



Town Council Work Session
Tuesday, November 25, 2025, 3:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/89678284254> (Telephone: 1-719-359-4580; Webinar ID: 896 7828 4254). If you need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

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I. PLANNING COMMISSION DECISIONS (3:00-3:05PM)

PLANNING COMMISSION DECISIONS

II. LEGISLATIVE REVIEW (3:05-3:15PM)

2024 ICC CODES ADOPTION (SECOND READING)

III. MANAGERS REPORT (3:15-3:45PM)

PUBLIC PROJECTS UPDATE

MOBILITY UPDATE

SUSTAINABILITY UPDATE

HOUSING UPDATE

OPEN SPACE UPDATE

COMMITTEE REPORTS

FINANCIALS

COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE

IV. OTHER (3:45-4:15PM)

2026 ANNUAL AUDIT PLAN

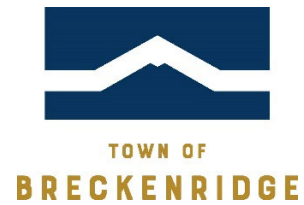
TOWN COMMISSION APPOINTMENT PROCESS

V. PLANNING MATTERS (4:15-5:30PM)

NEIGHBORHOOD PRESERVATION POLICY PHASE II

STRUCTURE HARDENING AND SITE REQUIREMENTS

VI. EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE PERTAINING TO AGREEMENTS BETWEEN THE TOWN AND THE DEVELOPER OF THE TRAILS AT BERLIN PLACER PUD (5:30-6:15PM)



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: November 19, 2025
Subject: Planning Commission Decisions of the November 18, 2025 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, November 18, 2025:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Vice Chair Gort.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	remote

APPROVAL OF MINUTES

With no changes, the November 4, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the November 18, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

WORK SESSIONS:

1. Neighborhood Preservation Policy

Mr. Kulick presented an overview of potential Phase 2 neighborhood preservation policies (NPP) desired by the Town Council, including bulk plane and wall plane massing regulations to limit floor area above the main level, Policy 7R revisions, and additional opportunities for positive points.

Commissioner Questions / Comments:

Bulk Plane and Wall Plane Massing:

Mr. Leas:	Can you further explain the double counting density in vaulted rooms. (Mr. Kulick: We have had a provision in the Conservation District to double count vaulted ceilings. This would be similar to that provision for the purpose of counting density. By making it count as density it would prohibit people from bypassing the rule to limit floors above the main level by creating a large vaulted space that still contributes to visual mass on the exterior.)
Mr. Giller:	Vail does this above 16', the density is counted double.
Mr. Smith:	What will be the definition of "main level"? (Mr. Kulick: Yes, we need to come up with a definition for main level that ties it to grade. Something to be worked out.)
Mr. Guerra:	What will be the ceiling height? Plate height or ridge height? (Mr. Kulick: We would look for your recommendation.)
Mr. Leas:	Specificity with the code is very important.
Mr. Guerra:	For a shed roof, it should be measured from lower shed height if using plate height.
Mr. Giller:	For Vail, it is 16' measured from floor to bottom of finished ceiling. 16' is generous. Worth looking at the Vail code. (Mr. Kulick: Would we risk of incentivizing a flat roof design?) As rooms get to certain dimensions, ceilings get higher. If people want that, they could have it but it would limit bulk in other areas of the home.
Mr. Guerra:	16' might be too high.
Mr. Kulick:	If people are comfortable measuring to a specific point, we could include that in the revisions.
Mr. Gort:	On a shed roof, how would this be calculated? Most young people building homes want a large shed roof with prominent windows for views. [Ms. Gort shared a printed photo of modern shed roof residence with prominent glazing and high shed roof.]
Ms. Propper:	12' sounds appropriate to me.

