



820 Black Bear Road, Unit G-17
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SAN MIGUEL REGIONAL HOUSING AUTHORITY
REGULAR MEETING

May 1, 2023 @ 1 PM

Via Zoom	ID#: 484.178.1222	PW: SMRHA2023
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- I. CALL TO ORDER**
- II. PUBLIC DISCUSSION**
No more than five minutes per person.
- III. REVIEW OF AGENDA**
- IV. APPROVAL OF MINUTES**
March 6, 2023
- V. WORKSESSION ITEMS**
Lawson Hill Closing Fees - Courtney McEleney, SMRHA
- VI. MANAGER REPORT**
- VII. OTHER BUSINESS**
Rio Vista I Insurance - Courtney McEleney, SMRHA
- VIII. ADJOURN**

NEXT SCHEDULED MEETING

June 5, 2023

1:00 PM

This agenda is subject to change including the addition of items or the deletion of items at any time. The lengths of discussions may be shorter or longer, at the Board's discretion. If you are planning to come speak to a matter, let the SMRHA Manager know by calling 970-728-3034, ext. 4.



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**SAN MIGUEL REGIONAL HOUSING AUTHORITY
REGULAR MEETING MINUTES
MONDAY, MARCH 6, 2023 @ 1 PM**

The following Board Members were present via Zoom:

- Lance Waring, San Miguel County Commissioner
- Mike Bordogna, San Miguel County Manager
- Adrienne Christy, Telluride Town Council Member
- Pamela Shifrin, At-Large Board Member

The following Board Members were absent via Zoom:

- Scott Robson, Telluride Town Manager

The following were also in attendance via Zoom:

- Courtney McEleney, SMRHA Manager
- Lois Major, Special Counsel to the SMCHA
- Paul Major, Rural Homes LLC

I. CALL TO ORDER

The Regular Meeting of the San Miguel Regional Housing Authority Board was called to order by Lance Waring on Monday, March 6, 2023.

II. PUBLIC DISCUSSION

No public items were received.

III. REVIEW OF AGENDA ITEMS

No additions or subtractions of the Agenda were considered.

IV. APPROVAL OF MINUTES

Upon motion by Adrienne Christy and seconded by Mike Bordogna the minutes of March 6, 2023 were unanimously approved.

V. ACTION ITEMS

Approval of Updated MFU Covenant. Action. Lois Major
After discussion, changes made by SMCHA Legal Counsel, Lois Major were approved by the Board and the changes will be brought to the SMCHA.

Approval of Independent Contractor Agreement. Action. Courtney McEleney
After discussion, the Board approved Contractor Agreement.

VI. MANAGER REPORT

SMRHA Manager reviewed the Manager Report.

VII. OTHER BUSINESS

No other business was discussed.

VIII. ADJOURN

Upon motion by Mike Bordogna and seconded by Adrienne Christy, the Regular Meeting of the San Miguel Regional Housing Authority (SMRHA) Board was adjourned by Lance Waring on March 6, 2023.



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MEMO

TO: SMRHA Board
FROM: Courtney McEleney, SMRHA Manager
DATE: April 28, 2023
MEETING DATE: May 1, 2023
RE: Lawson Hill Closing Fees
ATTACHMENTS: Supporting Documents

SMRHA staff recently confirmed through the San Miguel County Planning Department that the Lawson Hill PUD closing fees are as follows:

- 1% Administration Fee – To be paid by seller
- .75% Administration Fee – To be paid by buyer
- 1% Transportation Fee – To be paid by buyer
- 1.25% HOA Fee – To be paid by buyer

In recent years, SMRHA has only collected the 1% administration fee paid by seller which is on par with the other neighborhood within San Miguel County - Aldasoro and San Bernardo. The 1% Transportation fee is also higher than in Aldasoro and San Bernardo. Please see the below table developed in 2018:

Location	Total RETA/RETT	Appropriation of RETA/RETT	Administration Fee	Combined Fees
Aldasoro ~Ask SMRHA regarding exceptions~	3% of sales price	2.25% Aldasoro HOA 0.75% County Transportation Fund payable to San Miguel County	<u>1% of sales price payable to SMRHA</u> –if seller is moving into another DR unit contact SMRHA	4% of sales price
Lawson Hill PUD including Rio Vistas II, Two Rivers/ Ilium	3% of sales price	0.75% SMC Housing Authority payable to SMRHA 1.25% Lawson Hill POA 1.0% County Transportation Fund payable to San Miguel County	<u>1% of sales price payable to SMRHA</u> - if seller is moving into another DR unit contact SMRHA	4% of sales price

San Bernardo ~Ask SMRHA regarding exceptions~	0.75% of sales price	0.75% County Transportation Fund payable to San Miguel County	<u>1% of sales price payable to SMRHA</u> - if seller is moving into another DR unit contact SMRHA	1.75% of sales price
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SMRHA staff seeks direction on how to proceed with regards to fee collection in Lawson Hill.

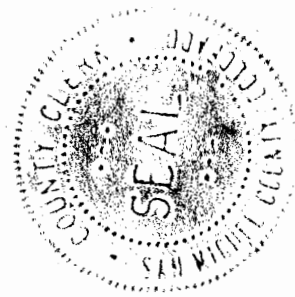
- (6) Prior to any final plat approval for the PUD, updating by the applicant of the Long Range Comprehensive Water Quality Management Plan for the Telluride Region, in conjunction with the Town of Telluride, San Miguel County and the State Water Quality Control Division, in accordance with the requirements stated in the April 15, 1991 letter from the Water Quality Control Division;
- (7) Meeting by the applicant of all fire protection requirements of the Land Use Code and the Telluride Fire Protection District, including those cited in the District Chief's letter of April 16, 1991;
- (8) Quit-claiming by the applicant, prior to any final plat approval for the PUD, to the County any ownership interests along the existing railroad right-of-way fifty feet either side of the center line of the railroad right-of-way through the subject property, subject to the reservation of easements acceptable to the Board of County Commissioners; and
- (9) The PUD Agreement shall be modified in insubstantial ways in order to address changes to the PUD Agreement requested by the Town Council of the Town of Telluride, including:
 - (a) changing the amount of the transportation-related real estate transfer assessment from 0.75 percent to 1 percent;
 - (b) decreasing the density of the PUD by 23 Affordable Housing units; and
 - (c) increasing the number of (intercept) parking spaces by 25.

APPROVED by the Board of County Commissioners of San Miguel County, Colorado, at a public hearing on May 2, 1991.

BOARD OF COUNTY COMMISSIONERS

By: Carmen N. Lawrence
Carmen N. Lawrence, Chairman

ATTEST:
By: Carbene Krebs
Deputy Clerk



[LHPREL.RES]

(v) Any transfer by Declarant of a Restricted Residential Unit to the San Miguel County Housing Authority ("SMCHA") or its successor in interest pursuant to a contract between Declarant and SMCHA dated April , 1992.

(w) The first transfer by SMCHA of any Restricted Residential Unit purchased pursuant to the contract referred to in (v) above.

(x) Any wholesale transfer by Declarant of multiple Units to a person or entity who intends to resell such Units on a retail basis.

5.9.4. Joint and Several Liability. Each Purchaser and any other Person to whom a Transfer is made, which Transfer is subject to the Real Estate Transfer Assessment imposed under this section 5.9, shall be jointly and severally liable for payment of the assessment. The Purchaser or Person to whom a Transfer is made shall remit the assessment to the Association.

5.9.5. SMCHA. Nothing to the contrary withstanding, the Declarant, in its sole discretion, may require the Association to remit to SMCHA or a regional housing authority formed to succeed to the function of SMCHA, up to 25 percent of the Real Estate Transfer Assessment, .75 percent of the Consideration, assessed with respect to a Transfer.

5.9.6. Regional Transportation Authority. Nothing to the contrary withstanding, the Declarant, in its sole discretion, may require the Association to remit up to 33 1/3 percent of the Real Estate Transfer Assessment, 1.00 percent of the Consideration, to San Miguel County, Colorado, to fund regional transportation within the Telluride, Colorado, region or to an authority created for such purpose.

5.9.7. Community Center: Nothing to the contrary withstanding, the Declarant, in its sole discretion, may require the Association to pay all or any part of the Real Estate Transfer Assessment, to discharge the capital and other costs of a community center serving Lawson Hill.

5.9.8. Exemption Application. In the event of any Transfer claimed to be exempt from the Real Estate Transfer Assessment herein imposed, the grantor or Purchaser shall apply for and attempt to obtain from the Association a Certificate of Exemption, which may be affixed to the deed or other instrument of Transfer. The burden of proving any exemption shall in all cases be upon the Person claiming it. The exemptions provided in section 5.9.3 hereof shall be allowed only upon issuance of a Certificate of Exemption by

ORIGINAL

FIRST AMENDMENT TO
PRELIMINARY DEVELOPMENT PLAN APPROVAL
FOR
THE LAWSON HILL PLANNED UNIT DEVELOPMENT

1. Recitals:

1.1. On May 2, 1991, by Resolution #1991-22 (the "Resolution"), the Board of Commissioners of San Miguel County, Colorado (the "Board"), approved the Preliminary Development Plan Approval for the Lawson Hill Planned Unit Development (the "PUD Agreement").

1.2. The Resolution provided that the PUD Agreement "shall be modified in insubstantial ways in order to address changes... requested by the Town Council of the Tpwon of Telluride...."

1.3. The amendments to the PUD Agreement set forth herein are the insubstantial amendments contemplated by the Resolution.

2. Amendments:

2.1. The PUD Agreement is hereby amended as set forth in this section 2.

2.2. Section 1.2 of the PUD Agreement shall read in its entirety as follows:

"1.2. In making such application it was the intent and purpose of Telecam, and it is the intent and purpose of Telecam, to develop the Lawson Hill PUD so as to provide:

up to 252 dwelling units of deed restricted affordable housing;

48,000 square feet of low intensity industrial floor area associated with deed restricted affordable housing in so called "live-work" units;

303,000 square feet of low intensity industrial floor area to provide utility, light industrial and support service uses not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride;

30,000 square feet of public, governmental, civic, educational and humanitarian health care uses;

a location for a lodge containing accomodations for approximately 40 guests to provide recreational

opportunities within a forestry, agricultural and open space use district;

25 single family dwelling units to be developed for all practical purposes as part of the Telluride Mountain Village subdivision."

2.3. Exhibit Lots attached to the PUD Agreement shall read in its entirety as set forth in Amended Exhibit Lots attached hereto.

2.4. The Fire Protection Plan referred to in Section 9.1.5 of the PUD Agreement is attached hereto as Exhibit FP.

2.5. Section 8.2.3 of the PUD Agreement shall read in its entirety as follows:

"8.2.3. The Lawson Hill PUD shall provide land for not less than 175 intercept parking spaces as shown on the Parking and Transportation Plan and maintenance of such intercept parking lot shall be effected by Telecam and the County or such regional transportation entity as shall succeed to the County's regional transportation function."

2.6. Section 8.2.6 of the PUD Agreement shall read in its entirety as follows:

"8.2.6. The Propertyowners' Company shall contribute a sum equal to 33 1/3 per cent, 1.00 per cent of the Consideration (defined in the Declaration), of the Real Estate Transfer Assessment (provided for in the Declaration) collected by it to the County, or such regional transportation entity which succeeds to the County's regional transportation function, for the purpose of funding the provision of capital facilities for, and the development, operation and maintenance of, a regional transportation system, all as described in the Declaration."

3. Approval:

3.1. This First Amendment to the Preliminary Development Plan Approval for the Lawson Hill PUD is consistent with (i) the current policies, goals and objectives of the San Miguel County Comprehensive Development Plan, including the Telluride Regional Master Plan, (ii) the applicable standards of the LUC and the Resolution.

3.2. The Board hereby approves this First Amendment to the Preliminary Development Plan Approval for the Lawson Hill PUD.

3.2.1. Telecam Partnership II, Limited hereby
accepts the terms hereof.

This instrument is executed on 4/14/92, ~~1991~~, effective as
of May 2, 1991.

Board of County Commissioners
of San Miguel County,
Colorado.

