived, modified or amended at the sole discretion of the Building Official if it is felt that adequate information is on file or available to identify building height, location, setbacks, easements of record and other information necessary to properly administer applicable codes adopted by the Town; however, only surveys, geotechnical reports, or other information prepared within the five (5) years preceding the application may be accepted.
- b. 9. Flood Hazard Areas
- i. When construction is proposed in flood hazard areas, the permit application shall be accompanied by a development permit issued in accordance with the provisions of Article IX of the Snowmass Village Municipal Code.
- c. 10. Fire Access Compliance
- i. For SPA-1, SPA-2, MU, MF, NC and PUD zone districts, submissions shall indicate compliance with Section 503, Fire Apparatus Access Roads, of the International Fire Code, as amended.
- h) **105.5.1 Restoration of site.** is added, to read as follows:
- a. **105.5.1 Restoration of site.** When a permit expires, and no extension has been requested, the project shall be deemed abandoned by the Building Official. All below-grade excavations shall be filled and construction debris removed within thirty (30) days of expiration to bring the site to a condition comparable to that before the permit was issued, including elimination of any hazardous condition determined to exist by the Building Official.
- i) **105.8 Placement of construction documents.** is added, to read as follows:
- a. **105.8 Placement of construction documents.** The permit holder shall maintain upon the construction site the 'approved' stamped plans and construction documents checked by the Building Department. These plans

shall be protected from the elements, which may cause damage to them, and continually be accessible for reference by the contractors and inspectors.

j) **109.2 Schedule of permit fees.** is replaced as follows:

- a. **109.2 Building fee schedule.** Where a permit is required, a fee for each permit shall be paid as required, in accordance with the Town of Snowmass Village Building Fee Schedule. Plan review fee is 65% of the permit fee.

Building Fee Schedule

Permit Fees	
Building Valuation	Building Permit Fee
\$1-\$5,000	\$50.00
\$5,001-\$50,000	\$50.00 plus 2.5% of permit valuation over \$5,000
\$50,001-\$100,000	\$1,175 plus 2.3% of permit valuation over \$50,000
\$100,001-\$250,000	\$2,325 plus 1% of permit valuation over \$100,000
\$250,001-\$500,000	\$3,825 plus 0.9% of permit valuation over \$250,000
\$500,001-\$1,000,000	\$6,075 plus 0.8% permit valuation over \$500,000
\$1,000,001-\$2,500,000	\$10,075 plus 0.75% of permit valuation over \$1,000,000
\$2,500,001-\$5,000,000	\$21,325 plus 0.6% of permit valuation over \$2,500,000
Above \$5,000,000 Contact Community Development	\$36,325 plus 0.5% if permit valuation over \$5,000,000 plus 0.4% of permit valuation over \$10,000,000
Additional Building Fees	
Inspections outside normal business hours (minimum two hours)	\$125.00/hr
Re-inspection fees	\$125.00
Inspections for which no fee is specifically indicated	\$125.00/hr
Additional plan review required by changes, additions or other revisions to plans	\$125.00/hr
For use of outside consultants for plan review and inspection or both	Actual Cost
Copies of previously issued Certificates of Occupancy	\$50.00
Letter of Code Compliance	\$50.00

k) **109.3.1 Underestimated valuation.** is added, to read as follows:

- a. **109.3.1 Underestimated valuation.** If, in the opinion of the Building Official, the valuation is underestimated on the application, the applicant shall provide the actual cost billed for the project.
- l) **109.5.1 Occupancy assessment.** is added, to read as follows:
 - a. **109.5.1 Occupancy assessment.** In addition to the other fees set forth in this section, an occupancy assessment shall be charged in accordance with the following schedule, which shall be assessed at building permit issuance.

<i>"Type of Structure</i>	<i>Assessment Rate per SF of Floor Area*</i>
Single-family & duplex to and including 4,000 SF	\$0.20
Single-family from 4,001 SF and larger	\$0.30
Multiple-family (excluding duplex) and public accommodations	\$0.75
Commercial (includes public accommodations)	\$0.85
Air-supported structures (i.e., tennis bubbles, swimming pool covers and other similar devices which are held in place by injected air pressure)	\$0.15

*** This assessment will be imposed for new construction and all floor area added to existing construction. The measurement of floor areas for the purpose of this section shall be the same as measuring floor area for floor area ratio as defined in Chapter 16A of the Snowmass Village Municipal Code."

- m) **[F] TABLE 509.1 INCIDENTAL USES** is amended by adding a row as follows:

Rooms in Group R occupancies containing a boiler or central heating plant	1 hour in accordance with Section 509.4.1.1
---	---

- n) **509.4.1.1 Type IV-B and IV-C construction.** is amended by adding the text as follows:
 - a. **509.4.1.1 Boilers and furnaces in Group R occupancies.** Every room containing a boiler or central heating plant in Group R occupancies shall be separated from the rest of the building by not less than a one-hour fire barrier on both the vertical and horizontal assemblies. The required one-hour fire barrier may be limited to the installation of materials approved for one-hour fire-resistive construction on the room side, and a self-closing, tight-fitting, solid wood door one-and-three-eighths (1 ³/₈) inches in thickness will be permitted in lieu of a one-hour fire assembly. The Building Official on good cause shown may modify this requirement.
- o) **903.3.1.1.3 Sprinkler protection requirements for enclosed parking associated with Electric Vehicles (EV) charging stations.** is added, to read as follows:
 - a. Enclosed automobile parking structures that are new, remodeled, and/or retrofitted shall be designed per 2022 NFPA 13 with Extra Hazard Group II (EH2) with 0.4/2500SF design density. Enclosed spaces designed and wired for EV charging stations shall be designed to be equipped with fire

suppression or an alternative method approved by the Fire Code Official.
Enclosed parking shall be determined by the Fire Code Official.

- b. For the purpose of this amendment, a parking space associated with an EV charging station is a space within an enclosed parking garage that is provided with an EV charging port. A single charging station may provide EV charging capabilities for more than one parking space utilizing extension charging ports connected to the same charging station. Only the areas associated with EV charging port in an enclosed automobile parking structure are required to have EH2 design.
- p) **907.1 General.** is replaced as follows:
 - a. **907.1 General.** This section covers the application, installation, performance and maintenance of fire alarm systems and their components. [All alarm systems shall comply with Chapter 18 Article X of the Town Municipal Code]
- q) **907.2.8.1 Manual fire alarm system.** is replaced as follows:
 - a. **907.2.8.1 Manual fire alarm system.** Group R-1 occupancies shall be provided with an approved manual and automatic fire alarm system when two (2) or more stories in height or containing six (6) or more guest rooms. The system shall be monitored by the Building Official or Roaring Fork Fire Rescue Authority.
- r) **907.2.9 Group R-2.** is deleted and the following is added:
 - a. **907.2.9 Group R-2.** Group R-2 occupancies shall be provided with an approved manual and automatic fire alarm system when two (2) or more stories in height or containing six (6) or more guest rooms. The system shall be monitored by the Building Official or Roaring Fork Fire Rescue Authority.
- s) **907.2.11 Single- and multiple-station smoke alarms.** is replaced as follows:
 - a. **907.2.11 Single- and multiple-station smoke alarms.** *Listed* single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72 and the manufacturer's published instructions. All smoke detectors shall be photoelectric in nature. Ionized smoke detectors shall be deemed unacceptable.
- t) **915.1 General.** is replaced as follows:
 - a. **915.1 General.** Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6 [and Chapter 18 Article X of the Town Municipal Code]. Carbon monoxide detection shall be installed in existing buildings in accordance with Chapter 11 of the *International Fire Code* [and Chapter 18 Article X of the Town Municipal Code].
- u) **915.4 Carbon monoxide alarms.** is replaced as follows:
 - a. **915.4 Carbon monoxide alarms.** Carbon monoxide alarms shall be installed in accordance with the manufacturer's installation instructions and shall comply with Sections 915.4.1 through 915.4.4.
- v) **1502.1 General.** is amended by adding a paragraph as follows:

- a. Roofs shall be designed so that they do not shed ice and snow onto potentially occupied areas such as a walkway, stairway, driveway, road, alley, public way, deck, patio, greenhouse, skylight, utilities, or other constructed areas where there is potential for personal injury or property damage. Snow stops or snow fences shall be provided where there is potential for snow and ice to shed on potentially occupiable areas.

w) **TABLE 1505.1 MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION** is amended as follows:

**TABLE 1505.1
MINIMUM ROOF COVERING
CLASSIFICATION FOR TYPES OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

- a. Footnotes a, b, and c are hereby deleted.
- x) **[BF] 1505.3 Class B roof assemblies.** is deleted in its entirety.
- y) **[BF] 1505.4 Class C roof assemblies.** is deleted in its entirety.
- z) **[BF] 1505.5 Nonclassified roofing.** is deleted in its entirety.
- aa) **[BF] 1505.6 Fire-retardant-treated wood shingles and shakes.** is deleted in its entirety.
- bb) **[BF] 1505.7 Special purpose roofs.** is deleted in its entirety.
- cc) **1507.8 Wood shingles.** and subsections are replaced as follows:
 - a. **1507.8 Wood shingles.** Wood shingles shall not be permitted.
 - b. **Exceptions:**
 - i. The occasional replacement of individual shingles that have become damaged or broken up to and including 100 square feet is permitted upon first receiving written approval from the Building Official.
- dd) **1507.9 Wood shakes.** and subsections are replaced as follows:
 - a. **1507.9 Wood shakes.** Wood shakes shall not be permitted.
 - b. **Exceptions:**
 - i. The occasional replacement of individual shingles that have become damaged or broken up to and including 100 square feet is permitted upon first receiving written approval from the Building Official.
- ee) **1511.2.4 Type of construction.** is replaced as follows:
 - a. **1511.2.4 Type of construction.** Penthouses shall be constructed of *building element* materials as required for the type of construction of the building. Penthouse *exterior walls* and roof construction shall have a *fire-resistance rating* as required for the type of construction of the building. Supporting construction of such *exterior walls* and roof construction shall have a *fire-resistance rating* not less than required for the *exterior wall* or roof supported.
- ff) **1608.2.1 Snow load for the Town of Snowmass Village.** is added, to read as follows:
 - a. **1608.2.1 Snow load for the Town of Snowmass Village.** Snow loads shall be calculated using the most current publication of Colorado Design Snow

Loads prepared by the Structural Engineer's Association of Colorado (SEAC) Snow Load Committee. For an elevation not specified by the SEAC snow load table, a minimum snow load of 125 psf shall be assumed.

gg) **1609.3 Basic design wind speed.** is replaced as follows:

- a. **1609.3 Basic design wind speed.** The minimum basic wind speed for any site within the limits of the Town shall be a minimum of seventy-six (76) miles per hour fastest mile or ninety (90) miles per hour three-second gust. Exposure Type B shall be used in these calculations.

hh) **1612.3 Establishment of flood hazard areas.** is amended by inserting the following:

- a. Town of Snowmass Village. Dated 1987.

ii) **1809.5 Frost protection.** Item 1 is replaced as follows:

- a. 1. Extending a minimum of forty-two (42) inches below finished grade measured to the bottom of the footing.

jj) **2111.1.1 Number of fireplaces.** is added, to read as follows:

- a. **2111.1.1 Maximum number of fireplaces or stoves.** The number of masonry or factory-built fireplaces or solid-fuel-burning stoves allowed is limited as follows:

- i. 1. One (1) solid-fuel burner is permitted in each dwelling unit.
- ii. 2. One (1) solid-fuel-burning appliance is permitted for each eight thousand (8,000) square feet of space available to the public in a hotel and inn, lodge, bar, lounge, restaurant and conference facility.
- iii. 3. In any restaurant, bar or lounge not located within a hotel, inn or lodge, one (1) solid-fuel-burning appliance is permitted.

kk) **2111.1.2 Minimum requirements.** is added, to read as follows:

- a. **2111.1.2 Minimum requirements.** Masonry and factory-built fireplaces shall provide for the following before approval:
 - i. 1. All masonry and factory-built fireplaces shall be designed, constructed, tested and listed with glass or other non-combustible doors.
 - ii. 2. All fireplaces shall be designed, manufactured or constructed with an outside combustion air source.
 - iii. 3. All factory-built appliances shall be listed by a nationally recognized testing agency or listed in accordance with UL127.
 - iv. 4. Gas fireplace appliances, gas log sets and gas fireplace inserts shall be installed in accordance with the International Mechanical Code and the International Fuel Gas Code.

ll) **2701.1 Scope.** is deleted in its entirety.

mm) **2801.1 Scope.** is deleted in its entirety.

nn) **2901.1 Scope.** is deleted in its entirety.

oo) **3104.11 Uncovered pedestrian walkway.** is added, to read as follows:

- a. **3104.11 Uncovered pedestrian walkway.** Uncovered exterior pedestrian walkways essentially on grade for the purpose of facilitating pedestrian traffic

in other than Group R-3 occupancies shall be constructed and maintained to the following requirements:

- i. 1. Walking surfaces shall not have a slope greater than .25 unit vertical in 12 units horizontal (2%)
- ii. 2. Walking surface shall be roughened or of slip-resistant materials.
- iii. 3. Walking surfaces shall be contoured to provide drainage away from the walking surface.

Section 18-19. Copy of Building Code on File

One (1) copy of the International Building Code as adopted herein will be filed in the Community Development Department and may be inspected during regular business hours.

Article VI – Electrical Code

Section 18-20. Adoption

The Town Council has adopted, by reference thereto, the National Electrical Code, the 2026 edition, published by the National Fire Protection Association, Batterymarch Park, Massachusetts 02269, as adopted by the State of Colorado and subject to the amendments herein.

Section 18-21. Amendments

- a) **Schedule of fees.** The fees for all electrical work shall be as indicated in the following schedule:

Electrical Fees	
Initial fee for issuing permit	\$100.00
Fee for inspecting electrical systems within this jurisdiction	\$15.00 per thousand or fraction thereof of valuation
Inspections outside normal business hours	\$125.00
Re-inspection fee	\$75.00
Additional plan review required by changes, additions, or revisions to approved plans	\$75.00/hr

- b) **Arc Fault Installation.**

- a. The installation of arc fault breakers or devices may be waived by the Building Official as needed to eliminate nuisance tripping.

Section 18-22. Copy of Electrical Code on File.

One (1) copy of the National Electric Code as adopted herein will be filed in the Community Development Department and may be inspected during regular business hours.

Article VII – Mechanical Code

Section 18-23. Adoption

The International Mechanical Code, 2021 Edition, published by the International Code Council, Inc., 4051 Flossmore Road, Country Club Hills, IL 60478, in particular, Chapters 1 through 15, as amended, and Appendix Chapter A, is hereby adopted as the Mechanical Code of and for the Town.

Section 18-24. Amendments

- a) **101.1 Title.** is amended by inserting the following:
 - a. Town of Snowmass Village
- b) **103.1 Creation of agency.** is amended by inserting the following name:
 - a. Town of Snowmass Village Building Department
- c) **109.2 Schedule of fees.** is replaced as follows:

<i>Mechanical Permit Fees*</i>	
Initial fee for issuing permit	\$100.00
Fee for inspecting mechanical systems within this jurisdiction	\$15.00 per thousand or fraction thereof of valuation
Inspections outside normal business hours	\$125.00
Re-inspection fee	\$125.00
Additional plan review required by changes, additions or revisions to approved plans	\$125.00/hr

*Includes fees associated with IFGC installations.

- d) **109.6 Refunds.** is amended as follows:
 - a. **109.6 Refunds.** The Building Official is authorized to establish a refund policy.
- e) **113.4 Failure to comply.** is amended as follows:
 - a. **113.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work that person is directed to perform to remove a violation or unsafe condition, shall be subject to the revocation of their mechanical license by the authority having jurisdiction.
- f) **115.4 Violation penalties.** is amended as follows:
 - a. **115.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the *approved*

construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be punishable by a fine of not more than \$300 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- g) **901.5 Non-vented appliances.** is added, to read as follows:
 - a. **901.5 Non-vented appliances.** Non-vented appliances are not allowed to be utilized indoors.
- h) **903.5 Vented gas log heaters.** is added, to read as follows:
 - a. **903.5 Vented gas log heaters.** All factory-built, vented decorative appliances shall comply with the provisions contained within this section.
 - i. **903.5.1 Appliances to be listed.** All gas logs and gas fireplace appliances shall be listed by a recognized testing agency.
 - ii. **903.5.2 Combustion air.** In all installations, adequate combustion air shall be provided as required by Chapter 7 of the International Mechanical Code.
 - iii. **903.5.3 Removal of damper.** In all cases, no damper may be placed within the gas flue. Retrofits of gas logs into existing fireplaces shall require that the damper be fully removed or maintained in a permanently open position, in a manner acceptable to the Building Official.
 - iv. **903.5.4 Doors.** Where glass doors are installed within a masonry fireplace or provided with a manufactured fireplace, outside combustion air shall be provided. If outside combustion air cannot be provided, adequate air volume from inside the room must be provided and the doors removed.
 - v. **903.5.5 Installation in existing masonry fireplace.** Installation of a gas log within an existing masonry fireplace shall require verification that the existing masonry or manufactured flue complies with the provisions of Chapter 9 of the International Mechanical Code and that the firebox is properly constructed and has been properly maintained.
 - vi. **903.5.6 Installation in existing manufactured fireplace.** Installation of a gas log within an existing manufactured fireplace shall require approval of the installation by the fireplace manufacturer. If the approval of the fireplace manufacturer cannot be obtained, due to cause beyond the control of the owner, approval of the installation must be obtained from a qualified person acceptable to the Building Official.

Section 18-25. Copy of Mechanical Code on File

One (1) copy of the International Mechanical Code as adopted herein will be filed in the Community Development Department and may be inspected during regular business hours.

Article VIII – Plumbing Code**Section 18-26. Adoption**

The International Plumbing Code, 2021 Edition, published by the International Code Council, Inc., 4051 Flossmore Road, Country Club Hills, IL 60478, in particular, Chapters 1 through 15, as amended and Appendix Chapters, C, E, and F, are hereby adopted as the Plumbing Code of and for the Town.

Section 18-27. Amendments

- a) **101.1 Title.** is amended by inserting the following:
 - a. Town of Snowmass Village
- b) **103.1 Creation of agency.** is amended by inserting the following name:
 - a. Town of Snowmass Village Building Department
- c) **109.2 Schedule of permit fees.** is replaced as follows:
 - a. **109.2 Schedule of permit fees.** The fees for all plumbing work shall be as indicated in the following schedule:

Plumbing Permit Fees	
Initial fee for issuing permit	\$100.00
Fee for inspecting plumbing systems within this jurisdiction	\$15.00 per thousand or fraction thereof of valuation
Inspections outside normal business hours	\$125.00
Re-inspection fee	\$125.00
Additional plan review required by changes, additions or revisions to approved plans	\$125.00/hr

- d) **113.4 Failure to comply.** is amended as follows:
 - a. **113.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work that person is directed to perform to remove a violation or unsafe condition, shall be subject to the revocation of their plumbing license by the authority having jurisdiction.
- e) **115.4 Violation penalties.** is amended as follows:
 - a. **115.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the *approved construction documents* or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be punishable by a fine of not more than \$300 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
- f) **305.4.1 Sewer depth.** is replaced as follows:

- a. **305.4.1 Sewer depth.** *Building sewers* that connect to a private sewage disposal system shall be not less than 42 inches (mm) below finished *grade* at the point of septic tank connection. *Building sewers* shall be not less than 42 inches (mm) below *grade*.
- g) **312.9 Shower liner test.** is deleted in its entirety.
- h) **608 PROTECTION OF POTABLE WATER SUPPLY**
 - a. The provisions of this section are subject to modification by the Snowmass Water and Sanitation District.
- i) **702.3.1 Vitrified clay pipe.** is added, to read as follows:
 - a. **702.3.1 Vitrified clay pipe.** Vitrified clay pipe is not allowed.
- j) **705.11 Vitrified clay.** is deleted in its entirety.
- k) **903.1.1 Roof extensions unprotected.** is replaced as follows:
 - a. **903.1.1 Roof extensions unprotected.** Open vent pipes that extend through a roof shall be terminated not less than 24 inches above the roof or any vertical surface or 6 inches above anticipated snow accumulation on roof or vertical surface; whichever is greater.
- l) **1003 INTERCEPTORS AND SEPARATORS**
 - a. The provisions of this section are subject to modification by the Snowmass Water and Sanitation District.

Section 18-28. Copy of Plumbing Code on File

One (1) copy of the International Plumbing Code as adopted herein will be filed in the Community Development Department and may be inspected during regular business hours.

Article IX – Fire Code

Section 18-29. Adoption

The Board of Directors of the Roaring Fork Fire Rescue Authority hereby adopts the certain Code known as the International Fire Code, 2021 edition, including Appendix Chapters B, C, D of such code as published by the International Code Council Inc. 4051 West Flossmoor Road, Country Club Hills, Illinois, 60478-5795 save and except such portions as are hereinafter deleted, modified, or amended as set forth herein (hereinafter “International Fire Code”). The Board further determines that the remaining Appendix Chapters A-N shall be utilized by the District as reference and guidelines to the extent such appendices are applicable.

Section 18-30. Liability the of Fire Code Official

The Fire Code Official charged with the enforcement of the provisions of this Chapter, acting in good faith and without malice in the discharge of the duties required by this Chapter or other pertinent provisions of this Code, shall not thereby be rendered

personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the Fire Code Official or employee in the enforcement of any provision of this Chapter or other pertinent provisions of this Code implemented for the enforcement of this Chapter shall be defended by Roaring Fork Fire Rescue Authority until final termination of such proceedings, and any judgment resulting therefrom shall be satisfied by the Roaring Fork Fire Rescue Authority. The requirements of this Chapter shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure or any damages to persons or property caused by defects, nor shall the Roaring Fork Fire Rescue Authority be held as assuming any such liability by reason of the inspections authorized by this Chapter or any permits or certificates issued.

Section 18-31. Amendments

- a) **101.1 Title.** is hereby amended to provide that “Roaring Fork Fire Rescue Authority” shall be the proper name of the jurisdiction.
- b) **102.7 Referenced codes and standards.** and **102.8 Subjects not regulated by this code.** is hereby amended by the addition of the following language:
 - a. The most current NFPA code cycle shall be utilized.
 - i. Exception: When the current cycle is less than a year from the previous cycle, the previous cycle may be used with the approval of the Fire Code Official.
- c) **103.2 Appointment.** is hereby amended to read as follows:
 - a. **103.2 Appointment.** The Fire Code Official shall be appointed by the Fire Chief, and the Fire Code Official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority. Unless the Fire Chief shall otherwise appoint an alternative Fire Code Official, the District Fire Marshal shall be deemed the designated Fire Code Official upon adoption of this Code.
- d) **104.6.3 Fire records.** The following sentence shall be added to the end of section:
 - a. Copies of all such records shall be forwarded to the Fire Code Official.
- e) **107.2 Schedule of permit fees.** A fee for each permit shall be paid as required, in accordance with the schedule established by the Roaring Fork Fire District Authority. This document is subject to being amended as needed.
- f) **111 MEANS OF APPEAL** is hereby amended to read:
 - a. **111 MEANS OF APPEAL** In order to hear and decide appeals of orders, decisions or determinations made by the Fire Chief and/or Fire Code Official relative to the application and interpretation of this code, there shall be and hereby is created a board of appeals consisting of the existing District Board of Directors. The Fire Chief and Building Official shall be ex officio members but shall have no vote on any matter before the Board. The Board shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Chief and/or Fire Code Official.

- g) **202 GENERAL DEFINITIONS** The definition of “guest” shall be added to section 202 as follows:
 - a. **GUEST.** Any person leasing or occupying a room or bed for living or sleeping purposes.
- h) **307.1.1 Prohibited open burning.** is hereby added to read as follows:
 - a. **307.1.1 Prohibited open burning.** Open burning shall be prohibited from May 31 to October 1 of each calendar year.
 - i. Exception: Open burning may be permitted or prohibited at any time when, in the opinion of the Fire Code Official, the atmospheric conditions are conducive for safe burning. Such modifications shall be made by the Fire Code Official in writing and posted in the District Fire Stations.
- i) **308 OPEN FLAMES** is hereby amended to add “indoor pyrotechnics are prohibited”.
- j) **503.1.1 Buildings and facilities.** is amended as follows: replace "150 feet" with "100 feet."
- k) **503.2.1 Dimensions.** is amended as follows: replace "20 feet" with "24 feet."
- l) **507.5.1 Where required.** is amended as follows:
 - a. Delete Exception 1 and Exception 2
- m) **507.5.5 Clear space around hydrants.** is relocated in its entirety to Section C102, Appendix C.
- n) **508.5.1.2 Location.** is relocated in its entirety to Section C103, Appendix C.
- o) **903.3.1.1.3 Sprinkler protection requirements for enclosed parking spaces associated with Electric Vehicles (EV) charging stations.** is added as follows:
 - a. Enclosed automobile parking structures that are new, remodeled, and/or retrofitted shall be designed per 2022 NFPA 13 with Extra Hazard Group II (EH2) with 0.4/2500SF design density. Enclosed spaces designed and wired for EV charging stations shall be designed to be equipped with fire suppression or an alternative method approved by the Fire Code Official. Enclosed parking shall be determined by the Fire Code Official.
 - b. For the purpose of this amendment– A parking space associated with an EV charging station is a space within an enclosed parking garage that is provided with an EV charging port. A single charging station may provide EV charging capabilities for more than one parking space utilizing extension charging ports connected to the same charging station. Only the areas associated with EV charging port in an enclosed automobile parking structure are required to have EH2 design.
- p) **903.3.1.3 NFPA 13D sprinkler systems.** The following is added to the end of the section:
 - a. NFPA 13D Current Edition, ONE- AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES IS SPECIFICALLY AMENDED AS FOLLOWS:
 - i. **903.3.1.3.1 FDC.** A fire department connection (FDC) will be required on all sprinkler systems and located within 6 feet of the Knox Box or in an approved location by the jurisdiction having authority. A 2 ½ inch hose connection is required, or as indicated by Fire Code Official.

