



**Board of Directors Regular Meeting  
March 12, 2026 6pm  
Pagosa Lakes Administration Building  
AGENDA**

- 1. 6:00 pm Call to Order**
- 2. Verification of Quorum by Board Secretary**
  - a. Approval of Agenda
- 3. Approval of the minutes**

**February 10, 2026, Regular Meeting of the Board**
- 4. Disclosures of Conflicts**
- 5. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 6. Staff Reports:**
  - a. General Manager's Report
  - b. Treasurers Report
  - c. Department of Property & Environment Report
  - d. Department of Recreation Amenities Report
  - e. Department of Community Standards Report
  - f. Lifestyle Report
- 7. Committee Reports:**
  - a. ECC Liaison Report February 2026 Meeting Minutes
- 8. Unfinished Business**
  - a. Capital Improvement Plan Update
  - b. Liability Insurance
- 9. New Business**
  - a. Wildfire Resiliency Code
  - b. Trail Resurfacing Bid Award
  - c. Pine Needle Pick-up RFP
- 10. Correspondence**
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



**Board of Directors Regular Meeting  
February 10, 2026 6pm  
Pagosa Lakes Administration Building**

**MINUTES**

Board Attendees: Eric Johnson-President  
Ben Garcia-VP, Jonathan Turk-Treasurer,  
Sasha King-Secretary  
Directors: Al Pfister, Paul Zeman and  
Wade Lundy by Proxy

Staff: Allen Roth-GM, Heather Lundy-CT,  
Larry Lynch-DPE, Chris Simpson-DCS,  
Ryan Graham-RA, Jen Pitcher-Lifestyles  
Candace Selk Barnes-Recording Secretary

Owners/Guests: B & M Crowe, D Smith, S & B Landreneau, BJ Jones, L. Schneider, S Prince, B. Munro, L. Lee and K. Betts VIA ZOOM: A. Diaz, C. Fitzgerald, D Mayer and K. Hanson

1. **Call to Order at 6:09 pm by President Johnson**
2. **Verification of Quorum by Board Secretary King**
  - a. Approval of Agenda \*Motion to approve Agenda by Pfister, 2<sup>nd</sup> Turk. Unanimous with Lundy proxy.
  - b. **Approval of the Minutes** \* Motion to ratify Minutes of the January 13, 2026, Regular Meeting of the Board by King, 2<sup>nd</sup> Zeman. Unanimous with Lundy proxy.
3. **Disclosures of Conflicts NONE**
4. **Owner/Member comments:** Owners S. Prince and S. Landreneau urged Board not to reduce the 3x multiplier for STR dues. Board requested copy of S. Prince research information. Owner L. Schneider asked “after 7 months, what has been accomplished by this Board, and for each Board member to revisit why you joined?” He continued “as a Board Member you are to serve the greater good by increasing owner involvement and protect property values, use of profanity is not helping the community” Owner BJ Jones asked “which of you have not signed the Code of Conduct?” Zeman stated he has not and will not. Owner A. Diaz expressed her intention to file formal notice that PLPOA DCS uses selective enforcement of standards in homes being built in Chris Mountain II. Owner C. Fitzgerald asked when the 2026 Budget ratification was held and if notices had been sent. J. Pitcher responded the “Notice & Call” was in the Winter Newsletter mailed to all Owners and the meeting was held January 24, 2026. Fitzgerald will send an email to Board regarding “rental units liability” currently in Colorado courts.
5. **Staff Reports:**
  - a. General Manager’s Report – As submitted by GM Roth – added that the HVAC unit at REC Ctr is requiring extensive repairs and Reserve Funds will be used. DPE Mgr Lynch added if only the bearings need to be replaced (2<sup>nd</sup> time in a month) there is a chance the cost will be less, an estimate should be received in next several weeks.
  - b. Treasurers Report – presented by Board Treasurer Turk.
  - c. Department of Property & Environment Report- as submitted by Lynch. He updated those present that 16 new Cluster Box Units have been received for a total of 256 boxes to be installed throughout the Association as needs identified by the local Post Office. He recently met with B. Trimarco of WildFire Adaptive Partnership and mitigation funds are available for 2026 ongoing mitigation of the identified greenbelts. GM Roth stated \$50K is allocated from Reserves for matching funds. With warm/dry winter, the drought continues and the brush collection site may open earlier for owners use, and encourages Owners to apply for grant funds for property mitigation through Wildfire Adaptive Partners.

- d. Department of Recreation Amenities Report as submitted by Graham. He stated the swim lesson classes scheduled for March have been filled, 45 parents attended the Pagosa Porpoises Swim Team meeting this evening. He's offering CPR classes to the community.
- e. Department of Community Standards Report – as submitted by Simpson. He said he continues to identify trends and patterns and more info will be shared with Board and Owners going forward. Simpson also stated that the ECC needs new volunteer members.
- f. Lifestyle Report- “as is” by Pitcher. She emphasized that the new weekly eblast in a newsletter format is ready and strong efforts continue in transparency and sharing to both Board and owners. Her statement was followed by a round of applause and expressions of thanks by all attendees.

\*Motion to accept Staff Reports as presented by Pfister, 2<sup>nd</sup> Turk. Owner Mike Crowe voiced that he is volunteering to become a member of the ECC. Met with another round of applause. Owner BJ Jones suggested two sets of bearings for HVAC be purchased. Motion passed.

#### **6. Committee Reports:**

- a. ECC Liaison Report January 2026 Meeting Minutes presented by DCS Mgr Simpson, adding “things are ramping up with permit applications”.
- b. Garden Committee 2025 Year End Report – Owner and Committee Member B. Crowe gave a brief presentation and summary of the Garden Committees plans for continued food production and educational program.

\*Motion to accept Committee Reports as presented by Turk, 2<sup>nd</sup> Zeman. Unanimous with Lundy Proxy.

#### **7. Unfinished Business**

- a. Capital Improvement Plan Update – GM Roth reminded Board Members and Committee Representatives that the Work Session is scheduled for this coming Thursday Feb 12,2026 at 5:30 pm.
- b. Possible Construction of K-8 School in PLPOA- GM Roth reported that the School Board has voted that the Vista property is to be the location for the new K-8 school building with a larger parcel of land for growth. Roth and Pfister explained the BEST Grant deadline is in March 2026. PLPOA will look to the School to provide any further information regarding the new school to distribute to owners.
- c. STR Resolution 2021-11 – Short Term Rentals Board Discussion *with invited guests; BJ Jones, Lars Schneider physically present and Dan Mayer via ZOOM; all previous Board Presidents.*
  - Jones began with affirming the time and effort by previous Board Members, staff members and Owners attending open public meetings. Initial meetings had few Owners participate, though the “Listening Meeting” held in June 2021 had over 100 owners attending in person or via ZOOM. He stated it would be a disgrace to reverse or change the Resolution.
  - Mayer continued that the cost based approach analysis by staff was challenged and rejected by STR Owners, the Board revisited the 1983 Dec's and the end result for the Resolution was Owner Benefit based. He acknowledged that the entire Board has changed in 4 years with the same arguments by STR owners to a new set of ears. The summary in the packet regarding 3x multiplier is accurate, on solid legal ground, but current Board can certainly change the Resolution. He referenced a STR website with info regarding recovering costs of ownership with point being an additional \$3.50 per nights stay will cover cost. He ended with suggestion the whatever decision is made; a specific file of STR documents be archived.
  - Schneider stated that he had indeed voted against the Resolution, but after passage those Board Members presented a strong and united front. He now stands 1,000% in support and staying with the current Resolution. He emphatically stated that the BENEFITS based Resolution honors the Boards position “greater good of the community” vs the small number of STR Owners, and the importance of STR

Owners contributing their fair share.

Director Zeman commented about the differentiation in verbiage, justification of fees and licensing. J. Pitcher clarified that the County is responsible for licensing and the Benefit to STR Owners is that they are profiting by running a business. President Johnson expressed his thanks to the previous Board Presidents for the deep dive of historical information and facts of the Resolution passage.

**8. New Business**

- a. AARP Colorado Grant Opportunity-GM Roth stated he was approached by Healthy Archuleta regarding partnering for the \$15K grant opportunity by AARP to evaluate Senior accessibility and education targeting Seniors.

\*Motion to approve partnership by King, 2<sup>nd</sup> Garcia. Unanimous with Lundy proxy.

- b. Board Director Conduct – Discussion initiated by Turk included comments by all present Board Members regarding Code of Ethics, Civility Code, CIOA and discussions held in Executive Session and other correspondence/discussions via email by Board “not being transparent.” GM Roth reminded them they had attended Board Training specific to same on day of election and that PLPOA has 9 Governing Policies per CIOA. Garcia stated “we need to adhere to the Code of Conduct”. J. Pitcher commented that additional Board training is available is an option on a variety of topics and encouraged Board Members to “do better” and set personal feelings aside, respect each other and that negativity wears on everybody.

