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# Marshall Fire Debris Removal and Demo Permit Process – Residential

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The Town has assembled the following framework for our Demolition Permit process for residential buildings to ensure conformance with applicable state and local standards following the Marshall Fire. Staff will incorporate any new information or revisions as soon as they are received. Although most elements of this process are known, certain aspects of this process may change as additional information is learned. Results of soils testing, for example, will inform requirements. Property owners wishing to proceed with demolition permits now are assuming some risk. For example, until results from soils tests are known, the more extensive Title 22 test is required. This requirement could remain in place or be reduced to the RCRA 8 testing standards if initial testing concludes the Title 22 testing is not required. Signatures of property owners are required on page 3 of this document as acknowledgement that this form has been received and reviewed.

**The first step in rebuilding Superior's residential neighborhoods is Site Remediation.** This process is required to ensure the site is safely cleared of ash and debris in preparation for rebuilding.

There are two ways to complete Site Remediation:

Path A: Participate in [Boulder County's Program](#) (Boulder County will handle permitting)

Path B: Independently hire a Licensed Contractor and [apply for Demolition Permit from the Town](#)

Both Paths require a Demolition Permit (no fee) that includes the following:

1. [Right of Entry Form](#) + email acknowledgment of receipt from Boulder County
2. Disposal Notification Form ([Residential](#)) with acceptance certification from State
3. Contractor with Class D License from Boulder or Louisville or Class M License from Boulder County, or equivalent, retained to submit or perform the steps listed below
4. Site Plan that generally illustrates foundation locations and ash footprint in relation to property lines
  - o *The ash footprint of a home is the concentrated burn area and directly informs the soil sample locations required to demonstrate that property has been adequately mitigated and is safe to rebuild.*
5. Debris removal plan that outlines the path to compliance (A or B in Step 9 below). *This plan must clarify:*
  - o *Estimated ash footprint and estimated quantities of soils to be removed from site*
  - o *How ash/debris removal will be conducted to prevent contaminated soils from being mixed with lower, cleaner soils (note project sequencing and clarify equipment to be used)*
  - o *If Path B is chosen in Step 9 below, this plan must also clarify proposed sampling protocols and outline where laboratory testing will be conducted.*
6. Stormwater Quality Permit application
  - o Submit [Town Stormwater Quality Permit Application](#) including a basic site plan showing BMPs.
  - o Install proper Stormwater [Best Management Practices](#) (BMPs).
  - o Please see [Stormwater Control Measures for Residential Debris Removal](#) for guidance.
  - o Schedule a site inspection with Public Works: Alex Bullen 303-499-3675 ext. 110 / [alexb@superiorcolorado.gov](mailto:alexb@superiorcolorado.gov)
7. [Right of Way Permit Application](#)
  - o *Water and sewer service lines must be capped a minimum of 10' from the building foundation to protect the Town's water and sewer systems from contamination that could occur through the deconstruction process. This work may happen only after the Stormwater site inspection is passed. Service cap locations must be marked with green (sewer) and blue (water) posts. Water service lines must be capped with a [sharkbite cap](#).*
  - o *To prevent the risk of ash and debris contaminating deeper clean soils, the area that requires excavating for utility capping shall be cleared of 12" of ash and debris with straight blade, prior to excavation.*

- Gas and electric services from Xcel Energy must be shut off. This work will be coordinated through a ROW permit issued by our Public Works Department. Staff has received a list from Xcel for addresses where dry utilities have been shut off and will review permits against this list as part of ROW permit review.
- Before services can be restored to new homes, water and sewer service lines will need to be tested or visually inspected by Town Staff to ensure contamination or blockages have not occurred.

***A signed copy of this form, as well as the items noted above need to be submitted, reviewed and approved before mobilizing on-site.***

**Once Stormwater BMPs are approved, water and sewer service lines may be excavated and capped. A second site inspection by Public Works must be scheduled before moving to step 8. Contact Public Works to schedule Stormwater and Right-of-Way/Utility Cap Site Inspections: Alex Bullen 303-499-3675 ext. 110 / [alexb@superiorcolorado.gov](mailto:alexb@superiorcolorado.gov)**

8. Site clean-up then follows and must be done according to the following standards:
- Ash and debris must be handled in a manner that minimizes potential exposure to asbestos fibers and other hazardous materials. Contractors are required to wear appropriate PPE and follow OSHA standards.
  - Throughout this process, ash and debris must be:
    - Wetted to minimize dust (this requirement also applies to Step 1, which requires excavation to reach underground utilities);
    - The Town will provide potable water for wetting of debris from a construction water meter installed at a hydrant. **Contact Alex Bullen to schedule a fill-up 303-499-3675x110 / [alexb@superiorcolorado.gov](mailto:alexb@superiorcolorado.gov)**
    - Packaged inside a container (such as an end-dump roll-off or truck) lined with a minimum double 6-mil plastic sheeting with the sheeting completely closed over the material, and sealed once the container is loaded. (Note: the hauling of burned materials requires to be handled by a contractor with appropriate [hauling licensing](#) & disposal verification from [State-approved landfill](#)).