By William Wenger
Chairman

Attest: Barbara D. Krebs Deputy Clerk
Administrative
Assistant

Telecam Partnership II,
Limited, a Colorado limited
partnership

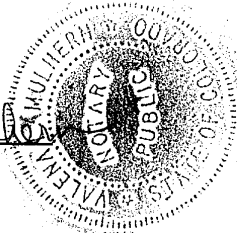
By William W. Carllis
Vice President of Macelet, Inc.,
General Partner of Telecam
Partnership I Limited, a
Colorado limited partnership,
General Partner

STATE OF COLORADO }
 } ss
COUNTY OF SAN MIGUEL }

The foregoing instrument was acknowledged before me on
Apr 14, 1992, by William Wenger, Chairperson of the
Board of County Commissioners of San Miguel County, Colorado,
and Barbara D. Krebs, Administrative Assistant to said Board.

Witness my hand and seal.
My commission expires: 9-4-92

Kathleen Mueller
Notary Public



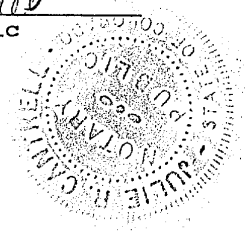
STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

William W. Cantain

The foregoing instrument was acknowledged before me on
April 16, 1992, 1992, by ~~Wilson~~ *W. Jones*^{VICE}, President of
Macelet, Inc., general partner of Telecam Partnership I, Limited,
a Colorado limited partnership, general partner of Telecam
Partnership II, Limited, a Colorado limited partnership.

Witness my hand and official seal.
My commission expires: 11/24/93

Julie K. Cantain
Notary Public



Lawson Hill PUD Preliminary Development Plan Land Use Matrix 8/1/91 (amended)

F-1

LOT #	AREA (Ac.)	ZONE	USE	# UNITS	ZONED POP.	MAX** RES FL	MAX ACC FL	MAX NON RES	SETBACK FRONT	SETBACK REAR	SETBACK SIDE	SETBACK FRONT ACC	SETBACK REAR ACC	SETBACK SIDE ACC	HEIGHT ACC	HEIGHT	REQ'D PKG
101-123	20.67	LDR	S F RES	25	100												50
201	0.128	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
202		DELETED															
203	0.1	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
204	0.109	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
205	0.09	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
206	0.083	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
207	0.091	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
208	0.102	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
209	0.119	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
210	0.131	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
211	0.178	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
212	0.16	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
213	0.16	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
214	0.16	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
215	0.13	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
216	0.14	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
217	0.11	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
218	0.1	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
219	0.115	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
220	0.104	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
221	0.113	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
222	0.102	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
223	0.116	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
224	0.135	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
225	0.198	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
226		DELETED															
227	0.244	AH PUD	CONDOMINIUM	2	6	2400	300	0	25		10				20	16	4
228		DELETED															
229	0.142	AH PUD	SF	1	4	1600	300	0	25		10				20	16	2
230	0.105	AH PUD	SF	1	4	1600	300	0	5		10				20	16	2
231	2.04	AH PUD	CONDOMINIUM	23	69	27600	1200	0	0		0				20	16	46
200'S TOT	5.505			62	201	80400		0									124

Lawson Hill PUD Preliminary Development Plan Land Use Matrix 8/1/91 (amended)

LOT #	AREA (Ac.)	ZONE	USE	# UNITS	ZONED POP.	MAX*** RES FL	MAX ACC FL	MAX NON RES	SETBACK FRONT	SETBACK REAR	SETBACK SIDE	SETBACK SIDE ACC	HEIGHT		REQ'D
													ACC	PKG	
302	0.6	AH PUD	CONDOMINIUM	3	9	4800	300	0	20	10	8	5	25	18	6
303	0.7	AH PUD	CONDOMINIUM	5	15	8000	300	0	20	10	8	5	25	18	10
304	0.49	AH PUD	CONDOMINIUM	4	12	6400	300	0	20	10	8	5	25	18	8
305	0.09	AH PUD	SF	1	4	2200	300	0	20	10	3	5	25	18	2
306	0.1	AH PUD	SF	1	4	1600	300	0	20	10	8	5	25	18	2
307	0.09	AH PUD	SF	1	4	1600	300	0	20	10	8	5	25	18	2
308	1.13	AH PUD	CONDOMINIUM	12	36	14400	300	0	20	10	8	5	25	18	24
309	0.87	AH PUD	CONDOMINIUM	11	33	13200	300	0	10	10	8	5	25	18	22
310	0.32	AH PUD	SF	2	8	4400	300	0	20	10	8	5	25	18	4
311	0.4	AH PUD	CONDOMINIUM	2	6	4000	300	0	20	10	8	5	25	18	4
312	0.57	AH PUD	CONDOMINIUM	3	9	5400	300	0	20	10	8	5	25	18	6
313	0.28	AH PUD	CONDOMINIUM	2	6	4000	300	0	20	10	8	5	25	18	4
314	0.4	AH PUD	CONDOMINIUM	2	6	4540	300	0	20	10	8	5	25	18	4
315	0.49	AH PUD	CONDOMINIUM	2	6	4540	300	0	20	10	8	5	25	18	4
316A	0.63	AH PUD	CONDOMINIUM	1	4	2200	300	0	20	10	8	5	25	18	2
316B	0.74	AH PUD	CONDOMINIUM	2	6	4500	300	0	20	10	8	5	25	18	4
317	0.29	AH PUD	CONDOMINIUM	2	6	2800	300	0	20	10	8	5	25	18	4
318	0.15	AH PUD	SF	1	4	2200	300	0	20	10	8	5	25	18	2
319	0.1	AH PUD	SF	1	4	2200	300	0	20	10	8	5	25	18	2
320	0.13	AH PUD	CONDOMINIUM	2	6	2800	300	0	20	10	8	5	25	18	4
321	0.11	AH PUD	CONDOMINIUM	2	6	2800	300	0	20	10	8	5	25	18	4
322	0.11	AH PUD	CONDOMINIUM	2	6	2800	300	0	20	10	8	5	25	18	4
323	0.12	AH PUD	SF	1	4	2200	300	0	20	10	8	5	25	18	2
324	0.09	AH PUD	SF	1	4	2200	300	0	20	10	8	5	25	18	2
325	0.09	AH PUD	SF	1	4	1400	300	0	20	10	8	5	25	18	2
326	0.1	AHPUD	SF	1	4	1400	300	0	20	10	8	5	25	18	2
327	0.45	AH PUD	CONDOMINIUM	3	9	4800	300	0	20	10	8	5	25	18	6
300'S TOT	9.64			71	225	113380		0							142

Lawson Hill PUD Preliminary Development Plan Land Use Matrix 8/1/91 (amended)

LOT #	AREA (Ac.)	ZONE	USE	* UNITS	ZONED POP.	MAX*** RES FL	MAX ACC FL	MAX NON RES	SETBACK		SETBACK		SETBACK		HEIGHT		REQ'D PKG	
									FRONT	FRONT ACC.	REAR	SIDE	SIDE ACC.	HEIGHTI	ACC.			
401	0.7	I	USES					9424	10		12	8	25	LUC 5-702				
402	0.68	I	PERMITTED BY THE "I" ZONE					9155	10		12	8	25	LUC 5-702				
403	0.62	I	BY LAND USE					8347	10		12	8	25	LUC 5-702				
404	0.57	I	CODE SEC	1	3	2000		7539	10		12	8	25	LUC 5-702				
405	0.56	I	5-309	1	3	2000		7135	10		12	8	25	LUC 5-702				
406	0.53	I	SEE	1	3	2000		9962	10		12	8	25	LUC 5-702				
407	0.74	I	* FOOTNOTE	1	3	2000		9962	10		12	8	25	LUC 5-702				
408	0.74	I	"					9020	10		12	8	25	LUC 5-702				
409	0.67	I	"					8347	10		12	8	25	LUC 5-702				
410	0.62	I	"					8212	10		12	8	25	LUC 5-702				
411	0.61	I	"					8078	10		12	8	25	LUC 5-702				
412	0.6	I	"					8078	10		12	8	25	LUC 5-702				
413	0.6	I	"					25444	10		12	8	25	LUC 5-702				
414	1.89	I	"	1	3	2000		25040	10		12	8	25	LUC 5-702				
415	1.86	I	"	1	3	2000		9828	10		12	8	25	LUC 5-702				
416	0.73	I	"					8885	10		12	8	25	LUC 5-702				
417	0.66	I	"	1	3	2000		9424	10		12	8	25	LUC 5-702				
418	0.7	I	"	1	3	2000		13597	25		12	8	25	LUC 5-702				
419	1.01	I	"					7135	25		12	8	25	LUC 5-702				
420	0.53	I	"					7001	25		12	8	25	LUC 5-702				
421	0.52	I	"	1	3	2000		7539	25		12	8	25	LUC 5-702				
422	0.56	I	"	1	3	2000		8347	25		12	8	25	LUC 5-702				
423	0.62	I	"					16828	25		12	8	25	LUC 5-702				
S	1.25	I	"					250000										
400's+S TOT	18.57	I	"	10	30	20000												
* including commercial growing nursery, bulk landscaping materials, seasonal vehicle storage, roofing plant, house moving contractor, bulk recycling center, trout farm, kennel, dog pound, sewage treatment plant, power substation, commercial greenhouse, self storage and cemetery. Other uses listed on page 6 as " OTHER INDUSTRIAL USES".																		
P	2.83	AH-PUD	TRANS EMP*	35	75	22500		5	5		5	5	25				52	
*All uses allowed in the AH PUD zone to include housing on a minimum of month to month term to transient employees in the region or their employers.For these purposes multi-family dwellings shall include dormitories and other transient type accommodations.																		
Q	0.71	AH-PUD	*SEE NOTE	1	4	1600		10000	5		5	5	25	5-702				
Q-1	0.6	AH-PUD	**SEE NOTE	0	0	0		10000	5		5	5	25	5-702				
*neighborhood commercial with work camp manager's unit, day care, meeting facility, convenience/liquor store, laundry, food service w/beer & wine, self storage, swimming pool.																		
** same as Q but no living unit																		
TOT P,Q,Q-1	4.14			36	79													

F-1

Lawson Hill PUD Preliminary Development Plan Land Use Matrix 8/1/91 (amended)

LOT #	AREA (Ac.)	ZONE	USE	* UNITS	ZONED POP.	MAX*** RES. EL.	ACC.FL.	MAX NON RES.	SETBACK FRONT	SETBACK ACC.	SETBACK REAR	SETBACK SIDE	SETBACK SIDE	HEIGHT ACC.	HEIGHT REQ.
503	38.55	F	OPEN SPACE accommodating sports lodge uses and related fishing and water sports development with such uses reserved to members and guests.	22	46	TOTAL ALLOWED	18000	5	5	5	5	5	5	24	22
K1	0.14	F	SPORTS LODGE											24	
K2	0.4	F	SPORTS LODGE											24	
K3	0.39	F	SPORTS LODGE											24	
K4	0.26	F	SPORTS LODGE											24	
K5	0.68	F	SPORTS LODGE											24	
TOT FISH	40.42			22	46		18000							22	
A-1	7.56	I	*SEE NOTE				58400	0-300		50-125	A-2, 0			22	28C
*low intensity industrial including gasoline service station & accessory uses, car wash, commercial laundry, dry cleaner, appliance, electronics and computer sales and repair commercial catering, unfinished furniture & cabinet manufacture, bowling alley and other uses allowed on A-2, and the uses listed on page 6 "OTHER INDUSTRIAL USES"															
A-2	2.09	I	*SEE NOTE				36000	5		0	8			35	95
*low intensity industrial including lumber yard, self storage, small contractors warehousing, meat processing, frozen food, smoke house, on-site recycling center, custom furniture & cabinet shop, flooring contractor, plumber, electrician, light welder, landscape & irrigation contractor, commercial nursery outlet, construction equipment rentals and the uses listed on page 6 "OTHER INDUSTRIAL USES"															
B	1.95	I	*SEE NOTE				30000	5		8	5			35	50
* same as lot A-2 without the lumber yard.															
C	1.38	I	*SEE NOTE				16800	5		8	5			35	34
*restricted low intensity industrial, clean industry and accessory retail & professional services. Other uses listed on page 6 "OTHER INDUSTRIAL USES".															
D	0.7	I	*SEE NOTE	4	12	tot. sq ft floor space	6400	5		5	5			30	11
*restricted low intensity industrial- accessory retail, professional services. Multiplex deed restricted affordable housing in same structure.															
E	0.44	I	*SEE NOTE	6	18	tot. sq ft floor space	9600	5		5	5			30	16
*restricted low intensity industrial- accessory retail, professional services. Multiplex deed restricted affordable housing in same structure.															
F	1.22	I	*SEE NOTE	12	36	tot. sq ft floor space	19200	5		5	5			30	32
*restricted low intensity industrial- accessory retail, professional services. Multiplex deed restricted affordable housing in same structure.															
G	0.92	I	SAME AS C				16560	5		5	5			30	34
H	0.36	PUB	*SEE NOTE				10000	5		5	5			24	25
*public facilities, regional medical center, emergency services, helicopter landing pad, justice center, courts, jail, indoor pistol range, uses requested by the county.															
I	1.22	PUB	*SEE NOTE				20000	5		5	5			24	50
*public facilities, regional medical center, emergency services, helicopter landing pad, justice center, courts, jail, indoor pistol range, uses requested by the county.															
J	0.857	I	*SEE NOTE				10000	5		5	5			24	A-1
*low intensity industrial public and semi public uses including all uses listed in LUC sec 5-308-b and 5-309-d. And school, academy, sports club, Tea House, all uses permitted on lot C, and uses listed on page 6 "OTHER INDUSTRIAL USES".															
L	2.48	I	*SEE NOTE	34	102	tot. sq ft floor space	54400	5		5	5			35	91
*restricted low intensity industrial- accessory retail, professional services. Multiplex deed restricted affordable housing in same structure.															
O	1.433	I	*SEE NOTE	14	42	tot. sq ft floor space	22400	5		5	5			35	38
*restricted low intensity industrial- accessory retail, professional services.															