\*Motion to refrain from debating over email was made by Turk, 2<sup>nd</sup> Zeman. Passed with 4 ayes by Johnson, Turk, Zeman and Pfister; 2 nays by King and Garica.

- c. Utilization of Finance Committee – Johnson tabled to March 10, 2026 Executive Session due to personnel matter.
- d. Insurance policy - Lakes, piers, docks, and dams. Zeman questioned the exclusion of coverage on previous policy and possibility of litigation. GM Roth suggested he and Zeman have discussion with Brown & Brown.

\*Motion by Pfister and seconded by King that Zeman get with GM Roth and contact Brown & Brown to initiate discussion. Passed.

- 9. **Correspondence** – regarding Parks & Trails, Dog Park improvements; will be addressed at upcoming Capitol Improvement Work Session.

**10. Owner/Member comments:** Owner S. Landreneau reiterated her desire that STR fees remain in place. Owner B. Munro expressed her appreciation to the 3 former Board Presidents attending and their comments. Owner L. Lee encouraged Board to maintain current STR Resolution. Shared that 2 bills (HB26-1036 and HB26-1001) are currently in legislation pertaining to STR’s. Owner A. Diaz stated the Board has a fiduciary responsibility to Owners and requested meeting with GM Roth regarding DCS using selective enforcement of standards. Owner C. Fitzgerald expressed concern with Executive Session, statutes and meetings by two or more Members via email. Sunshine laws do not pertain to the Association. Owner K. Hanson asked if Owners can vote on STR Resolution, Johnson responded “no”.

- 11. Motion to adjourn at 8:24 pm by Garcia, 2<sup>nd</sup> Pfister. Passed.

**Respectfully submitted by:**

---

Sasha King, Board Secretary

---

Candace Selk Barnes, Recording Secretary

**Pagosa Lakes Property Owners Association  
General Managers Report  
March, 2026  
By: Allen Roth, CMCA®, AMS®, PCAM®**

**Governance**

**Audit:** McMahan and Associates have started their audit of the 2025 financials. Heather has been steadily providing them with the requested documents and information. They expect to complete the audit in March with a presentation to the Board at the April 14 meeting. Please keep in mind that the monthly financials are not being provided until after the audit when fiscal year 2025 has officially closed out.

**Colorado Wildfire Resiliency Code:** This piece of Colorado Legislation will have a big impact on every homeowner and builder. Senate Bill 23-166 was signed by Governor Polis in May 2023. The bill mandates governing bodies adopt the Colorado Wildfire Resiliency Code (CWRC) meeting minimum state standards. Both the Town of Pagosa Springs and Archuleta County will be adopting the Code by April 1 and will be implementing the code by July 1. Since Colorado's wildfire risk has continued to increase each year, the CWRC has been enacted to reduce fire risk with structure hardening and creating defensible space surrounding structures.

The code requires that any reconstruction, replacement, alteration, or repair of exterior walls of a building impacting more than 25% of the surface area will have to replace the entire surface area with fire hardened material as specified in the CWRC. An example would be if an owner were to make repairs to their roof or add an addition and it were more than 25% of the roof area, the owner would have to replace the entire roof to comply with the CWRC if it does not already. The Association receives numerous permits for sheds. The CWRC requires that any shed over 120 square feet meet the CWRC for structure hardened materials. The CWRC also requires the Home Ignition Zone to be enforced when making improvements as well. This means that all vegetation must be removed within 5ft. of the home in zone 1 and fencing at 8 ft. and closer must be made of fire-resistant material. Zones 2 and 3 require mitigation work to be done including tree spacing. This is a highlight of what is contained in the CWRC. There is a lot more regulations and information in the code. A copy of the CWRC is included in your packet along with a flyer on zone and exterior home protection.

What this means for PLPOA is that we will have to work with the County regarding enforcement of the Code. One example is fencing. The County does not require a permit for fences 8ft. and under while PLPOA requires a permit for fences. Since the County is responsible for enforcing the CWRC regarding fences, it makes sense to work cooperatively. We plan to compare the CWRC with the PPP to see what necessary changes will need to be made so the PPP is compliant with the CWRC. Staff will work with the ECC to make proposed changes. Once the PPP is updated with all the proposed changes, it will be presented to the Board for approval.

**Colorado Legislation Update:** I attended an update from the CAI Colorado Legislation Action Committee to review the various bills that are currently being considered which can have an impact on community associations. There are currently 6 bills that pertain to community associations. The good news is that they have no or little impact on PLPOA. The following is the list of bills with a brief description.

HB26-1201 - The proposed legislation modifies existing requirements for homeowners' associations (HOAs) regarding language preferences in communication with unit owners. It allows HOAs to request proof of a unit owner's need for correspondence in a language other than English before accommodating this preference. The bill also removes the obligation for HOAs to send notices in both English and the preferred language, requiring instead that communications be sent solely in the preferred language.

HB26-1099 – This mandates that developers of new planned communities or condominiums must obtain and regularly update a reserve study forecasting maintenance costs for the next 30 years, which they must provide to homebuyers and the homeowners' association.

HB26-1114 - Starting October 1, 2031, Colorado jurisdictions cannot require parcels for single-family homes to exceed 2,000 square feet, aiming to increase housing affordability by allowing smaller lot sizes. This measure does not impact on the enforceability of covenants and restrictions.

HB26-1204 - This legislation clarifies that senior cooperative housing projects can qualify for property tax exemptions as part of a local housing authority project or an affordable rental housing project. Such projects consist of multi-unit residential buildings or complexes occupied by individuals who are at least 65 years old and meet low or middle-income criteria.

SB26-49 - This allows individuals and homeowners' associations to receive assistance from the natural disaster mitigation enterprise fund for installing impact-resistant roofing materials and other property-specific mitigation actions. It introduces an income tax deduction for contributions to catastrophe savings accounts, which homeowners can use to cover insurance deductibles for damages from natural disasters. Interest earned by these catastrophe savings accounts is exempt from income tax.

HB26-1007- The proposed legislation sets guidelines for portable-scale solar generation devices, which do not require prior provider approval for installation or use. It mandates the Public Utilities Commission to update interconnection rules by 2026, allowing customer use of meter collar adapters and removing the requirement of production meters for utilities under its regulation. Currently, the bill prohibits community associations from restricting placement of the devices.

## **Business**

**Capital Improvement Plan:** You should have received the document listing the 14 capital improvement projects and how everyone ranked the projects. A copy of the document is your packet. The document contains 4 different types of ranking methodologies used for the projects. The Board can determine which ranking system to use to determine the priority. The Board can accept the prioritized project list as is or have further discussion regarding the projects. Once the Board has finalized the prioritized list, the next step will be to put those projects in a funding plan. So, how many projects will be included in the capital improvement funding plan. This can be the top 3, 5 or all of them. The funding plan can be for 5, 10 or more years. It would account for interest accrued and an inflation percentage of each project. Plus, determine how much funds are needed to be transferred into the capital account to be able to fund the capital projects. Not accounting for the play equipment funds, the capital improvement fund balance with the 2026 transfer will be \$1,049,322. If the Board intends to approve projects to be completed this year, 2026, the sooner we know the better to begin planning to execute the project.

**Fire Mitigation Plan:** Wildfire Adaptive Partners will be providing a 50% match grant to assist with our fire mitigation efforts this year. Since we completed the larger tracts, the focus is smaller meandering tracts. These tracts are tight and take time to identify the property boundaries between the greenbelt and private property. Larry and I are working with Bill Trimarco, Wildfire Adaptive Partners, to develop specifications for the RFP and send it out for bid. We will have a pre-bid meeting for the contractors to visit the site locations and ask questions. We intend to have all the bids for Board review and award a contract at the April 14 meeting. The following is the list of tracts identified for mitigation:

Trails Subdivision – Portion of Tract H

Twincreek Subdivision – Portion of Tract D, Tracts M, K and portion of Tract F

Lake Pagosa Park Subdivision – Tracts E & C

Pagosa in the Pines Subdivision – Tracts A & B

Lake Forest Estates Subdivision – Tracts A, C, D, H

Lakewood Village Subdivision – Tracts B & D

**Mailbox sites:** We received 16 CBUs and 4 parcel units. These total to 256 mailboxes. We will be working with the postal carriers to identify sites that need additional boxes to meet demand. We have over 30 locations within PLPOA and we will continue installing new CBUs where they are needed. We will be looking at adding another site to accommodate the continual increase for mailboxes. This site would not be subdivision specific and would be to serve any PLPOA owner. Some of our smaller existing sites do not have the space to expand.