- ii. **903.3.1.3.2 Water supply sources.** Add the following: (6). Water supply systems that require a fire pump shall be provided with a fire department connection (FDC) in a location approved by the jurisdiction having authority.
- iii. **903.3.1.3.3 Number of design sprinklers.** Section 8.1.2 Number of Design Sprinklers is amended to read as follows: The number of design sprinklers shall include all sprinklers within a compartment, up to a maximum of two sprinklers, under a flat, smooth, horizontal ceiling. In occupancies with sloped, beamed, or pitched ceilings over 10' the system shall be calculated with three or more heads operating per manufactures specs and (note-appendix A.8.1.1.2.2, A.8.1.2, A.8.2.5 NFPA 13D) structures greater than 3,500 square feet shall be calculated with a minimum of three heads operating.
- iv. **903.3.1.3.4 Residential sprinklers.** Residential sprinklers shall be required to be installed in all residences and attached garages. Sprinklers are not required in open attached porches, carports, and similar structures. This requirement applies to all new construction, additions, or remodels as required by Roaring Fork Fire Rescue Authority and/or the Building Official.
- v. **903.3.1.3.5** Crawl spaces, attics, and/or storage with fuel burning appliances shall be protected with residential sprinklers and ceilings of 5/8" Type X drywall within a 3-foot arc of the perimeter of the appliance.
- q) **903.4.2 Alarms.** The following shall be added to the end of the section:
 - a. **903.4.2.1 Unmonitored residential systems.** Automatic sprinkler systems protecting R3 dwellings as classified by the International Building Code that are not monitored shall operate in the following manner:
 - i. 1. All water flow activations shall be capable of sounding an interior audible alarm notifying all occupants simultaneously.
 - ii. 2. All water flow activations shall be capable of activating an exterior audible/visual alarm. This alarm shall be located so as to be visible from the nearest street side fire department connection.
- r) **907.1.4 Fire alarm and detection.** is hereby added to read as follows:
 - a. All plans for fire alarm systems submitted for approval shall have affixed the signature of a person possessing NICET Level 3 or higher certification in fire alarm design. Alternatively, such signature may be provided by a fire alarm system designer possessing the equivalent of NICET Level 3 training, if all certificates and documentation of such training is presented and approved by the Fire Code Official. The aforementioned requirement shall require compliance within six (6) months following adoption of this Code.
- s) **907.1.4 Installation.** is hereby added to read as follows:
 - a. All fire alarm system installations shall be supervised by a person possessing NICET Level 2 or higher certification in fire alarm installation. Alternatively,

such supervision may be completed by a person possessing the equivalent of NICET Level 2 training, if all certificates and documentation of such training is presented and approved by the Fire Code Official. The aforementioned requirement shall require compliance within six (6) months following adoption of this Code.

- t) **907.2.1 Group A.** is hereby amended to read as follows:
 - a. **907.2.1 Group A.** A manual and automatic fire alarm system shall be installed in accordance with NFPA 72 in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies used for assembly purposes shall be installed per the Group E occupancy requirements.
- u) **913.4 Locking valves open.** Valve supervision method 3, identified in Section 913.4 is hereby deleted.
- v) **5608.2.2 Use of pyrotechnics before a proximate audience.** is hereby to read as follows:
 - a. **5608.2.2 Use of pyrotechnics before a proximate audience.** The use of pyrotechnics before a proximate audience shall be prohibited.
- w) **Appendix D FIRE APPARATUS ACCESS ROADS** is amended as follows:
 - a. Replace “20 feet” with “24 feet”

Section 18-32. Wildfire Mitigation Submission Requirements

Wildfire Mitigation Plans shall be submitted for review by Roaring Fork Fire Rescue Authority District on all qualifying building permit and/or land use applications. These plans are subject to approval by the Fire Code Official as part of the site plans required for building permit and/or land use application. The plans shall be based on the Colorado State Forest Service guidelines for “The Home Ignition Zone” or Wildfire Resiliency Code; whichever is more strict. The approved Wildfire Mitigation Plan shall be implemented, inspected, and approved prior to the issuance of a Certificate of Occupancy or Certificate of Completion.

Section 18-33. Purpose

The International Fire Code, 2021 Edition, hereinabove adopted by reference is to govern the maintenance of buildings and premises; to safeguard life, health, property, and public welfare by regulating the storage, use, and handling of dangerous and hazardous materials, substances, and processes as well as regulating the maintenance of adequate egress facilities.

Section 18-34. Public Inspection

Three copies of the International Fire Code being considered for adoption by this ordinance, all certified to be true copies by the District Board, shall be on file with the Administrative Office and shall be open for public inspection in the office at the El Jebel

Fire Station No 42 located at 1089 JW Drive Carbondale, Colorado, or Station No 45 located at 5275 Owl Creek Road, Snowmass Village, Colorado, any weekday between the hours of 9 a.m. and 5 p.m., at least fifteen days preceding the public hearing on this ordinance.

Section 18-35. Repeal of Prior Resolutions

Existing resolutions or parts of resolutions covering the same matters as embraced in this resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this resolution are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any resolution hereby repealed prior to the taking effect of this resolution.

Section 18-36. Violation

Any person in violation of any of the provisions of the International Fire Code, 2021 Edition, as adopted and amended herein, or who fails to comply therewith, or who violates or fails to comply with any order made thereunder, and from which no appeal has successfully been taken, shall severally for each and every such violation and incident of non-compliance, respectively, be guilty of a misdemeanor and subject to all penalties set forth in §30-15-402, C.R.S., as amended, including but not limited to payment of a fine not to exceed \$1,000.00 per violation. In addition, any person in violation of any of the provisions of the International Fire Code, 2021 Edition, as adopted and amended herein, shall be subject to the terms and conditions outlined in Section 112 Violations of the International Fire Code, 2021 Edition. The imposition of one penalty upon any violation shall not excuse the violation or permit such violation to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified by the fire code official, each ten (10) days that any prohibited condition is maintained shall constitute a separate offense.

The Roaring Fork Fire Rescue Authority District shall be responsible for enforcement of the provisions of the International Fire Code, 2021 Edition, pursuant to the authority granted in §30-15-401.5, C.R.S., as amended. Such enforcement shall be limited to areas within the territorial jurisdiction of the Roaring Fork Fire Rescue Authority, and this resolution shall not serve to place enforcement responsibility upon the underlying county or municipality within which the area is located. All enforcement actions will be taken by the Town of Snowmass Village and Roaring Fork Fire Rescue Authority.

Article X – Emergency Alarms

Section 18-37. Definitions

As used in this Article, the following words shall be construed to have the meanings defined below:

- a) *Alarm* means a signal from an alarm system indicating that an emergency exists requiring an immediate response by police, fire or emergency medical personnel.
- b) *Alarm business* means the business by any person of selling, leasing, maintaining, servicing, repairing, altering, replacing, moving or installing any alarm system in or on any building, structure or facility, or the business of monitoring such alarms.
- c) *Alarm system* means any burglar, holdup, police, fire or other emergency alarm or device arranged to signal activity requiring the immediate response of police, fire and/or medical personnel.
- d) *Alarm user* means the person in control of any building, structure or facility wherein an alarm system is maintained.
- e) *False alarm* means an alarm signal, either silent or audible, eliciting a response from police, fire or emergency medical personnel when the emergency for which it was designed does not exist.
- f) *Public accommodation complex* means a building or complex of buildings used as public accommodations for rental or lease of thirty (30) days or less and is two (2) or more stories in height or contains more than six (6) apartments, dwelling units or guest rooms.

Section 18-38. Alarm User Permit Required

- a) It shall be unlawful for any alarm user to operate an alarm system in the Town without a valid alarm user permit.
- b) An alarm user permit shall be obtained for each separate emergency alarm system from the Police Department prior to the use of the alarm system. These permits must be renewed annually, and a permit fee of thirty-five dollars (\$35.00) shall be paid to the Town before January 1 of each year. The permit year shall extend from January 1 to the following December 31. Permits not renewed by January 31 shall be considered delinquent and subject to a twenty-dollar late fee.
- c) The alarm user shall provide such information deemed necessary by the Police Department for the expeditious and safe response of emergency personnel and the timely and effective billing of false alarm service fees. This information shall include, but shall not be limited to, the following:
 - a. Name, address and telephone number of the alarm system user.
 - b. Name, address (physical and mailing) and telephone number of the person responsible for paying false alarm service fees.
 - c. Address and accurate directions to the alarm system location.
 - d. Purpose of alarm system.
 - e. Name of installing contractor.
 - f. Name and telephone number of two (2) or more responsible parties who would be available to access and secure the premises during any hour of the day or night in a timely manner if requested by the investigating officer.
 - g. Name and telephone number of alarm monitoring center.

- d) The alarm user holder shall immediately notify the Police Department in writing of any changes in the information on file with the Town regarding the alarm user permit.

Section 18-39. Alarm System Regulations

- a) No alarm system which transmits only an exterior audible signal to the general public shall be permitted within the Town, except residential smoke detectors.
- b) Every audible alarm system, except a general fire alarm, shall be equipped with a device which automatically deactivates the alarm system not more than fifteen (15) minutes after the alarm is activated.
- c) No alarm system shall be installed or used which emits a sound which is similar to that of an emergency vehicle siren or public warning system siren.
- d) Alarm systems shall be equipped with electrical surge protection that will prevent alarm activation due to electrical surges, as well as a rechargeable battery power supply to prevent alarm activation due to failure or interruption of the primary electrical power source.
- e) An alarm system equipped with an automatic dialer shall not be programmed to automatically dial the Police, Fire or Sheriff's Departments, Combined Communications Center or any other public agency unless given specific approval to do so by the Chief of Police.
- f) All residential alarm system users shall be required to display the house address number so that it is visible and discernable from the street at all times of the year.

Section 18-40. Instructions as to the Operation of Alarm Systems

It shall be the responsibility of the alarm user permit holder to instruct and reinstruct their agents, employees or occupants of rental properties in the proper use and operation of the alarm procedure in avoiding a false alarm charge. Fire alarm systems are not to be silenced or reset unless authorized to do so by the Fire Department.

Section 18-41. False Alarm Service Fees and Penalties

- a) The alarm user permit holder is subject to the following service fees for all false alarms occurring within a calendar year:

Residential and Commercial Facilities	
0 through 3 false alarms	no fee
4 through 7 false alarms	\$50 per alarm
Public Accommodation Complexes	
0 through 5 false alarms	no fee
6 through 9 false alarms	\$50 per alarm

- a. The eighth false alarm for a commercial or residential facility and the tenth false alarm for a public accommodation complex shall be deemed a failure

to comply with the proper maintenance or operation of a trouble-free alarm and a violation of this Article. The permittee shall be charged three hundred dollars (\$300.00) for this and each false alarm thereafter, and the permittee may be required to meet with the Chief of Police and the alarm contractor to determine the cause of the problem and discuss possible solutions.

- b) No false alarm shall be counted under the provisions of this Section which occurs within thirty (30) days after the installation of the system
- c) All false alarm service fees shall be paid to the Town within fifteen (15) days from the date of billing by the Town. The Town shall notify the permittee of each false alarm in writing addressed to the permittee shown on the permit application.
- d) Fees paid to the Town pursuant to this Section shall be allocated to the cost of operation of the Police Department.

Section 18-42. Noncompliance Deemed Unlawful and a Public Nuisance

Any alarm system or device which does not comply with the provisions of this Article is unlawful and a public nuisance and shall be abated as such.

Section 18-43. Appeals

- a) The Town Manager is authorized to hear appeals from alarm users on the issue of whether the alarm system in question activated a false alarm, as determined by the investigating officer at the scene of such alarm.
- b) Upon receipt of any false alarm report from the Town, the alarm user shall have ten (10) days to request in writing a hearing.
- c) At the hearing, the user shall have the right to present evidence and testimony.
- d) The Town Manager shall make written findings available to the alarm user and Chief of Police within ten (10) days from the date the hearing is concluded.
- e) A false alarm penalty may be waived by the Town Manager prior to the appeal process if the alarm signal was caused by extraordinary circumstances, such as a telephone line problem, which were beyond the control of the alarm user.

Article XI – Flood Damage Prevention

Section 18-44. Findings

- a) The flood hazard areas of the Town are subject to periodic inundation which results in health and safety hazards, disruption of commerce and governmental services, public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- b) The flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

- c) Periodic mud and rockslides within the Town caused by the cumulative effect of weather and topography are certainly hazards for public health, safety and general welfare.

Section 18-45. Compliance

- a) No development or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this Article and other applicable regulations.
- b) This Article shall apply to all areas of special flood hazards within the jurisdiction of the Town.
- c) The new development of any building, temporary or permanent (including mobile homes), is prohibited in an area of special flood hazard. This provision is not subject to the variance process established in Section 18-49 below.

Section 18-46. Disclaimer of Liability

The degree of flood and slide protection required by this Article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Article shall not create liability on the part of the Town, any officer or employee thereof, or the Federal Emergency Management Agency, for any damages that result from reliance on this Article, or any administrative decision lawfully made thereunder.

Section 18-47. Definitions

Unless specifically defined below, words or phrases used in this exhibit shall be interpreted so as to give them the meaning they have in common usage and to give this exhibit its most reasonable application.

- a) *Area of special flood hazard* means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for the Town of Snowmass Village, Colorado," dated June 4, 1987, with an accompanying Flood Insurance Rate Map (FIRM), is hereby adopted by reference and declared to be a part of this Article. The Flood Insurance Study and FIRM are on file at the Town Planning Department.
- b) *Base flood* means the flood having a one-percent chance of being equaled or exceeded in any given year.

- c) *Building* means any structure, permanent or temporary (including manufactured homes) built or located for the shelter or enclosure of persons, animals, chattels or property of any kind.
- d) *Development* means any manmade change to improved or unimproved real estate, including but not limited to buildings, bridges, culverts or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.
- e) *Flood* or *flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas from: (a) the overflow of inland or tidal waters, and/or (b) the unusual and rapid accumulation or runoff of surface waters from any source.
- f) *Flood Insurance Rate Map (FIRM)* means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
- g) *Flood Insurance Study* means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Boundary-Floodway Map and the water surface elevation of the base flood.
- h) *Floodway* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood elevation without cumulatively increasing the water surface elevation more than one (1) foot.
- i) *Highest adjacent grade* means the highest natural elevation of the ground surface prior to construction next to the proposed wall of a structure.
- j) *Lowest floor* means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable design requirements of this Article.
- k) *New construction* means structures for which the "start of construction" commences on or after the effective date of the ordinance codified herein.
- l) *Start of construction* includes substantial improvements, and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piers, the construction of columns or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

- m) *Substantial improvement* means any repair, reconstruction or improvement of a development, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either: (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, *substantial improvement* is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for the improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to ensure safe living conditions.

Section 18-48. Administration

- a) The Community Development Director is hereby appointed to administer and implement this Article by granting or denying development permit applications in accordance with its provisions.
- b) Duties of the Community Development Director shall include, but not be limited to:
- a. Permit review:
 - i. Review of all development permits to determine that the permit requirements of this Article have been satisfied.
 - ii. Review of all development permits to determine that all necessary permits have been obtained from federal, state or local governmental agencies, from which prior approval is required.
 - iii. Review of all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 18-50 are met.
 - b. Base flood data: The Community Development Director shall obtain, review and reasonably utilize base flood elevation data as described in Section 18-47 in order to administer Section 18-50, residential construction; and Section 18-50, nonresidential construction.
 - c. Information to be obtained and maintained by the Community Development Director shall include:
 - i. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved development.
 - ii. For all new or substantially improved floodproofed development:
 - 1. Verify and record the actual elevation (in relation to mean sea level to which the development has been floodproofed); and
 - 2. Maintain the floodproofing certification required in Subsection e) iii. below.
 - iii. Maintain for public inspection all records pertaining to the provisions of this Article.
 - d. Alterations of watercourses:

- i. Notify adjacent communities and the Colorado Water Conservation Board prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
 - ii. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- e. A development permit shall be obtained before construction, or development begins within any area of special flood hazard established in Section 18-50. Application for a development permit shall be made on forms furnished by the Community Development Director and may include but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed development, fill, storage of materials and drainage facilities; and the location of the foregoing. Specifically, the following information is required:
 - i. Elevation in relation to mean sea level of the lowest floor (including basement) of all development;
 - ii. Elevation in relation to mean sea level to which any development has been floodproofed;
 - iii. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential development meet the floodproofing criteria in Section 18-50; and
 - iv. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

Section 18-49. Variance Procedure

- a) The Planning and Zoning Board shall hear and decide on requests for variances from the requirements of this Article.
- b) In passing upon an application for a variance, the Planning and Zoning Board shall consider all technical evaluations, all relevant factors, other standards specified in other sections of this Article and all the following:
 - a. The damage that materials may be swept onto other lands to the injury of others;
 - b. The danger to property due to flooding or erosion damage;
 - c. The susceptibility of the proposed development and its contents to flood damage and the effect of such damage on the individual owner;
 - d. The importance of the services provided by the proposed development to the community;
 - e. The necessity to the development of a waterfront location, where applicable;
 - f. The availability of alternative locations, for the proposed development which are not subject to flooding or erosion damage;
 - g. The compatibility of the proposed development with the existing and anticipated development;

- h. The relationship of the proposed development to the comprehensive plan and floodplain management program for that area;
 - i. The safety or access to the property in times of flood for ordinary and emergency vehicles;
 - j. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
 - k. The estimated costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.
- c) The Planning and Zoning Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Article.
- d) Conditions for variances
 - a. The variance will not increase flood levels during the base flood discharge;
 - b. The variance is the minimum necessary to afford relief, considering the flood hazard;
 - c. The applicant has made a showing of good and sufficient cause for granting a variance;
 - d. Failure to grant the variance would result in exceptional hardship to the applicant; and
 - e. The granting of a variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified above or conflict with existing local laws or ordinances.
- e) The Town Council shall hear and decide appeals when it is alleged there is an error in any decision or determination made by the Community Development Director in the enforcement or administration of this Article or the denial of a variance by the Planning and Zoning Board.
- f) The Community Development Director shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Emergency Management Agency.

Section 18-50. Provisions for Flood Hazard Reduction

- a) In all areas of special flood hazards the following standards are required:
 - a. Anchoring: All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement.
 - b. Construction materials and methods
 - i. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

- ii. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
 - iii. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - c. Utilities
 - i. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
 - ii. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and
 - iii. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
 - d. Subdivision proposals
 - i. All subdivision proposals shall be consistent with the need to minimize flood damage;
 - ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
 - iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
 - iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development in close proximity to a watercourse.
- b) In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 18-48, above, the following provisions are required:
 - a. Residential construction: Substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation.
 - b. Nonresidential construction: New construction and substantial improvement shall:
 - i. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to passage of water. A Colorado Licensed Professional Engineer or a State of Colorado Licensed Architect shall develop and/or review structural design, specifications, and plans for the construction and shall certify that the design methods of construction are in accordance with accepted standards of practice.
 - ii. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - iii. Be certified by a Colorado Licensed Professional Engineer or a State of Colorado Licensed Architect that the standards of this Subsection

are satisfied. Such certification shall be provided to the Community Development Director.

- c. Floodways. Located within areas of special flood hazard established in Section 18-47 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions apply:
 - i. Prohibit encroachments, including fill, new construction, substantial improvements and other development unless certification by a Colorado Licensed Professional Engineer or a State of Colorado Licensed Architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
 - ii. If Subsection c) i. above is satisfied, all new construction and substantial improvement shall comply with all applicable flood hazard reduction provisions of Section 18-50 above.

Article XII – Fuel Gas Code

Section 18-51. Adoption

The International Fuel Gas Code, 2021 Edition, published by the International Code Council, Inc., 4051 Flossmore Road, Country Club Hills, IL 60478 in particular, Chapters 1 through 7, as amended, and Appendix Chapters A, B, C and D, is hereby adopted as the Fuel Gas Code of and for the Town.

Section 18-52. Amendments

- a) **101.1 Title.** is amended by inserting the following:
 - a. Town of Snowmass Village
- b) **109.2 Fee schedule.** shall be as indicated in the following schedule:

<i>Fuel Gas/Mechanical Permit Fees*</i>	
Initial fee for issuing permit	\$100.00
Fee for inspecting mechanical systems within this jurisdiction	\$15.00 per thousand or fraction thereof of valuation
Inspections outside normal business hours	\$125.00
Re-inspection fee	\$125.00
Additional plan review required by changes, additions or revisions to approved plans	\$125.00/hr

- c) **501.8 Appliances not required to be vented.** is amended as follows:
 - a. 8. Room heaters *listed* for unvented use. is deleted.
- d) **621 Unvented room heaters.** is hereby deleted.
- e) **626 Gas-fired toilets.** is hereby deleted.

Section 18-53. Copy of Fuel Gas Code on File

One (1) copy of the International Fuel Gas Code as adopted herein will be filed in the Community Development Department and may be inspected during regular business hours.

Article XIII – Energy Conservation Code

Section 18-54. Adoption

The International Energy Conservation Code, 2021 Edition, published by the International Code Council, Inc., 4051 Flossmore Road, Country Club Hills, IL 60478, in particular, Chapters 1 through 6 of the Commercial provisions and Chapters 1 through 6 of the Residential provisions, inclusive, and Appendix Chapter RA of the Residential provisions, and the Colorado Model Electric Ready Solar Ready Code is hereby adopted as the Energy Conservation Code of and for the Town.

Section 18-55. Amendments

- a) **C101.1 Title.** is amended by inserting the following:
 - a. Town of Snowmass Village
- b) **R101.1 Title.** is amended by inserting the following:
 - a. Town of Snowmass Village

Section 18-56. Energy Code Compliance Pathway Documentation

- a) Residential Construction
 - a. This subsection shall apply to all new residential construction regulated by the International Residential Code, and R2, R3, and R4 occupancies that are three (3) stories or less. Compliance with this subsection will require the submission of one of the following:
 - i. Documentation demonstrating prescriptive compliance with the Town's adopted energy code.
 - ii. Submission of a REScheck demonstrating compliance with the Total UA Compliance Path.
 - iii. Simulated Energy Performance pathway, in which a proposed design simulation demonstrates passing energy compliance.
 - 1. It is at the discretion of the Building Official whether a Home Energy Rating System (HERS) or an IECC Energy Rating Index compliance approach may be used. If HERS or ERI (Energy Rating Index Score) are utilized, an ERI or HERS Score must be 53 or better.

- b. The aforementioned documentation shall be submitted at time of building permit submittal.
 - c. Code compliant energy pathway documentation shall be submitted prior to issuance of a Certificate of Occupancy or a Certificate of Completion based on the “as-built” conditions.
- b) Commercial Construction
- a. This Subsection shall apply to all new commercial construction regulated by the International Building Code. Compliance with this subsection will require the submission of documentation demonstrating prescriptive compliance with the adopted energy code or submission of a COMcheck demonstrating compliance by using the Component Performance Alternative pathway. If utilizing the Total Building Performance approach, a proposed design simulation demonstrating passing energy compliance shall be submitted at time of building permit submittal. If utilizing ASHRAE 90.1-2019 as the pathway of compliance, submission of documentation demonstrating with the chosen ASHRAE pathway shall be the same requirements as mentioned above for the IECC pathways.
 - b. Code compliant energy pathway documentation shall be submitted prior to issuance of a Certificate of Occupancy or a Certificate of Completion based on the “as-built” conditions.
- c) Colorado Model Electric Ready and Solar Ready Code
- a. Per Colorado House Bill 22-1232, documentation shall be submitted showing compliance with the most recent residential or commercial provisions of the State of Colorado Electric Ready and Solar Ready Code as published by the Colorado Energy Board.

Section 18-57. Exterior Energy Use

This subsection shall apply to exterior energy uses including, but not limited to, outdoor pools and spas, snowmelt systems and heated garages. Applicants shall have to pay a for one hundred percent (100%) of the project’s mitigation obligation (see TABLE 3).

- a) REOP Mitigation Obligation

TABLE 3
REOP MITIGATION OBLIGATION

<i>System Type</i>	<i>REOP Mitigation Factor</i>
Snowmelt	\$34.00/SF
Swimming Pool	\$136.00/SF
Spa	\$176.00/SF over 64sf
Heated Garage	\$8.00/SF

- a. Exemptions
- i. Single-family dwelling garage aprons are allowed an exemption of two hundred (200) square feet.

- ii. Single-family driveways exceeding eight-percent slope (specific case review).
- iii. Commercial multi-dwelling occupancies are allowed a snowmelt exemption of fifty (50) square feet per dwelling.
- iv. Commercial and residential spas not more than sixty-four (64) square feet in surface area.
- v. Preexisting systems. Preexisting snowmelt, pools or spas that are being altered or renovated qualify for exterior energy credit. This credit can only be applied for like-for-like replacements of pre-existing snowmelt, pools, spas, and/or heated garage(s) on the same parcel. The calculation of the credit shall be based on the applicant demonstrating to the Building Department that an existing system was legally established and installed. Credit for existing outdoor energy use shall be granted by the Building Department upon verification of an existing system.
- vi. Repairs. Repairs to building components, systems or equipment shall be subject to current Code provisions.
- vii. Appeals. An application for appeal of the Building Official's final decision shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply.

b) Installation Requirements

- a. All snowmelt is required to be equipped with adequate insulation under the piping system as determined by the Building Official. Examples of acceptable insulation are a roll-out product, rigid insulation, or spray foam. Alternative products must be approved by the Building Official prior to installation.

c) Energy Code Review Fee

- a. An Energy Code Review fee shall be based off the building valuation of the permit as seen in the table below.

Building Valuation	Energy Code Review Fee
\$1 - \$5000	\$100
\$5001 - \$50,000	\$200
\$50,001 – \$100,000	\$400
\$100,001 – \$250,000	\$500
\$250,001 – \$500,000	\$750
\$500,001 – \$1,000,000	\$1500
\$1,000,001 – \$2,500,000	\$2000
\$2,500,001 – \$5,000,000	\$4000
Above \$5,000,000	\$5000

d) Fee Collection

- a. Fees will be collected by the Building Department at the time of issuance of the master building permit.