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Lawson Hill PUD Preliminary Development Plan Land Use Matrix 8/1/91 (amended)

LOT #	AREA (Ac.)	ZONE	USE	* UNITS	ZONED POP.	MAX RES FL	MAX ACC FL	MAX NON RES	SETBACK FRONT	SETBACK FRONT ACC	SETBACK REAR	SETBACK SIDE	SETBACK SIDE ACC	HEIGHT ACC	HEIGHT REQ'D	PKG
M	0.32	AH	*SEE NOTE													30
*parking lot, bus stop and related uses																
N - T except O	0.25	AH PUD	*SEE NOTE	1	3	1200		5000	8		5	5		25		lot m
*neighborhood commercial preschool & day care, meeting rm & offices, religious meeting room, convenience store, liquor store, laundromat, postal sub-station, food service, gazebo, bowling alley, play equipment, and swimming pool																
T	0.25	F	Hydro plant					1800	5		5	5		30		
TOT COMM	23.43			71	213	1200	0	316560	includes residential in live work and lodge							786
501	6.27	AH	park, os				1200		5		5	5		15		A-1
501-A	1.39	AH	parking, os													
502	0.24	LD	os, trail, park				800		3		3	3		15		10
504	2.79	AH	os, trail, park													
505	0.58	LD	os, trail, park													
506	1.88	LD	os, trail, park													
507	0.71	AH	os, trail, park													
508	2	LD	os, trail, park													
509	111.43	LD	os, trail, park													
510	0.187	AH	os, trail, park													
511	0.26	AH	os, trail, park													
512	1.65	LD	os, trail, park													
513	21.18	LD	os, trail, park													
514	4.26	LD	os, trail, park													
515	0.65	LD	os, trail, park													
516	2.07	AH	os, trail, park, wells, leach field.													
517	0.49	LD	os, trail, park													
518	1.309	AH	os, trail, park													
TOT 500'S	159.346	not including tract 503														
ROW	3.72	LD	free mkt lots													
ROW	6.31	LD	I+PUB+F													
ROW	4.31	AH	AH PUD													
ROW	2.05	AH	WORK CAMP													
ROW	2.52	LD	ILIUM L.I.													
TOT ROW	18.91															
GRAND																
TOTAL	300.28			297	894			559760	includes residential in live work and lodge							

F-1

Lawson Hill PUD Preliminary Development Plan Land Use Matrix 8/1/91 (amended)

LOT #	AREA (AC.)	ZONE	USE	* UNITS	ZONED POP.	MAX RES. FL.	MAX ACC. FL.	MAX NON. RES.	SETBACK			SETBACK			HEIGHT		REQD PKG	
									FRONT	FRONT ACC	REAR	SIDE	SIDE ACC	HEIGHT	ACC			

OTHER INDUSTRIAL USES

all uses allowed in the HC Zone District and the Low Intensity Industrial Zone District, including appliance and equipment rental, storage, and repair, automobile washing facilities, electrical and plumbing service shops, commercial bakeries, computer product sales and service, printing and publishing shops, telecommunications supply, utility service facilities, day care centers (on lots of at least one acre), affordable housing accessory to a principal use for persons employed within the PUD, business and professional offices, warehouses, lumber yards, building supplies sales, manufacturing and processing businesses, light industrial facilities, research and development facilities, feed and seed stores, auto sales, auction houses, construction contractors, commercial laundries, dry cleaning plants and self-service laundries, gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308-B-XII.

F-1

July 12, 1991

Final Fire Protection Plan
for
The Lawson Hill Development,
San Miguel County, Colorado

1. Use and Density

The Lawson Hill development includes the uses located as shown on Sheet 2 (Zoning), Sheets 3 through 8 (Plat) and further described in Section "X" of the Preliminary Submission To San Miguel County for the project, submitted to the Fire District on February 15, 1991.

2. Access

As indicated on Sheets 3 through 8, access will be obtained to lots 101 through 123 by the Telluride Mountain Village road network; Lots A through O and Lots 201 through 231 and Lots 302 through 327 shall obtain access from Highway 145 south of Society Turn; Lots P, Q, Q-1, and T shall obtain access from the Ilium Valley Road just east of the San Miguel River Bridge; Lots 401 through 423 and Lot S shall obtain access from the Ilium Valley Road west of the San Miguel River Bridge.

3. Road Grades

All roads within Lawson Hill will meet the requirement of not exceeding an 8% gradient.

4. Primary Access Road

The primary access roads will have a paved driving surface of 24 feet with gravel shoulders 4 feet in width on each side of the paved surface (see Section #1, Sheet 3). In addition a third passing lane will be provided from the mid-site entrance to Lot I in the Public Services area (see Section #2, Sheet three and Plan, Sheet 4). Based on these sections, it is agreed that adequate width is provided for drainage, maintenance, and snow storage.

5. Secondary Means of Access

As soon as reasonably possible after securing the necessary Highway Department Access Permit, and in any case no later than 24 months after approval of this document, the Lawson Hill developer agrees to provide a single lane, gravel emergency service access drive connecting Society Drive to Highway 145 located as shown on Sheet 5: "Proposed Emergency Access Easement."

6. Cul-de-Sacs

All of the roadways within Lawson Hill will contain cul-de-sacs with driving surfaces 90 feet (min.) in diameter, approach pads will not be greater than 4% for 50 feet, the grade of the cul-de-sac itself will not exceed 4%, and four

Exhibit FP

foot wide shoulders will be provided for drainage and snow storage.

7. Turn-Outs

For the purpose of insuring adequate turn-around opportunities for emergency vehicles, turn-outs shall be provided at intervals no greater than six hundred feet on center. Such turn-out driveways will be not less than 20 feet wide and will extend 35 feet from the driving surface of the roadway.

8. Phasing of Project

This Fire Protection Plan as presently constituted is for the middle site only, which includes all those lots and parcels served by "Society Drive," "Enterprise Road," and "High Society Drive" (see sheets 4 and 5). Lots 101 through 123 (see sheet 3) are part of a future phase which is presently contemplated to be attached to the Mountain Village Metropolitan District. All those lots served by "South Fork Road" and "Vance Drive" (see sheets 6, 7 and 8) are part of a future phase of development that will not become part of this Fire Protection Plan until such time as it may be amended into this plan with the future approval of the Telluride Fire Protection District.

9. Water Supply

Water for the Lawson Hill Project will be provided by the Town of Telluride. A report analyzing the needs of the Lawson Hill Community, the Town's current treatment capabilities, and future demands on the Town's system has been produced by the Town of Telluride entitled "Lawson Hill Community Water Study" dated January 1991 and is attached hereto and incorporated herein by this reference.

According to the above referenced report, the Town of Telluride's Mill Creek Treatment Plant is capable of producing just over 1.0 million gallons per day (MGD) with expansion capabilities of up to 1.5 million gallons per day. The report also shows that the Town of Telluride can service the Lawson Hill Development peak flows (with no fireflow) without substantial impact on the fireflow potential at the Hillside/Goldking development. However, analysis has shown that even if a 12 inch diameter line were extended from Hillside/Goldking to the Lawson Hill Development, the available fireflow to the development would be between 1000 and 1250 gpm.

The proposed Service Center requires the highest instantaneous fireflow at the proposed development. Per the Uniform Building Code (UBC) Table No. 17-A and Uniform Fire Code (UFC) Table No. III-A-A categorizing the Service Center as a Group B, Division 2, Type I, Fire Resistive Structure of 50,000 square feet, the required minimum fireflow is 2500 gpm. If the Service/Shopping Center is considered Type III construction, the required minimum fireflow is 3250 gpm.

Per the National Fire Protection Association (NFPA) the minimum storage requirement for the proposed development is

75,000 gallons based on an Occupancy Class 4 with 600,000 cubic feet (50,000 sf x 12 ft ceiling height) and "resistive construction" (Construction Classification I). If "ordinary construction" is utilized (Construction Classification III) the minimum storage requirement for the development shall be a 150,000 gallon capacity tank.

Because the fireflow analysis performed by the Town Engineer indicates that some fireflows can be provided by the Town's existing storage tanks, these stated tank sizes may be downsized based on further analysis. Additionally the developer may elect to reduce the maximum floor area of single buildings in the service area. In any case, final sizing of the tank will conform to the requirements of the Uniform Fire Code and the National Fire Protection Association as they pertain to this development.

The storage tank shall be located such that it is outside the hazard area caused by traffic accidents on Lawson Hill, as may be stipulated by the Telluride Fire District.

If so required by the District, a drafting station will be provided to allow fire fighting apparatus to pull water from the San Miguel River at such time as "Enterprise Road" (see sheet 4) is built.

10. Domestic and Irrigation Demands

The system will be sized hydraulically based on gallons per day, calculated by the Town of Telluride, which are based on actual flows generated within the Town. The Lawson Hill maximum day demand used for the sizing of this system is 172,700 gallons per day which includes irrigation.

11. Minimum Residual Pressures

Minimum residual pressures shall be forty pounds per square inch under maximum hour demands and twenty pounds per square inch if direct flow is used. The actual pressure in the supply system under the conditions specified shall be used in designing the distribution system.

12. Minimum Main Sizes

Minimum main sizes shall be 8 inches. Where the external supply or pressure is not adequate to meet requirements, additional pipe diameter, parallel or looping lines, or additional storage or pumping shall be provided to meet the requirements.

13. Fire Demands

The system shall be designed utilizing the Uniform Fire Code Appendix 3A, Section 4, and/or the National Fire Protection Association Standards, as administered by the appropriate Fire Protection District.

14. Treatment and Storage

Treated water shall be provided by the Town of Telluride. Additional storage shall be located at the Lawson Hill Development, as so determined and approved by the Telluride Fire Protection District.

15. Quality and Materials Specifications

The proposed specifications shall include the following:

- A. The strength rating for distribution piping and fitting with fireflow demand will have minimum safety factor of four times the anticipated internal operating pressure.
- B. The system will be designed for a minimum service life of fifty years.
- C. Cover of 8' on main lines and 10' on dead end lines with 5 or less services will be provided to prevent freezing.
- D. Dead-end mains will be provided with a suitable means for flushing.
- E. Testing will be required.

16. Maps

Complete, up-to-date maps of the water system, as installed, shall be provided to the county planning department and the District.