**On-site inspections will occur during Step 8 to ensure compliance. Additional measures, including but not limited to air testing, may be required.**

9. Soil under or surrounding each building must be scraped to ensure that all ash and building debris have been removed from the site. Best practices for the removal of potentially hazardous soil suggest one of two options to ensure contaminants are safely removed from a burn site.
- Path A – involves removing 12” of soil from the defined ash footprint. This path requires use of a straight blade for excavation to reduce risk of contaminated surface soils mixing with deeper cleaner soil.
  - Path B – involves removing 3”- 6” of soil from the defined ash footprint and a Title 22 Soils Test by EPA Method 6020 by qualified licensed engineer or geologist. If testing shows soil contamination beyond set standards (attached), additional soil removal shall be required and re-tested until minimum cleanup standards are met. The number of soils samples required shall be determined by the following table:

Estimated Sq. Ft. of Ash Footprint	Number of Samples
0-1,000 sq. ft.	2
1,001-1,500 sq. ft.	3
1,501-2,000 sq. ft.	4
2,001-5,000 sq. ft.	5
>5,000 sq. ft.	TBD based on consultation with environmental consultant

As indicated above, soils testing must occur after a site is scraped and before any clean dirt/fill is introduced to a property. This testing must be completed by a licensed contractor with qualifications to sample and test the soil.

While EPA Method 6020 is recommended for testing the majority of metals that may be present on a burned property, the recommended testing for mercury is EPA Method 7471A. The licensed engineer or geologist hired to sample and test soils will to clarify which tests are proposed in the Debris Removal Plan (Step 4 above). This plan must also outline sampling protocols and clarify where laboratory testing will occur.

**Once all fire debris is removed from a property, and appropriate soils removal and testing occur, property owners must submit the following records of compliance to Superior before new construction can be permitted.**

- Detailed receipts of disposal(s) from State-approved landfills.
- If soils testing is required, results and determination of testing shall be submitted as verification of a clean/safe development site.

**Other requirements and clarification on debris removal/demolition process:**

1. T-posts will need to be installed on properties in order to post permit placards. These must be clearly visible from the adjacent street. In addition to displaying permit information, street address must also be attached using visible and reflective text, at a minimum of 6" in height. All signage will need to be sealed and protected from the elements.
2. All site work shall be limited to the subject property. Should access be needed over a neighboring property, it is the applicant's responsibility to convey this allowance has been secured as part of this permit application.
3. Superior assumes most foundations will need to be removed as part of the debris removal/demolition process.
  - A letter from a licensed structural engineer attesting to the integrity of a foundation is required for a foundation to remain onsite and be reused. Property owners who are considering reusing a foundation are also encouraged to consult with builders regarding whether reusing a foundation will impact home warranties.
  - For property owners that intend to initiate construction once the debris removal/demolition phase is complete, backfilling properties with clean soil and restoration of natural grades will not be required. Site fencing to ensure safety may be required for interim conditions.
4. Debris removal may include materials sorting. Materials that are sorted for recycling must meet applicable State and County guidelines and generally be free of ash and debris.

I acknowledge that I have reviewed and understand the requirements outlined in this handout.

\_\_\_\_\_  
Printed Name/Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

## Residential burn debris screening levels for metals.

Metal	Screening level (mg/kg) <sup>1</sup>
Antimony	31
Arsenic <sup>2</sup>	11
Barium	15,000
Beryllium	160
Cadmium	7.1
Chromium (Total) <sup>3</sup>	120,000
Chromium (VI)	0.30
Cobalt	23
Copper	3,100
Lead	400
Mercury <sup>4</sup>	11
Molybdenum	390
Nickel <sup>5</sup>	1,500
Selenium	390
Silver	390
Thallium	0.78
Vanadium	390
Zinc	23,000

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<sup>1</sup> Unless otherwise noted, the screening level represents the [EPA regional screening level](#) for residential exposure to soil. Last updated by EPA November 2021.

<sup>2</sup> The arsenic screening level represents the state background level of arsenic in Colorado soil per the [CDPHE Risk Management Guidance for Evaluating Arsenic Concentrations in Soil](#). The EPA regional screening level for inorganic arsenic is 0.68 mg/kg.

<sup>3</sup> Value for chromium III

<sup>4</sup> Value for elemental mercury

<sup>5</sup> Value for soluble salts of nickel