- b. Change orders to the master building permit shall be subject to the energy review fees based on the valuation of the submitted change order. These fees will be collected by the Building Department at the time of issuance of the change order.
- c. Collected fees shall be retained in a separate account classified as the Town of Snowmass Village Renewable Energy Offset Program, hereby known as REOP.
- e) Management and Appropriation of REOP Funds
 - a. Fees collected and retained in the REOP account are to be managed by the Town Manager or their designee, and such designee may be determined by resolution of the Town Council. Expenditures of REOP funds shall be used for the following purposes:
 - i. Planning, design and implementation of renewable energy generation projects.
 - ii. Purchase of renewable energy offsets (credits).
 - iii. Providing a community grant and/or rebate program for energy efficiency enhancements or renewable energy generation projects.
 - iv. Funding other resources and administrative costs associated with green building and environmental sustainability-oriented efforts.
 - b. Expenditures shall be consistent with the Renewable Energy Offset Program protocols, as such protocols shall be described and approved by resolution of the Town Council prior to the effective date of this Section.
- f) Effective Date and Applicability
 - a. This Section shall become effective on **June 1, 2011**, and shall apply to all building permit applications received after that date.
- g) Waivers
 - a. Applicants may submit written requests for waivers of any or all of the provisions of REOP to the Building Department for consideration on a case-by-case basis by the Town Council. All such waiver requests must be submitted and considered by the Town Council prior to application for a building permit. Such waivers may be granted by resolution of the Town Council upon findings made by the Town Council based on credible evidence presented by the applicant in the following categories:
 - i. Community benefit;
 - ii. Public safety need;
 - iii. Unique site considerations on the property that cause a demonstrable reduction in safety for users of the property; or
 - iv. Unique site considerations on the property that cause undue hardship to mitigate energy use on-site due to unfavorable solar access or adverse effects (i.e., glare, noise, smell or other nuisance) to adjacent property.
 - b. The Town Council shall consider the totality of the circumstances including the evidence presented pursuant to the categories above when making decisions regarding waivers.

Section 18-58. Copy of Energy Conservation Code on File

One (1) copy of the International Energy Code as adopted herein will be filed in the Community Development Department and may be inspected during regular business hours.

Article XIV – Residential Code

Section 18-59. Adoption

The International Residential Code, 2021 Edition, published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 708, Falls Church, Virginia 22041-3401, in particular, Chapters 1 through 44, inclusive, and Appendix Chapters AA, AB, AC, AD, AE, AF, AG, AH, AJ, AK, AM, AN, AP, is hereby adopted as the Residential Code of and for the Town.

Section 18-60. Amendments

- a) **R101.1 Title.** is amended by inserting the following:
 - a. Town of Snowmass Village
- b) **R102.7 Existing structures.** is replaced as follows:
 - a. **102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Existing Building Code*, or the *International Fire Code*.
- c) **R301.2 Climactic and geographic design criteria.** is amended as follows:

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c				
Designed to most current SEAC Table*	V ^{min} = 76 mph (minimum) or 90 mph 3-second gust	No	Yes	No	B	Severe	42"	Slight to moderate	Yes	Per FEMA flood map	1000	40
MANUAL J DESIGN CRITERIA												
Elevation		Altitude correction factor ^e	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature		Outdoor winter design dry-bulb temperature		Heating temperature difference			
8209		0.75	54	30%	70°		-5°		75°			
Latitude		Daily range	Indoor summer design relative humidity	Summer design gains	Indoor summer design dry-bulb temperature		Outdoor summer design dry-bulb temperature		Cooling temperature difference			
39.213°N		H	50%	-33 to -53	75°		86°		11°			

* - For an elevation not specified by the SEAC table, a minimum snow load of 125psf shall be assumed.

- d) **R305.1.2 Habitable attics and basements in existing buildings.** is added as follows:
- a. **R305.1.2 Habitable attics and basements in existing buildings.** Where a habitable attic or habitable space in a basement is created in an existing building, ceiling height shall be not less than 6 feet 8 inches. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 4 inches
 - b. Exceptions:
 - i. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 6 feet 8 inches (2134 mm).
 - ii. At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6 feet 4 inches (1931 mm) from the finished floor.
- e) **R309.6 Electric vehicle charging systems.** is added as follows:
- a. **R309.6 Electric vehicle charging systems.** Where provided, electric vehicle charging systems shall be installed in accordance with NFPA 70 and NFPA 88A. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594.
- f) **R311.7.9 Stairways in existing buildings.** is added as follows:
- a. **R311.7.9 Stairways in existing buildings.** Alterations to existing stairs shall not be required to comply with the requirements of this code where the existing space and construction does not allow a reduction in pitch or slope.
- g) **R314 General.** is amended as follows:
- a. **R314 General.** Smoke alarms shall comply with NFPA 72 and Section R314. All smoke detectors shall be photoelectric in nature. Ionized smoke detectors shall be deemed unacceptable.
- h) **R320.1 Scope.** is amended by adding the following sentences:
- a. In addition to the requirements of this section, the provisions of the Colorado Revised Statute 9-5 shall be applicable.
- i) **R506.2.3 Vapor retarder.** is replaced as follows:
- a. **R506.2.3 Vapor retarder.** A minimum 6 mil (0.006 inch; 152 µm) polyethylene or *approved* vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.
 - i. **Note:** Exceptions remain unchanged.
- j) **R901 General.** is amended by adding a paragraph as follows:
- a. Roofs shall be designed so that they do not shed ice and snow onto potentially occupied areas such as a walkway, stairway, driveway, road, alley, public way, deck, patio, greenhouse, skylight, utilities, or other constructed areas where there is potential for personal injury or property damage. Snow

stops or snow fences shall be provided where there is potential for snow and ice to shed on potentially occupiable areas.

- k) **R902.1 Roof covering materials.** is amended as follows:
 - a. **R902.1 Roof covering materials.** Class A roof coverings shall be installed. Roofs shall be covered with materials set forth in sections R904 and R905. Class A roof coverings shall be listed and tested in accordance with ASTM E108 or UL 790.
 - i. **Note:** Exceptions remain unchanged.
- l) **R902.2 Fire-retardant shingles and shakes.** is deleted in its entirety.
- m) **R905.7 Wood shingles.** and subsections are replaced as follows:
 - a. **R905.7 Wood shingles.** Wood shingles shall not be permitted.
 - b. **Exceptions:**
 - i. The occasional replacement of individual shingles that have become damaged or broken up to and including 100 square feet is permitted upon first receiving written approval from the Building Official.
- n) **R905.8 Wood shakes.** and subsections are replaced as follows:
 - a. **R905.8 Wood shakes.** Wood shakes shall not be permitted.
 - b. **Exceptions:**
 - i. The occasional replacement of individual shingles that have become damaged or broken up to and including 100 square feet is permitted upon first receiving written approval from the Building Official.
- o) **R1001.1 General.** is amended to read as follows:
 - b. **R1001.1 General.** Masonry fireplaces shall be constructed in accordance with this section and the applicable provisions of Chapters 3 and 4 of this code. Masonry fireplaces shall provide the following before approval:
 - i. 1. All masonry and factory-built fireplaces shall be designed, constructed, tested and listed with glass or other non-combustible doors.
 - ii. 2. All fireplaces shall be designed, manufactured or constructed with an outside combustion air source.
 - iii. 3. All factory-built appliances shall be listed by a nationally recognized testing agency or listed in accordance with UL127.
 - iv. 4. Gas fireplace appliances, gas log sets and gas fireplace inserts shall be installed in accordance with the International Mechanical Code and the International Fuel Gas Code.
- p) **R1001.1.1 Number of fireplaces.** is added, to read as follows:
 - a. One (1) solid-fuel burner is permitted in each dwelling unit.
- q) **R1004.1 General.** is amended to read as follows:
 - c. **R1004.1 General.** Factory-built fireplaces shall provide for the following before approval:
 - i. 1. All masonry and factory-built fireplaces shall be designed, constructed, tested and listed with glass or other non-combustible doors.

- ii. 2. All fireplaces shall be designed, manufactured or constructed with an outside combustion air source.
- iii. 3. All factory-built appliances shall be listed by a nationally recognized testing agency or listed in accordance with UL127.
- iv. 4. Gas fireplace appliances, gas log sets and gas fireplace inserts shall be installed in accordance with the International Mechanical Code and the International Fuel Gas Code.
- r) **G2445 (621) UNVENTED ROOM HEATERS.** is deleted in its entirety.
- s) **P2503.6 Shower liner test.** is deleted in its entirety.
- t) **P2603.5.1 Sewer depth.** is replaced in its entirety as follows:
 - a. **P2603.5.1 Sewer depth.** *Building sewers* that connect to a private sewage disposal system shall be not less than 42 inches (mm) below finished *grade* at the point of septic tank connection. *Building sewers* shall be not less than 42 inches (mm) below *grade*.
- u) **P3103.1.1 Roof extension.** is amended as follows:
 - a. **P3103.1.1 Roof extension.** Open vent pipes that extend through a roof shall be terminated not less than 24 inches above the roof or any vertical surface of 6 inches above anticipated snow accumulation on roof or vertical surface; whichever is greater.
- v) **E3401.5 Conflicts.** is added, to read as follows:
 - a. **E3401.5 Conflicts.** Whenever, for any reason, there is a conflict between this code and the National Electrical Code, the provisions of the National Electrical Code shall govern.

Section 18-61. Fire Suppression

Residential sprinklers shall be required to be installed in all residences and attached garages. Sprinklers are not required in open attached porches, carports, and similar structures. This requirement applies to all new construction, additions, or remodels as required by Roaring Fork Fire Rescue Authority and/or the Building Official. This requirement applies to all structures governed by the International Residential Code.

Section 18-62. Copy of Residential Code on File

One (1) copy of the International Residential Code as adopted herein will be filed in the Community Development Department and may be inspected during regular business hours.



Colorado Model Electric Ready and Solar Ready Code

Published: June 1, 2023



Chapter 1 Scope and Administration

SECTION 101 SCOPE AND GENERAL REQUIREMENTS.

101.1 Title. This code shall be known as the **Electric Ready and Solar Ready Code** of [NAME OF JURISDICTION], and shall be cited as such. It is referred to herein as “this code”.

101.2 Scope. This code applies to all buildings and dwelling units, and the buildings’ sites and associated systems and equipment.

101.3 Intent. This code shall regulate the design and construction of buildings to prepare new buildings for solar photovoltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems. This code is intended to provide flexibility and balance upfront construction costs with the future cost to retrofit buildings to accommodate these systems. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

101.4. Applicability. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

101.4.1 Residential Buildings. *Residential buildings* must comply with the Residential Chapters of this code.

101.4.2 Commercial Buildings. *Commercial buildings* must comply with the Commercial Chapters of this code.

SECTION 102 WAIVER AND VARIANCE.

102.1 Scope. The following waivers shall be permitted to be requested if buildings meet the following requirements.

102.1.1 Commercial Buildings Greater than 10,000 sq. ft. *Commercial buildings* that have a gross floor area greater than 10,000 sq. ft. shall be eligible to

request a partial waiver to the requirements of this code if they meet the requirements of Section **102.2**.

102.1.2 Buildings Impacted by a Natural Disaster. [NAME OF JURISDICTION] is permitted to authorize, upon appeal in specific cases, a waiver from the requirements of this code where, owing to a declared natural disaster that has destroyed buildings or resulted in other exceptional and extraordinary circumstances as determined by [NAME OF JURISDICTION], and [NAME OF JURISDICTION] determines enforcement of the provisions of this code will result in unnecessary hardship.

102.2 Substantial Cost Differential Waiver. [NAME OF JURISDICTION] shall be permitted to authorize, upon appeal, a waiver from the requirements of this code for an applicant that asserts that compliance with this code will result in a substantial cost differential. [NAME OF JURISDICTION], when authorizing such a waiver, shall be permitted to waive certain requirements of this code only until the cost differential for compliance with the remaining requirements reaches one percent or less. The burden of proof is upon the applicant to provide substantiation of a cost differential, such as quotes or other licensed design professional analyses as *approved* by [NAME OF JURISDICTION].

102.2.1 Substantial Cost Differential. For the purposes of Section **102.2**, “substantial cost differential” means costs incurred as a result of compliance with the requirements of this code would exceed one percent of total mechanical, electrical, and plumbing construction costs inclusive of materials and labor.

SECTION 103 CONSTRUCTION DOCUMENTS.

103.1 General. Construction documents and other supporting data shall be submitted in one or more sets, or in a digital format where allowed by the *code official*, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require necessary construction documents to be prepared by a registered design professional.

Exception: The *code official* is authorized to waive the requirements for construction documents or other supporting data if the *code official* determines they are not necessary to confirm compliance with this code.

103.2 Information on Construction Documents. Construction documents shall be drawn to scale on suitable material. Electronic media documents are permitted to be submitted where *approved* by the *code official*. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and show in sufficient detail pertinent data and features of the building, systems, and equipment as herein governed. Details shall include, but are not limited to, the following as applicable:

1. Location and size of the *solar-ready zone*.
2. Structural design loads of roof dead load and roof live load.
3. Pathways for routing of conduit from the *solar-ready zone* to the electrical service panel.
4. Number and location of *EV capable light spaces*.
5. Number and location of *EV capable spaces*.
6. Number and location of *EV ready spaces*.
7. Number and location of *EVSE installed spaces*.
8. Locations of conduit and termination points serving the aforementioned parking spaces.
9. Location for condensate drainage where *combustion equipment* for space heating and water heating is installed.

103.3 Examination of Documents. The *code official* shall examine or cause to be examined the accompanying documents and shall ascertain whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The *code official* is authorized to utilize a registered design professional, or other *approved* entity not affiliated with the building design or construction, in conducting the review of the plans and specifications for compliance with the code.

103.3.1 Approval of Construction Documents. When the *code official* issues a permit where construction documents are required, the construction

documents shall be endorsed in writing and stamped "Reviewed for Code Compliance". Such *approved* construction documents shall not be changed, modified, or altered without authorization from the *code official*. Work shall be done in accordance with the *approved* construction documents.

One set of "Reviewed for Code Compliance" construction documents shall be retained by the *code official*. The other set shall be returned to the applicant, kept at the site of work, and shall be open to inspection by the *code official* or a duly authorized representative.

103.3.2 Previous Approvals. This code shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within

180 days after the effective date of this code and has not been abandoned; except that the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.

103.3.3 Phased Approval. The *code official* shall have the authority to issue a permit for the construction of part of a solar ready, EV ready, or electric ready installation before the construction documents for the entire system have been submitted or *approved*, provided that adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire solar ready, EV ready, or electric ready installation will be granted.

103.4 Amended Construction Documents. Changes made during construction that are not in compliance with the *approved* construction documents shall be resubmitted for approval as an amended set of construction documents.

103.5 Retention of Construction Documents. One set of *approved* construction documents shall be retained by the *code official* for a period of not less than 180 days from the date of completion of the permitted work, or as required by state or local laws.

103.6 Building Documentation and Closeout Submittal Requirements. The construction documents shall specify that the documents described in this section be provided to the building owner or owner's authorized agent within 90 days of the date of receipt of the certificate of occupancy.

Exception: *Residential buildings.*

103.6.1 Record Documents. Construction documents shall be updated to convey a record of the completed work. Such updates shall include mechanical, electrical, and control drawings that indicate all changes to size, type, and location of components, equipment, and assemblies.

103.6.2 Compliance Documentation. Compliance documentation and supporting calculations shall be delivered in one document to the building owner as a part of the project record documents or manuals, or as a standalone document. This document shall include the specific energy code edition utilized for compliance determination for each system.

SECTION 104 INSPECTIONS.

104.1 General. Construction or work for which a permit is required shall be subject to inspection by the *code official*, his or her designated agent or an *approved agency*, and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain visible and/or able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material, product, system or building component required to allow an inspection to validate compliance with this code.

104.2 Required Inspections. The *code official*, his or her designated agent or an

approved agency, upon notification, shall make the inspections set forth in Sections **104.2.1** through **104.2.4**.

104.2.1 Solar Ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. The location and size of the *solar-ready zone* or the capacity of an installed on-site renewable energy system.
2. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel that are properly labeled.

104.2.2 Electric Vehicle Ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. EV power transfer infrastructure requirements.
2. Electrical equipment associated with each parking space type, including branch circuits, conduit and/or raceway, junction boxes, receptacles, and EVSE are properly labeled and installed.
3. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel are properly labeled, if applicable.

104.2.3 Electric Ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. Branch circuits, conduit and/or raceway, wiring, junction boxes, and receptacles for *future electric equipment* or appliances are properly labeled and installed, as applicable.
2. Reserved physical space for *future electric equipment* or appliances.
3. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel are properly labeled.

104.2.4 Final Inspection. The final inspection shall include verification of the installation and proper labeling of all requirements of this code.

104.3 Reinspection. A building shall be reinspected where determined necessary by the *code official*.

104.4 Approved Inspection Agencies. The *code official* is authorized to accept

reports of third-party inspection agencies not affiliated with the building design or construction, provided that such agencies are *approved* as to qualifications and reliability relevant to the building components and systems that they are inspecting.

104.5 Inspection Requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

104.6 Reinspection and Testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

SECTION 105 NOTICE OF APPROVAL.

105.1 Approval. After the prescribed inspections indicate that the work complies in all respects with this code, a notice of approval shall be issued by the *code official*.

105.2 Revocation. The *code official* is authorized to suspend or revoke, in writing, a notice of approval issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure, premise, or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106 VALIDITY.

106.1 General. If a portion of this code is held to be illegal or void, such a decision shall not affect the validity of the remainder of this code.

SECTION 107 REFERENCED STANDARDS.

107.1 General. The codes and standards referenced in this code shall be listed in Section **107.2**, and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference.

107.2 Referenced Codes and Standards. The codes and standards referenced in this

code are as follows:

1. International Building Code
 - a. Chapter 3
 - b. Chapter 11
2. International Energy Conservation Code
3. International Fire Code
4. International Residential Code
5. National Electrical Code Article 625
6. UL2202 and 2594

107.2.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

107.2.2 Provisions in Referenced Codes and Standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

107.3 Applications of References. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of this code.

107.4 Other Laws. The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

SECTION 108 STOPWORK ORDER.

108.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

108.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent, or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

108.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

108.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by [NAME OF JURISDICTION].

SECTION 109 BOARD OF APPEALS.

109.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The *code official* shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

109.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have the authority to waive the requirements of this code.

109.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training and are not employees of [NAME OF JURISDICTION].

Chapter 2 Definitions

SECTION 201 GENERAL.

201.1 Scope. Unless stated otherwise, the following words and terms in this code shall have the meanings indicated in this chapter.

201.2 Interchangeability. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural includes the singular.

201.3 Terms Defined in Other Codes. Terms that are not defined in this code but are defined in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Energy Conservation Code, or International Residential Code shall have the meanings ascribed to them in those codes.

201.4 Terms not Defined. Terms not defined by this chapter or the codes listed under 201.3 shall have ordinarily accepted meanings such as the context implies.

SECTION 202 GENERAL DEFINITIONS.

APPROVED. Acceptable to the *code official*.

APPROVED AGENCY. An established and recognized agency that is regularly engaged in conducting tests or furnishing inspection services, or furnishing product certification, where such agency has been approved by the *code official*.

CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.

COMBUSTION EQUIPMENT. For this code, any equipment or appliance used for space heating, service water heating, cooking, clothes drying or lighting that uses *fuel gas* or *fuel oil*.

COMMERCIAL BUILDING. For this code, all commercial buildings and R-Occupancies that are covered by the International Building Code.

CORE AND SHELL. The first phase of a commercial project that has the outer building envelope constructed and may contain interior lighting and heating and has not received a permanent Certificate of Occupancy.

DIRECT CURRENT FAST CHARGER (DCFC) EVSE. Equipment capable of fast charging on a 100A or higher 480VAC three-phase branch circuit. AC power is converted into a controlled DC voltage and current within the *EVSE* that will then directly charge the

electric vehicle.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, including but not limited to, passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from a building electrical service, *EVSE*, a rechargeable storage battery, a fuel cell, a photovoltaic array, or another source of electric current. Off-road, self-propelled electric mobile equipment, including but not limited to, industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, and boats are not considered electric vehicles.

ELECTRIC VEHICLE CAPABLE LIGHT SPACE (EV CAPABLE LIGHT SPACE). A designated vehicle parking space that has conduit and/or raceway installed to support future implementation of *electric vehicle* charging installation, and has sufficient physical space adjacent to the existing electrical equipment for future electric upgrades.

ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). A designated vehicle parking space that has the electric panel capacity and conduit and/or raceway installed to support future implementation of *electric vehicle* charging.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). A designated vehicle parking space that has the electric panel capacity, raceway wiring, receptacle, and circuit overprotection devices installed to support future implementation of *electrical vehicle* charging.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). An *electric vehicle* charging system or device that is used to provide electricity to a plug-in *electric vehicle* or *plug-in hybrid electric vehicle*, is designed to ensure that a safe connection has been made between the electrical grid and the vehicle, and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level.

ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACE (EVSE INSTALLED SPACE). A vehicle parking space that is provided with a dedicated *EVSE* connection.

FIRST TENANT FINISH. The first tenant finish(es) in a new structure or *core and shell* building that is credited towards meeting the requirements of this Chapter.

FUEL GAS. A natural gas, manufactured gas, liquefied petroleum gas, or mixtures of these gasses.

FUEL OIL. Kerosene or any hydrocarbon oil having a flash point of not less than 100°F (38°C).

FUTURE ELECTRIC EQUIPMENT. Equipment or appliances necessary to support future all-electric space and water heating, cooking, or clothes drying.

PLUG-IN HYBRID ELECTRIC VEHICLE. An *electric vehicle* having a second source of motive power.

RESIDENTIAL BUILDING. For this code, one- and two-family dwellings and townhouses as defined in the International Residential Code.

SOLAR-READY ZONE. A section or sections of the roof or building overhang designated and reserved for future installation of a solar photovoltaic system or solar thermal system.

Chapter 3 Electric Ready

PART 1 RESIDENTIAL ELECTRIC READY

SECTION RE301 SCOPE

RE301.1 General. These provisions shall be applicable for all new buildings, and major renovations and additions.

SECTION RE302 ADDITIONAL ELECTRIC INFRASTRUCTURE

RE302.1 Additional Electric Infrastructure. *Combustion equipment in residential buildings* must meet the requirements of Sections **RE302.2** through **RE302.6**.

Exceptions:

1. Interior fireplaces that do not serve as a primary source of heating.
2. Exterior fireplaces and firepits.

RE302.2 Combustion Equipment. *Combustion equipment* shall be provided with all of the following:

1. A dedicated, appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.
2. An electric receptacle or junction box that meets the requirements of Section **RE302.5**, and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the *combustion equipment* or dedicated physical space for *future electric equipment* with no obstructions other than the current *combustion equipment*.
3. Where *combustion equipment* is used for space or water heating, dedicated physical space shall be provided for *future electric equipment*, including an electric resistance backup coil for ducted systems, if applicable.

Exception: Dwelling units with installed air conditioning systems are not required to provide additional dedicated physical space for an outdoor heat pump.

RE302.3 Electrical Panel Space. The electrical panel shall have a reserved space for a minimum two-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances.

RE302.4 Labeling. The junction box or receptacle and the dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled for their intended use.

RE302.5 Adjacency. The electrical receptacle or junction box must be provided within 3 feet of the *combustion equipment* or appliances, or within 3 feet of the dedicated physical space for *future electric equipment* or appliances.

Exception: For *combustion equipment* dedicated to space or water heating, the electrical receptacle or junction box shall be located not more than 6 feet from the *combustion equipment* or the dedicated physical space for *future*

electric equipment.

RE302.6 Condensate Drain. Where *combustion equipment* for space heating and water heating is installed, a location shall be provided for condensate drainage.

PART 2 COMMERCIAL ELECTRIC READY

SECTION CE301 SCOPE

CE301.1 General. These provisions shall be applicable for all new buildings, additions, and *first tenant finish* permits.

CE301.1.1 First Tenant Finishes. In the case that a *first tenant finish* to a commercial *core and shell* building or unfinished space is credited towards meeting the requirements of this Chapter, the *code official* shall not issue a Certificate of Occupancy to the tenant until the requirements of Section **CE302** are met.

SECTION CE302 ADDITIONAL ELECTRIC INFRASTRUCTURE

CE302.1 Additional Electric Infrastructure. *Combustion equipment* in commercial buildings shall meet the electric infrastructure requirements of Sections **CE302.2** or **CE302.3**.

Exceptions:

1. Interior fireplaces that do not serve as a primary source of heating.
2. Exterior fireplaces and fire pits.
3. Additions to buildings that do not provide new space-heating equipment will not be required to provide additional electrical infrastructure to the existing space-heating equipment.

CE302.2 Commercial Buildings Less than 10,000 sq. ft. and all R-Occupancies.

Commercial buildings that have a gross floor area of less than 10,000 sq. ft., and all R occupancies of any size, shall comply with Sections **CE302.2.1** through **CE302.2.5**.

CE302.2.1 Combustion Equipment. *Combustion equipment* shall be provided with all of the following:

1. A dedicated, appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.
2. An electric receptacle or junction box that meets the requirements of Section **CE302.2.5**, and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the *combustion equipment* or dedicated physical space for *future electric equipment* with no obstructions other than the current *combustion equipment*.
3. Where *combustion equipment* is used for space or water heating, dedicated space shall be provided for all *future electric equipment*, including an electric resistance backup coil for ducted systems if applicable.

Exception: Buildings with installed air conditioning systems are not required to provide additional dedicated physical space for an outdoor heat pump.

CE302.2.2 Electrical Panel Space. The electrical panel shall have reserved physical space for a minimum two-pole or three-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances. The physical space in the electrical panel for each circuit breaker shall be sized with sufficient breaker capacity to meet the electrical demand of the *future electric equipment* or appliance that is sized to serve a comparable capacity to meet the heating load.

CE302.2.3 Labeling. The junction box or receptacle and the dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled for their intended use.

CE302.2.4 Adjacency. The electrical receptacle or junction box must be provided within 3 feet of the *combustion equipment* or appliances or within 3 feet of the dedicated physical space for *future electric equipment* or

appliances.

Exception: For *combustion equipment* dedicated to space or water heating, the electrical receptacle or junction box shall be located not more than 6 feet from the *combustion equipment* or the dedicated physical space for *future electric equipment*.

CE302.2.5 Condensate Drain. Where *combustion equipment* dedicated to space heating and water heating is installed, a location shall be provided for condensate drainage.

CE302.3 Commercial Buildings 10,000 sq. ft. or Greater. All *commercial buildings* that have a gross floor area of 10,000 sq. ft. or greater shall comply with the following requirements.

Exception: R-occupancies.