**Pine Needle RFP:** I received notice from Table to Farm that they would not be able to provide pine needle pick-up service for us this year. The main reason the Board awarded them the contract last year was because they were using paper bags and composting all the needles and bags at a farm instead of dumping them in the landfill. This was important because the landfill was out of space and composting is good for the environment. I have written an RFP and will be putting it out to potential contractors. Meanwhile, I am reaching out in an attempt to find a site where the pine needles can be dumped. We collect close to 15,000 bags each year as this program is very popular with the owners and serves as a fire mitigation measure.

**Trail Resurface Bids:** The 2026 budget contains \$103,000 for trail resurfacing using the trails reserve fund. The project consists of resurfacing the trail along Lake Forest Circle from Fawn Ct. to Fish Cove Ct. and segments near the dam and Lynn Ave. These sections are around 20 years old with severe cracking and breaking up of asphalt. The project will include reclamation and repaving of the 1627 linear feet of trail surface. In working with Davis Engineering an RFP has been developed and sent out to prospective contractors. Three contractors were present for a pre-bid meeting. The deadline to submit bids for the project is March 5. Once the bid opening is completed, I will send them to the Board for review so a contract can be awarded at the March 10 meeting.

### **Community**

**Housing Action Plan Strategy Group:** I previously informed the Board regarding participating in this group. The second meeting is scheduled for March 5. The group is made up of about 12 community leaders with the purpose of developing a Housing Action Plan. The plan will identify actions in response to the housing needs assessment. The goal is to have a plan in place this summer for the Town and County to adopt. PLPOA has the majority of housing in the County and thus why we have been invited to the group.

---

---

**INTEROFFICE MEMORANDUM**

---

---

**TO:** JONATHAN TURK

**FROM:** HEATHER LUNDY

**SUBJECT:** ACCOUNTING NOTES FOR FEBRUARY 2026.

**DATE:** February 28, 2026

As of February 28, 2026, the Association has received \$747,155 or 33.68% of the total billed 2026 regular assessments of \$2,218,105. For the same period in 2025, the collections were approximately \$670,000 or 32.9% of the total of \$2,035,125 billed.

**Certificates of Deposit as of February 28, 2026:**

<b>MATURITY</b>	<b>RATE</b>	<b>VALUE</b>	<b>FUND</b>
3/20/2026	4.1%	\$35,000	Trails Reserve
4/21/2026	3.65%	\$125,000	Em Operating
10/20/2026	3.7%	\$241,000	Capital
10/26/2026	3.7%	\$175,000	Reserve
10/30/2026	3.75%	\$150,000	Capital
11/13/2026	3.65%	\$19,000	Capital
11/13/2026	3.65%	\$222,000	Reserve
11/19/2026	3.65%	\$208,000	Reserve
11/24/2026	3.8%	\$75,000	Operating
12/18/2026	3.95%	\$35,000	Trails Reserve

## DEPARTMENT OF PROPERTY AND ENVIRONMENT

### MARCH, 2026 BOARD REPORT

By Larry D Lynch

---

- Lakes and Fisheries** – The lakes are in good condition heading into late winter, water levels are up near full spill or slightly spilling. A late season wet snowstorm pumped some added moisture into the system at the end of February. The winter was one of the mildest and warmest that we can remember, really at no time did ice ever form on the lakes that was suitable for ice fishing. We are planning to begin our spring fish stocking here in March with rainbow trout, largemouth bass and crappie scheduled for planting. Around 5000 pounds of 12-16 inch trout and 3500 each bass and crappie will be stocked later this month. An additional 5000 pounds of trout will be stocked late spring/early summer to keep things active through June and July. We will bring in another 5000 pounds in the fall, late September or early October. We will be shutting down the seasonal lake aeration systems this month, grading and gravel work on boat ramps and will be moving the floating docks back into summer positions this month as well. I will also be ordering our aquatic weed and algae control products this month in preparation for what will probably be an early season application for the lakes in mid to late April for certain targets.
- DPE Projects** – The DPE will be busy this month working on a number of projects, weather permitting. We plan to get a start on the outdoor deck replacement at the Recreation Center this month which will involve re-decking with Trex composite decking, and installing a new railing system; we plan to begin mailbox projects this month as well including new CBU box installations and concrete pad expansions in key areas to accommodate growth in the community (we took receipt of 16 new CBU's in February over at the shop) ; a number of lake, boat ramp and floating dock projects; and will begin landscaping and grounds work at all of our facilities, spring projects. We also will begin preparing to open the brush collection area possibly in early April. Bring the chipper out and get it fired up and tested, and get things ready to go for another busy season of brush collection for the community.
- Greenbelt Wildfire Fuel Mitigation 2026** – We plan to continue with the greenbelt wildfire fuel reduction work this spring and summer, year 5 of our five-year plan for work. The good news is that we have completed most of the larger and even mid-sized greenbelts these past few years with heavy work and improvement and most of our properties are looking great. This year we will be focusing on some of the smaller greenbelts in several subdivisions including Twincreek, Lake Forest Estates, Pine II, Lakewood Village and Vista. We are putting an RFP together early this month with the

goal of releasing it for bids around the 10<sup>th</sup> or 15<sup>th</sup> of March with bids due back in early April for consideration at the April board meeting. We once again have qualified for a WAP cost assistance grant of 50% cost share, an outstanding opportunity to continue this important work in our community. Unfortunately, it's shaping up to be a concerning wildfire year with a dry, warm winter. We hope for some spring and summer moisture to help with things.

4. **Parks and Trails** – We are working with Davis Engineering to implement the planned and budgeted trail resurfacing project on the Lake Forest Circle pedestrian paved pathway. An Invitation to Bid has been released and advertised locally. The project will include reclamation and repaving of 1627 linear feet of 8-foot wide trail surface from Fawn Ct to Fish Cove Ct; and a segment of trail near the dam and Lyn Avenue. This will be to replace an aging paved section of the trail as planned reserve expenditure. Bids will be due March 5<sup>th</sup> and the board would be able to consider proposals and possible project award at the Regular March board meeting.
  - a. On a separate note: We have received an estimate from Davis Engineering for the site survey work for a possible trail on North Pagosa Blvd. The trail discussions have included either a natural surface trail or a possible hard surface trail at some point in the future. In either case a survey will be needed to establish the road right-of-way and determine the trail alignment and placement. The cost estimate for the survey was \$3150-\$4100.



**Pagosa Lakes Property Owners Association**

**Regular Board of Directors Meeting**

**Recreation Center Report**

<b>Attendance report for February</b>	<b>2026</b>
Timeshare Sign Ins	1,409
Member Sign Ins	6,246
Total User Attendance	7,655
<b>Programs and Activities Attendance</b>	
All programs in Aerobics Room	104
Water Aerobics	76
Racquetball	79
Basketball	73
Lap Lane	773

## Manager's Summary

February was a slower month for both PLPOA members and Wyndham guests, and we are beginning to see the impact of the loss of four Wyndham units. Even with the decline in Wyndham check-ins, overall activity inside the Rec Center has remained strong. The continued growth of our programs—especially swim lessons and the Porpoises swim team—has helped maintain steady usage throughout the month.

Earlier this month, the Rec Center participated in the capital project meeting, where committee chairs presented their proposed projects. The Rec Center's proposal focused on a building addition designed to relocate the power racks and deadlifting platform into a dedicated, soundproof space. The proposed addition would be roughly the size of the current aerobics room. It would significantly reduce noise while freeing up floor space for additional weight machines and improving traffic flow.

The Rec Center has also begun pricing new lockers for both locker rooms. Many of the current units are deteriorating and increasingly difficult to repair. At the same time, the epoxy flooring is showing wear, prompting research into alternative flooring options that are more slip-resistant and easier to maintain. If reserve funding allows next year, combining the locker replacement and flooring project would create a more efficient and cohesive renovation.

---

### Recreation Center Monthly Comparison

	February 2026	February 2025
Total Attendance	7,655	8,207
Wyndham Check-Ins	1,409	1,846
PLPOA Member Attendance	7,655	6,361

---

## Events & Programs

### CPR Training

The CPR/AED for Professional Rescuers (CPRO) course prepares professional responders to manage breathing and cardiac emergencies for adults, children, and infants until advanced medical personnel arrive. The curriculum reflects the latest ILCOR guidelines and incorporates American Red Cross Aquatic Best Practices, supported by evidence reviews from the Red Cross Scientific Advisory Council.

#### Course topics include:

- Rapid assessment
- Ventilations using a resuscitation mask
- Two-rescuer bag-valve-mask use
- CPR and AED response for single-, two-, and four-rescuer teams
- Obstructed airway care for responsive and unresponsive victims

Course dates and registration details are available on the PLPOA Recreation Programs webpage.

---

### Swim Lessons

March swim lessons have reached maximum capacity in both the beginner and intermediate levels. Laureen and Ryan will be instructing this session. Registration and program details are available on the PLPOA website.