17. Fire Hydrants

All fire hydrants utilized within Lawson Hill shall meet the following standards:

- A. Distance. Maximum distance shall be 400 feet except along transmission lines where there will be no development.
- B. Flow. Each fire hydrant shall be assumed to flow 1,000 GPM. Fireflows shall be assumed to flow from hydrants or groups of hydrants which will produce the critical pressures on the system.
- C. Minimum Size. The minimum size of the main which will produce the critical pressures on the system shall be 8 inches.
- D. Fittings. All fire hydrants shall be fitted with Mueller National Standard threads (2½ x 4½ sleeves) unless other agreements are reached with the affected fire district.
- E. Color. All fire hydrants shall be painted or identified so that they are conspicuous. There shall be no obstruction that could interfere with operation.

18. High-Hazard Wild-Fire Areas

Development within high hazard wild-fire areas (south-facing oak and brush areas) will be avoided. Only trails and picnic areas will be allowed. Open fires will be prohibited.

19. Fuel Breaks within Wooded Areas

As development occurs, the tree cover and vegetation will be significantly reduced within the development foot-print to help reduce wild-fire hazard. Thinning and pruning of forest

cover to reduce fuel density and ladder fuels including the removal of most brush, heavy ground fuels, snags and dead trees shall be carried out over the entire affordable housing development footprint concurrently with release of Phase One building permits. Additionally, tree cover will be reduced on both sides of the new road as it crosses Skunk Creek, to complete the other fuel-break opportunities afforded by Highway 145 north, east and south of the subject property, the Ilium Valley Road, and the San Miguel River. Such fire break activity, as stipulated in paragraph 20 below, and this fuel-break vegetation reduction shall be undertaken by the developer and continually maintained by the Lawson Hill Homeowner's Association. This continual maintenance requirement shall be recited in the "General Declaration for Lawson Hill," that covenants the subject property.

Fuel-break thinning and pruning shall be carried out according to NFPA 224 Appendix B, and "Fuel-break Guidelines for Forested Subdivision," Colorado State Forest Serv., 1983, attached as Exhibit A.

20. Wild-Fire Areas

Development (including relocated structures) within wild-fire areas will have roof-coverings of non-combustible materials, a minimum maintained 10-foot fire-break between combustible structures and vegetation and all new power distribution and telephone lines shall be buried. The Telluride Fire District specifically prohibits untreated wood shake shingles or asphalt shingles in such areas. Within forested areas, residential development (including relocated structures) shall be concentrated in aspen dominated areas and shall be of not less than Type **V-N** construction with an exterior of not less than one-hour fire resistive construction as defined in the Uniform Building Code.

21. Fires Prohibited

Private solid fuel burning stoves and fireplaces shall be prohibited. A maximum of three public - U.B.C., fire-code conforming solid fuel burning devices may be allowed on the entire project. Out-door fires shall be prohibited throughout the project.

22. On-Site Provision for Emergency Medical Services

Lawson Hill will provide a site for a community medical center with emergency services capability and heli-pad.

23. Fire Protection Impact Fees

Lawson Hill will pay current fire protection impact fees according to Telluride Fire Protection District Resolution 91-1 for each phase of the development as it receives final approval.

24. Co-Ordination with Design Review Board

Lawson Hill will make an ex-officio seat on its Design Review Board available to the Telluride Fire Protection District in order to help assure that this Fire Protection Plan is carried out. This seat is not intended to give the District aesthetic design review of Lawson Hill.

25. **Relocated Structures**

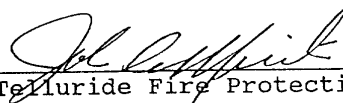
The developer specifically recognizes the Telluride Fire Chief's right and opportunity to inspect any structures proposed for relocation to Lawson Hill for residential use both for conformance to this Fire Protection Agreement and to U.B.C. fire standards.

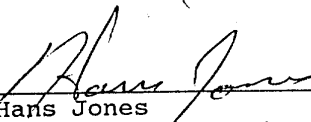
26. **Separation Between Residential Buildings**

Any buildings or structures intended for residential uses within wooded areas (including any relocated trailers) shall be separated from any other building or structure by a minimum of twenty feet. In cases where such separation is less than 32 feet, the exterior wall finish shall be fire resistive and any wood or wood product siding shall be U.L. listed and labelled as having a flame spread rating of 25 or less. These separation requirements shall be recited in the "General Declaration for Lawson Hill," that covenants the subject property.

27. **Approved - Telluride Fire Protection District**

The Telluride Fire Protection District hereby approves this Plan for Lawson Hill. The parties agree that the issues raised by the Fire Protection District with regard to Lawson Hill are addressed in this plan.

By:  Chairman
Telluride Fire Protection District

By: 
Hans Jones
Telecam Partnership II, Ltd.
Owner, Lawson Hill

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NFPA 224
Standard for
Homes and Camps in Forest Areas
1985 Edition

This edition of NFPA 224, *Standard for Homes and Camps in Forest Areas*, was prepared by the Technical Committee on Forest and acted on by the National Fire Protection Association, Inc. at its Fall Meeting held November 12-15, 1984 in San Diego, California. It was issued by the Standards Council on December 7, 1984, with an effective date of December 27, 1984, and supersedes all previous editions.

The 1985 edition of this standard has been approved by the American National Standards Institute.

Origin and Development of NFPA 224

The 1985 edition of the Standard for Homes and Camps in Forest Areas is a complete rewrite of the previous standard and incorporates comments from practitioners in the field as well as the combined expertise of the Committee on Forest.

The text supersedes the 1979 edition adopted by the Association at the Annual Meeting in St. Louis, Missouri on May 16, 1979 as well as previous editions adopted in 1952, 1953, 1969, 1972 and 1974.

Technical Committee on Forest

R. L. Bjornsen, *Chairman*
Fire Management Associates

C. Bentley Lyon, *Vice Chairman*
Forest Service USDA
(Rep. Fire Research, Forest Service)

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Gary Tokle, Missoula Rural Fire District

*This list represents the membership at the time the Committee was balloted on the text of this edition.
Since that time, changes in the membership may have occurred.*

NOTE: Membership on a Committee shall not in and of itself constitute an endorsement of the
Association or any document developed by the Committee on which the member serves.

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Foreword

NFPA 224

Standard for
Homes and Camps in Forest Areas
1985 Edition

This publication has been prepared as a guide for officers of fire agencies for the enactment of necessary regulations. It will also serve to acquaint home owners, resort owners, and others with certain proven and accepted practices to prevent structural fires in forest areas and damage to valuable timberland and watershed areas, and to protect life and property from loss or damage by fire.

Throughout the United States and Canada, in forest areas, permanent homes, cabins, summer camps, and resorts are being built in increasing numbers. The crowding of cities has increased the desire for country living and each year more people are enjoying the beauty and natural variety of forest lands.

This migration to the forest and watershed areas brings a year-round fire prevention problem. This problem becomes critical when fuel and weather conditions unite to produce hazardous fire situations. These times vary throughout the year in the United States and Canada.

The *National Fire Codes*[®] and other publications of the National Fire Protection Association, Inc. are applicable to the construction and safeguarding of forest properties and should be followed for detailed fire control and fire safety information. Always check with local authorities regarding building codes. They may vary from none to quite comprehensive, usually on a county basis.

NOTICE: An asterisk (*) following the number or letter designating a paragraph indicates explanatory material on that paragraph in Appendix A.

Information on referenced publications can be found in Chapter 8.

Chapter 1 Introduction

1-1* Scope. This standard contains fire protection requirements for homes, cottages, camps, multiple occupancies, and tracts or subdivisions of mobile homes or recreational vehicles in forest areas where indoor or outdoor fires may endanger life or property.

1-2 Purpose. This publication is intended to serve as a standard for officers of fire control agencies. It can serve as a basis for regulations in areas not otherwise covered by organized fire protection and as a practical advisory guide for property owners in forest areas. It will also serve to acquaint home owners, resort owners, transients, and other forest area owners with specific proven and accepted practices to prevent structural fires and save life in forest areas and prevent or minimize damage to valuable timberland, grazing land, watershed areas, recreation areas and property.

1-3 General: When a fire does get started in forest areas it is quite different from the city fire, where discovery and response usually entail short travel time. Urban fire departments can reach the scene of a fire quickly with adequate equipment, manpower, and water supplies so that they can, in most instances, extinguish a blaze promptly. Such is seldom the case in forest areas. The light construction of many homes, framed nylon tents, the flammable vegetation adjacent to the site, the relative inaccessibility to fire fighting apparatus, and lack of water supplies create a difficult condition. Once a building fire gains headway, extensive destruction usually results, with the added danger that flying brands may start a fast-spreading forest fire or ignite other nearby structures.

Since the danger also exists that a forest fire may invade the residential area, certain precautions are necessary to protect these structures. Therefore, it is essential that uniform standards and prevention measures be adopted.

Chapter 2 Area Fire Protection

2-1 Building Location.

2-1.1 Buildings used as homes or camps in forest areas shall be located at least 40 ft (12.2 m) apart and attempts shall be made to gain maximum advantage of firebreaks, such as streams, roads or meadows. Where there is organized fire protection, the authority having jurisdiction may alter these distance provisions. Buildings shall be separated according to recommendations of NFPA 80A, *Protection of Buildings from Exterior Fire Exposures*.

2-1.2* A space of 100 ft (30.5 m) or more, cleared of hazardous vegetative growth and other flammable materials, shall be maintained between a building and surrounding brush or heavily wooded area.

2-2* Water Supply.

2-2.1* Arrangements shall be made to provide water for fire protection by creating or using a static source, well water, swimming pool or a supply from an established pumping system.

2-2.2* Whenever possible provisions shall be made for fire department connections to the water source of a type and design acceptable to the fire protection agency having jurisdiction. If the water supply for fire protection is a pond or stream, an all-weather approach to the water's edge shall be cleared to provide access for pumping units. This pumper location or landing shall be within 10 ft (3 m) of the water level, with clearance, as specified by the fire protection agency having jurisdiction, for fire apparatus to turn around. Permanent signs shall be posted to indicate these emergency water sources around the property.

2-2.3 For homes and cottages, pipe supply mains shall be at least 1 in. (2.54 cm) diameter.

2-2.4* When tracts or subdivisions are developed where recreational vehicles, mobile homes, or numerous structures might be built, a water system for the entire development shall be provided. Water storage facilities, distribution lines, and fire hydrants of sufficient capacity shall be installed with provision for standby pumping. (See NFPA 24, *Standard for the Installation of Private Fire Service Mains and Their Appurtenances*.)

If several fire protection agencies and/or entities are apt to respond to a fire, this shall be anticipated and arrangements made for compatibility of equipment such as hose fittings. Coordination of all fire fighting activities on the area must be predetermined.

2-3 Access Roads or Areas.

2-3.1 If fire apparatus is expected to respond to the home, cottage or camp area, a good roadway with adequate turnaround space at least 90 ft (27.5 m) in diameter shall be maintained. This roadway shall be at least 15 ft (4.6 m) wide with tree branches and brush trimmed along the road to facilitate vehicle movement and to minimize the danger of injury to persons riding on trucks. Curves, grades, and bridges shall be designed to the specifications of the fire protection agency having

jurisdiction, to insure accommodation of the fire apparatus which may respond.

2-4* Alarms.

2-4.1* The local fire chief, fire warden, or forest ranger shall notify occupants of buildings in forest areas of the most effective means of reporting a fire. Telephone locations and other means for sending alarms shall be posted and adequately identified.

2-4.2* In an organized community of dwellings, such as a home owner's association of cottages, camp sites, recreational vehicles, or mobile homes, there shall be an audible fire signal to alert property owners and other forest visitors when fire occurs. At the same time the signal shall be transmitted to the nearest fire department or forest fire agency responsible for protecting that area.

Roads and streets shall be named and well signed. Homes shall be numbered with the house number prominently displayed.

All subdivision plans shall be referred to the responsible fire fighting agency for comments and approval.

2-4.3 Smoke alarms shall be installed in or adjacent to sleeping quarters of all dwellings. These detectors must meet the requirements of NFPA 74, *Standard for the Installation, Maintenance, and Use of Household Fire Warning Equipment*. Contact your local fire department for advice.

2-5 Fire Extinguishing Equipment in Resort Areas.

2-5.1 A supply of fire fighting equipment that include brooms, rakes, pails of water or sand, axes, shovels and ladders, and as recommended in NFPA 295, *Standard for Wildfire Control by Volunteer Fire Departments*, shall be provided.

2-5.2 Every main building in resort areas shall have portable fire extinguishers installed and maintained in accordance with NFPA 10, *Standard for Portable Fire Extinguishers*.