CE302.3.1 Combustion Equipment or Appliances. All *combustion equipment* shall be provided with the following:

1. A junction box that is located in the same physical space as the *combustion equipment* and is reasonably accessible, and that is connected to the electrical panel by continuous conduit and/or raceways.
2. Dedicated electrical panel space for an appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.
3. Where *combustion equipment* is used for space and water heating, dedicated physical space shall be provided for all *future electric equipment*.

CE302.3.2 Electrical Panel Space. The electrical panel shall have reserved physical space for a minimum two-pole or three-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances. The physical space in the electrical panel for each circuit breaker shall be sized with sufficient breaker capacity to meet the electrical demand of the *future electric equipment* or appliance that is sized to serve a comparable capacity

to meet the heating load.

CE302.3.3 Labeling. The dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled "For future electric equipment".

CE302.3.4 Physical Space. Dedicated physical space shall be provided for additional electric equipment, including but not limited to transformers and cabinets, necessary for electrical service to *future electric equipment* or appliances.

Chapter 4 Solar Ready

PART 1 RESIDENTIAL SOLAR READY.

SECTION RS401 SCOPE.

RS401.1 General. These provisions shall be applicable for new buildings, and major renovations and additions.

SECTION RS402 SOLAR READY ZONE.

RS402.1 General. New *residential buildings* with not less than 600 square feet of roof area oriented between 110 degrees and 270 degrees of true north or that is a low sloped roof, shall comply with Sections **RS402.2** through **RS402.8**.

Exceptions:

1. New residential dwelling units with a permanently installed on-site renewable energy system that provides electricity to the dwelling unit's electrical system.
2. A building where all areas of the roof that would otherwise meet the requirements of Section **RS402** are in full or partial shade for more than 70 percent of daylight hours annually.

RS402.2 Construction Document Requirements for Solar-Ready Zone. Construction documents shall indicate the *solar-ready zone*.

RS402.3 Solar-Ready Zone Areas. The total *solar-ready zone* area for each dwelling unit shall be not less than 300 square feet exclusive of mandatory access or setback areas as required by the International Fire Code. The *solar-ready zone* shall be composed of areas not less than 5 feet in width and not less than 80 square feet exclusive of access or setback areas as required by the International Fire Code.

Exception: New townhouses three stories or less in height above grade plane and with a total floor area less than or equal to 2,000 square feet of conditioned space per townhouse unit shall have a *solar-ready zone* area of not less than 150 square feet.

RS402.4 Obstructions. *Solar-ready zones* shall be free from obstructions, including but not limited to, vents, chimneys, and roof-mounted equipment.

RS402.5 Shading. The *solar-ready zone* shall be set back from any existing or new permanently affixed object on the building or site that is located south, east, or west of the *solar-ready zone* a distance not less than two times the object's height above the nearest point on the roof surface. Such objects include, but are not limited to, taller portions of the building itself, parapets, chimneys, antennas, signage, rooftop equipment, trees, and roof plantings either existing at the time of permit application or planned for on the construction documents.

RS402.6 Roof Load Documentation. The structural design loads of roof dead load and roof live load shall be clearly indicated on the construction documents.

RS402.7 Interconnection Pathway. Construction documents shall indicate at least one potential pathway for routing of conduit and/or raceway from the *solar-ready zone* to the electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

RS402.8 Electrical Service Reserved Space. The main electrical service panel shall have sufficient reserved space to allow the installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

RS402.9 Construction Documentation Certificate. A permanent certificate, indicating the *solar-ready zone* and other requirements of this Part, shall be posted near the electrical distribution panel, water heater, or other conspicuous location.

PART 2 COMMERCIAL SOLAR READY

SECTION CS401 SCOPE

CS401.1 General. These provisions shall be applicable for new buildings, and major renovations and additions.

SECTION CS402 SOLAR-READY ZONE

CS402.1 General. A *solar-ready zone* shall be located on the roof of all new *commercial buildings* that are oriented between 110 and 270 degrees of true north or have low-sloped roofs. *Solar-ready zones* shall comply with Sections **CS402.2** through **CS402.7**.

Exceptions:

1. A building with a permanently-installed, on-site renewable energy system that meets the following criteria.
 - a. The system produces the energy output equivalent to covering 40 percent of the net roof area with solar photovoltaic calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or set back areas as required by the International Fire Code.
 - b. The system is located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building, on the building premises, on covered parking, or another *approved* location installed with the building project and under the same property ownership.
2. A building with a *solar-ready zone* that is shaded for more than 70 percent of daylight hours annually.
3. A building where a licensed design professional certifies that the incident

solar radiation available to the building is not suitable for a *solar-ready zone*.

4. A building where a licensed design professional certifies that the *solar ready zone* area required by Section **CS402.3** cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas, or other obstructions.

CS402.2 Construction Document Requirements for a Solar-Ready Zone.

Construction documents shall indicate the *solar-ready zone*.

CS402.3 Solar-Ready Zone Area. The total *solar-ready zone* area shall not be less than 40 percent of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or set back areas as required by the International Fire Code. The *solar-ready zone* shall be a single area or smaller, separated sub-zone areas. Each sub-zone area shall be not less than 5 feet in width in the narrowest dimension.

The *solar-ready zone* shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building, on the building premises, on covered parking, or another *approved* location installed with the building project and under the same property ownership.

CS402.4 Obstructions. *Solar-ready zones* shall be free from obstructions, including pipes, vents, ducts, HVAC equipment, skylights, and roof-mounted equipment.

CS402.5 Roof Loads and Documentation. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

CS402.6 Interconnection Pathway. Construction documents shall indicate at least one potential pathway for routing of conduit and/or raceway from the *solar-ready zone* to an electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

CS402.7 Electrical Service Reserved Space. The main electrical service panel shall have a minimum bus bar rating of not less than 200 amps. The main electrical service panel shall have a reserved space to allow installation of a dual-pole circuit breaker for future solar electric. This space shall be labeled "For Future Solar Electric."

The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

PART 3 RESIDENTIAL SOLAR PANEL CAPACITY

SECTION RS410 SCOPE

RS410.1 General. These provisions shall be applicable for all new buildings, and major renovations and additions.

RS410.2 Electric Service Reserved Space. The main electrical service panel shall have sufficient reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

Exception: A dwelling unit that already must comply with the solar ready provisions in Chapter 4 or that has a permanently installed on-site renewable energy system that provides electricity to the dwelling unit's electrical system.

PART 4 COMMERCIAL SOLAR PANEL CAPACITY

SECTION CS410 SCOPE

CS410.1 General. These provisions shall be applicable for new buildings, and major renovations and additions.

CS410.2 Electric Service Reserved Space. The main electrical service panel shall have a minimum bus bar rating of not less than 200 amps. The main electrical service panel shall have sufficient reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

Exception: A building that already must comply with the solar ready provisions in Chapter 4 or that has a permanently installed on-site renewable energy system that provides electricity to the building's electrical system.

Chapter 5 Electric Vehicle Ready

PART 1 RESIDENTIAL ELECTRIC VEHICLE READY

SECTION RV501 SCOPE

RV501.1 General. These provisions shall be applicable for all new buildings, and major renovations and additions.

SECTION RV502 ELECTRIC VEHICLE POWER TRANSFER INFRASTRUCTURE

RV502 Electric Vehicle Power Transfer Infrastructure. New vehicle parking spaces for *residential buildings* shall be provided in accordance with Sections **RV502.1** and **RV502.3**.

RV502.1 One- and Two-family Dwellings and Townhouses. Each dwelling unit with a dedicated attached or detached garage or other onsite designated parking provided for the dwelling unit shall be provided with one *EV ready space* per dwelling unit.

RV502.2 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all of the following:

1. Terminates at a receptacle, located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle for the electrical facilities of this section is installed adjacent to and between both parking spaces.
2. Has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment".

Exception: A receptacle need not be provided if a hard-wired *EVSE* is installed.

RV502.3 Identification. Construction documents shall designate the *EV ready space* and indicate the locations of raceway and/or conduit and the termination points serving them. The circuits or spaces reserved in the electrical panel for *EV ready spaces* shall be clearly identified in the panel or subpanel directory.

PART 2 COMMERCIAL ELECTRIC VEHICLE READY

SECTION CV501 SCOPE

CV501.1 General. These provisions shall be applicable for all new buildings, and major renovations and additions.

SECTION CV502 ELECTRIC VEHICLE POWER TRANSFER INFRASTRUCTURE

CV502 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings*, it shall be provided with *electric vehicle* power transfer infrastructure in compliance with Sections **CV502.1** through **CV502.9**.

CV502.1 Quantity. The number of required *EVSE installed spaces*, *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces* shall be determined in accordance with this Section and **Table CV502.1** based on the total number of provided vehicle parking spaces and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

CV502.1.1 Where more than one parking lot is provided on a building site, the number of provided vehicle parking spaces required to have *EV* power transfer infrastructure shall be calculated separately for each parking lot.

CV502.1.1.1 R-2 Occupancies, as defined in Chapter 3 of the International Building Code, shall use the total parking requirement for the entire development to determine the *EV* power transfer infrastructure requirements using **Table CV502.1**.

CV502.1.2 For *commercial buildings* that install a *DCFC EVSE*, each *DCFC EVSE* installed shall be permitted to be substituted for other space types as follows:

1. *Commercial buildings* other than R-2 Occupancies shall be permitted to substitute up to 10 spaces when the building provides a minimum of 20 percent of parking spaces as a combination of *EV Capable*, *EV ready*, or *EVSE installed spaces*.
2. R-2 Occupancies shall be permitted to substitute up to 5 spaces when the building provides a minimum of 60 percent of parking spaces as a

combination of *EV Capable light*, *EV Capable*, *EV ready*, or *EVSE installed spaces*.

CV502.1.3 *EVSE installed spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.

CV502.1.4 *EV ready spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable spaces* and *EV capable light spaces*.

CV502.1.5 *EV capable spaces* that exceed the minimum requirements of this section are permitted to be used to meet the minimum requirements for *EV capable light spaces*.

CV502.1.6 All attached garages with direct connection to a dwelling unit will be required to have one *EV ready space*.

Table CV502.1: EV Power Transfer Infrastructure Requirements

Building Type / Space Type	<i>EVSE Installed Space</i>	<i>EV Ready Space</i>	<i>EV Capable Space</i>	<i>EV Capable Light Space</i>
All commercial buildings, except for R-2 occupancies, with 10 or less parking spaces.	0	2 spaces	0	0
Commercial buildings, except for R-2 occupancies, with greater than 10 parking spaces.	2% of spaces	8% of spaces	10% of spaces	10% of spaces

R-2 occupancies with 10 or less parking spaces	0	15% of spaces	10% of spaces	10% of spaces
R-2 occupancies with greater than 10 parking spaces.	5% of spaces	15% of spaces	10% of spaces	30% of spaces

CV502.2 EV Capable Light Spaces. Each *EV capable light space* shall comply with all of the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable light space* and shall be capped. *EV capable light* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.
2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
3. Dedicated physical space to accommodate all equipment necessary for electrical service to future *EVSE*.
4. The routing of the raceway and/or conduit must be noted on the construction documents and the raceway shall be permanently and visibly marked "EV CAPABLE" at the load center and termination point locations.

CV502.3 EV Capable Spaces. Each *EV capable space* shall comply with all of the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable space* and shall be capped. *EV capable* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.

2. The installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
3. The electrical panel or other electrical distribution equipment to which the raceway and/or conduit connects shall have sufficient dedicated space and spare electrical capacity to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
4. The termination point of the conduit and/or raceway and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (EVSE)."
5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV capable space*.

CV502.4 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all of the following:

1. Terminates at a receptacle or junction box located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle is installed adjacent to and between both parking spaces.
2. Has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."

CV502.5 Electric Vehicle Supply Equipment (EVSE). All *EVSE* shall meet all of the following requirements:

1. The installed *EVSE* shall meet one of the following requirements:
 - a. A power capacity of at least 6.2 kVa (or 30A at 208/240V) and has the ability to connect to the internet.
 - b. An inductive charging system for battery-powered *electric vehicles* that:
 - i. Is ENERGY STAR certified; and
 - ii. Has the ability to connect to the internet.
2. An *electric vehicle* charging system shall be wall-mounted or pedestal style and may provide multiple cords to connect with *electric vehicles*.
3. An *electric vehicle* charging system shall be listed and labeled for *EV* charging

and must comply with the current version of Article 625 of the National Electrical Code.

CV502.6 EVSE Installed Spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple *EVSE installed spaces*. Each *EVSE* installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces*, shall comply with all of the following:

1. Have a minimum charging rate in accordance with Section **CV502.7**.
2. Be located within 3 feet of each *EVSE installed space* it serves.
3. Be installed in accordance with Section **CV502.8**.
4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
5. Must meet the requirements of Section **CV502.5**.

CV502.7 EVSE Minimum Charging Rate. Each installed *EVSE* shall comply with one of the following:

1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
2. When serving multiple *EVSE installed spaces* and controlled by an energy management system providing load management, be capable of simultaneously sharing each *EVSE installed space* at a minimum charging rate of no less than 3.3 kVA.

CV502.8 EVSE Installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be listed and labeled in accordance with UL 2202 or UL 2594. When serving an accessible parking space, *EVSE* shall be accessible in accordance with the International Building Code Chapter 11.

CV502.9 Identification. Construction documents shall designate all *EVSE installed spaces*, *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*, and indicate the locations of raceway and/or conduit and termination points serving them. The circuits or spaces reserved for *EVSE installed spaces*, *EV ready spaces*, and *EV capable spaces* shall be clearly identified in the panel or subpanel directory. The raceway and/or conduit for *EV ready spaces*, *EV capable spaces* and *EV capable light spaces* shall be clearly identified at both the panel or subpanel and the termination point at the parking space.

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

April 20, 2026

AGENDA ITEM:

First Reading of Ordinance 8-2026

AN ORDINANCE TEMPORARILY SUSPENDING ENFORCEMENT OF SECTION 10-31(A) OF THE TOWN OF SNOWMASS VILLAGE MUNICIPAL CODE TO ALLOW CLASS 1 E-BIKE USE ON DESIGNATED TRAILS

Designed to implement the E-bike Management Plan Trial Period.

PRESENTED BY:

Andy Worline *Parks, Recreation & Trails Director*

Jeff Conklin, Town Attorney

BACKGROUND:

TOSV Municipal Code Section 10-31(a) currently states:

“It is unlawful for any person to operate any Class 1 Electrical Assisted Bicycle, as defined in Colorado Revised Statutes Section 42-1-102(28.5)(a), on any unpaved bike or pedestrian path or trail in the Town of Snowmass Village.”

Following the passage of House Bill 17-1151 the Snowmass Village Town Council adopted an emergency ordinance on July 17, 2017, prohibiting the operation of all classes of e-bikes on all paths and trails within Town limits. This action was taken for two primary reasons:

Many local paths and trails, or portions thereof, are located on easements granted by private property owners for “non-motorized use only.”

Staff recommended a coordinated, regional approach to trail regulation among jurisdictions in the Upper Roaring Fork Valley to promote consistency, clarity, and safety across interconnected trail systems.

In 2018, Ordinance No. 5 amended the Municipal Code to align with Pitkin County, allowing Class 1 e-bikes on paved bike and pedestrian paths consisting of asphalt or concrete surfaces. However, in the following years, the popularity and use of e-bikes continued to rise, and many residents began inquiring about potential regulation changes to ride where other user groups are allowed.

In early 2023, a group of residents requested the Town consider establishing a designated e-bike loop on Town-managed singletrack trails. Their primary concerns included the pace of regulatory change at the federal and county levels, and the desire to provide aging residents with accessible riding opportunities closer to home.

In response, Town staff met with these residents and engaged with regional partners, including the U.S. Forest Service and Pitkin County, to assess interest and feasibility. These discussions confirmed that independent action by a single entity could create conflicts across jurisdictions, and any changes would be most effective if pursued collaboratively.

On December 11, 2023, the Parks, Open Space, Trails, and Recreation (POSTR) Advisory Board met jointly with Town Council and recommended maintaining existing regulations while continuing coordination with regional partners. The Board emphasized that a consistent, valley-wide approach is critical to ensuring long-term sustainability, safety, and quality user experience across the trail network.

In an effort to find a compromise between demands of residents (those both for and against the existing law), the growing e-bike interest, and keeping impact to a minimum for regional partners, Town Council subsequently directed the POSTR Advisory Board to work with Aspen Skiing Company (ASC) to explore a potential site where an e-bike management framework on Snowmass Mountain might be effectively implemented. Over the following two years, the Board participated in extensive discussions and reviewed a draft e-Bike Management Plan prepared by ASC.

Based on this work, the POSTR Advisory Board determined that, contingent upon ASC's agreement to a defined set of Conditions of Approval and adherence to the Management Plan, it would support advancing a recommendation to Town Council. This recommendation includes a proposed modification to the Municipal Code to allow limited e-bike to use within a controlled, trial framework.

The proposed trial period would run from June 21, 2026, through September 6, 2026, and would apply only to designated trails and service roads within the boundaries identified in the E-Bike Management Plan. The Conditions of Approval are intended to ensure enforceability, clearly define responsibilities, and establish an objective basis for evaluating the outcomes of the trial. ASC agrees to fulfill their obligations listed within the Management Plan and will continue communicating and evaluating this trial with the Town, Regional Partners, and be receptive to any feedback while the trial is in place.

FINANCIAL IMPACT:

None at this time.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The Town Council will:

Focus on improving access and safety to make Snowmass Village more walkable and bikeable.

COUNCIL OPTIONS:

Approve , modify or Deny Ordinance

STAFF RECOMMENDATION:

It is the recommendation of Staff, that the Council, by motion,
Approve Ordinance No. 8-2026 on first ready and set the second reading for May 4, 2026

ATTACHMENTS:

Ordinance No. 8 - 2026
ASC E-Bike Management Plan
Conditions of Approval Notes

1 TOWN OF SNOWMASS VILLAGE
2 TOWN COUNCIL

3
4 ORDINANCE NO. 8
5 SERIES OF 2026
6

7 AN ORDINANCE TEMPORARILY SUSPENDING ENFORCEMENT OF SECTION 10-
8 31(A) OF THE TOWN OF SNOWMASS VILLAGE MUNICIPAL CODE TO ALLOW
9 CLASS 1 E-BIKE USE ON DESIGNATED TRAILS
10

11 WHEREAS, The Town of Snowmass Village ("TOSV" or the "Town") is a home-
12 rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant
13 to Article XX of the Constitution of the State of Colorado; and
14

15 WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the
16 power to adopt ordinances as it deems proper; and
17

18 WHEREAS, Section 10-31(a) of the Town of Snowmass Village Municipal Code
19 (the "Code") prohibits the use of Class 1 Electrical Assisted Bicycles ("E-bikes"), as
20 defined in C.R.S. § 42-1-102(28.5)(a)(I), on any unpaved bike or pedestrian path or trail
21 in the Town; and
22

23 WHEREAS, the Town wishes to enact a temporary suspension of Code Section
24 10-31(a) to authorize E-bike use from June 21, 2026 through September 6, 2026 (the
25 "Trial Period") on designated trails as shown on the map in the Snowmass Mountain Trial
26 E-Bike Management Plan (the "Designated Trails"), attached hereto as **Exhibit A**; and
27

28 WHEREAS, Town Council finds and determines that adoption of this Ordinance is
29 in the best interest of the public health, safety, and welfare of the citizens of the TOSV.
30

31 NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of
32 Snowmass Village, as follows:
33

- 34 1. Recitals. The foregoing recitals are incorporated herein as findings of the Town
35 Council.
36
- 37 2. Temporary Suspension of Code. **Section 10-31(a)** of the Code is hereby
38 temporarily suspended with respect to the Designated Trails as shown on
39 **Exhibit A** during the Trial Period, and the Town Council hereby authorizes E-
40 bike use on the Designated Trails during the Trial Period. At the conclusion of
41 the Trial Period, this Ordinance shall automatically terminate.
42
- 43 3. Severability. If any provision of this Ordinance or application hereof to any
44 person or circumstance is held invalid, the invalidity shall not affect any other
45 provision or application of this Ordinance which can be given effect without the

invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

4. Effective Date. This Ordinance shall be effective commencing June 21, 2026.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on _____, 2026, upon a motion by Council Member _____, the second of Council Member _____, and upon a vote of _____ in favor and _____ against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on _____, 2026, upon a motion by Council Member _____, seconded by Council Member _____, and upon a vote of ____ in favor and ____ against.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

81
82

EXHIBIT A
Snowmass Mountain Trial E-Bike Management Plan



Snowmass Mountain Trial E-Bike Management Plan

March 2, 2026

This document presents a proposed trial modification to Town of Snowmass Village (TOSV) Municipal Code Section 10-31(a) to allow limited use of Class 1 of Electrical Assisted Bicycles on limited, privately-owned Aspen Skiing Company, LLC ("ASC") land on Snowmass Mountain through a comprehensive E-Bike Management Plan.

Town of Snowmass Village Municipal Code

E-bikes are changing the way people enjoy mountain biking. As use trends change with time and new technologies, the way we manage lands to ensure their long-term health and resilience must change as well. ASC recognizes the need to expand access to recreation opportunities in ways that meet user needs while continuing to protect environmental resources.

For purposes of clarity, the term "E-bikes" shall from here on out mean Class 1 electrical assisted bicycle as defined in Colorado Revised Statutes Section 42-1-102 (28.5) (a). The Town of Snowmass Village (TOSV) Municipal Code Section 10-31(a) currently states:

"It is unlawful for any person to operate any Class 1 of Electrical Assisted Bicycles, as such Electrical Assisted Bicycles are defined in Colorado Revised Statutes Section 42-1-102 (28.5) (a), on any unpaved bike or pedestrian path or trail in the Town of Snowmass Village."

The TOSV Town Council has directed the Parks, Open Space, Trails, and Recreation (POSTR) Advisory Board to engage in discussions with ASC to determine the position on allowing e-bikes on TOSV-managed trails and to explore a potential trial period for e-bikes, provided it could occur on existing trails within the trail network on Snowmass Mountain.

With the submittal of this plan to the POSTR Board, ASC requests that you support our plan and that POSTR Board and ASC jointly present this plan to the TOSV Town Council with the intention to request a temporary suspension of the prohibition of Class 1 e-bikes in TOSV Municipal Code Section 10-31 (a) for the duration of the trial period. The proposed trial period would be from **June 21st, 2026 – September 6th, 2026.**

Proposed E-Bike Management Plan

This E-Bike Management Plan outlines the permitted use, restrictions, enforcement, and communication strategy for e-bikes on Snowmass Mountain's summer trail system. The goal is to support responsible recreation while protecting natural resources and maintaining the integrity of non-motorized trail experiences.

All e-bike use would occur only on designated trails located within the E-Bike Boundary shown in Appendix A and listed in Table 1. These trails have been selected based on their alignment, grade, and ability to accommodate E-bike traffic in as isolated a space as possible within the existing trail system network.

Table 1. Proposed E-Bike Trails, Types, and Lengths

Trail Name	Type	Approximate Length (mi)
Discovery	Uphill	2.4
Village Bound	Downhill	1.9
Luge	Downhill	0.9
Fanny Hill	Downhill	0.5
Thornton Road	Road (Multi-Directional)	1.1
Dawdler Road	Road (Multi-Directional)	1.1
Total:		7.9

Shared-Use Policy

ASC proposes to keep all existing approved User groups that currently have access to these trails and simply to add E-bikes as an additional User group.

Existing user groups allowed on Village Bound, Discovery, Fanny Hill, Luge, Thornton Road, and Dawdler Road:

- Traditional mountain bikers
- Hikers and trail runners
- Dogs on leash
- Motorized Vehicles on Thornton Road, Fanny Hill Road and Dawdler Road

Proposed user groups allowed on Village Bound, Discovery, Fanny Hill, & Luge:

- Traditional mountain bikers

- Hikers and trail runners
- E-bikers
- Motorized Vehicles on Thornton Road, Fanny Hill Road and Dawdler Road

All users are expected to follow standard trail etiquette, yield appropriately, and recreate responsibly to ensure a safe and enjoyable experience for all trail users.

Prohibited Areas

E-bikes are **not permitted** on any other trails or roads at Snowmass Mountain unless explicitly included in this plan.

Trail Signage and Wayfinding

To ensure user awareness and compliance, the following signage strategy will be implemented:

- Permitted Trails: Trailhead and mid-trail signage along Village Bound, Discovery, Fanny Hill, Luge, Thornton Road, Fanny Hill Road and Dawdler Road
- Restricted Access Points: "No E-Bikes Allowed Beyond This Point" signs at intersections with Government Trail and work roads
- Base Areas and access points: Informational signage in Snowmass Mall and Base Village as well as the access points on Wood Rd, Dawdler Road, and Thornton Road to direct e-bike traffic

Signage placement will generally follow the layout and design provided in the attached figure and associated exhibits in Appendix A. Signage shall be designed to complement the existing town-managed signs on Village Bound, Fanny Hill Loop, Discovery, Luge, Thornton Road, and Dawdler Road. Additional signage shall be installed on an as needed basis once e-bike use is permitted.

Enforcement and Monitoring

Enforcement of e-bikes on trails is something that will require collaboration between all the stakeholders. ASC will commit to having the Snowmass Summer Bike Patrol monitor the area at least once per day, every day that ASC is open for summer operations.

To further support enforcement, game cameras will be installed at key points along the perimeter of the e-bike trail network, as shown in the attached figure. These cameras will help document unauthorized e-bike use outside the permitted area. Captured images will be reviewed by ASC every 48 hours to identify violators and inform enforcement actions. Images will only be shared in the event of an offense requiring enforcement action.

Communications and Outreach

ASC will coordinate with ASC and TOSV Marketing and Communications teams to develop outreach materials that educate the public about the trial e-bike policy at Snowmass. Efforts will include:

- Digital messaging via websites, social media, and newsletters
- Educational information at ticketing, guest services, and retail/rental shops
- Community partnerships with bike shops and guiding organizations

In addition to the above, ASC will increase education efforts which will include discussions with all bike shops that rent e-bikes within the TOSV so that everyone that rents an e-bike knows the rules before they leave the rental shop.