---

### Pagosa Lakes Porpoises Swim Team

February practices went very well, with **63 kids participating**. The team is anticipating around **55 swimmers for the upcoming season**. Fundraising efforts are underway—Matt Nobles and Ryan Graham have been securing sponsorships, and the team has already **raised over \$2,000**.

The Porpoises will also host a garage sale on March 7, with all proceeds supporting the team.

## Facilities & Maintenance

- **HVAC System** — The HVAC repairs are complete, and the system is running well. Building temperatures are now much more comfortable, and the air quality has noticeably improved.
- **Jacuzzi Jet Pump** — The jacuzzi jet pump is currently down due to a significant break in the PVC return line. Replacement parts have been ordered, and the jets are expected to be operational early next week.
- **Cybex Treadmill Console** — One of the Cybex treadmills has a failing console. Because Cybex has discontinued this model, parts have been difficult to source. A new console has been located and is already on its way, with delivery expected Tuesday or Wednesday of next week.
- **Pool Filtration Pumps** — New filtration pumps for both the lap pool and the jacuzzi have been ordered. These will serve as critical backups to ensure uninterrupted pool operations.
- **Lap Pool Boiler** — The lap pool boiler has been replaced and is functioning well.

## **Pagosa Lakes Community DCS February News**

### **HOT TOPICS:**

The Colorado Wildfire Resiliency Code -

### **Mission of the WRCB**

The mission of the Board is to ensure that Colorado communities are safer from and more resilient to wildfires by reducing the risk to people and property through the adoption of statewide codes and standards based on best practice approaches to hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface in Colorado.

On March 2, - March 5, 2026, DCS is attending certification courses by the Colorado Chapter of the International Code Council, Education Committee, and the Colorado Wildfire Resiliency Code Board; Colorado Division of Fire Prevention & Control.

<https://dfpc.colorado.gov/sections/wildfire-resiliency-code-board>

We look forward to sharing our experiences and information learned.

### **A Look Back:**

Aligning with the Colorado Wildfire Resiliency Code, innovative construction practices and resources, like fire-resistant materials, informing our homeowners will be crucial, as we transition to the updated codes through community partnerships, and a vetting process.

Steel Siding, for example - On February 18, a presentation by Mr. Marcus Rodriguez, TruLog is proudly made in Colorado and trusted by homeowners across the country. As a leading manufacturer of high-quality steel siding, with a focus on creating products that deliver exceptional durability, weather resistance, and long-term performance. Our steel siding is built to handle extreme conditions with ease, offering a maintenance-free solution that keeps homes protected. Steel Siding Class A Fire-Rated Protection - Zero Maintenance, 30 Year Warranty, Natural Appeal, Proudly American-Made Steel. <https://www.trulogsiding.com/>

**A Few Statistics:**

<u>Descriptions</u>	<u>January</u>	<u>February</u>	<u>YTD</u>
Projects	21	44	65
Concerns, addressed	84	57	141
Violations	25	17	42

\*Ref: The ECC Liaison Reports, 2026, 2025, 2024, 2023.

The Pagosa Lakes Property Owners Association Department of Community Standards goal is compliance using engagement, education and outreach methods, not violations or fines. We have found that using this philosophy, most of the time works. Sometimes, enforcement procedures raise the level of violations, fines, or legal.

**Environmental Control Committee Update:**

The DCS team would like to thank Mr. Michael Crowe for volunteering! Attending the February 19, meeting, with two more to attend before being appointed. The ECC is a few open spots, and would encourage homeowners to take part, making a positive community impact. If you are interested, please contact us.

**A Look Forward:**

3/1-3/5 DCS education and training certification courses by the Colorado Chapter of the International Code Council, Education Committee.

Day 1 – Colorado Wildfire Resiliency Code

Day 2 – Community Risk Assessment

Day 3 – Conflict Resolution

3/20 DCS and Black Hills Energy, will host a contractor appreciation event and presentations by Black Hills Energy (providing lunch for participants), 811 Dig Alert, Shaw Solor. Last year the local contractors, sub-contractors, and vendors expressed gratitude for being acknowledged, with over 75 participants, and expecting over 100 participants this year.

3/25 DCS presenting a project/permitting 101 class for homeowners, stay tuned for details, RSVP required.

3/31 Sherrie Vick retirement luncheon, 12-1pm at the PLPOA Administration office. Please join us to celebrate Sherrie’s next journey in life!

Thank you,

Christopher Simpson, Community Standards Manager

Pagosa Lakes Property Owners Association

# Pagosa Lakes Property Owners Association

March 12, 2026

Jenifer Pitcher

## Department Update

### Public Relations / Lifestyle / Tech

**PLPOA Lifestyle – Clubhouse Rentals, Services & Offerings:** Summer bookings are well underway for Clubhouse use.

### CMIA Conference

Due to lack of registration the conference has been cancelled for this years, we have agreed with CMIA to postpone and be the 2027 venue. With hopes of a longer planning time frame CMIA can get an adequate number of participants.

### Clubhouse Rentals & Activities Calendar

Ongoing updates continue to be reflected on the activities and rentals calendar. Upcoming events include, contractors luncheon, swim team rummage sale, easter and the spring flea market.

SUN Mar 1	MON 2	TUE 3	WED 4	THU 5	FRI 6	SAT 7
Hold	<ul style="list-style-type: none"> <li>9:30am Line Dancing (Beginn</li> <li>1pm Games Group</li> </ul>	<ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>9am DCS Team</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> <li>6pm Hearing Panel</li> </ul>	<ul style="list-style-type: none"> <li>8:30am ECC work Session</li> <li>10am Call ahead Line Dance</li> </ul>	<ul style="list-style-type: none"> <li>8:30am ECC Meeting</li> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>2 more</li> </ul>	Hold for set up	CPR RYAN
8	9	10	11	12	13	14
Daylight Saving Time starts	<ul style="list-style-type: none"> <li>9:30am Line Dancing (Beginn</li> <li>1pm Games Group</li> </ul>	<ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> <li>5:30pm Board Meeting Exec</li> <li>6pm MONTHLY BOARD MEET</li> </ul>	<ul style="list-style-type: none"> <li>10am Call ahead Line Dance</li> </ul>	<ul style="list-style-type: none"> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>12:30pm Bridge</li> </ul>	<ul style="list-style-type: none"> <li>12pm Friday Bridge</li> </ul>	Hold
15	16	17	18	19	20	21
	<ul style="list-style-type: none"> <li>9:30am Line Dancing (Beginn</li> <li>1pm Games Group</li> </ul>	St. Patrick's Day	HOLD	<ul style="list-style-type: none"> <li>8:30am ECC Meeting</li> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>12:30pm Bridge</li> </ul>	<ul style="list-style-type: none"> <li>11am Contractors appreciati</li> <li>12pm Friday Bridge</li> </ul>	HOLD
22	23	24	25	26	27	28
HOLD	<ul style="list-style-type: none"> <li>9:30am Line Dancing (Beginn</li> <li>1pm Games Group</li> </ul>	<ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>9am Allen-Vista Conf. Room</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> </ul>	<ul style="list-style-type: none"> <li>10am Call ahead Line Dance</li> <li>5:30pm Permitting 101</li> </ul>	<ul style="list-style-type: none"> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>12:30pm Bridge</li> </ul>	<ul style="list-style-type: none"> <li>10am Book Club</li> <li>12pm Friday Bridge</li> </ul>	Hold
29	30	31	Apr 1	2	3	4
	<ul style="list-style-type: none"> <li>9:30am Line Dancing (Beginn</li> <li>1pm Games Group</li> </ul>	<ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>9am DCS Team</li> <li>11am Sherrie's Luncheon</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> </ul>	Permitting 101	<ul style="list-style-type: none"> <li>8:30am ECC Meeting</li> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>2 more</li> </ul>	<ul style="list-style-type: none"> <li>12pm Friday Bridge</li> </ul>	

### ECC Liaison Report

DESCRIPTIONS	February		YTD	Previous YTD		
	02/05	02/19	2026	2025	2024	2023
Construction of a new single-family Residential	2	4	6	56	69	45
Mobile /Manufactured New or used placement	0	0	0	0	4	0
Major Projects	3	2	8	58	55	49
Minor Projects	1	7	13	271	307	256
Owner-initiated Variance Request	0	0	0	4	9	9
Solar	0	4	4	32	24	27
Boat Dock and Shoreline Permit	1	0	1	18	8	0
Sign/ Banner permanent and temporary	0	0	0	2	7	2
Seasonal and Temporary structures	0	0	2	10	12	11
Written Request: Tree Removal/Fire Mitigation)	0	2	5	113	129	102
Written Request: Extensions/Revisions	4	10	20	210	283	280
Written Request: Miscellaneous	1	3	6	97	114	85
Construction of a new Commercial Structure	0	0	0	1	0	2
Construction of multi-family structures	0	0	0	1	0	2
Total Application submissions	12	32	65	875	1029	883
Total Approved Applications	16	5	65	870	1001	871
Total Preliminary Reviews	0	0	0	7	15	unk
As Form Inspection Additions	2	4	6	37	70	54
Notes						

Lot Changes	Jan 2	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total 2
<b>Consolidations</b> 39 Garnet Ct 105 Highland Ave													
<b>Un-Consolidations</b>													

We evaluated 14 projects using four ranking methodologies: Borda Rank (lower is better), Average Rank (lower is better), Standard Deviation Rank (lower = stronger agreement. However, low priority with low deviation is not smart project to pursue, whereas low deviation, high priority are smart to pursue) and Weighted Tier Rank (higher indicates stronger placement). Cost was not used as a ranking variable and is shown for reference only.