Chapter 3 Structures

3-1* Building and Fire Safety Codes.

3-1.1 Buildings constructed in forest areas shall meet fire protection and structural requirements of the local, county, regional or state agency that has jurisdiction.

3-1.2 NFPA 101[®], *Life Safety Code*[®], shall be used to regulate life safety features in these buildings unless local codes are more restrictive.

3-2 Structural Requirements.

3-2.1* Firestopping shall be installed between studs of all combustible wall and concealed ceiling spaces.

3-2.2 Loose-fill, cellulosic insulation used in wall, floor and ceiling areas shall comply with ASTM C739, *Standard Specification for Cellulosic Fiber (Wood-Base, Loose-fill Thermal Insulation)*.

3-2.3 Access shall be provided to the attic and to space beneath the building.

3-2.4 If the building rests on supports with an open space beneath, all such open spaces or areas under floors shall be screened to prevent the accumulation of leaves, litter and other materials subject to fire. Combustibles shall not be stored in these spaces.

3-2.5 Cottages and camp buildings without basements shall be constructed with clearance between wood joists and the ground of not less than 4 in. (10.2 cm) to provide adequate ventilation and to prevent rotting of the wood.

3-2.6* Interior finish shall meet the requirements of NFPA 101, *Life Safety Code*.

3-3 Exits.

3-3.1 Every cottage or resort used as a dwelling shall have means of egress that meet requirements of NFPA 101, *Life Safety Code*.

3-3.2* Exterior and interior doors in cottages, resort buildings, and other structures in forest areas shall be designed and constructed to permit quick escape. Any resort buildings serving an occupant load of 50 or more shall have doors that swing in the direction of travel. Screen and storm doors, particularly, must be arranged for this purpose. Locks and latches shall be of the type that can be released quickly and easily by the building occupants.

3-3.2.1 All closet door latches shall be such that children can open the doors from inside the closet.

3-3.2.2 All bathroom door locks shall be designed to permit the opening of the locked door from the outside in an emergency without the use of a special key.

3-3.3 All stairways in existing buildings shall comply at least with the minimum requirements for Class B stairs as described in NFPA 101, *Life Safety Code*, that is, the stairway shall be at least 36 in. (91.4 cm) wide, with maximum height of risers being 8 in. (20.3 cm) and minimum depth of tread 9 in. (23 cm).

3-3.4* Every sleeping room, unless it has two doors providing separate ways of escape, or has a door leading directly to the outside of the building, shall have at least one exterior window which can be opened from the inside without the use of tools to provide a clear opening of not less than 20 in. (50.8 cm) in width, 24 in. (61 cm) in height and 4 sq ft (.372 sq m) in area. The bottom sill shall not be more than 44 in. (111.8 cm) above the floor.

3-3.5 When awning or hopper type windows are used, they shall be hinged or otherwise arranged to allow side brackets to drop and permit the full opening to be used for escape. Where quick-opening devices are provided, they shall be the type easily opened from the inside for emergency egress.

3-3.6* These exit requirements apply to all occupied areas, particularly bedrooms and basement recreation rooms.

3-4 Roof Coverings.

3-4.1 Roof coverings shall be noncombustible or classified as Class C or better in accordance with NFPA 256, *Fire tests of Roof Coverings*.

3-4.2 Roofs, gutters and eaves of buildings shall be kept free of accumulations of needles, leaves and moss.

3-5 Residential Sprinkler Systems.

3-5.1 Residential sprinkler systems shall be considered whenever a satisfactory water supply exists. (See NFPA 13D, *Installation of Sprinkler Systems in One- and Two-Family Dwellings and Mobile Homes*.)

3-6 Eaves, Balconies, Unenclosed Roofs and Floors.

3-6.1 Combustible eaves, balconies, unenclosed roofs and floors, and other similar surfaces shall be protected on the exposed underside by materials approved for one hour fire resistant construction.

3-7 Vents.

3-7.1 Attic openings, soffit vents, foundation louvers or other ventilating openings in vertical exterior walls and eaves, overhands and vents through a roof shall not exceed 144 sq in. (936 cm²) each and shall be covered with ¼-in. (.64-cm) mesh metal screen that is noncombustible and corrosion-resistant.

3-8 Tent Requirements.

3-8.1 Tents and repairs made thereto shall meet the requirements of federal specifications for flame-resistant textiles and the requirements of NFPA 701, *Standard Methods of Fire Tests for Flame-Resistant Textiles and Films*.

3-8.2 Only flame-resistant material shall be used when weatherproofing tentage.

3-8.3 Tents used for places of assembly shall comply with the applicable requirements of NFPA 102, *Standard for Assembly Seating, Tents, and Air-Supported Structures*.

Chapter 4 Electrical Equipment

4-1 Installation and Safety Precautions.

4-1.1* All electrical installations shall be made in conformance with NFPA 70, *National Electrical Code*, and NFPA 70A, *Electrical Code for One- and Two-Family Dwellings*, in the United States, and shall be made in conformance with the Canadian Electrical Code in Canada.

4-1.2 Fuses and circuit breakers shall provide protection so the current is shut off when circuits are overloaded or there is a short circuit.

4-1.3 Electrical circuits and equipment, where required to be grounded, shall be grounded according to requirements of NFPA 70, *National Electrical Code*.

4-1.4* Electrical equipment (fixtures, receptacles, etc.) installed outdoors shall be of a type approved for outdoor conditions.

4-1.5* Electrical power tools, used indoors or outdoors, shall be grounded unless protected by a system of double insulation or its equivalent.

4-1.6 The electrical service drop conductors between service pole (transformer) and weatherhead at the building shall be installed with proper clearances from the ground as required by NFPA 70, *National Electrical Code*. Care shall be taken to remove any obstructions, such as tree limbs or branches.

4-2 Radio and Television Equipment.

4-2.1 All radio and television equipment shall be installed according to the requirements of NFPA 70, *National Electrical Code*, and NFPA 78, *Lightning Protection Code*.

4-3 Lightning Protection.

4-3.1 For safety against lightning, all metal structures shall be grounded including masts and poles supporting antenna members. If the building has an approved lightning protection system, metallic masts, where installed outside the building, shall be bonded properly to the lightning protection system, with standard lightning conductors or the equivalent. Lead-in conductors shall be protected by approved lightning arresters. Antennas shall not be installed where they can fall against power lines or, on large buildings, hamper or fall on fire fighters who may have to respond to a fire in the building.

4-3.2 Lightning protection shall be in accordance with NFPA 78, *Lightning Protection Code*.

Chapter 5 Heating and Cooking Equipment

5-1 General.

5-1.1 Gas-fueled equipment and accessories for use with fuel gases shall be installed, operated and maintained in accordance with the provisions of NFPA 54, *National Fuel Gas Code*.

5-1.2 Oil-fired stationary equipment and accessories for use with fuel oil shall be installed, operated and maintained in accordance with the provisions of NFPA 31, *Standard for the Installation of Oil Burning Equipment*.

5-1.3 Solid fuel burning equipment and accessories for use with wood, coal and other forms of solid fuel shall be installed in accordance with the provisions of NFPA 211, *Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances*.

5-1.3.1* To dispose of ashes, dump them only when thoroughly wetted in a pit dug in mineral soil where all vegetative hazard has been cleared away for 10 ft (3 m).

5-1.3.2 Flammable or combustible liquids shall not be used for starting or accelerating fires.

5-1.3.3* Chimneys, chimney connectors and appliance shall be inspected for dangerous accumulations of soot or creosote and for structural damage at least twice monthly during the heating season. When dangerous accumulations of soot or creosote are noted, they shall be cleaned; structural damage to any part of the solid fuel burning system shall be repaired prior to any further use.

5-1.4 The vents, vent connectors, chimneys and chimney connectors, including draft requirements and chimney termination requirements for gas (*see NFPA 54, National Fuel Gas Code*), oil or solid fuel burning appliances shall meet the provisions of NFPA 211, *Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances*, in addition to the applicable above named standards.

5-1.4.1* Chimneys of homes and camps in areas particularly susceptible to ignition from chimney sparks and brands shall be equipped with spark arresters that meet the requirements of NFPA 82, *Standard on Incinerators, Waste and Linen Handling Systems and Equipment*.

5-1.5 Fireplaces constructed of masonry, as well as factory built chimneys, shall be installed in accordance with NFPA 211, *Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances*.

5-1.5.1 Fireplace openings shall be equipped with small mesh screens, or transparent fire-resistive panels listed by a recognized testing laboratory that cover the full width and height of the opening.

5-1.6* Only appliances and equipment which have been tested and listed by a recognized testing laboratory shall be used, and their use shall be restricted to their designated purposes.

5-1.7 Heating equipment shall only be installed in the areas of buildings which are large in comparison to the size of the appliance. Areas considered to be large are those having a volume equal to at least 12 times the total volume of a furnace and at least 16 times the total volume of a boiler. If the actual ceiling height of an area is greater than 8 ft (2.4 m), the volume of a room shall be figured on the basis of a ceiling height of 8 ft (2.4 m).

5-1.8 No heating or cooking appliance shall be located directly under, or immediately at the foot of, stairs or otherwise block escape in case of malfunctioning of the appliance.

5-2 Storage and Handling of Fuels.

5-2.1* All liquefied petroleum gas containers and installations shall be installed and maintained in accordance with NFPA 58, *Standard for the Storage and Handling of Liquefied Petroleum Gases*.

5-2.2 All fuel oil shall be stored and handled in accordance with the provisions of NFPA 31, *Standard for the Installation of Oil Burning Equipment*.

5-2.3* All solid fuel shall be stored not less than 3 ft (.9 m) from a heating or cooking appliance or its chimney connector.

5-2.4 Outside stored fuel wood shall be piled not less than 15 ft (4.6 m) from the exterior of the building.

5-3* Outdoor Barbecues.

5-3.1* Portable barbecues shall not be used indoors.

5-3.2 The area used for barbecues shall be cleared to mineral soil in a circle of at least 5 ft (1.5 m) in diameter and the barbecue stand shall be suitable for supporting and using the barbecue, and shall be placed in the center on a firm, level spot.

5-3.3 A supply of water and a shovel or rake shall be kept nearby for control of any small fire that may start in nearby forest duff or litter.

5-3.4 Ashes and unburned material from barbecues shall be disposed of in accordance with Section 5-1.3.1.

5-3.5 Gasoline or other flammable liquids shall not be used for starting or accelerating fires.

5-3.6 Airtight stoves shall be allowed to free burn for a short period of time with each loading to prevent excess creosote buildup.

5-4* Open Flame-Type Equipment.

5-4.1 Open flame-type equipment shall be positioned on a stand, table or holder suitable for supporting and using the equipment.

5-4.2 Open flame-type equipment shall be kept at least 18 in. (45.7 cm) from combustible materials, including walls and the ceiling.

5-4.3 Flammable or combustible liquids or liquefied gases for such equipment shall be stored and used in accordance with Section 5-2 and Chapter 7 of this standard.

5-4.4 Wick-burning lanterns and candles shall be shielded by glass chimneys or equivalent protection.

5-4.5 Hanging lamps or lanterns shall be provided with catches or locks to prevent them from being accidentally knocked from their hooks.

5-4.6 Lamps, lanterns or candles, both hanging or standing, that are attached to a combustible or limited-combustible ceiling or wall, shall be provided with a metal shield with a minimum of 1 in. (2.5 cm) air space between.

5-5 Outdoor Fires.

5-5.1 The area used for outdoor fires shall be cleared to mineral soil in a circle at least 5 ft (1.5 m) beyond the expected fire.

Chapter 6 Public Campsites

6-1 Owner and Manager Fire Protection Obligations.

6-1.1 Owners and managers of public campsites shall restrict camping to prepared campgrounds where

fireplaces or stoves are provided, or to sites designated by land owners, forest or park officials.

6-1.2 During the camping season, campsites shall be inspected for fire hazards on a regularly scheduled basis.

6-1.3 On a regularly scheduled basis, or when the occupant changes, users of the campsite shall be advised of the precautions necessary to prevent fires.

6-1.3.1 Fire prevention educational measures such as posters, campfire talks, demonstrations, or movies in camping areas shall be employed to augment fire prevention advice to campsite users.