Trail Maintenance and Modifications

Trails designated for e-bike use will undergo routine maintenance and periodic modifications as needed to accommodate heavier or faster use. Improvements may include:

- Trail surfacing and compaction
- Enhanced drainage
- Trail widening or realignment in areas of high use or erosion risk

The trails currently proposed for e-bike use are in need of maintenance. ASC proposes that, through this process, the TOSV work with ASC to update the existing Access and Facility License Agreement (FLA) dated October 13, 2016, within a mutually agreed-upon timeframe to formally define and memorialize trail maintenance roles and responsibilities. While the current FLA addresses maintenance responsibilities for certain trails on the west side of the ski area, an update would provide clarity and alignment for the trails included in the proposed e-bike network.

Trail Etiquette

Trail etiquette is the same for e-bikes as it is for traditional bikes. Etiquette practices are based on respect for others, shared-use responsibility, and protection of natural resources. Key principles include:

- Follow all posted trail rules, including directional travel, and yield signage.
- Avoid using trails during wet or muddy conditions to protect tread and minimize erosion.
- Communicate clearly and calmly with other trail users, using voice or non-obtrusive bells.
- Wear helmets and keep personal audio devices at a volume that allows you to hear other users and wildlife.
- Pass others respectfully, without sudden moves or actions that contribute to trail widening.

Data Collection

During the trial period, ASC will collect data through online surveys, field surveys, and game cameras to inform management decisions for the proposed e-bike trail network. E-bike signage and ASC Marketing and Communications materials will include QR codes linking users to an

optional online survey. This survey will gather feedback on guest experience, trail quality, user interactions and safety, potential future improvements, and general user information. A draft survey is included in Appendix C. In addition, ASC will conduct field surveys during the summer of 2026. These surveys will include on-site interviews with trail users, field observations, and brief questionnaires to better understand public use patterns and perceptions. Lastly, as noted previously, game cameras will be installed along the perimeter of the e-bike trail network to document unauthorized e-bike use outside the designated area.

Adaptive Management

This plan is designed to evolve over time through an adaptive management approach. Once the e-bike trail system is implemented and monitored, ASC will evaluate outcomes and adjust policies, signage, and maintenance practices as needed. As standards, user behavior, and e-bike technology continue to advance, this plan will be updated to reflect best practices and changing conditions.

E-bikes represent a significant advancement in adaptive cycling, offering increased access and independence for many riders. Their unique value should be thoughtfully considered in all future decisions regarding trail system updates and modifications.

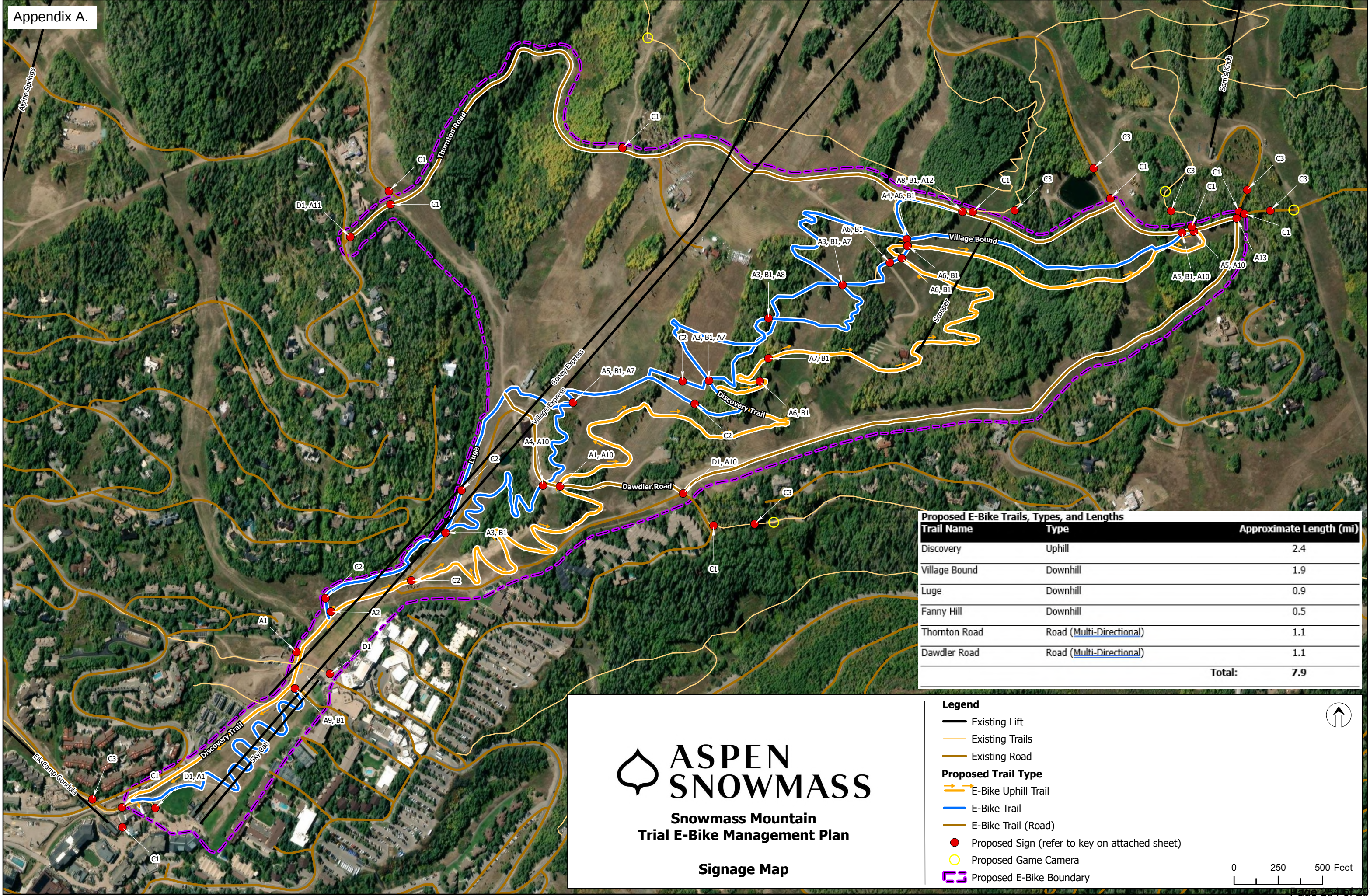
Ongoing collaboration with land managers, user groups, and community stakeholders will help ensure the trail system remains safe, sustainable, and responsive to the needs of all users.

A letter of support from Challenge Aspen expressing their support for this plan is shown in Appendix B.

Review and Updates

This Trial E-Bike Management Plan will be reviewed after the 2026 biking season with the POSTR Board and updated as needed based on:

- Trail usage data and guest feedback
- Coordination with local and federal land managers
- Emerging technologies and best practices in recreation management



Proposed E-Bike Trails, Types, and Lengths		
Trail Name	Type	Approximate Length (mi)
Discovery	Uphill	2.4
Village Bound	Downhill	1.9
Luge	Downhill	0.9
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Total:		7.9



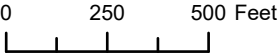
ASPEN SNOWMASS

Snowmass Mountain
Trial E-Bike Management Plan

Signage Map

Legend

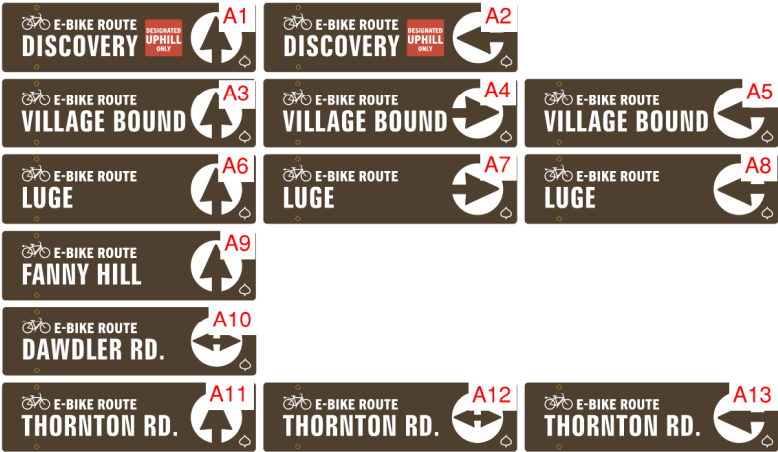
- Existing Lift
- Existing Trails
- Existing Road
- Proposed Trail Type**
 - E-Bike Uphill Trail
 - E-Bike Trail
 - E-Bike Trail (Road)
- Proposed Sign (refer to key on attached sheet)
- Proposed Game Camera
- Proposed E-Bike Boundary



Red Text = Key for Signage Map (left to right, top to bottom)

TRAIL NAMES/DIRECTIONALS

11" WIDE x 3" HIGH - ON ROUTE



ROUTE DESIGNATIONS

3" WIDE x 3" HIGH - ON ROUTE



USE DESIGNATIONS

12" WIDE x 12" HIGH - CRITICAL DECISION POINTS



ROUTE ID & MAP D1

31" WIDE x 12" HIGH (ADAPTABLE) - CRITICAL ENTRY POINTS



Appendix B



CHALLENGE ASPEN

July 2, 2025

Snowmass Village, CO 81615

Dear Town of Snowmass Village Representatives,

On behalf of Challenge Aspen, I am writing to express our support for the initial allowance of Class 1 electric-assist bicycles (e-bikes) on mountain bike trails managed, owned, and operated by the Aspen Skiing Company. As an organization committed to making recreation and outdoor adventure accessible to individuals with physical, cognitive, and emotional disabilities, we believe that e-bike access is a critical component of equitable and inclusive outdoor recreation. Currently, Challenge Aspen must guide guests who are unable to mountain bike using typical equipment in Glenwood Springs, Coal Basin, or CMC Spring Valley trails to utilize adaptive seated, and standard e-assist mountain bikes on trails that welcome e-assist equipment.

By supporting e-bike access, Aspen Skiing Company demonstrates a strong commitment to creating a welcoming environment for aspiring athletes of all abilities. This action aligns with our shared values of inclusivity, community connection, and appreciation for nature. It is also in alignment with the spirit of the Americans with Disabilities Act (ADA), which promotes equal access to recreational opportunities.

Thank you for your commitment to making Snowmass a leader in creating an inclusive and welcoming destination. We are proud to support these efforts and look forward to working together to break down barriers and open up the outdoors to everyone.

A handwritten signature in black ink that reads "Lindsay Cagley". The signature is fluid and cursive, with the first name "Lindsay" and last name "Cagley" clearly distinguishable.

Sincerely,

Lindsay

CEO

Challenge Aspen

Snowmass Village Mall #309

Snowmass Village, CO 81615

lcagley@challengeaspen.org

970-923-0578

Appendix C. DRAFT Snowmass Mountain E-Bike Trail Network – Trial Program Survey

Thank you for taking the time to share your feedback on the Snowmass Mountain e-bike trail network.

Your input will help us evaluate the trial program and guide future improvements.

This survey should take about **5 minutes** to complete.

Section 1: Your Experience

1. What type of trail user are you?
☐ Hiker ☐ Mountain biker ☐ E-biker ☐ Disc golfer ☐ Other _____
2. How many times have you ridden an e-bike on Snowmass Mountain this season?
☐ This is my first time ☐ 2–5 times ☐ 6–10 times ☐ More than 10 times
☐ Never

If you selected "Never" or are not an e-biker, please skip to Question 4.

3. How would you rate your overall e-bike trail experience at Snowmass Mountain?
(1 = Very poor, 5 = Excellent)
☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
4. What did you enjoy most about your trail experience?
(Short answer)

Section 2: Trail Network and Quality

5. How would you rate the overall quality and maintenance of the trails?
☐ 1 Very poor ☐ 2 ☐ 3 Average ☐ 4 ☐ 5 Excellent
6. How would you rate the variety and number of trails available for e-biking?
☐ Not enough trails ☐ About the right amount ☐ Too many trails
7. How clear were the signs indicating where e-bikes are allowed?
☐ Very unclear ☐ Somewhat unclear ☐ Neutral ☐ Clear ☐ Very clear

Section 3: Trail Interactions and Safety

8. Did you encounter other trail users (mountain bikers, e-bikers, hikers, disc golfers, etc.) during your ride?
☐ Yes ☐ No

If Yes, please answer Questions 9–10.

9. How would you describe those interactions?
☐ Very positive ☐ Generally positive ☐ Neutral ☐ Some conflict ☐ Significant conflict

10. Please describe any specific conflicts or safety concerns you experienced.
(Paragraph response)

Section 4: Future Improvements

11. Would you support adding more e-bike trails at Snowmass Mountain?
☐ Yes ☐ No ☐ Unsure
12. If yes, what types of trails or locations would you like to see added?
(Paragraph response)
13. What additional features would improve your experience?
(Select all that apply)
- ☐ More signage and wayfinding
☐ More trails
☐ Increased trail maintenance
☐ Other (please specify) _____
14. Do you have any other feedback or suggestions for improving the Snowmass Mountain e-bike program?
(Paragraph response)

Section 5: About You (Optional)

15. Are you a:
☐ Local resident ☐ Visitor
16. How did you hear about the e-bike trail network?
☐ Word of mouth ☐ Resort communications or signage ☐ Social media ☐ Bike shop or rental location ☐ Other (please specify) _____
17. Did you own, rent, or borrow the e-bike you used?
☐ Own ☐ Rent ☐ Borrowed / Other

Thank you for participating!

Your feedback helps us refine e-bike access and ensure Snowmass Mountain's trails remain safe, fun, and sustainable for all users.

Conditions for Approval

Class 1 E-Bike Trial – Aspen Skiing Company Management Plan

The POSTR Advisory Board recommends that the Town Council approve a temporary suspension of Town of Snowmass Village Municipal Code Section 10-31(a) for the duration of the trial period on the proposed trails within the study to allow limited Class 1 (Only) e-bike trial on designated trails from **June 21 through September 6**, subject to adoption and full incorporation of the Conditions of Approval as presented.

1. Trail Definition and Mapping

- 1.1. The uphill access route from Base Village shall be clearly identified in both narrative and mapping.
- 1.2. All approved maps (Appendix A) shall include directional arrows indicating uphill and downhill travel.
- 1.3. Trail names, alignments, and lengths shall be verified and consistent across all tables, maps, and written materials, including correction of the Luge alignment.

2. Permitted and Prohibited Use

- 2.1. E-bike use is permitted only on trails explicitly listed and mapped in the approved plan.
- 2.2. The following trails shall be clearly identified as prohibited, at minimum:
 - Campground Connector
 - Sleighride
 - Nature Trail
 - Government Trail
 - Bonsai DH
 - Cross Mountain
 - Ditch Trail
- 2.3. All signage and communications shall state that E-bike use on any other unpaved or singletrack trail in Snowmass Village is prohibited unless expressly authorized.

3. Dogs on Leash Clarification

- 3.1. The plan shall remove “Dogs on Leash” as a permitted user group.
- 3.2. Only Fanny Hill shall be identified as a leash-required area, consistent with existing Town code.
- 3.3. No expansion of leash requirements is authorized under this approval.

4. Signage and Education

- 4.1. ASC shall be fully responsible for the production, installation, maintenance, and replacement of all E-bike-related signage.
- 4.2. ASC shall supply approved signage and educational materials to all local rental shops.
- 4.3. Required signage shall include:

- Permitted trail markers
- Boundary and “No E-Bikes Beyond This Point” signage
- Updated signage at Base Village and the Mall
- Speed limit signage (15 mph), once enforcement methods are finalized

4.4. Signage shall be coordinated with the Town to align with a Town-wide E-Bike Sign and Education Plan.

5. Speed Limit and Enforcement

5.1. A maximum speed limit of 15 mph shall apply on all approved E-bike routes unless otherwise specified

5.2. Prior to trial commencement, ASC shall submit a clear enforcement framework identifying:

- Monitoring and documentation methods
- ASC enforcement responsibilities
- Any Town involvement

5.3. The TOSV Police Department shall not serve as the primary enforcement agency within the trial area.

5.4. Any civil penalty or administrative enforcement mechanism shall be proposed by ASC and requires separate Town approval

6. Staffing, Monitoring, and Compliance

6.1. ASC shall provide two dedicated trail ambassadors or bike rangers for the duration of the trial.

6.2. Duties shall include daily on-trail presence, user education, incident response, violation documentation, camera review, and data reporting.

6.3. Game cameras shall be installed at boundary intersections and known poaching corridors.

6.4. Camera footage shall be reviewed at least every 48 hours.

6.5. Compliance and enforcement data shall be shared weekly with Town staff

7. Coordination and Review

7.1. ASC and Town staff shall conduct monthly coordination meetings to review data, compliance, and operational issues.

7.2. Meeting frequency may be increased if warranted by observed trends or issues.

8. Contingency and Termination

8.1. The plan shall include measurable compliance thresholds that may trigger corrective actions or early termination of the trial.

8.2. The Town reserves the right to suspend or terminate the trial at any time if safety, compliance, or resource protection standards are not met.

9. Communications and Outreach

- 9.1. ASC, the Town, and rental operators shall use standardized maps, messaging, and educational materials.
- 9.2. Outreach shall occur at all primary access points and through digital platforms, including QR codes and updated maps.

10. Trail Maintenance and Agreements

- 10.1. The updated Facilities License Agreement (FLA) shall be finalized and executed by both parties within an agreed-upon timeframe to formally memorialize maintenance roles.

11. Data Collection and Adaptive Management

- 11.1. ASC shall provide full data sharing with TOSV, Pitkin County, USFS, and designated partners.
- 11.2. Data shall include camera counts, user observations, enforcement actions, and field reports, with weekly review.
- 11.3. Mid-season or end-of-season modifications shall require joint approval by ASC, TOSV, and the POSTR Advisory Board.

12. Final Evaluation

- 12.1. The final trial evaluation shall address trail use, enforcement outcomes, user conflicts, environmental impacts, and broader system implications.
- 12.2. Results shall inform any future consideration of permanent code changes.

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

April 6, 2026

AGENDA ITEM:

Review of the 2025 Unaudited Year-end Update and 2026 Budget Revisions

And

Second Reading of of ORDINANCE NO. 06, SERIES OF 2026-

AN ORDINANCE AMENDING THE 2026 BUDGET FOR THE GENERAL FUND, RETT FUND, ROAD FUND, TOURISM FUND, HOUSING FUND, CAPITAL EQUIPMENT RESERVE FUND, REOP FUND AND THE CAPITAL IMPROVEMENT PROJECT FUND FOR THE TOWN OF SNOWMASS VILLAGE.

PRESENTED BY:

Clint Kinney, Town Manager
Marianne Rakowski, Finance Director

BACKGROUND:

Staff will review the 2025 unaudited year-end financial numbers for the Town funds during the Second Reading of the Ordinance on April 20th.

The Town's financial update continues to be good news. All funds ended 2025 with an increase in fund balance from the 2025 Budget with the exception of the Lottery Fund where lottery proceeds did not meet budget. Overall, the revenues exceeded our expectations and Town staff stayed committed to effectively managing the expenditures throughout 2025 to remain in a strong financial position.

In a nutshell, the majority of the additional revenues came from county sales taxes, building revenues, interest income, RETT revenues and excise taxes. It should be noted that although County sales taxes were up approximately 17% to budget, Town sales taxes were only up around 1% to the 2025 budget. Building revenues were up \$1,264,211 to the 2025 budget.

The majority of the decrease in expenditures are from the CIP projects that are proposed to be carried forward to 2026. Other savings come from changes in staffing throughout 2025, one-time projects and vehicle/equipment purchases.

For the 2026 revised budgets, staff is proposing to set aside additional funds in reserves for known economic downturn/disturbances in the General Fund (\$3,000,000) and the Tourism Fund (\$2,000,000) in preparation for the airport closure, possible effects from the low snow years and other economic impacts. In the RETT fund, we have increased the emergency reserve funds by \$1.5M from \$4M to \$5.5M. By policy, we keep approximately one year of RETT revenues in reserves. This reserve amount has not been increased since 2020. Due to the increase in annual RETT revenues, and its continued volatility, this increase in reserve amount is warranted.

In addition to this review of 2025, there is the first reading of an ordinance, amending the 2026 budget and appropriating funds for expenditure in 2026. Understanding that the 2026 budget is first formally presented in October of 2025, several of the 2026 project costs need to be updated to reflect the carryforward project funds from 2025.

The amendments to the 2026 budget are detailed in the attachments.

FINANCIAL IMPACT:

Ordinance No. 06, Series of 2026 revises the 2026 adopted budget and appropriates these funds for spending.

The revisions to the 2026 budget are primarily carryover expenditures or unspent funds from 2025. These expenditures were appropriated for the 2025 budget, but because the projects(s)/expenditures were not completed in 2025, staff is requesting that the remaining funds for the attached items be re-budgeted into the 2026 revised budget.

The Ordinance also approves some changes to revenues and additional expenditures to be added to the 2026 revised budget as listed below:

General Fund:

For revenues: We added the additional property taxes the electorate approved for the Aspen School District as well as the lease payments for Snowmass Center Land purchase for employee housing Both of these have offsetting expenditures.

For expenditures: We added the Aspen School District Payment and the Snowmass Center land purchase lease payment. We also added additional funding for the STR Study, credit card processing fees, Pitkin County PACT contribution and the collection fees related to the Aspen School District property taxes.

CIP Fund:

For revenues: We added the housing DOLA grant of \$50K and a transfer in from the Tourism Fund for employee housing projects.

For expenditures: We added the expenditures that will be related to the DOLA grant of \$50K.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The Town Budget remains one of the keystone policy documents the Town Council adopts. It is the primary tool to pay for and implement Town Council goals. Reviewing 2025 financial numbers and revising the 2026 budget will ensure the Council's goals and objectives can continue to be met.

COUNCIL OPTIONS:

1. Approve, Modify or Deny Ordinance No. 06, Series of 2026.

STAFF RECOMMENDATION:

After reviewing the 2025 year-end financial numbers:

It is the recommendation of Town Staff that the Council approve the second reading of Ordinance No. 6 for April 20, 2026.

ATTACHMENTS:

- A. 2025 unaudited financial information/2026 budget amendments
- B. Ordinance No. 06, Series of 2026

2025 Year-end Financial Summary (Unaudited)

(minus figures are unfavorable)

MAJOR FUNDS:		Category	2025 Budget	2025 Actual	Variance	2026 April Revisions	2026 TOTAL
General Fund	Revenues		\$ 28,455,697	\$ 31,548,325.31	\$ 3,092,628	\$ 1,299,028	\$ 1,299,028
	Expenses		\$ 41,972,365	\$ 37,535,648.97	\$ 4,436,716	\$ 2,287,050	\$ 2,287,050
	Fund Balance-Restrict/Assigned		\$ 12,737,099	\$ 14,838,785.59	\$ 2,101,687	\$ -	
	Fund Balance-Available		\$ 9,952,088	\$ 15,379,745.53	\$ 5,427,657	\$ -	
	TOTAL Fund Balance		\$ 22,689,187	\$ 30,218,531.12	\$ 7,529,344	\$ 988,022	\$ 988,022
RETT Fund	Revenues		\$ 5,718,058	\$ 8,312,362.46	\$ 2,594,304	\$ -	\$ -
	Expenses		\$ 5,022,807	\$ 4,790,423.54	\$ 232,383	\$ 53,741	\$ 53,741
	Fund Balance-Restrict/Assigned		\$ 4,609,475	\$ 4,663,222.53	\$ 53,748	\$ -	
	Fund Balance-Available		\$ 9,396,921	\$ 12,169,861.38	\$ 2,772,940	\$ -	
	TOTAL Fund Balance		\$ 14,006,396	\$ 16,833,083.91	\$ 2,826,688	\$ 53,741	\$ 53,741
Road Fund	Revenues		\$ 3,887,775	\$ 4,092,031.68	\$ 204,257	\$ -	\$ -
	Expenses		\$ 4,195,030	\$ 3,493,937.03	\$ 701,093	\$ 174,699	\$ 174,699
	Fund Balance-Restrict/Assigned		\$ 580,098	\$ 952,178.23	\$ 372,081	\$ -	
	Fund Balance-Available		\$ 664,416	\$ 1,197,684.80	\$ 533,269	\$ -	
	TOTAL Fund Balance		\$ 1,244,513	\$ 2,149,863.03	\$ 905,350	\$ 174,699	\$ 174,699
Excise Tax Fund	Revenues		\$ 313,995	\$ 2,201,271.77	\$ 1,887,277	\$ -	\$ -
	Expenses		\$ 3,591,855	\$ 3,579,492.70	\$ 12,362	\$ -	\$ -
	Fund Balance-Restrict/Assigned		\$ -	\$ -	\$ -	\$ -	
	Fund Balance-Available		\$ 548,951	\$ 2,448,589.88	\$ 1,899,639	\$ -	
	TOTAL Fund Balance		\$ 548,951	\$ 2,448,589.88	\$ 1,899,639	\$ -	\$ -
Tourism Fund	Revenues		\$ 14,907,370	\$ 15,383,605.39	\$ 476,235	\$ -	\$ -
	Expenses		\$ 18,481,420	\$ 14,566,727.88	\$ 3,914,692	\$ 1,088,902	\$ 1,088,902
	Fund Balance-Restrict/Assigned		\$ 12,048,000	\$ 12,190,870.74	\$ 142,871	\$ -	
	Fund Balance-Available		\$ 86,691	\$ 4,334,747.55	\$ 4,248,057	\$ -	
	TOTAL Fund Balance		\$ 12,134,691	\$ 16,525,618.29	\$ 4,390,928	\$ 1,088,902	\$ 1,088,902