PROJECT	Sasha	Ben	Eric	Al	Wade	Paul	TURK	Borda Count	Average	Standard Deviation	Weighted Tier
<b>PARKS &amp; TRAILS COMMITTEE</b>											
N. Pagosa Trail extension-8ft. Asphalt	11	7	3	7	14	4	4	50	7.142857	3.7579847	20
Piedra Road natural surface-Aspenglow-Cloud Cap	7	1	7	2	13	5	7	42	6	3.6645015	23
Park Avenue Eagles Loft-Holiday - 8ft. Asphalt	12	11	10	8	12	7	12	72	10.28571	1.905952	12
Hatcher Trail Grave Extension - Saturn to Pebble Circle	8	4	13	13	11	1	9	59	8.428571	4.2039826	16
Dutton Creek Trailhead	9	5	14	14	10	6	10	68	9.714286	3.2387954	14
<b>RECREATION COMMITTEE</b>											
Rec Center Weight Room Addition	10	2	2	12	9	3	1	39	5.571429	4.2378277	25
Construct Lap Pool	14	14	6	5	8	13	2	62	8.857143	4.4858053	16
<b>YOUTH COMMITTEE</b>											
Multi-purpose sports field - artificial turf	1	13	11	11	7	14	14	71	10.14286	4.3565573	15
50 Yard Natural Turf Field with Irrigation -Rec Center	2	12	9	9	6	12	8	58	8.285714	3.2387954	16
Play area & Outdoor Fitness expansion	13	10	1	3	5	8	3	43	6.142857	4.0152769	23
<b>LAKES, FISH &amp; BOATING COMMITTEE</b>											
Restroom Building - Lake Forest	4	8	4	10	4	9	11	50	7.142857	2.849991	17
Restroom Building - Village Lake	5	6	8	4	3	10	5	41	5.857143	2.2314999	21
<b>GARDEN COMMITTEE</b>											
Renovate 19 upper garden beds	6	3	5	1	2	2	6	25	3.571429	1.9166297	29
<b>GENERAL</b>											
Rec Center outside restroom building	3	9	12	6	1	11	13	55	7.857143	4.2904735	19

This shows a side by side of the 4 methods in priority rank order:

Borda TOTAL	Borda RANK	
25	1	Renovate 19 upper garden beds
39	2	Rec Center Weight Room Addition
39	3	Play area &Outdoor Fitness expansion
41	4	Restroom Building - Village Lake
42	5	Piedra Road natural surface-Aspenglow-Cloud Cap
50	6	N. Pagosa Trail extension-8ft. Asphalt
53	7	Restroom Building - Lake Forest
55	8	Rec Center outside restroom building
58	9	50 Yard Natural Turf Field with Irrigation -Rec Center
59	10	Hatcher Trail Grave Extension - Saturn to Pebble Circle
62	11	Construct Lap Pool
68	12	Dutton Creek Trialhead
71	13	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt
71	14	Multi-purpose sports field - artificial turf

Average total	Average rank	
3.571428571	1	Renovate 19 upper garden beds
5.571428571	2	Rec Center Weight Room Addition
5.571428571	3	Play area &Outdoor Fitness expansion
5.857142857	4	Restroom Building - Village Lake
6	5	Piedra Road natural surface-Aspenglow-Cloud Cap
7.142857143	6	N. Pagosa Trail extension-8ft. Asphalt
7.571428571	7	Restroom Building - Lake Forest
7.857142857	8	Rec Center outside restroom building
8.285714286	9	50 Yard Natural Turf Field with Irrigation -Rec Center
8.428571429	10	Hatcher Trail Grave Extension - Saturn to Pebble Circle
8.857142857	11	Construct Lap Pool
9.714285714	12	Dutton Creek Trialhead
10.14285714	13	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt
10.14285714	14	Multi-purpose sports field - artificial turf

SD Total	SD Rank	
1.91663	1	Renovate 19 upper garden beds
2.2315	2	Restroom Building - Village Lake
3.155817	3	Restroom Building - Lake Forest
3.664502	4	Piedra Road natural surface-Aspenglow-Cloud Cap
3.697765	5	Play area & Outdoor Fitness expansion
3.757985	6	N. Pagosa Trail extension-8ft. Asphalt
4.203983	7	Hatcher Trail Grave Extension - Saturn to Pebble Circle
4.237828	8	Rec Center Weight Room Addition
4.290474	9	Rec Center outside restroom building
4.356557	10	Multi-purpose sports field - artificial turf
4.485805	11	Construct Lap Pool
3.238795	12	50 Yard Natural Turf Field with Irrigation -Rec Center
3.238795	13	Dutton Creek Trialhead
1.884415	14	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt
HIGH DEVIATION		Show disagreement among board members, need discussion —there isn't strong consensus.
SMART		Have strong agreement (low StdDev), Are ranked favorably (low Average)
NOTSMART		Consensus, But with lower overall ranking priority

WTtotal	WTRank		
29	1	Renovate 19 upper garden beds	1-3 = 5 pts
25	2	Rec Center Weight Room Addition	4-7 = 3 pts
24	3	Play area & Outdoor Fitness expansion	
23	4	Piedra Road natural surface-Aspenglow-Cloud Cap	8-11 = 2 pts
21	5	Restroom Building - Village Lake	
20	6	N. Pagosa Trail extension-8ft. Asphalt	12-14 = 1 pt
19	7	Rec Center outside restroom building	
17	8	Restroom Building - Lake Forest	
16	9	50 Yard Natural Turf Field with Irrigation -Rec Center	
16	10	Construct Lap Pool	
16	11	Hatcher Trail Grave Extension - Saturn to Pebble Circle	
15	12	Multi-purpose sports field - artificial turf	
14	13	Dutton Creek Trailhead	
14	14	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt	

The two charts below synthesize all four priority-ranking methodologies into two structured, data-driven options.

While the results are very similar, they produce slightly different project orderings. That distinction becomes meaningful when considering capital exposure. Under one model, cumulative costs exceed \$500,000 after three projects; under the other, that threshold is reached after four. This sequencing may influence implementation strategy and funding approach.

**Consideration Rank**

This model incorporates all ranking inputs — Borda Rank, Average Rank, Standard Deviation Rank, and Weighted Tier Rank — applying the full set of calculations and rank positions to produce a comprehensive priority order. It represents the most integrated, multi-factor evaluation of board input.

**Based on Rank Average**

This model takes a simpler approach. We calculated the average of each project’s ranking positions across the four categories and ordered them from lowest average (highest priority) to highest average (lowest priority). This provides a straightforward, equally weighted view of overall preference without additional weighting or formulation layers.

It is important to note that cost was not included as a ranking variable in either model. Project costs are presented for context only and to assist with capital planning considerations.