6-1.4 Local fire control regulations such as camping, travel and smoking bans, or closures during high-hazard periods shall be complied with.

6-1.5 A well-equipped first-aid kit which is easily accessible shall be provided.

6-1.6 The telephone numbers of the nearest fire department, doctor and hospital shall be posted and readily available.

6-1.7 Public campsites shall be designed to provide safe and ready access for fire and other emergency equipment and for routes of escape which will safely handle evacuation.

6-2 Area Fire Protection.

6-2.1 Campsites shall be kept free of fire hazards at all times during the period of use.

6-2.2 Alarm and communications facilities sufficient for the notification of campsite residents and the local fire department and forestry agency responsible for the area shall be provided and be in accordance with Chapter 2.

6-2.3 A supply of fire fighting equipment as recommended in NFPA 295, *Standard for Wildfire Control by Volunteer Fire Departments*, and in Chapter 2 shall be provided.

6-2.4 Fires, heaters, open-flame lanterns, liquid fuel stoves or other flame sources shall not be permitted in or within 10 ft (3 m) of tents.

6-3 Tents and Structures.

6-3.1 Tents and structures shall be in accordance with Chapter 3 of this standard.

Chapter 7 Flammables and Combustibles

7-1* Storage.

7-1.1* Flammable and combustible liquids shall be stored and handled in conformance with the provisions of NFPA 30, *Flammable and Combustible Liquids Code* and NFPA 395, *Standard for the Storage of Flammable and Combustible Liquids on Farms and Isolated Construction Projects*.

7-1.2 Each home, camp or other occupied structures in forest areas shall have a separate storage area for flammable and combustible liquids that are in excess of quantities needed for immediate use in the occupied areas.

7-2 Housekeeping.

7-2.1 Attics, cellars, garages, woodsheds and the premises in general shall be kept clear of accumulations of cast-off items and rubbish.

7-3 Maintenance.

7-3.1 All tree limbs and boughs shall be trimmed back 10 ft (3 m) from all chimney outlets, outside fireplaces and incinerators.

7-3.2 Roofs, gutters and eaves of buildings shall be kept free of accumulations of needles, leaves and moss.

7-4 Incineration.

7-4.1 Before any burning is attempted outdoors, a permit shall be obtained as required by the local authority having jurisdiction.

NFPA 82-1983, *Standard on Incinerators, Waste and Linen Handling Systems and Equipment*

NFPA 101-1985, *Life Safety Code*

NFPA 102-1978, *Standard for Assembly Seating, Tents and Air-Supported Structures*

NFPA 211-1984, *Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances*

NFPA 256-1982, *Standard Methods of Fire Tests of Roof Coverings*

NFPA 295-1985, *Standard for Wildfire Control by Volunteer Fire Departments*

NFPA 395-1984, *Standard for the Storage of Flammable and Combustible Liquids on Farms and Isolated Construction Projects*

NFPA 701-1977, *Standard Methods of Fire Tests for Flame-Resistant Textiles and Films*

8-1.2 Other Publications.

ASTM C739-1980, *Standard Specification for Cellulosic Fiber (Wood-base) Loose-fill Thermal Insulation*

Chapter 8 Referenced Publications

8-1 The following documents or portions thereof are referenced within this standard and shall be considered part of the requirements of this document. The edition indicated for each reference is current as of the date of the NFPA issuance of this document. These references are listed separately to facilitate updating to the latest edition by the user.

8-1.1 NFPA Publications. National Fire Protection Association, Batterymarch Park, Quincy, MA 02269.

NFPA 10-1984, *Standard for Portable Fire Extinguishers*

NFPA 13-1985, *Standard for the Installation of Sprinkler Systems*

NFPA 13D-1984, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Mobile Homes*

NFPA 24-1984, *Standard for the Installation of Private Fire Service Mains and Their Appurtenances*

NFPA 30-1984, *Flammable and Combustible Liquids Code*

NFPA 31-1983, *Standard for the Installation of Oil Burning Equipment*

NFPA 54-1984, *National Fuel Gas Code*

NFPA 58-1983, *Standard for the Storage and Handling of Liquefied Petroleum Gases*

NFPA 70-1984, *National Electrical Code*

NFPA 74-1984, *Standard for the Installation, Maintenance, and Use of Household Fire Warning Equipment*

NFPA 78-1983, *Lightning Protection Code*

NFPA 80A-1980, *Recommended Practice for Protection of Buildings from Exterior Fire Exposures*

Appendix A

This Appendix is not a part of the requirements of this NFPA document, but is included for information purposes only.

A-1-1 The National Fire Codes and other publication of the National Fire Protection Association are applicable to the construction and safeguarding of forest properties and should be followed for detailed fire control and fire safety information. Check with local authorities regarding building codes.

A-2-1.2 If a home or cottage is on a brush- or wood-covered slope, a larger space cleared of hazardous growth for 200 to 400 ft (61 to 122 m) or more may be needed. Not all green vegetation is hazardous and some vegetation may help to control growth of more hazardous weeds and brush. Fire can spread rapidly uphill and the potential threat to the building depends upon the type and density of the vegetation, as well as the steepness of the slope. When property lines interfere with recommended spacing and clearances, local authorities should be consulted. Consult a local forester for advice on clearances and desirable or hazardous species.

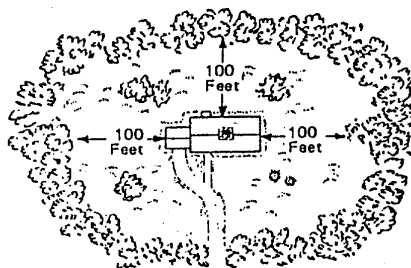


Figure A-2-1.2 Provide Hazard Clearance of at Least 100 ft (30.5 m) Around a Home or Camp.

A-2-2 When planning the water supply for an individual cottage or for a group of buildings, give consideration to the use of water for fire protection as well as for domestic purposes. Even before construction is started, a dependable water supply should be available for fire fighting. (See NFPA 1231, *Standard on Water Supplies for Suburban and Rural Fire Fighting*.)

A-2-2.1 Where terrain is suitable, an elevated tank or reservoir provides the most reliable water supply. In some instances the supply can be maintained by gravity filling. Other arrangements for a dependable water supply include provision of a tank having a minimum capacity of 2,500 gal (9.475 kL), a reservoir formed by partially damming a nearby stream, or a simple pit bulldozed in a suitable location. Adequate water levels in tanks or pits may be maintained naturally by springs, surface runoff or groundwater, but in many situations artificial filling may be required. Lining the pit with a plastic sheet will minimize water loss through the soil.

A-2-2.2 Install garden hose outlets on the exterior of buildings to permit hose stream protection for all sides of the building and the roof. It is desirable to have some outlets at least 50 ft (15.3 m) from the building for fire fighting use. Where practical, hose should be racked near and kept permanently connected to at least one outside outlet. Drain the hose during freezing weather.

A-2-2.4 Because power supplies for electrically operated pumps might not be completely reliable, consider an alternative method of pumping water, such as a portable pump. All pumps should provide sufficient pressure and volume to deliver an effective stream of water to the highest part of the roof. Do not attach power lines that supply energy to pumps to the house or other structures. Where engine-driven pumps are used as standby units only, start the engine at least weekly to assure reliable response in an emergency. Pumps should be drained after use to prevent damage. Where piped water supplies are not available, keep several full backpack pump cans or similar units in convenient locations.

A-2-4 On federal, state and provincial forest properties, instructions for sounding alarms should be posted prominently. It is particularly important that every occupant of a home or camp in a forested area be thoroughly familiar with actions to be taken in a fire emergency, the name and location of the nearest fire warden, and means of notification. Camp occupants should be able to give accurate directions to forestry or fire department personnel on how to locate the camp property. Directions should be posted next to the telephones so visitors can read them before or at the time of a fire emergency.

A-2-4.1 In a community of dwellings, cottages, or campsites, a signal to alert other property owners immediately on discovery of a fire is essential. A distinctive signal (siren, air horn, or bell) should be centrally available for this purpose. This does not replace the need to notify the nearest organized fire department or forest agency immediately by telephone or other alarm methods.

A-2-4.2 A variety of heat or smoke detectors are available for homes, cottages, resort buildings and other structures. These can sound an alarm inside and outside a building and may be connected to a telephone or other circuit for notifying the nearest forest agency or fire department. Fire detectors should be tested and listed by a testing laboratory. (See NFPA 74, *Standard for the Installation, Maintenance and Use of Household Fire Warning Equipment*.) All home owners in forest areas should ensure they have listed fire emergency toll-free numbers.

A-3-1 National and regional building codes will be helpful to persons who want to build new structures in forested areas. In addition, a number of NFPA codes and standards concerning fire protection are available for use in constructing such properties.

A-3-2.1 Install firestopping between the studding of all combustible wall and concealed ceiling spaces to prevent the unhampered spread of fire in such areas. Firestopping consists of using wooden blocks, or noncombustible material supported on metal strips to tightly block all openings or passages in walls and floors so as to prevent the passage of smoke and hot gases. This may be done at moderate cost in new buildings. In old buildings it may be costly and impractical to provide complete firestopping. Blocking, however, should at least be installed in the walls between the first floor joists.

Build a trap door or scuttle hole and provide a ladder for access to attic spaces. Provide a door or other means of access to the space beneath the building.

A-3-2.6 Interior wood surfaces can be given added protection against rapid flame spread by treatment with a fire-retardant coating. Some types of dry wall construction are conducive to flash fires. Materials included in this category are untreated combustible fiberboard and certain types of plywood and paperboard that delaminate under fire exposure. Noncombustible types of finish materials (e.g., metal lath and plaster, gypsum board and cement asbestos board, etc.) are satisfactory for interior finish. Plywoods which delaminate under heat or moisture are undesirable. Plywoods with component plies glued with phenolic resins are recommended. See NFPA 703, *Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials*.

A-3-3.2 Locking devices should not be used which would impede or prohibit escape from fire, such as chain-type bolts, limited opening sliding-type locks and burglar locks which cannot be easily disengaged by quick-releasing catches.

A-3-3.4 Every family should practice fire exit drills in homes or camps. The procedures are simple and easy to learn but become very important in a fire emergency. (See NFPA folder G-116, "Seconds Count Escape Planner Folder.")

A-3-3.6 Windows may serve as a means of escape, particularly where ladders can be raised by fire fighters or others. Even where the location is not favorable for escape, the window opening may provide air for

breathing in a smoke-filled building where occupants are waiting for rescue.

A-4-1.1 Electrical installations for dwellings should be inspected and approved by an authority having jurisdiction, such as an electrical inspector.

Here are some things to check to assure that electrical installations are completed properly.

(a) Make certain that fuses or circuit breakers of the correct capacity are used for the electrical circuits. If the fuse or circuit breaker is of the incorrect capacity, then electrical overload of the circuit may cause overheating of the wiring and breakdown of the insulation, with fire resulting.

(b) All wiring should be fastened securely to receptacles and fixtures. Frayed or loosely connected wiring can result in arcing and shock hazards.

(c) Fuse and circuit breaker panelboards should be located in a dry area so that the danger from moisture will be minimized. All metal enclosures and other noncurrent-carrying metal parts should be effectively grounded.

(d) Modern approved cables with a grounding wire or metallic enclosure properly grounded during installation should be used. Only grounding-type outlets should be installed on such circuits.

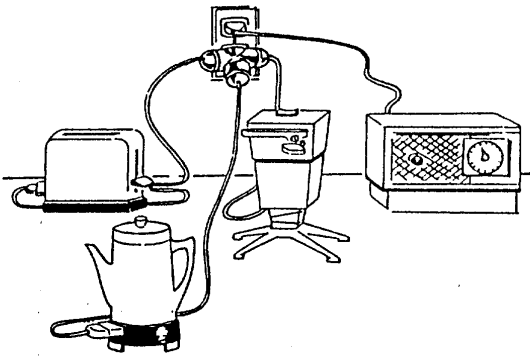


Figure A-4-1.1(a) Don't Do This! Make Sure There Are Enough Electrical Outlets to Serve All Appliances without Overloading.

(e) Since a great deal of the older-type electrical circuits without a grounding wire are still in use, particular attention must be given to other methods of properly grounding modern electrical appliances on such circuits, such as by clamping a grounding wire to a metal grounded cold water pipe.