OTHER FUNDS:		Category					April	2026
		2025 Budget	2025 Actual	Variance			Revisions	TOTAL
Lottery Fund	Revenues	\$ 45,596	\$ 43,109.04	\$ (2,487)	\$	-	\$	-
	Expenses	\$ 23,000	\$ 23,000.00	\$ -	\$	-	\$	-
	Fund Balance-Restrict/Assigned	\$ -	\$ -	\$ -	\$	-	\$	-
	Fund Balance-Available	\$ 170,098	\$ 167,610.96	\$ (2,487)	\$	-	\$	-
	TOTAL Fund Balance	\$ 170,098	\$ 167,610.96	\$ (2,487)	\$	-	\$	-
REOP Fund	Revenues	\$ 47,079	\$ 533,317.55	\$ 486,239	\$	-	\$	-
	Expenses	\$ 330,000	\$ 225,000.00	\$ 105,000	\$	105,000	\$	105,000
	Fund Balance-Restrict/Assigned	\$ -	\$ -	\$ -	\$	-	\$	-
	Fund Balance-Available	\$ 758,365	\$ 1,349,603.56	\$ 591,239	\$	-	\$	-
	TOTAL Fund Balance	\$ 758,365	\$ 1,349,603.56	\$ 591,239	\$	105,000	\$	105,000
CIP Fund	Revenues	\$ 129,210,500	\$ 35,181,891.98	\$ (94,028,608)	\$	1,132,000	\$	1,132,000
	Expenses	\$ 136,515,323	\$ 24,945,980.09	\$ 111,569,343	\$	5,655,455	\$	5,655,455
	Fund Balance-Restrict/Assigned	\$ 8,564,690	\$ 25,097,101.09	\$ 16,532,411	\$	-	\$	-
	Fund Balance-Available	\$ 1,454,994	\$ 2,463,318.22	\$ 1,008,324	\$	-	\$	-
	TOTAL Fund Balance	\$ 10,019,684	\$ 27,560,419.31	\$ 17,540,735	\$	6,787,455	\$	6,787,455
CERF	Revenues	\$ 1,793,640	\$ 1,557,118.00	\$ (236,522)	\$	243,640	\$	243,640
	Expenses	\$ 1,980,222	\$ 768,463.17	\$ 1,211,759	\$	695,108	\$	695,108
	Fund Balance-Restrict/Assigned	\$ 7,099,114	\$ 8,074,350.90	\$ 975,237	\$	-	\$	-
	Fund Balance-Available	\$ -	\$ -	\$ -	\$	-	\$	-
	TOTAL Fund Balance	\$ 7,099,114	\$ 8,074,350.90	\$ 975,237	\$	938,748	\$	938,748
Housing Fund	Revenues	\$ 3,934,683	\$ 4,115,133.16	\$ 180,450	\$	-	\$	-
	Expenses	\$ 3,823,787	\$ 3,741,575.98	\$ 82,211	\$	14,400	\$	14,400
	Fund Balance-Restrict/Assigned	\$ 2,028,556	\$ 2,113,865.20	\$ 85,309	\$	-	\$	-
	Fund Balance-Available	\$ 1,135,934	\$ 1,313,285.75	\$ 177,352	\$	-	\$	-
	TOTAL Fund Balance	\$ 3,164,490	\$ 3,427,150.95	\$ 262,661	\$	14,400	\$	14,400
Carriageway Fund	Revenues	\$ 2,295,132	\$ 2,319,752.03	\$ 24,620	\$	-	\$	-
	Expenses	\$ 203,528	\$ 193,567.92	\$ 9,960	\$	-	\$	-
	Fund Balance-Restrict/Assigned	\$ 2,031,210	\$ 2,035,456.97	\$ 4,247	\$	-	\$	-
	Fund Balance-Available	\$ 132,959	\$ 163,292.58	\$ 30,333	\$	-	\$	-
	TOTAL Fund Balance	\$ 2,164,169	\$ 2,198,749.55	\$ 34,580	\$	-	\$	-

OTHER FUNDS:		Category			2026 April Revisions	2026 TOTAL
		2025 Budget	2025 Actual	Variance		
Snowmass Inn Fund	Revenues	\$ 610,585	\$ 603,877.36	\$ (6,708)	\$ -	\$ -
	Expenses	\$ 548,347	\$ 524,857.11	\$ 23,490	\$ -	\$ -
	Fund Balance-Restrict/Assigned	\$ 202,560	\$ 201,486.38	\$ (1,073)	\$ -	\$ -
	Fund Balance-Available	\$ 411,784	\$ 429,639.22	\$ 17,855	\$ -	\$ -
	TOTAL Fund Balance	\$ 614,343	\$ 631,125.60	\$ 16,782	\$ -	\$ -
Debt Service Fund	Revenues	\$ 261,863	\$ 262,850.06	\$ 987	\$ -	\$ -
	Expenses	\$ 261,863	\$ 261,263.00	\$ 600	\$ -	\$ -
	Fund Balance-Restrict/Assigned	\$ 17,293	\$ 18,879.95	\$ 1,587	\$ -	\$ -
	Fund Balance-Available	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL Fund Balance	\$ 17,293	\$ 18,879.95	\$ 1,587	\$ -	\$ -
POST Fund	Revenues	\$ 78,133	\$ 78,043.15	\$ (90)	\$ -	\$ -
	Expenses	\$ 78,133	\$ 78,043.15	\$ 90	\$ -	\$ -
	Fund Balance-Restrict/Assigned	\$ -	\$ -	\$ -	\$ -	\$ -
	Fund Balance-Available	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTALS	Revenues	\$ 191,560,106	\$ 106,232,688.94	\$ (85,327,417)	\$ 2,674,668	\$ 2,674,668
	Expenses	\$ 217,027,680	\$ 94,727,980.54	\$ 122,299,699	\$ 10,074,355	\$ 10,074,355
	Fund Balance-Restrict/Assigned	\$ 49,918,094	\$ 70,186,197.58	\$ 20,268,103	\$ -	\$ -
	Fund Balance-Available	\$ 24,713,200	\$ 41,417,379.43	\$ 16,704,179	\$ -	\$ -
	TOTAL Fund Balance	\$ 74,631,295	\$ 111,603,577.01	\$ 36,972,282	\$ 7,399,687	\$ 7,399,687

TOWN OF SNOWMASS VILLAGE
GENERAL FUND - BUDGET SUMMARY

Note: Minus variance figures are unfavorable

BUDGET SUMMARY		2024	2025	2025	2025	2026	2026	2026
		<u>Actual</u>	<u>BUDGET</u>	<u>Actual</u>	<u>Variance</u>	<u>BUDGET</u>	<u>Revised</u>	<u>Variance</u>
BEGINNING FUND BALANCE	\$	30,910,590.00	\$ 36,205,854.78	\$ 36,205,854.78	\$ -	\$ 26,101,802.78	\$ 30,218,531.12	\$ 4,116,728.34
OPERATING REVENUES	\$	29,077,300.45	\$ 27,665,542.00	\$ 30,453,709.11	\$ 2,788,167.11	\$ 29,173,766.00	\$ 29,173,766.00	\$ -
--Cougar Canyon-payments	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING EXPENDITURES	\$	(21,851,375.45)	\$ (25,827,899.00)	\$ (23,029,604.44)	\$ 2,798,294.56	\$ (27,820,850.00)	\$ (27,920,450.00)	\$ (99,600.00)
Transfer Out-CERF	\$	(330,000.00)	\$ (380,000.00)	\$ (380,000.00)	\$ -	\$ (380,000.00)	\$ (380,000.00)	\$ -
Capital Outlay	\$	(177,540.18)	\$ (198,150.00)	\$ (170,778.15)	\$ 27,371.85	\$ (324,446.00)	\$ (324,446.00)	\$ -
TOTAL REVENUES	\$	29,077,300.45	\$ 27,665,542.00	\$ 30,453,709.11	\$ 2,788,167.11	\$ 29,173,766.00	\$ 29,173,766.00	\$ -
TOTAL EXPENDITURES	\$	(22,358,915.63)	\$ (26,406,049.00)	\$ (23,580,382.59)	\$ 2,825,666.41	\$ (28,525,296.00)	\$ (28,624,896.00)	\$ (99,600.00)
Net Operating Rev's/Exp	\$	6,718,384.82	\$ 1,259,493.00	\$ 6,873,326.52	\$ 5,613,833.52	\$ 648,470.00	\$ 548,870.00	\$ (99,600.00)
OTHER REVENUES/EXPENDITURES								
OTHER:	\$	377,742.98	\$ (151,486.00)	\$ 161,465.97	\$ 312,951.97	\$ (251,877.00)	\$ (392,440.00)	\$ (140,563.00)
--Snowmass Ctr Land-COP - Transfer In-Tourism	\$	-	\$ -	\$ 429,314.02	\$ 429,314.02	\$ -	\$ 799,863.00	\$ 799,863.00
--Snowmass Ctr Land-COP payment	\$	-	\$ -	\$ (429,314.02)	\$ (429,314.02)	\$ -	\$ (799,863.00)	\$ (799,863.00)
--Aspen School District - Property Tax Revenue	\$	509,019.03	\$ 510,000.00	\$ 512,113.35	\$ 2,113.35	\$ 510,000.00	\$ 1,009,165.00	\$ 499,165.00
--Aspen School District - Property Tax Payment & Collectn Fees	\$	(500,000.00)	\$ (510,000.00)	\$ (500,000.00)	\$ 10,000.00	\$ (510,000.00)	\$ (1,009,165.00)	\$ (499,165.00)
--Marijuana/Cigarette Tax Revenues	\$	163,839.11	\$ 180,155.00	\$ 153,188.83	\$ (26,966.17)	\$ 139,282.00	\$ 139,282.00	\$ -
--Marijuana/Cigarette Tax Exp-Mental Health Svc \$80K/Homeless \$32K/PACT \$35K	\$	(100,000.00)	\$ (108,000.00)	\$ (107,070.00)	\$ 930.00	\$ (111,827.00)	\$ (146,827.00)	\$ (35,000.00)
--Marijuana/Cigarette Tax Exp-Response Capital Campaign grant	\$	(20,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
--Lease Proceeds (GASB 87)	\$	220,467.77	\$ 100,000.00	\$ -	\$ (100,000.00)	\$ 100,000.00	\$ 100,000.00	\$ -
--Lease Expense (GASB 87)	\$	(220,467.77)	\$ (100,000.00)	\$ -	\$ 100,000.00	\$ (100,000.00)	\$ (100,000.00)	\$ -
TRANSFER OUT-CIP	\$	(2,680,557.00)	\$ (11,739,170.00)	\$ (11,739,170.00)	\$ -	\$ (5,583,000.00)	\$ (5,583,000.00)	\$ -
TRANSFER OUT-Housing	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emp Housing Purchases	\$	(208,218.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emp Housing Sales	\$	206,418.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ONE-TIME REVENUES	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ONE-TIME EXPENDITURES	\$	(1,053,177.93)	\$ (2,867,660.00)	\$ (1,251,178.33)	\$ 1,616,481.67	\$ (1,868,521.00)	\$ (2,581,380.00)	\$ (712,859.00)
Base Village-One time Revenues	\$	1,971,813.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Village-One time Expenditures	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COP-Portion paid by reserve from Cougar Canyon	\$	(90,000.00)	\$ (90,000.00)	\$ (90,000.00)	\$ -	\$ (90,000.00)	\$ (90,000.00)	\$ -
NET--OTHER REVENUE/EXPENDITURES	\$	(1,423,120.04)	\$ (14,776,161.00)	\$ (12,860,650.18)	\$ 1,915,510.82	\$ (7,765,943.00)	\$ (8,654,365.00)	\$ (888,422.00)
SRA LEASE INCOME	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ENDING FUND BALANCE	\$	36,205,854.78	\$ 22,689,186.78	\$ 30,218,531.12	\$ 7,529,344.34	\$ 18,984,329.78	\$ 22,113,036.12	\$ 3,128,706.34
FUND BALANCE-DESIGNATIONS/RESERVES								
DESIGNATIONS/RESERVES:								
INVENTORY	\$	341,953.83	\$ 300,000.00	\$ 462,465.39	\$ 162,465.39	\$ 300,000.00	\$ 425,000.00	\$ 125,000.00
PREPAID EXPENSES	\$	100,728.36	\$ 100,000.00	\$ 114,692.50	\$ 14,692.50	\$ 100,000.00	\$ 100,000.00	\$ -
TABOR - RESERVE	\$	810,321.91	\$ 810,321.91	\$ 782,586.99	\$ (27,734.92)	\$ 810,321.91	\$ 782,586.99	\$ (27,734.92)
TOWN HALL COP-COUGAR CANYON	\$	540,000.00	\$ 450,000.00	\$ 450,000.00	\$ -	\$ 360,000.00	\$ 360,000.00	\$ -
HOLY CROSS ENHANCEMENT FUNDS	\$	259,084.83	\$ 372,299.83	\$ 382,298.93	\$ 9,999.10	\$ 472,237.83	\$ 489,930.93	\$ 17,693.10
BUILDING/EQUIPMENT RESERVE FUNDS	\$	676,743.35	\$ 655,257.25	\$ 796,320.49	\$ 141,063.24	\$ 533,379.95	\$ 533,880.31	\$ 500.36
RESERVE FOR INSURANCE LIABILITY	\$	817,235.00	\$ 841,752.00	\$ 841,752.00	\$ -	\$ 867,005.00	\$ 867,005.00	\$ -
RESERVE FOR 2023 EXPENDITURES IN 2024	\$	806,169.00	\$ -	\$ 988,023.00	\$ 988,023.00	\$ -	\$ -	\$ -
COMCAST-PEG FEE RESERVE	\$	38,015.94	\$ 45,691.94	\$ 48,456.30	\$ 2,764.36	\$ 59,834.14	\$ 59,419.68	\$ (414.46)
MARIJUANA/CIGARETTE TAX RESERVE	\$	628,388.43	\$ 700,542.98	\$ 674,507.26	\$ (26,035.72)	\$ 694,456.24	\$ 673,209.65	\$ (21,246.59)
BASE VILLAGE-COMMUNITY PURPOSE	\$	161,570.00	\$ 161,570.00	\$ 161,570.00	\$ -	\$ 161,570.00	\$ 161,570.00	\$ -
KNOWN ECONOMIC DISTURBANCES	\$	-	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000.00	\$ 3,000,000.00
EMERGENCY RESERVE-30%	\$	8,723,190.14	\$ 8,299,662.60	\$ 9,136,112.73	\$ 836,450.13	\$ 8,752,129.80	\$ 8,752,129.80	\$ -
TOTAL APPROPRIATIONS:	\$	13,903,400.79	\$ 12,737,098.51	\$ 14,838,785.59	\$ 2,101,687.08	\$ 13,110,934.87	\$ 16,204,732.36	\$ 3,093,797.49
FUNDS AVAILABLE:	\$	22,302,454.00	\$ 9,952,088.27	\$ 15,379,745.53	\$ 5,427,657.26	\$ 5,873,394.91	\$ 5,908,303.76	\$ 34,908.85
TOTAL FUND BALANCE	\$	36,205,854.78	\$ 22,689,186.78	\$ 30,218,531.12	\$ 7,529,344.34	\$ 18,984,329.78	\$ 22,113,036.12	\$ 3,128,706.34

Town of Snowmass Village Budget Analysis for 2025 year-end and 2026 revised.

(minus figures are unfavorable)

General Fund-2025 Year-End

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>Variance</u>
Revenues -	\$ 28,455,697	\$ 31,548,325	\$ 3,092,628
County & Town Sales Taxes	(Cty up 16.96%/Twn up .92% to budget)	(Cty up 12.09%/Twn up 1.76% to '24 Actual)	\$ 1,143,725
Transit Ozone Season Grant	(Grant supported operations for expanded micro transit service within the Village)		\$ 51,178
Building & Electrical Permit Fees	(Add'l building permits received than budgeted-more building activity)		\$ 969,849
Bldg Plan Check Fees	(Add'l plan checks received than budgeted-more building activity)		\$ 294,362
Planning Dept Fees	(Fees received for sketch plans, PUD modifications, etc that exceeded budget)		\$ 90,925
Solid Waste Fees	(Actual solid waste revenues were higher than budgeted...including misc rolls)		\$ 238,153
Interest Income	(Higher average balance of funds to invest)		\$ 452,544
Transfer in - RETT Fund	(Dec in Parks/Trails/Rec Center expenses and increase in recreation revenues)		\$ (224,276)
Transfer in - Road Fund	(Dec in Personnel costs, utilities and facility mntn hours)		\$ (397,530)
Other Revenue Sources	Other Revenue Sources		\$ 169,235
Total 2025 Operating Revenue Variance			\$ 2,788,167
Marijuana/Tobacco Tax	(Sales of Marijuana & Tobacco lower than budgeted)		\$ (26,966)
S'mass Ctr Land-COP - Transfer In-Tourism	(Tourism-transfer for new lease payments for S'mass Center Land-offset by lease expense)		\$ 429,314
Leases - GASB 87	(No new leases in 2025--washes with expenditure account)		\$ (100,000)
Other Revenue Sources			\$ 2,113
Total 2025 Other Revenue Variance			\$ 304,461
Total 2025 Revenue Variance			\$ 3,092,628
Expenditures-	\$ 41,972,365	\$ 37,535,649	\$ 4,436,716
Personnel Services	(Payroll, Payroll Benefits, Training svgs from budget)		\$ 1,780,761
Purchased Services	(Legal fees/Contract Service/Bank Fees/Utilities/Maint Agreements)		\$ 651,689
Grants/Donations	(Tips Program)		\$ 8
Operating & Maintenance	(Veh Expenses/Supplies/Advertising)		\$ 365,836
Sub-Total 2025 Expenditure Variance			\$ 2,798,294
Capital Outlay	(Parks & Trails/I.T. Computers/Solid Waste/Police equipment)		\$ 27,372
Sub-Total 2025 Operating Expenditure Variance			\$ 2,825,666
Other Expenditures	(Bldg/Equip Resrve Used/Health Ins Svgs/Emp Housing Purchase)		\$ 323,882
Leases - GASB 87	(No new leases in 2025--washes with expenditure account)		\$ 100,000

S'mass Ctr Land-COP Payment	(Record 2025 new lease payments for S'mass Center Land-offset by Tourism-transfer in)	\$	(429,314)
One-time Expenditures	(Comm Survey/TH Backup Pwr/Software/Cyber Security/Art Projects, etc.)	\$	1,616,482
(Note: Many One-time projects continued or moved to 2025)			
Total 2025 Expenditure Variance		\$	4,436,716

General Fund-2026 Revisions

		2026 Revisions	
Revenues - Operating		\$	1,299,028
Property Taxes-ASC	(Add'l taxes per election)	\$	499,165
S'mass Ctr Land-COP - Transfer In-Tourism	(Tourism-transfer for new lease payments for S'mass Center Land-offset by lease expense)	\$	799,863
Total 2026 Revenue Revisions		\$	1,299,028

Expenditures-Operating & Capital	\$	(2,287,050)
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ONE-TIME EXPENDITURES

2025 Budgeted expenditures reserved at 12/31/25 to be spent in 2026

Capital-Town Manager	(Enterprise Content Mgmt/Meeting Room Upgrades/Equip Sheds/Fiber lease/Camera Upgrades)	\$	(21,207)
Capital-Community Development	(Scanning documents/plans)	\$	(102)
Capital-Recreation	(Rec Center tables/chairs)	\$	(1,089)
Capital-Public Safety	(Dispatch with Pitkin County/LPR System)	\$	(250,482)
Capital-Transportation	(Ridership Survey/Electric Vehicle Plan)	\$	(40,275)
Capital-PW Admin	(Continue with PW remodel/Backup Power)	\$	(38,314)
Capital-Arts	(Reduce '26 budget for overspent funds in '25)	\$	1,247
Capital-Road	(Traffic Counter/Monument Sign)	\$	(37,287)
Capital-Facility Maintenance	(Town Hall backup power/Bottle Fill Stations/Bldg Plan Update/PW Remodel/Ladder Cage)	\$	(298,350)
Sub-total		\$	(685,859)

BERF-Capital Reserves Used	(Complete projects)	\$	(140,563)
STR Study-One Times	(To complete the study)	\$	(27,000)
Aspen School District	(Increase payment per election)	\$	(499,165)
Pitkin County - PACT	(2026 contribution)	\$	(35,000)
Recreation Bank Fees	(Credit Card costs)	\$	(90,000)
S'mass Ctr Land-COP Payment	(Record 2025 new lease payments for S'mass Center Land-offset by Tourism-transfer in)	\$	(799,863)
Finance	(Additional collection fees for ASD property tax increase)	\$	(9,600)

Total 2026 Expenditure Variance	\$	(2,287,050)
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**TOWN OF SNOWMASS VILLAGE
REAL ESTATE TRANSFER TAX
BUDGET SUMMARY**

Note: Minus variance figures are unfavorable

<u>DESCRIPTION</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2025 Variance</u>	<u>2026 Budget</u>	<u>2026 Revised</u>	<u>2026 Variance</u>
BEGINNING FUND BALANCE	\$7,237,057.66	\$13,311,144.99	\$13,311,144.99	\$0.00	\$15,838,353.99	\$16,833,083.91	\$994,729.92
Revenues	\$ 11,282,158.10	\$ 5,718,058.00	\$ 8,312,362.46	\$2,594,304.46	\$ 5,809,742.00	\$ 5,809,742.00	\$0.00
Transfer Out-CERF	\$ (740,000.00)	\$ (770,000.00)	\$ (770,000.00)	\$ -	\$ (770,000.00)	\$ (770,000.00)	\$0.00
Expenditures	\$ (2,057,279.74)	\$ (2,522,175.00)	\$ (2,343,541.44)	\$ 178,633.56	\$ (2,763,774.00)	\$ (2,763,774.00)	\$0.00
TOTAL REVENUES	\$ 11,282,158.10	\$ 5,718,058.00	\$ 8,312,362.46	\$2,594,304.46	\$ 5,809,742.00	\$ 5,809,742.00	\$0.00
TOTAL EXPENDITURES	\$ (2,797,279.74)	\$ (3,292,175.00)	\$ (3,113,541.44)	\$ 178,633.56	\$ (3,533,774.00)	\$ (3,533,774.00)	\$0.00
Net Operating Rev's/Exp	\$ 8,484,878.36	\$ 2,425,883.00	\$ 5,198,821.02	\$ 2,772,938.02	\$ 2,275,968.00	\$ 2,275,968.00	\$ -
Capital Bldg/Equip Reserve Used	\$ (285,791.03)	\$ (275,632.00)	\$ (221,882.10)	\$ 53,749.90	\$ (207,367.00)	\$ (261,108.00)	(\$53,741.00)
TRANSFER OUT-CIP	\$ (2,125,000.00)	\$ (1,455,000.00)	\$ (1,455,000.00)	\$ -	\$ (10,457,475.00)	\$ (10,457,475.00)	\$0.00
ENDING FUND BALANCE	\$13,311,144.99	\$14,006,395.99	\$16,833,083.91	\$2,826,687.92	\$7,449,479.99	\$8,390,468.91	\$940,988.92
<u>FUND BALANCE-DESIGNATIONS/RESERVES</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2025 Variance</u>	<u>2026 Budget</u>	<u>2026 Revised</u>	<u>2026 Variance</u>
Capital Equipment Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Bldg/Equipment Reserve	\$635,106.73	\$609,474.73	\$663,224.63	\$53,749.90	\$652,107.73	\$652,116.63	\$8.90
Emergency Reserve	\$4,000,000.00	\$4,000,000.00	\$4,000,000.00	\$0.00	\$4,000,000.00	\$5,500,000.00	\$1,500,000.00
Funds Available	\$8,676,038.26	\$9,396,921.26	\$12,169,859.28	\$2,772,938.02	\$2,797,372.26	\$2,238,352.28	(\$559,019.98)
TOTAL FUND BALANCE	\$13,311,144.99	\$14,006,395.99	\$16,833,083.91	\$2,826,687.92	\$7,449,479.99	\$8,390,468.91	\$940,988.92

RETT Fund-2025 Year-End

(minus figures are unfavorable)

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>Variance</u>
Revenues -	\$ 5,718,058	\$ 8,312,362	\$ 2,594,304
RETT Taxes	(More resales dollars than budgeted)	\$	450,349
RETT Taxes - Large Sale	(Sale of Viewline)	\$	1,450,000
Other Revenue Accounts	(Interest Income)	\$	693,956
Total 2025 Revenue Variance		\$	2,594,304

Expenditures-	\$ 5,022,807	\$ 4,790,424	\$ 232,383
Transfers Out to General Fund	(Dec in Parks/Trails/Rec Center expenses and increase in recreation revenues)	\$	224,276
Building/Equipment Reserve	(Building/Equipment reserve - balance carried to 2026)	\$	53,750
Remaining Expenditures		\$	(45,642)
Total 2025 Expenditure Variance		\$	232,383

RETT Fund-2026 Revisions

		2026 Revisions
Revenues -		\$ -
Total 2026 Revenue Revisions		\$ -
Expenditures-Operating & Capital		\$ (53,741)
Building/Equipment Reserve	(Carryover projects to 2026)	\$ (53,741)
Total 2026 Expenditure Variance		\$ (53,741)

TOWN OF SNOWMASS VILLAGE
ROAD MILL LEVY FUND
BUDGET SUMMARY

Note: Minus variance figures are unfavorable

DESCRIPTION	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
CARRYOVER	\$1,003,982.43	\$1,551,768.38	\$1,551,768.38	\$0.00	\$1,301,538.38	\$2,149,863.03	\$848,324.65
REVENUES	\$ 4,021,668.59	\$ 3,887,775.00	\$ 4,092,031.68	\$ 204,256.68	\$ 4,299,827.00	\$ 4,299,827.00	\$ -
Transfer Out-CERF	\$ (350,000.00)	\$ (400,000.00)	\$ (400,000.00)	\$ -	\$ (400,000.00)	\$ (400,000.00)	\$ -
EXPENDITURES	\$ (2,318,035.64)	\$ (2,936,030.00)	\$ (2,234,937.03)	\$ 701,092.97	\$ (2,777,977.00)	\$ (2,952,676.00)	\$ (174,699.00)
TOTAL REVENUES	\$ 4,021,668.59	\$ 3,887,775.00	\$ 4,092,031.68	\$ 204,256.68	\$ 4,299,827.00	\$ 4,299,827.00	\$ -
TOTAL EXPENDITURES	\$ (2,668,035.64)	\$ (3,336,030.00)	\$ (2,634,937.03)	\$ 701,092.97	\$ (3,177,977.00)	\$ (3,352,676.00)	\$ (174,699.00)
Net Operating Rev's/Exp-with Capital	\$ 1,353,632.95	\$ 551,745.00	\$ 1,457,094.65	\$905,349.65	\$ 1,121,850.00	\$ 947,151.00	(\$174,699.00)
Transfer out-CIP	\$ (805,847.00)	\$ (859,000.00)	\$ (859,000.00)	\$ -	\$ (1,300,000.00)	\$ (1,300,000.00)	\$ -

