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# Marshall Fire Rebuilding Process

As the debris removal process for Marshall Fire victims begins, the Town of Superior is committed to implementing a rebuilding process that will be as easy as possible for residents to navigate.

The Town is working to secure staffing and resources to facilitate the rebuild process. These additional staff members will be committed to assisting property owners during the rebuilding process.

The next phases of the rebuilding process include Design, Plan Review & Permitting, and Construction & Inspections.

Additional information about rebuilding will be provided in the next days and weeks. We are currently evaluating codes and policies that may help facilitate and encourage reconstruction.

<https://www.superiorcolorado.gov/community/marshall-fire-information>

<https://www.superiorcolorado.gov/departments/building-department>

## 1. DEBRIS REMOVAL AND DEMOLITION

The first step in the rebuilding process will be debris removal and demolition. We understand this is the most pressing concern. At this time, we are currently finalizing the permitting requirements and working to clarify what you can expect in the coming weeks. These forms will be necessary to complete the Town's building permit process. For additional information on debris removal, please see handouts from Colorado Dept. of Public Health and Environment posted on the Town's Building webpage at <https://www.superiorcolorado.gov/departments/building-department>. These forms will be necessary to complete the Town's building permit process.

## 2. DESIGNING YOUR NEW HOME

Working with a design professional, you may need to create or update a set of plans for your new home. A design professional can be a Colorado licensed architect, engineer or a draftsman/residential designer. Staff is also reaching out to original developers and current developers in our community to explore opportunities for assistance. The original plans may also be available, but this is generally dependent on how recently the building was constructed. **Please note** that

current building standards may impact whether a previously approved design remains buildable. Engineering and design updates may be necessary for a dated design to be permitted now.

### KEY ACTIVITIES:

- Hire design professional
- Retrieve original plans, if any and discuss code changes; or
- Begin the design of a completely new home
- Attend Marshall Fire community meetings – details will be made available on the Town website.

**Tip:** Once you have a 90% set of plans, begin interviewing and selecting a licensed contractor. Visit Chamber of Commerce and Better Business Bureau to find high-quality licensed contractors. All contractors must be licensed.

## 3. PLAN REVIEW & PERMITTING

Working with a design professional will help ensure both application completeness and ensure your proposal meets current building requirements. Please refer to the Town of Superior Building Department (<https://www.superiorcolorado.gov/departments/building-department>) for complete list of submittal packet requirements. Review timelines will vary depending on scope and size of work, but we intend to expedite and prioritize permits for affected properties.

### KEY ACTIVITIES:

- Work with design professional to complete submittal packet
- Select and hire a licensed contractor
- Apply for Building Permit with necessary submittal items

## 4. CONSTRUCTION & INSPECTIONS

Once a building permit is issued, your contractor will help guide your building process and schedule. Complete rebuilds will get built from the ground up: starting with grading, groundwork, and foundation work, then on to framing and wrapping up the walls, details and landscaping. While your contractor is leading you through the building process, they will also be helping coordinate a series of milestone-based inspections. These ensure each step of your new home meets code standards and keeps the progress moving.

As your contractor is nearing completion, they can help you coordinate with Town staff to ensure the timely activation of your electric, sewer, and water utilities, as well as your final Certificate of Occupancy inspection.

# FAQ

## **1. When I rebuild my home, does it have to be in compliance with current building and zoning codes?**

Yes. The Town of Superior requires that all buildings meet the 2018 International Residential Code, 2021 International Energy Conservation Code, 2020 National Electric Code, as amended and adopted by the Town of Superior. Staff is also evaluating adoptions of portions of the 2021 International Wildland Urban Interface Code. Information on this will be provided in the coming weeks. In addition to Building Codes there are applicable Planning and Zoning codes. You can find zoning information for properties online at <https://www.superiorcolorado.gov/departments/planning-253>. The Planning Department will assist with all questions to understand how zoning regulations apply to properties.

## **2. Can my house be built on the Existing Foundation?**

Possibly, a registered structural engineer may be required to provide an approved analysis of the existing foundation. Please be advised that if soil was disturbed a geotechnical soils report may also be required. Based on initial assessments, it is unlikely that many foundations will be in a safe and structurally sound condition for reuse.

## **3. Is the Demolition Permit required for removal of a building or portions of a building that was damaged or destroyed by a fire?**

Yes, a Demolition Permit and potentially a Right of Way (ROW) permit are required. More information will be posted on the Building Department webpage.

## **4. Is a Building Permit required to repair damage to a structure that was not completely destroyed?**

Yes. A permit is required for repairs, additions, and remodels of existing buildings. Please visit the Building Department's webpage (listed at the top of this sheet) for additional permitting information.

If a repair appears to be superficial and there is a question as to whether a permit is required or not, you can contact the Building Department to obtain direction regarding whether this is applicable to your specific case. Some situations may necessitate Colorado licensed structural engineer signed plans for repair. The Construction Documents Submittal Requirements for Remodels and/or Additions to Residential Projects are available on the Building webpage.

## **5. How long do I have to rebuild my home?**

Rebuilding begins by obtaining a building permit. The next step in the process is the actual rebuilding of the home. The building permit is valid for 180 days between significant inspections. As an example, a foundation inspection would have to be called for, completed, and passed within 180 days from the date of issuance. Then going forward, the remaining "milestone inspections" (e.g. framing, drywall and final) would have to be completed at intervals of no greater than 180 days. Extension if needed will be reviewed on a case-by-case basis with additional consideration for disaster-related permit requests.

## **6. What documents do I need for a Building Permit?**

All plans and documents required for a building permit are identified on the Building Department page on the Town website. All permit submittals are electronic and can be submitted through our online portal. A complete submittal and detailed building plans often translate into quicker review times. Multiple departments and agencies may need to review these plans prior to permit issuance.

## **7. Once I have all building permit plans ready, how do I submit them?**

Applications can be submitted electronically through our Community Core Permitting software at <https://help.communitycore.com/superior>.

## **8. Will the Town coordinate their review with other government agencies during the Building Permit Process?**

All coordination with other agencies will be managed by the Town and may include:

- Planning & Building
- Public Works
- Mountain View Fire Protection District
- Mile High Flood District

## **9. Are fire sprinklers required for my new structure?**

Yes. Residential fire sprinkler systems are required as mandated by the 2018 International Residential Code.