(f) Service drops between the service pole and the weatherhead are a source of fire ignition and installations must be made carefully to minimize the danger. All splices and connections in the service drop wire between the service pole (transformer) and weatherhead must be made with proper connectors. Generally, this type of installation is made by power utility companies.

(g) A drop cord or lamp holder is built to carry safely only the current demanded by a lamp bulb and will overheat when used for appliances drawing more current.

(h) Discard appliances that do not bear the label of a recognized testing laboratory. The label or listing should be for the entire appliance or other assembly and not just for the cord alone.

A-4-1.4 Outdoor electrical receptacles are protected against weather by weatherproof covers. Always be careful to have dry hands and to be standing in a dry area when inserting or removing a connection from a live electrical circuit.

A-4-1.5 Electrical circuits, tools and appliances are grounded to minimize shock hazard. This is particularly important when persons are using power tools outdoors and may be standing on wet grass, soil, or other moist surface. Make certain that the tool or appliance is grounded properly or double insulated.

(a) Never allow curtains, draperies and similar flammable or combustible fabrics, plastics, or paper products close to electric lightbulbs.

(b) Restrict extension cords to their proper use; such cords should not be run through walls, windows or doors or under carpets or be used for permanent wiring.

(c) Replace frayed, worn and spliced or taped cords immediately. Repairing of cords may result in additional hazards.

(d) Disconnect all appliances such as toasters, portable space heaters, coffee pots, or hair dryers and presser irons when not in use.

(e) Extensions to permanent wiring often create serious electrical fire hazards because of improper joints and splices and the use of lamp cord as extension material.

(f) When certain parts of electrical equipment or appliances are found to be wearing out, or about to break down, examine the entire appliance carefully for other possible faults.

A-5-1.3.1 Ashes that seem cool may contain concealed hot embers, sometimes up to 24 hours after removal from the appliance. For this reason, ashes should be placed in a metal container with a tight-fitting lid. The closed container of ashes should be placed on a noncombustible floor or on the ground, well away from combustible materials, pending final disposal. If the ashes are to be disposed of by burial in soil (where permitted by local authorities), they should be retained in the closed container until all cinders have thoroughly cooled.

A-5-1.3.3 Solid fuel burning appliances require regular inspection to make sure all of the components operate properly and the chimney connector and chimney flue are clean. Most maintenance problems associated with wood burning appliances are caused by creosote produced by the incomplete combustion of wood. Creosote can accumulate in chimneys, chimney connectors and appliances and can result in chimney fires and increase the corrosion rate of metal parts. In addition, large deposits can reduce the diameter or even block the connector and flue, resulting in a poor draft or forcing dan-

gerous smoke and gases back into the occupied space. The safest way of preventing excessive accumulation of creosote is by mechanical cleaning using tools, including brushes and scrapers, that are specifically designed for the purpose. The condition of the appliance is important in that it can contribute to a hazardous condition or installation; it should not have any defective parts and should be properly assembled. An appliance should be thoroughly inspected for such defects as: cracks, wobbly legs, sagging hinges, warped doors, missing or broken grates or louvers, faulty door latches, warped or thin areas, secureness of welded joints, and the condition of the ashpan. Defective flues can be responsible for allowing heat and fire to spread to combustible materials adjacent to the chimney, or allowing products of combustion to escape into the building. A masonry chimney and its liner can crack due to a variety of reasons including: thermal shock from a creosote fire, settling of the chimney foundation and improper cleaning methods. Many old masonry chimneys have no liner at all and are considered substandard and unacceptable for use with a solid fuel burning appliance. Unlined masonry chimneys are extremely vulnerable to creosote and soot formations that can seep into and through decaying mortar joints.

A-5-1.4.1 In some areas of the country where there are considerable outdoor fire hazards in the vicinity, installation of spark-arresting screens may be required to be installed. Caution should be taken to make sure the mesh is not too fine, such as the type used in window screens to keep out insects. Fine mesh screens can become clogged with creosote resulting in products of combustion being forced back into the building. If such fine mesh screening is used to keep insects or birds out of the chimney flue in the summer, it should always be removed when the heating season begins.

A-5-1.6 All heating appliances should be listed by a recognized testing laboratory. Special care should be taken in their placement to avoid contact with combustible or limited-combustible materials (including draperies), to avoid accidental overturning, and to avoid the blocking of exit routes in the event of malfunction. Fabrics should not be placed on the appliance for drying! They should only be used in spaces which are well ventilated.

A-5-2.1 Liquefied petroleum gas (LPG), sometimes referred to as "bottled gas," is stored under pressure in containers for domestic use. A strong odorant is added to this gas and to natural gas so that leakage will be noticed promptly. LPG is heavier than air and can flow into low places.

All LPG containers and first stage regulating equipment are required to be located outside of buildings; all containers are required to be secured against falling. For domestic use, containers are required to be set on a firm foundation, aboveground. The outlet piping should be protected against breakage from settling by a flexible connection or special fitting. These containers are also required to have safety devices specified by Department of Transportation Regulations.

Installation and servicing should be done by a qualified installer. General safety precautions for gas installations should include the following:

(a) When work is to be performed on any gas installation or piping, the gas must be turned off to eliminate hazard of leakage. All appliance valves should be closed before gas is again turned on.

(b) When checking for leakage, soap and water, or other material acceptable for the purpose should be used. Matches, candles, flame or other sources of ignition should never be used in locating gas leakage. Flashlights should be used when searching for gas leakage. Electric switches should not be operated because they produce a spark; if electric lights are already turned on when the search is being made, they should not be turned off. In other words, if there is any possibility of gas leakage in the room or area, every precaution must be taken to avoid introducing a source of ignition.

(c) Call the gas installer or gas service company whenever gas burning equipment does not function properly, or whenever there is evidence of gas leakage.

A-5-2.3 Precautions should be taken to make sure all extraneous combustibles are kept at least 36 in. (92 cm) from a solid fuel burning appliance at all times. This includes such items as furniture, draperies, books, pillows, throw rugs, boxes and racks for storage of wood, and newspaper used to start the fire. Special precaution should also be taken to maintain the 36-in. (92 cm) clearance when hanging clothing to dry near a solid fuel burning appliance. Hooks, pegs, clothes lines and similar devices should not be allowed near or above solid fuel burning appliances. Clothing should never be hung directly over a solid fuel burning appliance since there is the obvious chance that it could fall onto the appliance and ignite. If devices, such as folding racks, are used for drying of clothes, the device should always be positioned to provide a clearance of not less than 36 in. (92 cm) between the sides of the appliance and the hanging clothes. Electrical cords for powering heat-distributing motors must also be protected against catching fire within 36 in. (92 cm) of the appliance.

A-5-3 The use of both portable and stationary barbecues has been responsible for many serious fires in forest areas. Such cooking devices should be used in accordance with fire permit requirements of the local fire chief, forest fire warden, or other responsible authority. Barbecues should not be used in times of severe weather.

A-5-3.1 There have been numerous cases documented where people have been seriously injured or killed attempting to use a barbecue inside a home or camp. Barbecues should always be used outside to prevent toxic gases and vapors produced by the charcoal from building up to dangerous levels.

A-5-4 Clean and fill open flame-type pressurized lamps outdoors during daylight hours; portable pressurized liquid fuel camp stoves should also be filled, pumped up, and started outside.

A-7-1 Use safety matches in preference to the "strike anywhere" type of match; store matches out of the reach of small children and in protective containers. Smoking in bed should not be allowed; designated places for smoking should be maintained, and plenty of noncombustible

ash trays should be provided in these places. Smoking should never be allowed when working around flammable liquids.

A-7-1.1 The following are some of the rules governing the storage of flammable and combustible liquids in camps:

- (a) All storage buildings should be kept free from accumulations of unused items and rubbish.
- (b) Store flammable and combustible liquids in listed safety-type containers only.
- (c) All containers should be clearly labeled as to the correct content.
- (d) All dispensing should be done outdoors.
- (e) Oil-soaked and paint rags, waste, or paper should not be allowed to accumulate. Certain oils (vegetable and animal oils) are subject to spontaneous heating in contact with combustibles. Temporary storage should be in a separate metal container, with tight-fitting cover.

Appendix B General Fire Protection

This Appendix is not a part of the requirements of this NFPA document but is included for information purposes only.

B-1 Removal of Vegetative Hazards.

B-1.1 Remove selected hazardous vegetative material, 100 ft (30.5 m) or more if possible, from all structures, outside fireplaces and incinerators. Lawns, gardens and green shrubs can be planted in this area to prevent erosion and to preserve ground moisture and humus for larger trees. Ornamental shrubs that are close-pruned can accumulate heavy concentrations of dead, dry vegetation inside the green perimeter. A flare-up of this accumulation can ignite overhanging eaves.

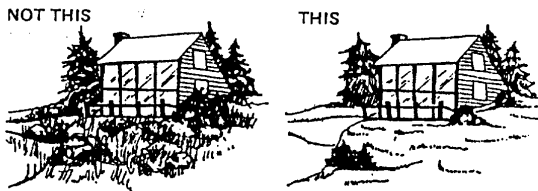


Figure B-1.1 Clear Brush from All Slopes Surrounding Buildings.

B-1.2 Trim tree limbs and boughs back 10 ft (3 m) from all chimney outlets, outside fireplaces, and incinerators.

B-1.2.1 Where crown fires are possible, thin and prune trees surrounding the structure to lessen danger of a fire crowning; in the event of a fire, this will decrease the amount of heat. Check with the local forester for advice on desirable species and treatment.

B-1.2.2 Maintain a minimum clearance of 2 ft (0.6 m) between the electrical service drop wire and tree limbs and branches.

B-1.3 Keep structures and chimneys free of vines and other close-growing vegetation that will become dry and hazardous during periods of drought.

B-1.3.1 Remove moss, leaves and other flammable material from the roof and eaves at least once a year.

B-2 Rubbish Disposal and Incinerators.

B-2.1 Seek advice of a local fire authority regarding the proper removal and disposal of brush and other vegetation.

B-2.2 Don't permit large amounts of rubbish to accumulate. Rubbish should be disposed according to local regulations.

B-2.2.1 Rubbish containing reflective material (i.e. glass, broken automobile headlights, etc.) should be shielded from direct sunlight.

B-2.3 Inspect spark arresters on incinerators regularly to make sure they are not clogged or burned out.

B-3 Before doing any burning outdoors check with local fire authority and obtain permit if necessary. Follow the instructions as to clearance, time and necessary tools to have available. Air pollution authorities may also require a permit. Do not burn during windy or dry weather. Burn brush in small quantities. Large piles, when ignited, increase chance of fire escape. Have fire fighting equipment on hand and never leave the fire unattended. After the brush is burned, patrol the area constantly until you are certain that the fire is out.

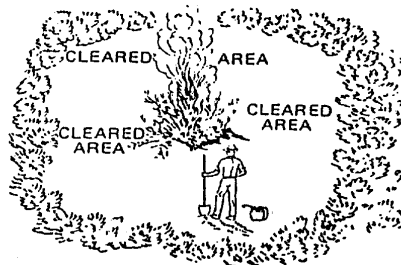


Figure B-3 Obtain Permit to Burn Brush and then Clear Adequate Area Around Pile to Avoid Fire Spread.

B-4 Fundamental Fire Fighting Equipment.

B-4.1 Where water hose outlets are available, have sufficient garden hose or other types of hose to reach any part of the structure from garden hose outlets and equip the hose with an adjustable nozzle; 100 ft (30.5 m) of hose is the desired minimum and should be racked near or kept connected to at least one outside outlet.

B-4.2 Keep a substantial ladder readily accessible. It should be of sufficient length to reach the roof ridge.

B-4.3 Certain tools and equipment are necessary for extinguishment of fires. Consult your local forestry agent for the kind most suitable for your locality and keep such items available for prompt use.

B-4.4 Many protection agencies will provide a special container with emergency fire fighting tools for a remote community. Check with your local authority to see if this service is available. Volunteer to provide the necessary custody for the equipment.

B-5 Portable Fire Extinguishers.

B-5.1 Portable fire extinguishers are good emergency fire fighting equipment when used properly on the type and size of fire for which they are designed. Use only those extinguishers which have passed the tests of recognized testing laboratories.