YEAR END CARRYOVER	\$1,551,768.38	\$1,244,513.38	\$2,149,863.03	\$905,349.65	\$1,123,388.38	\$1,797,014.03	\$673,625.65
Appropriation from Year End Carryover	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
BUILDING/EQUIPMENT RESERVE	\$806,508.67	\$580,097.67	\$952,178.23	\$ 372,080.56	\$661,141.67	\$858,523.23	\$ 197,381.56
FUNDS AVAILABLE	\$745,259.71	\$664,415.71	\$1,197,684.80	\$ 533,269.09	\$462,246.71	\$938,490.80	\$ 476,244.09

Year End Appropriation	\$1,551,768.38	\$1,244,513.38	\$2,149,863.03	\$905,349.65	\$1,123,388.38	\$1,797,014.03	\$673,625.65

Road Fund-2025 Year-End

(minus figures are unfavorable)

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>Variance</u>
Revenues -	\$ 3,887,775	\$ 4,092,032	\$ 204,257
Property Taxes	(Add'l revenue)	\$	13,991
Other Revenue Accounts	(Occupancy Assessments/Interest Income)	\$	190,265
Total 2025 Revenue Variance		\$	204,257
Expenditures-	\$ 4,195,030	\$ 3,493,937	\$ 701,093
Transfers Out to General Fund	(Dec in Personnel costs, utilities and facility mntn hours)	\$	397,530
Building/Equipment Reserve	(Building/Equipment reserve, portion moved to 2026)	\$	372,081
Remaining Expenditures		\$	(68,517)
Total 2025 Expenditure Variance		\$	701,093

Road Fund-2026 Revisions

		<u>2026 Revisions</u>	
Revenues -		\$	-
Total 2026 Revenue Revisions		\$	-
Expenditures-Operating & Capital		\$	(174,699)
Building/Equipment Reserve	(Complete projects)	\$	(174,699)
Total 2026 Expenditure Variance		\$	(174,699)

**TOWN OF SNOWMASS VILLAGE
TOURISM FUND
BUDGET SUMMARY**

DESCRIPTION	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
BEGINNING FUND BALANCE	\$14,585,098.85	\$15,708,740.78	\$15,708,740.78	\$0.00	\$15,425,637.78	\$16,525,618.29	\$1,099,980.51
REVENUES	\$15,363,462.13	\$14,907,370.00	\$15,383,605.39	\$476,235.39	\$15,180,919.00	\$15,180,919.00	\$0.00
EXPENDITURES	(\$8,414,820.20)	(\$9,611,420.00)	(\$9,037,413.86)	\$574,006.14	(\$9,853,884.00)	(\$10,042,786.00)	(\$188,902.00)
TRANSFER OUT-CERF	\$ -	\$ -	\$ -	\$0.00	\$ -	\$ -	\$0.00
TOTAL REVENUES	\$15,363,462.13	\$14,907,370.00	\$15,383,605.39	\$476,235.39	\$15,180,919.00	\$15,180,919.00	\$0.00
TOTAL EXPENDITURES	(\$8,414,820.20)	(\$9,611,420.00)	(\$9,037,413.86)	\$574,006.14	(\$9,853,884.00)	(\$10,042,786.00)	(\$188,902.00)
Net Operating Rev's/Exp	\$6,948,641.93	\$5,295,950.00	\$6,346,191.53	\$1,050,241.53	\$5,327,035.00	\$5,138,133.00	(\$188,902.00)
Debt Service-Draw Hsg Project & S'mass Ctr Land		(\$3,770,000.00)	(\$429,314.02)	(\$3,340,685.98)	(\$3,802,000.00)	(\$3,802,000.00)	\$0.00
TRANSFER OUT-CIP	\$ (825,000.00)	\$ (900,000.00)	\$ (900,000.00)	\$0.00	\$ (475,000.00)	\$ (475,000.00)	\$0.00
TRANSFER OUT-CIP-Housing	\$ (5,000,000.00)	\$ (4,200,000.00)	\$ (4,200,000.00)	\$0.00	\$ (4,800,000.00)	\$ (5,700,000.00)	(\$900,000.00)
ENDING FUND BALANCE	\$15,708,740.78	\$12,134,690.78	\$16,525,618.29	(\$2,290,444.45)	\$11,675,672.78	\$11,686,751.29	\$11,078.51
FUND BALANCE-DESIGNATIONS/RESERVES	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
Reserve (30%)	\$ 4,609,038.64	\$ 4,472,211.00	\$ 4,615,081.62	\$ 142,870.62	\$ 4,554,275.70	\$ 4,554,275.70	\$ -
FUNDS AVAILABLE-Tourism	\$ 8,475,789.12	\$ 7,575,789.12	\$ 7,575,789.12	\$0.00	\$ 7,100,789.12	\$ 5,100,789.12	(\$2,000,000.00)
RESERVE FOR 2023 EXPENDITURES IN 2024	\$ 155,567.00	\$ -	\$ 188,902.00	\$188,902.00	\$ -	\$ -	\$0.00
KNOWN ECONOMIC DISTURBANCES	\$ -	\$ -	\$ -	\$0.00	\$ -	\$ 2,000,000.00	\$2,000,000.00
FUNDS AVAILABLE	\$ 2,468,346.02	\$ 86,690.66	\$ 4,145,845.55	\$ 4,059,154.89	\$ 20,607.96	\$ 31,686.47	\$ 11,078.51
TOTAL FUND BALANCE	\$ 15,708,740.78	\$ 12,134,690.78	\$ 16,525,618.29	\$4,390,927.51	\$ 11,675,672.78	\$ 11,686,751.29	\$11,078.51

Tourism Fund-2025 Year-End

(minus figures are unfavorable)

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>Variance</u>
Revenues -	\$ 14,907,370	\$ 15,383,605	\$ 476,235
Marketing Sales Taxes	(Sales up .92% to budget/Twn up 1.76% to '24 Actual)	\$	95,067
Lodging Taxes	(Lodging tax down 2.74% to budget/Up 1.36% to Actual)	\$	(106,779)
Interest Income	(Higher average balance of funds to invest)	\$	461,176
Lease/SBITA Proceeds	(Accounting entry per GASB 87 & 96 to record leases/subscriptions)	\$	25,904
Other Revenue Accounts		\$	866
Total 2025 Revenue Variance		\$	476,235

Expenditures-	\$ 18,481,420	\$ 14,566,728	\$ 3,914,692
Personnel Services	(Payroll, Payroll Benefits, Training svgs from budget)	\$	195,830
Purchased Services	(Software Licensing/Contract Service)	\$	45,632
Operating & Maintenance	(Sky Cab costs)	\$	22,967
Marketing	(DMP Initiatives-Ice Age/in Summer/Winter Marketing/Online web design/Ice)	\$	310,651
Special Events		\$	3,225
Lease Expenses	(Accounting entry per GASB 87 to record leases now in financials)	\$	(25,904)
Remaining Expenditures		\$	21,606
Transfer out - Lease Paymnt/Debt	(\$3M - Draw Site/\$340,686-partial year lease payment)	\$	3,340,686
Total 2025 Expenditure Variance		\$	3,914,692

Tourism Fund-2026 Revisions

		<u>2026 Revisions</u>	
Revenues -		\$	-
Total 2026 Revenue Revisions		\$	-
Expenditures-Operating & Capital		\$	(188,902)
DMP Initiatives/Ice Age	(To aid Tourism in planning and executing DMP initiatives)	\$	(132,275)
Industry Relations	(To support Tourism in enhancing community programming)	\$	(56,627)
Total 2026 Expenditure Variance		\$	(188,902)

TOWN OF SNOWMASS VILLAGE
REOP FUND
BUDGET SUMMARY

DESCRIPTION	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
BEGINNING FUND BALANCE	\$901,579.53	\$1,041,286.01	\$1,041,286.01	\$0.00	\$904,571.01	\$1,349,603.56	\$445,032.55
REVENUES	\$ 140,706.48	\$ 47,079.00	\$ 533,317.55	\$486,238.55	\$ 58,951.00	\$ 58,951.00	\$0.00
EXPENDITURES	\$ (1,000.00)	\$ (330,000.00)	\$ (225,000.00)	\$105,000.00	\$ (330,000.00)	\$ (435,000.00)	(\$105,000.00)
TOTAL REVENUES	\$140,706.48	\$47,079.00	\$533,317.55	\$486,238.55	\$58,951.00	\$58,951.00	\$0.00
TOTAL EXPENDITURES	(\$1,000.00)	(\$330,000.00)	(\$225,000.00)	\$105,000.00	(\$330,000.00)	(\$435,000.00)	(\$105,000.00)
Net Operating Rev's/Exp	\$139,706.48	(\$282,921.00)	\$308,317.55	\$591,238.55	(\$271,049.00)	(\$376,049.00)	(\$105,000.00)
ENDING FUND BALANCE	\$1,041,286.01	\$758,365.01	\$1,349,603.56	\$591,238.55	\$633,522.01	\$973,554.56	\$ 340,032.55

REOP Fund-2025 Year-End

(minus figures are unfavorable)

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>Variance</u>
Revenues -	\$ 47,079	\$ 533,318	\$ 486,239
REOP revenues	(Includes one large pymt and many smaller payments)		\$ 461,580
Other Revenue Accounts	(Interest Income)		\$ 24,659
Total 2025 Revenue Variance			\$ 486,239
Expenditures-Operating & Capital	\$ 330,000	\$ 225,000	\$ 105,000
Contract Service	(CORE)		\$ 75,000
Remaining Expenditures			\$ 30,000
Total 2025 Expenditure Variance			\$ 105,000

REOP Fund-2026 Revisions

	<u>2026 Revisions</u>
Revenues -	\$ -
Total 2026 Revenue Revisions	\$ -
Expenditures-Operating & Capital	\$ 105,000
Contract Service	(Energy Sustainability-Carried over from 2025)
Total 2026 Expenditure Variance	\$ 105,000

**TOWN OF SNOWMASS VILLAGE
HOUSING FUND
BUDGET SUMMARY**

DESCRIPTION	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
BEGINNING FUND BALANCE	\$2,455,795.61	\$3,053,593.77	\$3,053,593.77	\$0.00	\$3,203,648.34	\$3,427,150.95	\$223,502.61
REVENUES	\$3,773,060.05	\$3,934,683.00	\$4,115,133.16	\$180,450.16	\$4,265,795.00	\$4,265,795.00	\$0.00
EXPENDITURES	(\$2,191,066.00)	(\$2,319,920.00)	(\$2,298,530.93)	\$21,389.07	(\$2,485,632.00)	(\$2,492,032.00)	(\$6,400.00)
TRANSFER OUT-CERF	\$ -	\$ -	\$ -	\$0.00	\$ -	\$ -	\$0.00
TOTAL REVENUES	\$3,773,060.05	\$3,934,683.00	\$4,115,133.16	\$180,450.16	\$4,265,795.00	\$4,265,795.00	\$0.00
TOTAL EXPENDITURES	(\$2,191,066.00)	(\$2,319,920.00)	(\$2,298,530.93)	\$21,389.07	(\$2,485,632.00)	(\$2,492,032.00)	(\$6,400.00)
Net Operating Rev's/Exp	\$1,581,994.05	\$1,614,763.00	\$1,816,602.23	\$201,839.23	\$1,780,163.00	\$1,773,763.00	(\$6,400.00)
Capital Reserves Used	(\$67,011.16)	(\$83,867.00)	(\$27,430.05)	\$56,436.95	(\$203,983.00)	(\$211,983.00)	(\$8,000.00)
Capital Repairs	(\$17,184.73)	(\$20,000.00)	(\$15,615.00)	\$4,385.00	(\$20,000.00)	(\$20,000.00)	
Transfer out-CIP	(\$900,000.00)	(\$1,400,000.00)	(\$1,400,000.00)	\$0.00	(\$1,400,000.00)	(\$1,400,000.00)	\$0.00
ENDING FUND BALANCE	\$3,053,593.77	\$3,164,489.77	\$3,427,150.95	\$262,661.18	\$3,359,828.34	\$3,568,930.95	\$209,102.61
FUND BALANCE-DESIGNATIONS/RESERVES	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
Capital Reserve Fund	\$1,221,869.94	\$1,275,210.94	\$1,327,259.94	\$52,049.00	\$1,243,440.05	\$1,243,440.05	\$0.00
Capital Reserve Fund - PW Housing	\$ 24,484.00	\$ 35,326.00	\$ 39,713.95	\$4,387.95	\$ 49,223.95	\$ 49,223.95	\$0.00
Capital Reserve Fund - Country Club Townhomes	\$ 14,232.00	\$ 27,756.00	\$ 27,756.00	\$0.00	\$ 43,030.00	\$ 43,030.00	\$0.00
Capital Reserve Fund - Faraway	\$ -	\$ 60,714.00	\$ 60,714.00	\$0.00	\$ 121,428.00	\$ 121,428.00	\$0.00
Emergency/Contingency Fund (16% of Revenues)	\$ 603,689.61	\$ 629,549.28	\$ 658,421.31	\$28,872.03	\$ 682,527.20	\$ 682,527.20	\$0.00
Funds Available	\$ 1,189,318.22	\$ 1,135,933.55	\$ 1,313,285.75	\$177,352.20	\$ 1,220,179.14	\$ 1,429,281.75	\$209,102.61
TOTAL FUND BALANCE	\$ 3,053,593.77	\$ 3,164,489.77	\$ 3,427,150.95	\$262,661.18	\$ 3,359,828.34	\$ 3,568,930.95	\$209,102.61

Housing Fund-2025 Year-End

(minus figures are unfavorable)

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>Variance</u>
Revenues -	\$ 3,934,683	\$ 4,115,133	\$ 180,450
Rents	(Added units)	\$	31,847
Short term Rental	(Add'l short-term rental permits)	\$	70,900
Interest Income	(Increase in interest earnings from budget)	\$	68,892
Other Revenue Accounts	(Laundry, Misc)	\$	8,811
Total 2025 Revenue Variance		\$	180,450
Expenditures-	\$ 3,823,787	\$ 3,741,576	\$ 82,211
Personnel Services	(Payroll, Payroll Benefits, Training)	\$	(3,965)
Purchased Services	(Contract Services/Utilities)	\$	7,873
Capital	(Lower due to reclass to assets and purchases moved to later years)	\$	73,863
Remaining Expenditures		\$	4,441
Total 2025 Expenditure Variance		\$	82,211

Housing Fund-2026 Revisions

	<u>2026 Revisions</u>
Revenues -	\$ -
Total 2026 Revenue Revisions	\$ -
Expenditures-Operating & Capital	\$ (14,400)
<u>Addition to 2026 Budget</u>	
Skid Loader Replacement	(Pushed to 2026 instead of 2025 per Fleet Superintendent)
Total 2026 Expenditure Variance	\$ (14,400)

**TOWN OF SNOWMASS VILLAGE
CAPITAL EQUIPMENT RESERVE FUND
BUDGET SUMMARY**

DESCRIPTION	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
BEGINNING FUND BALANCE	\$6,637,997.20	\$7,285,696.07	\$7,285,696.07	\$0.00	\$7,570,083.07	\$8,074,350.90	\$504,267.83
REVENUES-Transfers In-Funds/Grants	\$ 1,526,575.00	\$ 1,793,640.00	\$ 1,557,118.00	\$ (236,522.00)	\$ 2,350,000.00	\$ 2,593,640.00	\$ 243,640.00
EXPENDITURES	(\$878,876.13)	(\$1,980,222.00)	(\$768,463.17)	\$1,211,758.83	(\$3,577,772.00)	(\$4,272,880.00)	(\$695,108.00)
TOTAL REVENUES	\$1,526,575.00	\$1,793,640.00	\$1,557,118.00	\$ (236,522.00)	\$2,350,000.00	\$2,593,640.00	\$ 243,640.00
TOTAL EXPENDITURES	(\$878,876.13)	(\$1,980,222.00)	(\$768,463.17)	\$ 1,211,758.83	(\$3,577,772.00)	(\$4,272,880.00)	\$ (695,108.00)
Net Operating Rev's/Exp	\$647,698.87	(\$186,582.00)	\$788,654.83	\$ 975,236.83	(\$1,227,772.00)	(\$1,679,240.00)	\$ (451,468.00)
ENDING FUND BALANCE	\$7,285,696.07	\$7,099,114.07	\$8,074,350.90	\$ 975,236.83	\$6,342,311.07	\$6,395,110.90	\$ 52,799.83
FUND BALANCE-DESIGNATIONS/R	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
General Fund Reserve	\$1,050,504.77	\$478,711.77	\$898,060.89	\$419,349.12	\$557,260.77	\$570,667.89	\$13,407.12
Rett Fund Reserve-Parks and Trails	\$174,735.65	\$89,901.65	\$93,029.57	\$ 3,127.92	\$76,909.65	\$133,029.57	\$ 56,119.92
Rett Fund Reserve-Pool and Rec	\$14,847.78	\$39,847.78	\$39,847.78	\$ -	(\$35,152.22)	(\$35,152.22)	\$ -
Rett Fund Reserve-Transportation	\$4,058,178.16	\$4,680,641.16	\$4,755,453.17	\$ 74,812.01	\$4,150,224.16	\$4,091,649.17	\$ (58,574.99)
Tourism Reserve	\$1,279.44	\$1,279.44	\$1,279.44	\$ -	\$1,279.44	\$1,279.44	\$ -
Road Fund Reserve	<u>\$1,986,150.27</u>	<u>\$1,808,732.27</u>	<u>\$2,286,680.05</u>	<u>\$ 477,947.78</u>	<u>\$1,591,789.27</u>	<u>\$1,633,637.05</u>	<u>\$ 41,847.78</u>
TOTAL FUND BALANCE	\$7,285,696.07	\$7,099,114.07	\$8,074,350.90	\$ 975,236.83	\$6,342,311.07	\$6,395,110.90	\$ 52,799.83

CERF Fund-2025 Year-End

(minus figures are unfavorable)

	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>Variance</u>
Revenues -	\$ 1,793,640	\$ 1,557,118	\$ (236,522)
Grants	(Federal grant and purchases moved to 2026)	\$	(243,640)
Other Revenue Accounts		\$	7,118
Total 2025 Revenue Variance		\$	(236,522)
Expenditures-Operating & Capital	\$ 1,980,222	\$ 768,463	\$ 1,211,759
Vehicle/Equipment Purchases	(Vehicles/Equipment -some already in '26, some pushed to 2026)	\$	1,211,759
Total 2025 Expenditure Variance		\$	1,211,759

CERF Fund-2026 Revisions

	<u>2026 Revisions</u>
Revenues -	\$ 243,640
Federal Grants-Buses	\$ 243,640
Total 2026 Revenue Revisions	\$ 243,640
Expenditures-Operating & Capital	\$ (695,108)
Vehicle/Equipment Purchases	(Carry forward from 2025 to 2026) \$ (695,108)
Total 2026 Expenditure Variance	\$ (695,108)

**TOWN OF SNOWMASS VILLAGE
CAPITAL IMPROVEMENT PROJECTS
BUDGET SUMMARY**

DESCRIPTION	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
BEGINNING FUND BALANCE	\$22,438,006.87	\$17,324,507.42	\$17,324,507.42	\$0.00	\$21,838,255.42	\$27,560,419.31	\$5,722,163.89
REVENUES	\$ 14,034,299.00	\$129,210,500.00	\$35,181,891.98	(\$94,028,608.02)	\$114,651,475.00	\$115,783,475.00	\$1,132,000.00
EXPENDITURES	\$ (19,147,798.45)	(\$136,515,323.00)	(\$24,945,980.09)	\$111,569,342.91	(\$125,185,432.00)	(\$130,840,887.00)	(\$5,655,455.00)
TOTAL REVENUES	\$14,034,299.00	\$129,210,500.00	\$35,181,891.98	(\$94,028,608.02)	\$114,651,475.00	\$115,783,475.00	\$1,132,000.00
TOTAL EXPENDITURES	(\$19,147,798.45)	(\$136,515,323.00)	(\$24,945,980.09)	\$111,569,342.91	(\$125,185,432.00)	(\$130,840,887.00)	(\$5,655,455.00)
Net Operating Rev's/Exp	(\$5,113,499.45)	(\$7,304,823.00)	\$10,235,911.89	\$17,540,734.89	(\$10,533,957.00)	(\$15,057,412.00)	(\$4,523,455.00)
ENDING FUND BALANCE	\$17,324,507.42	\$10,019,684.42	\$27,560,419.31	\$17,540,734.89	\$11,304,298.42	\$12,503,007.31	\$1,198,708.89

FUND BALANCE-DESIGNATIONS/RESERVES

Designations for Projects	2024 <u>Actual</u>	2025 <u>Budget</u>	2025 <u>Actual</u>	2025 <u>Variance</u>	2026 <u>Budget</u>	2026 <u>Revised</u>	2026 <u>Variance</u>
General Fund	\$3,723,410.00	\$0.00	\$11,371,842.00	\$11,371,842.00	\$0.00	\$0.00	\$0.00
RETT Fund	\$3,943,646.00	\$0.00	\$2,913,445.00	\$2,913,445.00	\$0.00	\$0.00	\$0.00
Road Fund	\$0.00	\$0.00	\$501,332.00	\$501,332.00	\$0.00	\$0.00	\$0.00
Excise Fund	\$0.00	\$175,000.00	\$265,385.00	\$90,385.00	\$50,000.00	\$50,000.00	\$0.00
EOTC-Mall Transit	\$82,921.00	\$0.00	\$136,248.00	\$136,248.00	\$0.00	\$0.00	\$0.00
Grant-LRSH	\$208,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Draw Site	\$0.00	\$0.00	(\$418,359.00)	(\$418,359.00)	\$0.00	\$0.00	\$0.00
RFTA-MV Walkway to Mall	(\$115,049.80)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CORE Funds-Carriageway	\$1,639.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Housing Fund-Loan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Housing Fund	\$30,365.00	\$1,400,000.00	\$1,400,988.00	\$988.00	\$343,000.00	\$743,000.00	\$400,000.00
Housing/Gen'l-S'mass Ctr Road	\$486,000.00	\$2,200,000.00	\$2,200,000.00	\$0.00	\$2,200,000.00	\$2,200,000.00	\$0.00
Housing-Tourism	\$4,042,272.09	\$1,953,490.09	\$2,933,606.09	\$980,116.00	\$2,640,490.09	\$3,510,490.09	\$870,000.00
Tourism-Other	\$0.00	\$0.00	\$556,414.00	\$556,414.00	\$0.00	\$0.00	\$0.00
Tourism Fund	\$3,157,310.00	\$2,836,200.00	\$3,236,200.00	\$400,000.00	\$3,536,200.00	\$3,536,200.00	\$0.00
Sub-total	\$15,560,513.29	\$8,564,690.09	\$25,097,101.09	\$16,532,411.00	\$8,769,690.09	\$10,039,690.09	\$1,270,000.00
Funds Available-General Fund	\$1,294,988.64	\$853,988.84	\$951,566.01	\$97,577.17	\$1,023,988.84	\$951,566.01	(\$72,422.83)
Funds Available-RETT Fund	\$97,621.12	\$229,621.12	\$1,112,493.42	\$882,872.30	\$990,413.12	\$1,112,493.42	\$122,080.30
Funds Available-Road Fund	\$0.00	\$0.00	\$0.72	\$0.72	\$0.00	\$0.72	\$0.72
Funds Available-Housing Fund	\$247,999.58	\$247,999.58	\$254,910.69	\$6,911.11	\$247,999.58	\$254,910.69	\$6,911.11
Funds Available-Housing-Tourism	\$0.00	\$0.00	\$3,189.01	\$3,189.01	\$0.00	\$3,189.01	\$3,189.01
Funds Available-Excise Tax Fund	\$122,964.35	\$122,964.35	\$140,736.96	\$17,772.61	\$122,964.35	\$140,735.96	\$17,771.61
Funds Available-REOP Fund	\$384.59	\$384.59	\$384.59	\$0.00	\$384.59	\$384.59	\$0.00
Funds Available-Tourism	\$35.85	\$35.85	\$36.82	\$0.97	\$148,857.85	\$36.82	(\$148,821.03)
	\$1,763,994.13	\$1,454,994.33	\$2,463,318.22	\$1,008,323.89	\$2,534,608.33	\$2,463,317.22	(\$71,291.11)
TOTAL FUND BALANCE	\$17,324,507.42	\$10,019,684.42	\$27,560,419.31	\$17,540,734.89	\$11,304,298.42	\$12,503,007.31	\$1,198,708.89