Consideration Rank	PROJECT	COST	Border rank	Average Rank	SDRank	Weighted Rank	Accruing cost
1	Renovate 19 upper garden beds	\$ 10,000.00	1	1	1	1	\$ 10,000.00
2	Restroom Building - Village Lake	\$ 45,000.00	4	4	2	5	\$ 55,000.00
3	Playarea &Outdoor Fitness expansion	\$ 90,000.00	3	3	5	3	\$ 145,000.00
4	Rec Center Weight Room Addition	\$ 478,964.00	2	2	8	2	\$ 623,964.00
5	Piedra Road natural surface-Aspenglow-Cloud Cap	\$ 20,000.00	5	5	4	4	\$ 643,964.00
6	N. Pagosa Trail extension-8ft. Asphalt	\$ 507,000.00	6	6	6	6	\$ 1,150,964.00
7	Restroom Building - Lake Forest	\$ 45,000.00	7	7	3	8	\$ 1,195,964.00
8	50 Yard Natural Turf Field with Irrigation -Rec	\$ 151,525.00	9	9	12	9	\$ 1,347,489.00
9	Rec Center outside restroom building	\$ 115,000.00	8	8	9	7	\$ 1,462,489.00
10	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt	\$ 403,000.00	13	13	14	14	\$ 1,865,489.00
11	Hatcher Trail Grave Extension - Saturn to Pebble	\$ 31,000.00	10	10	7	11	\$ 1,896,489.00
12	Dutton Creek Trialhead	\$ 25,000.00	12	12	13	13	\$ 1,921,489.00
13	Construct Lap Pool	\$ 1,796,509.00	11	11	11	10	\$ 3,717,998.00
14	Multi-purpose sports field - artificial turf	\$ 794,000.00	14	14	10	12	\$ 4,511,998.00

Based on Rank Average	PROJECT	COST	Border rank	Average Rank	SDRank	Weighted Rank	Accruing cost
1	Renovate 19 upper garden beds	\$ 10,000.00	1	1	1	1	\$ 10,000.00
2	Play area & Outdoor Fitness expansion	\$ 90,000.00	3	3	5	3	\$ 100,000.00
3	Rec Center Weight Room Addition	\$ 478,964.00	2	2	8	2	\$ 578,964.00
4	Restroom Building - Village Lake	\$ 45,000.00	4	4	2	5	\$ 623,964.00
5	Piedra Road natural surface-Aspenglow-Cloud Cap	\$ 20,000.00	5	5	4	4	\$ 643,964.00
6	N. Pagosa Trail extension-8ft. Asphalt	\$ 507,000.00	6	6	6	6	\$ 1,150,964.00
7	Restroom Building - Lake Forest	\$ 45,000.00	7	7	3	8	\$ 1,195,964.00
8	Rec Center outside restroom building	\$ 115,000.00	8	8	9	7	\$ 1,310,964.00
9	Hatcher Trail Grave Extension - Saturn to Pebble	\$ 31,000.00	10	10	7	11	\$ 1,341,964.00
10	50 Yard Natural Turf Field with Irrigation -Rec	\$ 151,525.00	9	9	12	9	\$ 1,493,489.00
11	Construct Lap Pool	\$ 1,796,509.00	11	11	11	10	\$ 3,289,998.00
12	Dutton Creek Trialhead	\$ 25,000.00	12	12	13	13	\$ 3,314,998.00
13	Multi-purpose sports field - artificial turf	\$ 794,000.00	14	14	10	12	\$ 4,108,998.00
14	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt	\$ 403,000.00	13	13	14	14	\$ 4,511,998.00



**COLORADO**  
Wildfire  
Resiliency  
Code Board

**2025**

# Colorado Wildfire Resiliency Code

01 June 2025



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

**CWRC Version 1.0**

-THIS PAGE INTENTIONALLY LEFT BLANK-



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

# Attributions

## ATTRIBUTIONS

*ALL RIGHTS RESERVED. This material contains significant portions from the 2024 International Wildland Interface Code (“2024 IWUIC”), which is a registered copyrighted work owned by the International Code Council, Inc. (the “ICC”). The 2024 IWUIC, and any and all portions thereof, have been obtained and reproduced herein with permission. The “International Code Council”, “International Wildland Interface Code”, the acronyms “ICC” and “IWUIC”, and the ICC logogram are registered trademarks and service marks of ICC. Use of these marks or the 2024 IWUIC without advance written permission from the ICC is prohibited.*



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

# Table of Contents

Chapter 1 - Scope and Administration.....	5
PART 1 GENERAL PROVISIONS.....	5
SECTION 101 SCOPE AND GENERAL REQUIREMENTS.....	5
SECTION 102—APPLICABILITY.....	7
PART 2—ADMINISTRATION AND ENFORCEMENT.....	9
SECTION 103—CODE COMPLIANCE AGENCY.....	9
SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL.....	9
SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS.....	13
SECTION 106—FEES.....	14
SECTION 107—STOP WORK ORDER.....	14
Chapter 2 - Definitions.....	15
SECTION 201 GENERAL.....	15
SECTION 202 DEFINITIONS.....	15
Chapter 3 - Wildfire Hazard Identification.....	19
SECTION 301 GENERAL.....	19
SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS.....	19
SECTION 303 MAPPING AND APPLICABILITY.....	19
SECTION 304 GROUND-TRUTHING.....	21
Chapter 4- Structure Hardening.....	23
SECTION 401 GENERAL.....	23
SECTION 402 BUILDING MATERIAL.....	23
SECTION 403 CLASS 1 STRUCTURE HARDENING.....	25
SECTION 404 CLASS 2 STRUCTURE HARDENING.....	26
Chapter 5- Site and Area Requirements.....	29
SECTION 501 GENERAL.....	29
SECTION 502 CLASS 1 REQUIREMENTS.....	29
SECTION 503 CLASS 2 REQUIREMENTS.....	30
Appendix A: PERMITS.....	33
Appendix B: CONSTRUCTION DOCUMENTS.....	36
Appendix C: INSPECTION AND ENFORCEMENT.....	38



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

-THIS PAGE INTENTIONALLY LEFT BLANK-



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

# Chapter 1 - Scope and Administration

## PART 1 GENERAL PROVISIONS

### SECTION 101 SCOPE AND GENERAL REQUIREMENTS

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

## SECTION 102—APPLICABILITY

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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



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

## PART 2—ADMINISTRATION AND ENFORCEMENT

### SECTION 103—CODE COMPLIANCE AGENCY

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

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

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

### SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

## SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

## SECTION 106—FEES

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

## SECTION 107—STOP WORK ORDER

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

## Chapter 2 - Definitions

### SECTION 201 GENERAL

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

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

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

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

### SECTION 202 DEFINITIONS

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

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

**APPROVED.** Acceptable to the *code official*.

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

**STRUCTURE.** That which is built or constructed.

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

# Chapter 3 - Wildfire Hazard Identification

## SECTION 301 GENERAL

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

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

## SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

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

## SECTION 303 MAPPING AND APPLICABILITY

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

**Key Characteristics Include:**

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

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

**Key Characteristics Include:**

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

**Key Characteristics Include:**

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

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

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

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

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

## SECTION 304 GROUND-TRUTHING

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

# Chapter 4- Structure Hardening

## SECTION 401 GENERAL

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

**Exceptions:**

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

## SECTION 402 BUILDING MATERIAL

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

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

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

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



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

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

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

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

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

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

**402.4.3.2 Wood-plastic composite materials.** Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m<sup>2</sup> in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

**402.4.3.3 Plastic lumber materials.** Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m<sup>2</sup> in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

## SECTION 403 CLASS 1 STRUCTURE HARDENING

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

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

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

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

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

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

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

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

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

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



## SECTION 404 CLASS 2 STRUCTURE HARDENING

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

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

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

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

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

### **Exceptions:**

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

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

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



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

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

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

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

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

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

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

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

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

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

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

**Exception:** Vehicle access doors.

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

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

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



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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

# Chapter 5- Site and Area Requirements

## SECTION 501 GENERAL

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

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

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

## SECTION 502 CLASS 1 REQUIREMENTS

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

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

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

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

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

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

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

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

### 502.2 Site Signage

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

### 502.3 Retaining Walls

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

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

### 502.4 Fencing

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

**Exception:** Vinyl fencing. Vinyl fencing may be allowed.

## SECTION 503 CLASS 2 REQUIREMENTS

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

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

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

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

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

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

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



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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

-THIS PAGE INTENTIONALLY LEFT BLANK-



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

## Appendix A: PERMITS

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

## Appendix B: CONSTRUCTION DOCUMENTS

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

# Appendix C: INSPECTION AND ENFORCEMENT

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

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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