(For detailed information on portable fire extinguishers, see NFPA 10, *Portable Fire Extinguishers*.) Questions about size, number, or kinds of extinguishers should be directed to the local fire chief, fire marshal, or forest fire warden.

B-5.1.1 For fires involving trash, paper, cloth, wood or other ordinary combustibles, use a pressurized water, pump tank, or multi-purpose extinguisher.

B-5.1.2 For fires in flammable liquids such as gasoline, oil, grease, tar and paint, use a carbon dioxide, dry chemical Halon, or foam extinguisher.

B-5.1.3 For fires in electrical equipment such as lamps, motors, fuse panels and switchboards, use a nonconducting extinguishing agent such as carbon dioxide, Halon, or dry chemical. Do not use soda acid, foam or other water-type extinguishers until the electric power has been shut off.

B-6 Evacuation Plans and Routes.

B-6.1 Persons who reside in camps, cottages, resorts, trailers, and other buildings in forest areas should have at least two ways of escape to a safe location. Communities located in forested areas with limited means of escape should be constantly alert to the danger that regular routes of travel may be cut off by a forest fire. This danger may exist for a single building, a group of cottages, or a well-established community. Even though the means of exit may not be affected, adjacent fires can move in quickly, necessitating very rapid partial or complete evacuation of the location.

B-6.1.1 To assure a safe and orderly evacuation, detailed plans prepared well in advance are necessary.

B-6.1.2 Formulation of the plan including alternate escape routes is essentially a community effort.

B-6.1.3 The organization heading the project might consist of a chairperson or director, under whose direction would be several committees, each responsible for such items as communications, transportation, accommodation and supply, medical and police work.

B-6.1.4 Plans would be developed for each of the above topics with complete details of the actions to be taken in an emergency.

B-6.2 Prescribed planned fire may be an effective method to reduce a fire hazard when conducted with the approval of the local fire protection agencies.

Many rural homes have generators for their electric supply. Adequate spark arresters should be installed on the exhausts of the generators. Standards for exhausts are in NFPA 37.

B-7 Forest Land Users.

B-7.1 When required, register with proper forest or fire official upon entering forested areas.

B-7.1.1 Secure campfire permits where required.

B-7.1.2 Get acquainted with the local fire authority and find out how to get in touch with him/her quickly in case of fire.

B-7.1.3 Extinguish all open fires upon retiring or before leaving a campsite.

B-7.2 Equip vehicles with fire fighting tools as required by state or local law.

B-7.2.1 Equip internal combustion engines with spark arresters if required by state law.

B-7.3 Be familiar with and observe regulations on smoking and campfire building — sit down to smoke and extinguish smoking materials before leaving the area. (See *B-9.1.2* and *B-9.1.4*.)

B-7.3.1 Be an alert, good "housekeeper" in the woods. Practice fire prevention at all times!

B-7.3.2 Do not discharge fireworks in forested areas: they are a fire hazard and generally prohibited.

B-7.4 Occupants should conform to fire safety regulations for dwellings with respect to clearance of hazardous material, use of flammable liquids and gases, installation of approved types of fire extinguishers, and early warning devices.

B-8 Reporting Fires or Violations.

B-8.1 Upon entering a forested area, learn how and where to report fires. If one is discovered, report it immediately.

Careless campers are a cause of fires in forested areas. Fires endanger human life and result in great loss to recreation areas, valuable timber and watershed lands. It is therefore of the utmost importance that campers recognize and appreciate their responsibility in preventing fires.

B-9 Making Camp.

B-9.1 Use a prepared campsite, preferably where fireplaces or stoves are provided and vegetative hazard has been cleared away.

Where it is permissible to prepare a campsite ensure that local fire regulations are observed.

B-9.1.2 Before building an open fire, scrape away all flammable material down to mineral soil for at least 5 ft (1.5 m) on all sides. Do not confuse duff (decayed vegetable matter) with mineral soil -- duff is combustible. Line with rock.

B-9.1.3 Dig a small pit and keep the fire small. Never build it against trees, logs, stumps or near brush.

B-9.1.4 Be sure pipe ashes, cigars or cigarette stubs are "dead out," then dispose of them in ash trays, mineral soil or water.

B-9.1.5 Select an area near a source of water, if possible.

B-9.2 Leaving Camp. Never leave camp until your fire is "dead out." Saturate ashes and coals with water, stir thoroughly until ashes are cold to the touch. If you do not have sufficient water, stir or chop mineral soil into ashes and coals. Continue this until coals are "dead out." Check by feeling them with bare hands.

- V. Paid an application fee in an amount set by Board of County Commissioners resolution, to the Housing Authority for processing his qualification application.

5-1305 F. Procedure for Selling and Renting Affordable Housing

- I. No Affordable Housing may be sold or rented without submission of written notice of intent to sell or rent the Affordable Housing to the Housing Authority. Such written notice must be submitted to the Housing Authority or its designee at least 30 days prior to offering or listing for sale or five days prior to leasing of the Property.
- II. In the event an Owner desires to sell Affordable Housing, the Owner may sell the unit himself or list and sell the unit through a real estate broker licensed in the State of Colorado. The Owner or broker, if any, shall promptly advertise the Affordable Housing for sale to qualified Employees. The seller shall upon closing of a sale pay a fee to the Housing Authority in an amount equal to one percent of the sales price. This one-percent fee shall include a Deed Restriction Administration fee in an amount set by Board of County Commissioners resolution. If the one-percent fee imposed by this section is not paid when due, that fee, all costs of collection of that fee and interest shall constitute a perpetual lien on the property. The County may foreclose this lien in the same manner as other property tax liens of the County.

The seller shall not be required to pay the one-percent Deed Restriction Administration fee if the seller has already purchased another County Deed-Restricted Unit or if the seller purchases another County Deed-Restricted Unit no more than six months after closing on the sale of the County Deed-Restricted Unit that the seller is selling. If the seller has not yet purchased another County Deed-Restricted Unit, the seller shall make arrangements, to the satisfaction of the Housing Authority's Designee, to place the one-percent Deed Restriction Administration fee in escrow. The one-percent Deed Restriction Administration fee shall remain in escrow until the first to occur of the following two events:

- (1) The seller purchases another County Deed-Restricted Unit, and has not purchased any material interest in any other residential property in San Miguel, Montrose, Ouray or Dolores County in the interim, in which case the one-percent Deed Restriction Administration fee shall be refunded to the seller; or
- (2) The end of six months after the seller closes on the sale of the County Deed-Restricted Unit that the seller is selling, and the seller has not purchased another County Deed-Restricted Unit, in which case the one-percent Deed Restriction Administration fee shall be paid to the Housing Authority.

- III. In the event an Owner desires to rent Affordable Housing, the Owner may rent the unit himself or rent the unit through a real estate broker licensed in the State of Colorado. The Owner or broker, if any, shall promptly advertise the Affordable Housing for rent to qualified Employees. The Owner shall pay a Deed Restriction Administration fee set by Board of County Commissioner resolution for each Employee signing a lease for an Affordable Housing unit. If the administration fee is not paid promptly upon execution of a lease, that fee, all costs of collection of that fee and interest shall constitute a perpetual lien on the property. The County may foreclose this lien in the same manner as other property tax liens of the County.
- IV. For rentals of Affordable Housing only, the Housing Authority shall qualify an Employee for occupancy based upon demonstration of intent to be employed for at least eight months within the next 12 months. In making a determination about the applicant's intent, the Housing Authority may rely upon evidence including but not limited to: work patterns and written references, income tax records, current employment within the Telluride R-1 School District, percent of income earned from employment sources and public service involvement.
- V. As part of all sales and other transfers of Affordable Housing, the following documents shall be executed and recorded in the Office of the Clerk and Recorder of San Miguel County (in addition to recordation of the Deed Restriction on the appropriate plat for the Subject Property):
- a. an Acknowledgement of Deed Restriction, in which the Owner acknowledges and agrees to abide by all terms and conditions of the Deed Restriction;
 - b. a Certificate of Qualification, in which the Housing Authority certifies that the Owner is a Qualified Owner under the provisions of the Deed Restriction;
 - c. any other contractual agreements that apply to the Affordable Housing unit that are necessary to evidence the Housing Authority's conditions of approval of the sale.
- VI. If Fannie Mae (FNMA)-type financing is used to purchase an Affordable Housing unit, as determined by the Housing Authority, the Housing Authority shall permit the Owner and the holder of the first deed of trust an Option to Purchase agreement which grants an option to the Housing Authority, San Miguel County, or the Town of Telluride to purchase the Affordable Housing in the event of a default in financing. FNMA-type financing is limited to commercial banking and lending institutions licensed to engage in mortgage lending practices in the State of Colorado.

SAN MIGUEL REGIONAL HOUSING AUTHORITY
General Ledger - San Miguel County
 January - December 2022

Date	Name	Amount	Amount
01/27/2022		7,200.00	7,200.00
02/14/2022	Closing Fee	17,000.00	17,000.00
03/21/2022	Closing Fee	6,850.00	6,850.00
05/02/2022	Closing Fee	6,750.00	6,750.00
07/07/2022	Closing Fee	9,750.00	9,750.00
08/16/2022	Closing Fee	2,941.08	2,941.08
10/06/2022	Closing Fee	18,000.00	18,000.00
10/06/2022	Closing Fee	2,950.00	2,950.00
10/06/2022	Closing Fee	9,270.00	9,270.00
1% Admin Fee			\$ 80,711.00

Additional .75% = \$5,137.50

Additional .75% = \$7312.50

Additional .75% = \$6952.50

Additional: 19402.5

From: [REDACTED]
To: Courtney; [REDACTED]; [REDACTED]
Subject: Fw: Rio Vistas HOA - Insurance Denied - SMRHA
Date: Friday, April 7, 2023 4:18:26 PM
Attachments: [REDACTED]

Hello Courtney,
I hope this email finds you safe and well.
I left a message with the office.
but wanted to follow up with an email..

Rio Vistas 1, at 291 Rio Vistas Road, Telluride (Lawson Hill)

At this time, we are unable to find insurance for our building.
I feel like I am swimming alone but cannot be the only one in this situation.
While I am reaching out to all Insurance Providers..
At some point I need to contact the Housing Authority and then push to county
commissioners and state representatives.

our challenge is not unique; here are news stories:

- <https://www.denver7.com/news/contact-denver7/insurance-denied-more-coloradans-cant-get-homeowners-insurance-because-of-wildfire-risk>
- <https://coloradosun.com/2022/12/30/colorado-property-insurance-wildfire-risk/>
-



Colorado's wildfire risk is so high some homeowners can't get insured. The state may create last-resort coverage.

Some Colorado homeowners are telling state regulators and lawmakers that they can't secure coverage for their homes because of rising wildfire risk

coloradosun.com



820 Black Bear Road, Unit G-17
P.O. Box 840, Telluride, CO 81435
Tel: 970-728-3034 Fax: 970-728-5371
E-mail: admin@smrha.org Web: www.smrha.org

MANAGER REPORT

May 1, 2023

Deed Restriction

- **SMC:**
 - 3 Pinion Park April Closings - 3 slated for May
 - 4 new Intent to Sells
 - Working on online compliance forms

- **TOT:**
 - 1 April DR Closing
 - 1 DR property under contract
 - 1 new Intent to Sell
 - 2 NOV's
 - New TAHG to be adopted May 9, 2023* subject to change



820 Black Bear Road, Unit G-17
P.O. Box 840, Telluride, CO 81435
Tel: 970-728-3034 ext.4 Fax: 970-728-5371
E-mail: courtney@smrha.org Web: www.smrha.org

SAN MIGUEL REGIONAL HOUSING AUTHORITY 2023 BOARD MEETINGS

1 P.M.

(unless otherwise noted)

Via Zoom	ID#: 484.178.1222	PW: SMRHA2023
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January 3 - CANCELED

February 6

March 6

April 3 - CANCELED

May 1

June 5

July 5

August 7

September 5

October 2

November 6

December 4

The Meeting Dates and Times are subject to change as are the Agendas, including the addition of items or the deletion of items at any time. If you are planning to come speak to a specific matter, please let the SMRHA Manager know by calling Courtney at 970-728-3034, ext. 4.

Packet materials are available from the San Miguel Regional Housing Authority by contacting the SMRHA Office no later than 24 hours prior to the meeting.