CAPITAL IMPROVEMENT PROGRAM FUND
BUDGET SUMMARY

		2024 Actual	2025 Budget 2025 Actual 2025 Variance				2026 Budget 2026 Revised 2026 Variance		
						2025 Projected Budget			
REVENUES									
Transfers In-General Fund	\$ 2,680,557.00	\$ 11,739,170	\$ 11,739,170.00	\$ -	\$ 11,739,170	\$ 5,583,000	\$ 5,583,000	\$ -	
Transfers In-General Fund-Mall Transit	\$ -			\$ -				\$ -	
Transfers In-General Fund-Holy Cross Enhancement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers In-RETT Fund	\$ 2,125,000.00	\$ 1,455,000	\$ 1,455,000.00	\$ -	\$ 1,455,000	\$ 10,457,475	\$ 10,457,475	\$ -	
Transfers In-RETT Fund-Mall Transit Plaza				\$ -				\$ -	
Transfers In-Road Fund	\$ 805,847.00	\$ 859,000	\$ 859,000.00	\$ -	\$ 859,000	\$ 1,300,000	\$ 1,300,000	\$ -	
Transfers In-Excise Tax Fund	\$ 631,675.00	\$ 800,000	\$ 800,000.00	\$ -	\$ 800,000	\$ -	\$ -	\$ -	
Transfers In-Tourism-Other	\$ 825,000.00	\$ 900,000	\$ 900,000.00	\$ -	\$ 900,000	\$ 475,000	\$ 475,000	\$ -	
Transfers In-Tourism-Housing	\$ 5,000,000.00	\$ 4,200,000	\$ 4,200,000.00	\$ -	\$ 4,200,000	\$ 4,800,000	\$ 5,700,000	\$ 900,000.00	
Transfers In-Group Sales Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers In-REOP Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Transfers In-Housing Fund	\$ 900,000.00	\$ 1,400,000	\$ 1,400,000.00	\$ -	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ -	
Transfers In-Mountain View Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contributions-Private Donation-Paved Trails	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CORE	\$ 50,000.00			\$ -		\$ 50,000	\$ 50,000	\$ -	
EOTC	\$ -	\$ 6,500,000	\$ 500,000.00	\$ (6,000,000.00)	\$ 500,000	\$ 6,000,000	\$ 6,000,000	\$ -	
Miscellaneous	\$ -		\$ 22,662.30	\$ 22,662.30		\$ 710,000	\$ 710,000	\$ -	
RFTA Contributions	\$ -	\$ 874,330	\$ 320,059.68	\$ (554,270.32)	\$ 374,330	\$ 526,000	\$ 526,000	\$ -	
Contribution-Holy Cross-FIBER Project	\$ -			\$ -				\$ -	
Contribution-Rodeo	\$ -			\$ -				\$ -	
Contribution-Draw Site Partners				\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	
Grant - DOLA-Fiber Project-Phase 2	\$ 608,220.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grant - DOLA-Snowmass Center Land Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000.00	
Grant - NDME Wildfire	\$ -	\$ -	\$ -	\$ -		\$ 850,000	\$ 850,000	\$ -	
Grant - Little Red Schoolhouse	\$ 208,000.00	\$ 1,792,000	\$ 42,000.00	\$ (1,750,000.00)	\$ -			\$ -	
Grant - Colorado Parks & Wildlife	\$ -	\$ 50,000	\$ -	\$ (50,000.00)	\$ 50,000		\$ 50,000	\$ 50,000.00	
Grant - Federal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grant - MMOF-Grant #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grant-State-Mall Transit	\$ -			\$ -				\$ -	
Grant - FTA/FASTER Grant	\$ -	\$ 132,000	\$ -	\$ (132,000.00)	\$ 132,000		\$ 132,000	\$ 132,000.00	
Grant - MMOF-Grant #2	\$ -			\$ -				\$ -	
Grants-Colorado Energy Office	\$ -	\$ 9,000	\$ 44,000.00	\$ 35,000.00	\$ 43,000			\$ -	
Grants-DOLA-Fiber Project-Phase 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Financing Sources-Snowmass W & S/Financing	\$ -	\$ 98,500,000	\$ 12,900,000.00	\$ (85,600,000.00)	\$ 12,900,000	\$ 79,000,000	\$ 79,000,000	\$ -	
Total Revenues		\$ 14,034,299.00	\$ 129,210,500	\$ 35,181,891.98	\$ (94,028,608.02)	\$ 35,352,500	\$ 114,651,475	\$ 115,783,475	\$ 1,132,000.00

EXPENDITURES								
	2024 Actual	2025 Revised	2025 Actual	2025 Variance	2025 Projected	2026 Proposed	2026 Proposed	2026 Variance
FACILITIES								
Gen'l Gov't-Marketing Reconfiguration Imprvmnts	\$ -			\$ -				\$ -
Gen'l Gov't-Town Hall/Rec Cntr/PW Facility MBCx Imprvmnts	\$ -			\$ -				\$ -
Gen'l Gov't-Little Red Schoolhouse Expansion	\$ 104,685.28	\$ 8,750,314	\$ 309,430.01	\$ 8,440,883.99	\$ 270,000	\$ 8,480,314	\$ 8,480,314	\$ -
Gen'l Gov't-Krabloonik Repairs	\$ 39,503.72	\$ 60,496	\$ 567.12	\$ 59,928.88	\$ 5,000	\$ 205,496	\$ 209,928	\$ (4,432.00)
Transp/Fleet-Bus Facility Feasibility Study	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Transp/Fleet-Computer aided dispatch/automated vehicle locator	\$ 84,207.56	\$ 1,065,792	\$ -	\$ 1,065,792.00	\$ 300,000	\$ 50,000	\$ 350,000	\$ (300,000.00)
Transp/Fleet-Zero Emission facility improvements	\$ -			\$ -				\$ -
Transp/Fleet-Town Park Station Concrete Prjct	\$ 13,416.25			\$ -				\$ -
Transp/Fleet-Parcel C Restroom Rpr & Remodel	\$ -			\$ -				\$ -
Transp/Fleet-Bus Stop Improvement Project	\$ 82,305.00	\$ 202,695	\$ -	\$ 202,695.00	\$ 202,695	\$ 75,000	\$ 277,695	\$ (202,695.00)
Transp/Fleet-Meadow Ranch Bus Stop Project	\$ -			\$ -				\$ -

CAPITAL IMPROVEMENT PROGRAM FUND
BUDGET SUMMARY

	2024 Actual	2025 Budget	2025 Actual	2025 Variance		2026 Budget	2026 Revised	2026 Variance
					2025 Projected Budget			
Transp/Fleet-Mall - RFTA Depot	\$ 107,856.54	\$ 9,582,922	\$ 75,276.46	\$ 9,507,645.54	\$ 250,000	\$ 9,332,922	\$ 9,340,566	\$ (7,644.00)
Transp/Fleet-Mall - RFTA Depot-Contingency	\$ -			\$ -				\$ -
Transp/Fleet-Daly Lane Depot Roof	\$ -			\$ -				\$ -
Transp/Fleet-Electric Vehicle Stations	\$ 134,222.50	\$ 98,777	\$ 86,739.10	\$ 12,037.90	\$ 98,777		\$ 12,037	\$ (12,037.00)
Transp/Fleet-New WeCycle Stations	\$ -	\$ 505,000	\$ 429,679.50	\$ 75,320.50	\$ 505,000	\$ 52,000	\$ 73,050	\$ (21,050.00)
Public Works - Facility Remodel	\$ -			\$ -				\$ -
Public Works - PW Training/Lunch Room Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000	\$ -
Public Works - Cold Storage				\$ -		\$ 500,000	\$ 500,000	\$ -
Public Works - Buildings AB Roof	\$ -	\$ -	\$ -	\$ -				\$ -
Cultural and Rec-Concession Stand Upgrade	\$ -			\$ -				\$ -
Cultural and Rec-Water Slide - Replace slide & add'l slide/repair concrete	\$ 83,900.00	\$ 316,100	\$ 178,917.02	\$ 137,182.98	\$ 316,100		\$ 137,182	\$ (137,182.00)
Cultural and Rec-Pool Shade Structure	\$ -			\$ -				\$ -
Cultural and Rec-Library Expansion	\$ -			\$ -		\$ 100,000	\$ 100,000	\$ -
Cultural and Rec-Rec Center Locker Room Expansion	\$ -	\$ 35,000	\$ -	\$ 35,000.00	\$ -	\$ 35,000	\$ 35,000	\$ -
Cultural and Rec-Rec Ctr-Pool Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total - Facilities	\$ 650,096.85	\$ 20,617,096	\$ 1,080,609.21	\$ 19,536,486.79	\$ 1,947,572	\$ 19,380,732	\$ 20,065,772	\$ (685,040.00)
<u>LAND & LAND IMPROVEMENTS</u>								
Parks and Trails- Softball Field Redesign and Improvements	\$ -			\$ -				\$ -
Parks and Trails- Fishing Pond-Outlet Structure Improvements	\$ -			\$ -				\$ -
Parks and Trails - Ice Rink Relocation	\$ -			\$ -				\$ -
Parks and Trails - Skate Park Repairs	\$ -			\$ -				\$ -
Parks and Trails - Tennis Court/BB Court Resurfacing	\$ -	\$ 125,000	\$ 74,000.00	\$ 51,000.00	\$ 80,000		\$ 51,000	\$ (51,000.00)
Parks and Trails - Hard Surface Trail Improvements	\$ 596,464.87	\$ 1,229,228	\$ 1,103,953.75	\$ 125,274.25	\$ 1,229,228	\$ 1,500,000	\$ 1,647,937	\$ (147,937.00)
Parks and Trails - Brush Crk Trail-Bridge Replacements	\$ -	\$ 30,000	\$ 2,798.50	\$ 27,201.50	\$ 30,000	\$ 300,000	\$ 362,201	\$ (62,201.00)
Parks and Trails - Soft Surface Trail Improvements	\$ -	\$ 122,525	\$ -	\$ 122,525.00	\$ -	\$ 150,000	\$ 150,000	\$ -
Parks and Trails -Town Park ---- Phase 1, 2, 3 & 4 in Mntn Facility	\$ 3,647,362.46	\$ 707,202	\$ 133,321.73	\$ 573,880.27	\$ 707,202	\$ -	\$ 573,880	\$ (573,880.00)
Parks and Trails -Town Park ---- Phase 2 - Maintenance Facility	\$ -			\$ -				\$ -
Parks and Trails -Town Park - Gazebo	\$ -			\$ -		\$ 100,000	\$ 100,000	\$ -
Parks and Trails- Twn Prk Station Pond-Outlet Structure Imprvmnts	\$ -			\$ -				\$ -
Parks and Trails- Bike Skills Trail	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Parks and Trails- Playground Restoration	\$ -	\$ 60,000	\$ -	\$ 60,000.00	\$ -	\$ 90,000	\$ 90,000	\$ -
Parks and Trails- Repair Retaining Wall/Railing at C. Robinson Prk	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Trails- Community Garden Expansion	\$ -	\$ 25,000	\$ -	\$ 25,000.00	\$ -	\$ 25,000	\$ 25,000	\$ -
Parks and Trails- Ice Rink Equipment	\$ -			\$ -				\$ -
Sub-total - Land & Land Imprvm	\$ 4,243,827.33	\$ 2,298,955	\$ 1,314,073.98	\$ 984,881.02	\$ 2,046,430	\$ 2,165,000	\$ 3,000,018	\$ (835,018.00)
<u>ROADS AND STREETS</u>								
Streetscape - Median Improvements	\$ -	\$ 11,539	\$ -	\$ 11,539.00	\$ 11,539	\$ -	\$ 11,539	\$ (11,539.00)
Streetscape - Guardrail Replacement Program	\$ -			\$ -		\$ 30,000	\$ 30,000	\$ -
Streetscape - Retaining Wall Replacement Program	\$ 10,393.75	\$ 575,688	\$ 31,080.00	\$ 544,608.00	\$ 575,688	\$ 210,000	\$ 754,608	\$ (544,608.00)
Street Improvements - Bridge Program	\$ -	\$ 250,000	\$ 28,257.25	\$ 221,742.75	\$ 100,000	\$ 250,000	\$ 321,742	\$ (71,742.00)
Street Improvements - Brush Creek/Owl Creek Rd Intersctn Imp	\$ 35,928.25			\$ -				\$ -
Street Improvements - Brush Creek/Owl Creek Rd Round-about	\$ 270,206.88	\$ 295,550	\$ 175,821.50	\$ 119,728.50	\$ 295,550	\$ 8,500,000	\$ 8,619,728	\$ (119,728.00)
Street Improvements - Brush Creek/Owl Creek Rd Rnd-about-S'mass W & S						\$ 710,000	\$ 710,000	\$ -
Street Improvements - Paving Projects	\$ 1,212,748.71	\$ 1,697,614	\$ 357,667.28	\$ 1,339,946.72	\$ 1,697,614	\$ 1,300,000	\$ 2,639,946	\$ (1,339,946.00)
Multi-Modal/Alt Mobility - Highline Rd Pedestrian Improvements	\$ 54,326.44	\$ -	\$ -	\$ -	\$ -			\$ -
Multi-Modal/Alt Mobility - Fairway 3 Bike Path	\$ -			\$ -				\$ -
Multi-Modal/Alt Mobility - Hard Surface Trails	\$ -			\$ -				\$ -
Multi-Modal/Alt Mobility - Woodbridge decking repair	\$ -			\$ -				\$ -
Multi-Modal/Alt Mobility - Brush Crk Road to Bru Crk Lane	\$ -			\$ -				\$ -
Multi-Modal/Alt Mobility - Bru Crk Rd Crossing Imp	\$ -			\$ -				\$ -
Multi-Modal/Alt Mobility - Bru Crk Rd Pedestrian Imp-Sinclair Road	\$ -			\$ -				\$ -

BUDGET SUMMARY

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BUDGET SUMMARY

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CAPITAL IMPROVEMENT PROGRAM FUND
BUDGET SUMMARY

	2024 Actual								
		2025 Budget	2025 Actual	2025 Variance	2025 Projected Budget		2026 Budget	2026 Revised	2026 Variance
Ending Balance	\$ 17,324,507.42	\$ 10,019,684	\$ 27,560,419.31	\$ 17,540,734.89	\$ 21,838,255		\$ 11,304,298	\$ 12,503,007	\$ 1,198,708.89

2026 Proposed Budget Amendments

Fund	Account	Revenue Changes	Expenditure Changes	NOTES:
General Fund				
--Revenues:	Property Taxes-ASC	\$ 499,165		Increase revenue from ballot question in November '25
	S'mass Ctr Land-COP - Transfer In-Tourism	\$ 799,863		Add Transfer-in from Tourism for S'mass Ctr land lease payment-equals exp in the Gen'l Fund
		\$ 1,299,028		
--Expenditures:				
ONE-TIME EXPENDITURES				
<u>2025 Budgeted expenditures reserved at 12/31/2025 to be spent in 2026</u>				
	Capital-Town Manager	\$	(21,207)	(Enterprise Content Mgmt/Meeting Room Upgrades/Equip Sheds/Fiber lease/Camera Upgrades)
	Capital-Community Development	\$	(102)	(Scanning documents/plans)
	Capital-Recreation	\$	(1,089)	(Rec Center tables/chairs)
	Capital-Public Safety	\$	(250,482)	(Dispatch with Pitkin County/LPR System)
	Capital-Transportation	\$	(40,275)	(Ridership Survey/Electric Vehicle Plan)
	Capital-PW Admin	\$	(38,314)	(Continue with PW remodel/Backup Power)
	Capital-Arts	\$	1,247	(Reduce '26 budget for overspent funds in '25)
	Capital-Road	\$	(37,287)	(Traffic Counter/Monument Sign)
	Capital-Facility Maintenance	\$	(298,350)	(Town Hall backup power/Bottle Fill Stations/Bldg Plan Update/PW Remodel/Windows)
		\$	(685,859)	
	BERF-Capital Reserves Used	Sub-total	\$ (140,563)	(Complete projects)
	STR Study-One Times		\$ (27,000)	(To complete the study)
	Aspen School District		\$ (499,165)	Increase expense from ballot question in November '25
	Pitkin County - PACT		\$ (35,000)	(2026 contribution)
	Recreation Bank Fees		\$ (90,000)	(Credit Card costs)
	S'mass Ctr Land-COP Payment		\$ (799,863)	(Record 2026 new lease payments for S'mass Center Land-offset by Tourism-transfer in)
	Finance		\$ (9,600)	(Additional collection fees for ASD property tax increase)
Total 2026 Expenditure			\$ (2,287,050)	
Total Revenue/Expenditure Revision		\$ 1,299,028	\$ (2,287,050)	

RETT Fund				
<u>Budgeted in 2025-move to 2026</u>				
--Expenditures:	BERF-Capital Reserves Used	\$	(53,741)	(Complete building repair projects)
Total Revenue/Expenditure Revision		\$	(53,741)	

Road Fund				
<u>Budgeted in 2025-move to 2026</u>				
--Expenditures:	BERF-Capital Reserves Used	\$	(174,699)	(Complete building repair projects)

2026 Proposed Budget Amendments

<u>Fund</u>	<u>Account</u>	<u>Revenue Changes</u>	<u>Expenditure Changes</u>	<u>NOTES:</u>
	Total Revenue/Expenditure Revision	\$	(174,699)	
Tourism Fund				
	<u>Budgeted in 2025-move to 2026</u>			
--Expenditures:	DMP Initiatives/Ice Age	\$	(132,275)	(To aid Tourism in planning and executing DMP initiatives)
	Industry Relations	\$	(56,627)	(To support Tourism in enhancing community programming)
	Transfer out-CIP for Housing	\$	(900,000)	(For future employee housing projects)
	Total Revenue/Expenditure Revision	\$	(1,088,902)	
Housing Fund				
	<u>Budgeted in 2025-move to 2026</u>			
--Expenditures:	Skid Loader	\$	(14,400)	(Move to 2026 per Fleet Superintendent)
	Total Revenue/Expenditure Revision	\$	-	\$ (14,400)
CERF Fund				
--Revenues:	Federal Grants-Buses	\$	243,640	
	<u>Budgeted in 2025-move to 2026 and adjustments to cost</u>			
--Expenditures:	Vehicle/Equipment Purchases	\$	(695,108)	(Several vehicles were moved to 2026 including 2 buses and a water truck)
	Total Revenue/Expenditure Revision	\$	243,640	\$ (695,108)
REOP Fund				
	<u>Budgeted in 2025-move to 2026</u>			
--Revenues:				
--Expenditures:	Energy Sustainability	\$	(105,000)	(Unspent funds from 2025...rolling forward to add to 2026 budget)
	Total Revenue/Expenditure Revision	\$	-	\$ (105,000)
CIP Fund				
--Revenues:	CPW	\$	50,000	Carriageway Dumpster
	Grant - FTA/FASTER Grant	\$	132,000	Computer-aided Dispatch
	Grant - DOLA	\$	50,000	Employee Housing expenses related to the Snowmass Center Land employee housing design
	Transfer In - Tourism for Housing	\$	900,000	For future employee housing projects
--Expenditures:	<u>Carryover from 2025 to 2026</u>			
Gen'l Gov't-Krabloonik Repairs		\$	(4,432.00)	Carry balance or adjustment to 2026 budget
Transp/Fleet-Computer aided dispatch/automated vehicle locator		\$	(300,000)	Carry balance or adjustment to 2026 budget
Transp/Fleet-Bus Stop Improvement Project		\$	(202,695)	Carry balance or adjustment to 2026 budget
Transp/Fleet-Mall - RFTA Depot		\$	(7,644)	Carry balance or adjustment to 2026 budget
Transp/Fleet-Electric Vehicle Stations		\$	(12,037)	Carry balance or adjustment to 2026 budget
Transp/Fleet-New We-Cycle Stations		\$	(21,050)	Carry balance or adjustment to 2026 budget
Cultural and Rec-Water projects		\$	(137,182)	Carry balance or adjustment to 2026 budget

2026 Proposed Budget Amendments

<u>Fund</u>	<u>Account</u>	<u>Revenue Changes</u>	<u>Expenditure Changes</u>	<u>NOTES:</u>
Parks and Trails	- Tennis Court/BB Court Resurfacing	\$	(51,000)	Carry balance or adjustment to 2026 budget
Parks and Trails	- Hard Surface Trail Improvements	\$	(147,937)	Carry balance or adjustment to 2026 budget
Parks and Trails	- Brush Crk Trail-Bridge Replacements	\$	(62,201)	Carry balance or adjustment to 2026 budget
Parks and Trails	-Town Park	\$	(573,880)	Carry balance or adjustment to 2026 budget
Streetscape	- Median Improvements	\$	(11,539)	Carry balance or adjustment to 2026 budget
Streetscape	- Retaining Wall Replacement Program	\$	(544,608)	Carry balance or adjustment to 2026 budget
Street Improvements	- Bridge Program	\$	(71,742)	Carry balance or adjustment to 2026 budget
Street Improvements	- Brush Creek/Owl Creek Rd Roundabout	\$	(119,728)	Carry balance or adjustment to 2026 budget
Street Improvements	- Paving Projects	\$	(1,339,946)	Carry balance or adjustment to 2026 budget
Multi-Modal/Alt Mobility	- Woodbridge Maintenance/Upgrades	\$	(12,993)	Carry balance or adjustment to 2026 budget
Multi-Modal/Alt Mobility	- Connecting Village Nodes	\$	(4,470)	Carry balance or adjustment to 2026 budget
Multi-Modal/Alt Mobility	- Walkway-MV to SV Mall	\$	(128,604)	Carry balance or adjustment to 2026 budget
Snowmelt	- Lower Carriageway Snowmelt Vault	\$	(19,342)	Carry balance or adjustment to 2026 budget
Snowmelt	- Replace Aged Glycol-Snowmelt System	\$	(16,151)	Carry balance or adjustment to 2026 budget
Storm Water & Drainage	- Brush Creek/Kearns Road Culvert	\$	(78,211)	Carry balance or adjustment to 2026 budget
Storm Water & Drainage	- Vidal Gulch Project	\$	(69,138)	Carry balance or adjustment to 2026 budget
Storm Water & Drainage	-Woodbridge Road Culvert Replacement	\$	(114,084)	Carry balance or adjustment to 2026 budget
Storm Water and Drainage	- Stormwater Management Plan	\$	(6,497)	Carry balance or adjustment to 2026 budget
Comm & Tech	- Parking Lot Licensing System	\$	(95,883)	Carry balance or adjustment to 2026 budget
Comm & Tech	- Fiber Project	\$	(59,856)	Carry balance or adjustment to 2026 budget
Comm & Tech	- Fiber Project Phase 2	\$	(77,760)	Carry balance or adjustment to 2026 budget
Housing Projects	- Housing Land Opportunities	\$	(25,000)	Carry balance or adjustment to 2026 budget
Housing Projects	- MVI-Design and Renovation	\$	(988)	Carry balance or adjustment to 2026 budget
Housing Projects	- Carriageway Housing	\$	(352,557)	Carry balance or adjustment to 2026 budget
Housing Projects	- Snowmass Center Land project	\$	(50,000)	Carry balance or adjustment to 2026 budget
Housing Projects	- Comprehensive Needs Assessment	\$	(57,000)	Carry balance or adjustment to 2026 budget
Housing Projects	- Draw Site Housing	\$	418,359	Carry balance or adjustment to 2026 budget
Housing Projects	- Snowmass Inn-Exterior	\$	(500,664)	Carry balance or adjustment to 2026 budget
Housing Projects	- Villas North-Exterior Renovations	\$	12,171	Carry balance or adjustment to 2026 budget
Solid Waste	- Town Hall Trash/Recycle Dumpster Shed	\$	(200,000)	Carry balance or adjustment to 2026 budget
Other	- Supplemental Project Costs	\$	(190,000)	Carry balance or adjustment to 2026 budget
Other	- Wildfire Projects	\$	(130,000)	Carry balance or adjustment to 2026 budget
Snowmass Tourism	- Fanny Hill Improvements	\$	(162,740)	Carry balance or adjustment to 2026 budget
Snowmass Tourism	- Product Enhancements	\$	(100,000)	Carry balance or adjustment to 2026 budget
Snowmass Tourism	- Large Mastodon	\$	(26,426)	Carry balance or adjustment to 2025 budget
Total Revenue/Expenditure Revision		\$	1,132,000	\$ (5,655,455)

GRAND TOTAL REVISIONS	\$	2,674,668	\$	(10,074,355)
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WHEREAS, the REOP Fund is revised to include expenditures that were part of the 2025 budget and were not expended in 2025, but are anticipated to be expended in 2026; and

WHEREAS, the Capital Improvement Project Fund is revised to include expenditures that were part of the 2025 budget and were not expended in 2025, but are anticipated to be expended in 2026 plus the DOLA grand and expenditures; and

WHEREAS, the Town of Snowmass Village Home Rule Charter requires adjustments to the budget when circumstances change relating to the budget.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado:

Section One: Revised Budget

That the Town of Snowmass Village 2026 budget for the General Fund, RETT Fund, Road Fund, Tourism Fund, the Housing Fund, the Capital Equipment Reserve Fund, the REOP Fund and the Capital Improvement Project Fund be adjusted to include the below amendments.

Section Two: Appropriation

That the below 2026 revised revenues and expenditures are hereby appropriated for expenditure during the 2026 budget year.

Section Three: Effective Date

This Ordinance shall become effective upon adoption in accordance with Article X, Section 9.11 (e) of the Home Rule Charter.

**Town of Snowmass Village
Budget Changes - 2026**

	2026	2026
	<u>Revenues</u>	<u>Expenditures</u>
General Fund	\$ 1,299,028	\$ 2,287,050
RETT Fund		\$ 53,741
Road Fund		\$ 174,699
Tourism Fund		\$ 1,088,902
Housing Fund		\$ 14,400
CERF Fund	\$ 243,640	\$ 695,108
REOP Fund		\$ 105,000
CIP Fund	\$ 1,132,000	\$ 5,655,455
TOTAL	\$ 2,674,668	\$ 10,074,355

INTRODUCED, READ AND ADOPTED on first reading by the Town Council of Snowmass Village, Colorado on the 6th day of April, 2026 with a motion made by Council Member Fridstein and seconded by Council Member Marolt and by a vote of 5 in favor to 0 opposed.

INTRODUCED, READ AND ADOPTED on second reading by the Town Council of Snowmass Village, Colorado on the 20th day of April, 2026 with a motion made by _____ and seconded by _____, and by a vote of ___ in favor to ___ opposed. A roll call was taken, those in favor were _____, those opposed were _____.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

April 20, 2026

AGENDA ITEM:

April 23, 2026 EOTC Preparation Meeting

PRESENTED BY:

Sam Guarino, Transportation Director

BACKGROUND:

This goal of the April 20, 2026 EOTC prep meeting is to prepare Council for the upcoming EOTC meeting on April 23, 2026 and answer questions on this meeting packet. The April 23rd EOTC meeting is designed as a “mini retreat” and topics will include, EOTC history, acceptable and desired use of funds, and governance.

FINANCIAL IMPACT:

None.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

Community Engagement, Safety, and Regionalism

COUNCIL OPTIONS:

Item is informational and to answer questions only.

STAFF RECOMMENDATION:

Item is informational and to answer questions only.

ATTACHMENTS:

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

April 20, 2026

AGENDA ITEM:

Executive Session

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

The Town Council has reason to convene in Executive Session. To convene in executive session, the Colorado Open Meetings Law requires that the Town announce the topics for discussion with specific statutory citation and to identify the particular matter(s) to be discussed in as much detail as possible without compromising the purpose for which the executive session is authorized. A motion to enter executive session for the announced purposes must be passed by 2/3 of the quorum voting in the affirmative for said motion.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS:

Convene in Executive Session
Choose not to convene in Executive Session

STAFF RECOMMENDATION:

Town Council will now meet in Executive Session pursuant to C.R.S. 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(c) for the following purposes:

- a) For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) and Snowmass Village Municipal Code Section 2-45(c)(2), more specifically related to: quarterly update from Town Attorney;
- b) For determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to C.R.S. 24-6-402(4)(e) and Snowmass Village Municipal Code Section 2-45(c)(5), more specifically related to: potential property acquisition.

Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting to hold an Executive Session and for the purpose of considering items (a) and (b) above. Provided further, that no adoption of any proposed policy, position, resolution, regulation, or formal action shall occur at this Executive Session.

ATTACHMENTS:

N/A