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

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



**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

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

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

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

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

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

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

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

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

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



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

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

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

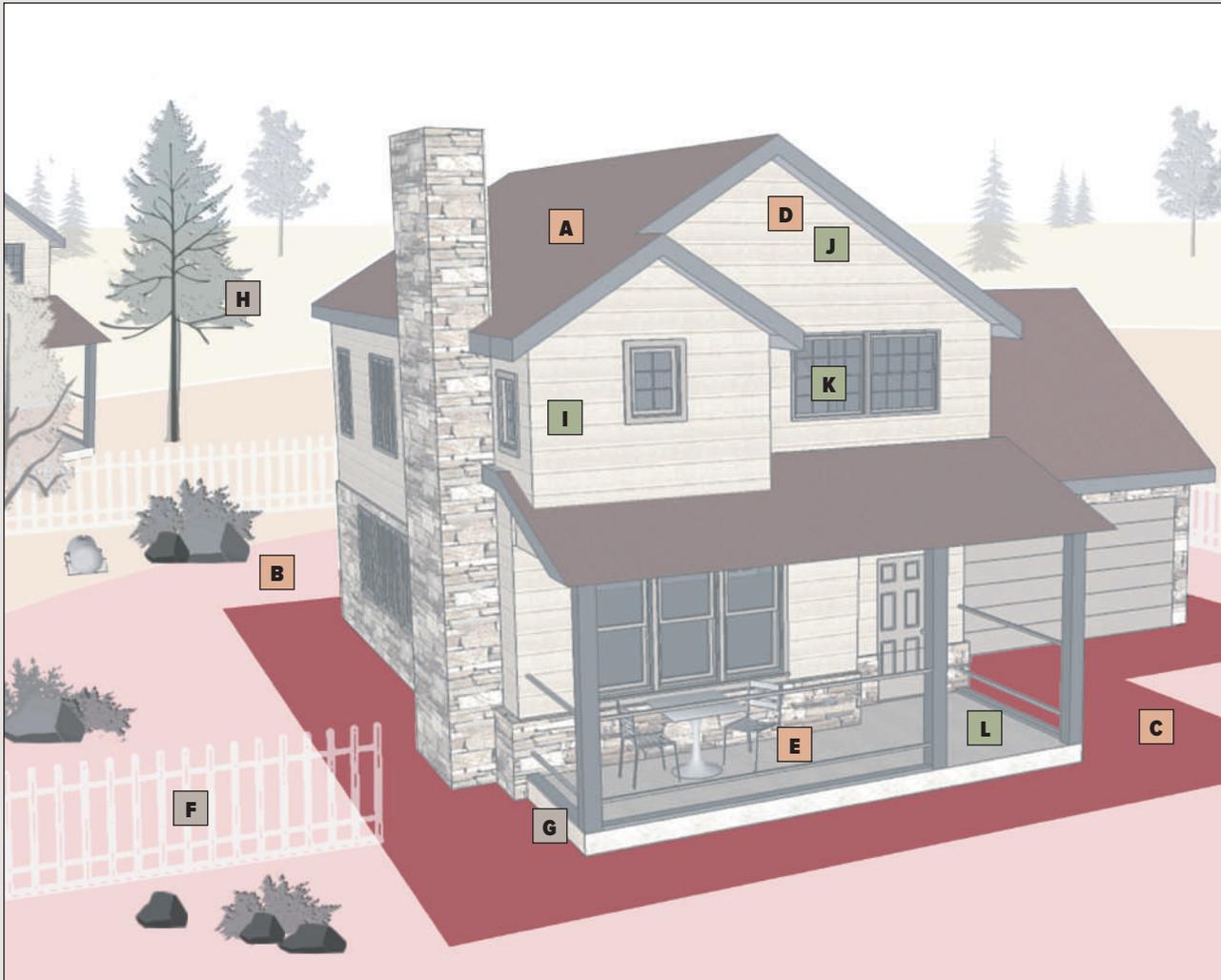


**COLORADO**  
Department of Public Safety



**COLORADO**  
Division of Fire  
Prevention & Control  
Department of Public Safety

# Own Your Zone – Exterior Home Protection



1ST PRIORITY			
<b>A</b>	<b>Roof</b>	Install a Class A-rated roof such as asphalt fiberglass shingles or metal panels.	<b>\$\$\$</b>
<b>B</b>	<b>Roof and yard debris</b>	Clear leaves, pine needles, and other flammable material from the roof, gutters, and areas around fences.	<b>DIY</b>
<b>C</b>	<b>Buffer zone</b>	Clear vegetation and other combustible materials to create a 5-foot buffer zone around the home.	<b>\$\$</b>
<b>D</b>	<b>Vents</b>	Install flame- and ember-resistant vents.	<b>\$</b>
<b>E</b>	<b>Deck</b>	Remove vegetation, firewood, and other combustible materials from on top and under decks.	<b>DIY</b>
2ND PRIORITY			
<b>F</b>	<b>Fencing</b>	Replace wood or plastic fences attached to the home with noncombustible metal fencing.	<b>\$\$</b>
<b>G</b>	<b>Enclose decks</b>	Enclose low decks and areas under bay windows with mesh screening or ventilated noncombustible material.	<b>\$</b>
<b>H</b>	<b>Trees</b>	Remove branches that overhang the roof and gutters.	<b>\$</b>
3RD PRIORITY			
<b>I</b>	<b>Siding</b>	Replace at least the lower foot of wood or vinyl siding with fiber cement, stucco, brick, or stone siding.	<b>\$\$</b>
<b>J</b>	<b>Eaves</b>	Enclose open eaves with noncombustible soffit material.	<b>\$\$</b>
<b>K</b>	<b>Windows</b>	Use dual-paned, tempered glass in windows and doors.	<b>\$\$\$</b>
<b>L</b>	<b>Deck surface</b>	Replace wooden decking with fire-rated composite material, metal, or lightweight concrete.	<b>\$\$\$</b>

**DIY** - Do it yourself (sweat and labor) **\$** - Inexpensive **\$\$** - Moderately expensive (may need a contractor) **\$\$\$** - Investment (professional install)



**SECTION III**

**BID**

Proposal of STROHECKER ASPHALT & PAVING INC  
(hereinafter called "Bidder"), organized and existing under the laws of the State of CO,  
doing business as a(n) CORPORATION.

To: Pagosa Lakes Property Owners Association (PLPOA), (hereinafter called "Owner").

In compliance with your Invitation to Bid, Bidder hereby proposes to perform all work for the construction of the 2026 PLPOA Trail Resurfacing Project in accordance with the Contract Documents, within the time set forth therein, and at the prices stated below.

By submission of this Bid, each Bidder certifies, and in the case of a joint Bid each party thereto certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

Bidder hereby agrees to commence work under this contract on or before a date to be specified in the Notice to Proceed and to fully complete the base project within sixty (60) consecutive calendar days (see Division 6 of the Supplemental General Conditions). Bidder further agrees to pay as liquidated damages, the sum of \$500.00 for each consecutive calendar day thereafter as provided in Division 15 of the General Conditions.

Bidder acknowledges receipt of the following Addendum:

# 1 - FEB. 24, 2026  
\_\_\_\_\_  
\_\_\_\_\_

BIDDER agrees to perform all the work described in the CONTRACT DOCUMENTS for the unit prices or lump sums contained in the Bid Schedule on the following page:

\*Insert "corporation", "partnership", or "individual" as applicable.

**BASE BID SCHEDULE**

Item	Description	Quant.	Unit	Unit Price	Extension
1	Pulverize Existing Trail (6" min.)	1,455	s.y.	\$ 7.50	\$ 10,912.50
2a	Sub. Stabilization, Aggregate	50	c.y.	100.00	5,000.00
2b	Sub. Stabilization, Geogrid	150	s.y.	10.00	1,500.00
3	Preparation of Existing Subgrade	1,455	s.y.	4.75	6,911.25
4	ACSC, 2" Thick	171	tons	250.00	42,750.00
5	Mobilization & Demobilization	1	ls.	20,000.00	20,000.00

**BASE BID TOTAL:** \$ 87,073.75

**ADDITIVE BID SCHEDULE**

Item	Description	Quant.	Unit	Unit Price	Extension
1	Pulverize Existing Trail (6" min.)	335	s.y.	\$ 7.50	\$ 2,512.50
3	Preparation of Existing Subgrade	335	s.y.	4.75	1,591.25
4	ACSC, 2" Thick	40	tons	250.00	10,000.00
5	Mobilization & Demobilization	1	ls.	9,298.75	9,298.75

**ADD. BID TOTAL:** \$ 23,402.50

Respectfully submitted,

*Myron Stross*  
Signature

N/A  
License Number (if applicable)

Name: Zachary Strochker  
(Please Type)

Address: PO Box 521  
300 County RD. 302 Pogasa Springs, Co. 81147  
(Please Type)

Title: Vice President  
(Please Type)

Date: 3 / 2 / 2026  
(Please Type)

(SEAL - If BID is by a corporation)

ATTEST: *Melanie Cundiff*

**CERTIFICATE AS TO CORPORATE BIDDER**

MELANNIE CUNIFF

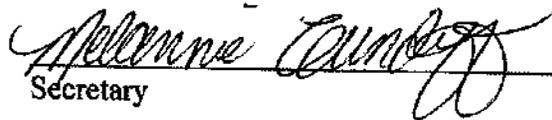
the secretary of STRONECKER ASPHALT & PAVING INC  
in the name of which corporation, the above and foregoing bid has been executed, hereby  
certifies that STRONECKER ASPHALT & PAVING INC.

is a corporation duly organized under the laws of the State of Colorado

and that ZACHARY STROHECKER the VICE-PRESIDENT  
of said corporation was duly authorized by the Board of Directors to make said bid on behalf of  
said corporation

STROHECKER ASPHALT & PAVING INC

Dated this the 2 day of MARCH, 2026.

  
Secretary

**CERTIFICATE AS TO LIMITED LIABILITY COMPANY BIDDER**

\_\_\_\_\_, a stakeholder of

\_\_\_\_\_  
in the name of which limited liability company the above and foregoing bid has been executed,  
hereby certifies that,

\_\_\_\_\_  
is a limited liability company duly organized under the laws of the State of \_\_\_\_\_

and that \_\_\_\_\_, a stakeholder of said limited liability company  
was duly authorized to make said bid on behalf of said limited liability company

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Stakeholder

# AIA Document A310™ – 2010

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

STROHECKER ASPHALT & PAVING, INC.  
37801 Hwy 180  
Bayfield, Colorado 81122

### SURETY:

(Name, legal status and principal place of business)

MERCHANTS BONDING COMPANY  
(MUTUAL) P.O. Box 14498  
Des Moines, Iowa 50306-3498

### OWNER:

(Name, legal status and address)

PAGOSA LAKES PROPERTY OWNERS ASSOCIATION (PLPOA)  
188 South 8th Street, P.O. Box 1208  
Pagosa Springs, Colorado 81147

**BOND AMOUNT:** Five Percent (5%) of the Total Amount of the Bid

### PROJECT:

(Name, location or address, and Project number, if any)

2026 PLPOA Trail Resurfacing Project  
Pagosa Springs, Colorado

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

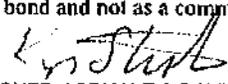
The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

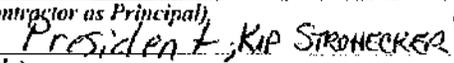
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 5th day of March 2026

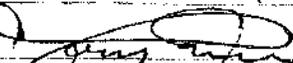
By   
(Witness) Melannie Cundiff, Sec. Treas.

  
STROHECKER ASPHALT & PAVING, INC.  
(Contractor as Principal) (Seal)

By   
(Title) President, KIP STROHECKER

By   
(Witness) Karisa Henniger

MERCHANTS BONDING COMPANY (MUTUAL)  
(Surety) (Seal)

  
(Title) Douglas J. Rothey, Attorney-in-Fact

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init

AIA Document A310™ – 2010 (rev. 10/2010). Copyright © 1983, 1970 and 2010 by The American Institute of Architects. All rights reserved.  
WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.

AIA03101011

# MERCHANTS BONDING COMPANY™

## POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Douglas J Rothey; Erik Ulibarri; Kimberly McAlexander; Wesley J Buforac; Zach Rothey

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 1st day of July, 2025.



MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
MERCHANTS NATIONAL INDEMNITY COMPANY

By *Larry Taylor*

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 1st day of July, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



*Penni Miller*  
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 5th day of March, 2026.



*Elisabeth Sandersfeld*  
Secretary

**PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION**  
230 Port Ave., Pagosa Springs CO 81147  
970-731-5635

**REQUEST FOR PROPOSAL**  
Pine Needle Bag Pick-up

**PROJECT NAME: Pine Needle Bag Pick-up**  
**Pagosa Lakes Property Owner's Association**  
**230 Port Ave.**  
**Pagosa Springs, CO 81147**  
**PH: 970-731-5635**  
**[allen@plpoa.com](mailto:allen@plpoa.com)**  
**March, 2026**

**REQUEST FOR PROPOSAL**  
**Pine Needle Bag Pick-up**  
**Pagosa Springs CO**

**Article I. Introduction**

The Pagosa Lakes Property Owner's Association, Inc (PLPOA) requests that your company make a proposal for your services to provide weekly curbside pick-up of pine needle bags. The following proposal request will outline the project goals and detail the format you should submit your proposal. Please read the timeline carefully. In order for your proposal to be considered, your proposal must meet our deadlines included in the timeline under Section 2.02

**Section 1.01 Location & Sponsor**

Your bid is for providing curbside pick-up of pine needle bags for the Pagosa Lakes Property Owners Association, Pagosa Springs, CO 81147.

**Section 1.02 Management**

Jen Pitcher and Candace Selk-Barnes, PLPOA staff members, will be managing this project. They will be coordinating the project and will be responsible for the project's timely and accurate completion.

**Section 1.03 Contact Information**

Please contact Jen Pitcher or Allen Roth for questions about the proposal submission details or project details:

Phone: 970-731-5635

E-mail: jenp@plpoa.com, allen@plpoa.com

**Article II. The Project**

**Section 2.01 Mission**

Provide weekly curbside pine needle bag pick-up from May 11, 2026 or agreed upon earlier date through October 19, 2026 according to the pick-up list and dump bags at a designated location for compost or county landfill.

**Section 2.02 Project Specifications**

The following is a list of specifications for this service. The contractor will be required to provide all materials, equipment, services and labor to perform the service.

1. Contractor will provide industry standard waste hauling truck or suitable alternate
2. PLPOA residents will schedule their pick-up with the Contractor unless arranged with the PLPOA Administration Office.
3. If registration is done by the PLPOA Office, PLPOA will provide Contractor with list of names, addresses, and number of bags to be picked-up at each address two business days before the scheduled pick-up day.

4. If the Contractor chooses to utilize their own sign-up scheduling system for owners needing pine needle bag pick up, and their own mapping software, details of the proposed process must be provided and how the information is shared with the PLPOA office.
5. Contractor will designate one day of each week to be the designated pick-up day throughout the pick-up season. Alternate days due to Holidays will be coordinated with the PLPOA Administration office in advance so proper notice can be given to PLPOA residents.
6. Contractor will provide PLPOA confirmation of pick-up and the actual number of bags picked up at each address.
7. Contractor will legally and properly dispose of all pine needle bags by dumping them in a legally designated location or the Archuleta County Landfill.
8. PLPOA Owners are responsible for purchasing and filling the paper recyclable 33–35-gallon bags. Contractor will NOT be responsible for billing each owner.
9. Contractor will always provide prompt courteous service.
10. If Contractor fails to provide the service on the designated pick-up day three times, a penalty fee of \$300 will be paid to PLPOA by the Contractor for the third delinquent day and every delinquent day thereafter.

**Section 2.03 Contractor Requirements**

The approved contractor will be responsible for providing all materials, equipment, services and labor for this project. The contractor will also be required to legally and properly dispose of all pine needle bags. This project must be performed in accordance with all applicable laws, codes, ordinances and regulations of all local, state, and federal government agencies. It will be the responsibility of the contractor to obtain at its cost, all necessary certificates, permits and licenses required by such agencies and to provide the Association with copies of the same. Throughout the term of the agreement, the contractor shall maintain, at it’s sole expense, Comprehensive General Liability of not less than \$1,000,000 and adequate Workers’ Compensation Insurance coverage and shall furnish the Association with a certificate of insurance evidencing the required coverage and naming the Association as the named insured. This project is required to meet all agreed and approved timelines set by PLPOA.

**Section 2.04 Timeline**

In order to complete our mission, we have set the following timetable. This timetable is subject to change by managers of this project.

Milestone:	Date:
Requests for Proposal sent out	March 6, 2026
Deadline for Proposals	March 30, 2026
Project Award Date	April 14, 2026
Project Start Date	May 11, 2026 or earlier
Project Completion Date	October 19, 2026

## **Article III. The Proposal**

### **Section 3.01 Summary of Proposal**

#### **(a) Expectations**

Contracts will be awarded based on the information presented in the proposals received. We will award contracts based on the proposal expected to be the most beneficial to providing this service based on a variety of factors. Pagosa Lakes Property Owner's Association, Inc. reserves the right to accept not based on the lowest price, award contracts before the proposal deadline listed, award contracts before all proposals are received, award contract in part and refuse any contract without obligation to Pagosa Lakes Property Owner's Association, Inc. or to the company offering the proposal.

#### **(b) Proposal Deadline**

All proposals must be submitted to Pagosa Lakes Owner's Association, Inc. by March 30, 2026 to be considered for the curb-side pine needle bag pick-up service.

#### **(c) Selection Criteria**

All proposals submitted will be considered based upon the information provided in the proposal. The following criteria will be the primary considerations for selecting a proposal:

1. Submission of all proposals in the correct format by the stated deadline
2. The proposing Company's past performance in delivering such services
3. Overall cost of the proposal
4. The Company's overall service proposal and perceived ability for the proposing company's ability to deliver their services set forth in their proposal.
5. Availability of sufficient high-quality personnel with required skills for the specific service.

#### **(d) Attachment A:**

Please see Attachment A for the 2025 number of bags and the process used.

#### **(e) Proposal Format:**

PLPOA suggests that you include the following information in your proposal. Proposals should adequately address the details of the service.

1. Contractor Summary
2. Completed Bid Sheet
3. References of 3 similar projects
4. Details of equipment and skilled labor to be used
5. Capabilities and Methodology for completing the service

**BID SHEET**  
**CURB-SIDE PICK-UP PINE NEEDLE BAGS**  
**PAGOSA LAKES PROPERTY OWNER'S ASSOCIATION, INC.**

Company Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Company Contact Person: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Please attach additional information as suggested in the proposal format in section 3.01 (e).**

Total Cost per bag for pick-up and disposal \$ \_\_\_\_\_