- Mr. Frechter: Where will these regulations apply? (Mr. Kulick: These regulations would apply to all new development; unless we specify otherwise.) Do we need these regulations to apply to secluded neighborhoods where they are less visible?
- Mr. Gort: I believe the policy should be relative instead of absolute.
- Mr. Smith: What about a situation with a large 3-car garage? Would that count? (Mr. Kulick: Limiting the floor above the main level, even above a vaulted garage ceiling, would come into play.)
- Mr. Guerra: What is the main level? We should try to define. (Mr. Kulick: The “main level” should be in relation to grade-level as viewed from the street.)
- Ms. Propper: I like this idea rather than tying it to interior living space.
- Mr. Leas: Agree, the interior function can’t dictate “main level.”
- Ms. Gort: It should be a relative policy. I think the main level could be increased in size, increasing site disturbance, by as much as 15% to game this policy and have the 75% floor area above the main level.
- Mr. Giller: Modern buildings where the massing is protruding from the front challenge traditional architecture rules where there is typically design called “a cascade of mass”. I don’t think the cascade of mass has to start at the lot line. You could start the bulk plane at the base of the house regardless of where the setbacks are. (Mr. Kulick: None of the other three architects on the work group were supportive of using bulk plane; Stabile was opposed because of the inability to validate bulk plane without sophisticated software. Using the Weisshorn neighborhood as the example for this process, even if there is criticism of some new homes, the diversity of architecture was supported. Ratcheting down the code limits the ability of designing diversity of architecture.)
- Ms. Gort: Aspen’s requirements for roofs. Roofs are limited in height based on style and type, lower for shed roofs. (Mr. Kulick: The Council did not recommend reducing the allowed maximum height below 35’. Mr. Truckey: Additionally the Code has different measure methodologies for different types of roofs.)
- Mr. Guerra: What Elaine is saying makes sense because a flat roof across at 35’ does have a greater appearance of mass. We have to talk about the floor to ceiling height and what establishes the main level. Common thought is the “main level” refers to living area (kitchen and living). (Mr. Kulick: We have to figure out how to attach “main level” to grade rather than interior programming. We would look at the perception of the home from the street or front setback). In Breckenridge, with the cost of lots, the design will maximize the footprint. (Mr. Kulick: The floor area limitations do keep people from maximizing from setback to setback.)
- Ms. Gort: The 75% can all still be at the front of the homes, which does not solve the problem of visual massing.
- Mr. Giller: That is where the rule about the 26’ wall plane deviation comes in and would be required to offset.
- Mr. Guerra: Where did 12’ height limit come from? (Mr. Kulick: That number originated from staff but is up for debate.)
- Mr. Giller: The 16’ may work in Vail but that may be too high here.
- Ms. Gort: I think 12’ is too low.
- Mr. Smith: 12’ seems low to me.
- Mr. Guerra: I like 12’ but need more information. (Mr. Kulick: We’re not saying you cannot do this and have a vaulted ceiling, it just means the floor area would be double counted in the vaulted portion and must be reduced in another area of the house on lots where density is limited.) We should get a 3D model to make a decision. I think showing the different visuals would be helpful. I am not sure if limiting the great room to 12’ is unreasonable without a model considering the average 5-bed, 6-bath programming on most of these lots. I’m not sure if the answer is 12’, 14’, or higher.

Mr. Kulick: We could also consider that the policy only apply to NPP specific neighborhoods. This policy would not apply to homes smaller than 4,500 sq. ft.

Policy 7R:

Mr. Frechter: The problem occurs when owners want the garage on the upper level which requires a longer driveway when they could have a garage on the lower level and an elevator inside. (Mr. Kulick: There is an inherent contradiction in the code; we're applying site disturbance points for a long driveway but not positive buffering points when buffering is improved. In ways we have drifted from the original intent of this policy which was to limit site benching and we have begun giving many points for things that previously we did not give points for.)

Ms. Propper: I am not a fan of long driveways but I like the way Mr. Kulick described the issue.

Mr. Frechter: We could require additional planning commission hearings for projects that may push the limits of Policy 7.

Positive Points:

Mr. Kulick: We have provided a preliminary possible list of new positive points.

Mr. Truckey: We don't expect to adopt all of these positive points but do want to hear your thoughts on these ideas.

Ms. Propper: I am in favor of positive points for not scraping existing buildings but I'm not sure what in Breckenridge you would be keeping from a 1960s or 70s structure.

Mr. Frechter: I can give an example from Boulder, where lots of homes were post-war design, but the exterior architecture on most have all been updated to look interesting and unique. I think there is a lot that could be done without scraping given architectural design possibilities.

Mr. Leas: There is a tipping point when it comes to preserving existing portions of the building and a cost analysis that must occur. Does it cost more to keep the existing, is it cheaper to scrape everything?

Mr. Guerra: The cost doesn't matter because the idea here is if you do it you would get positive two points.

Mr. Frechter: I think adaptive reuse should be worth more points than two points. It should be three or more positive points or a multiplier based on percentage. There are also issues and concerns over what are the measuring, monitoring, and enforcement mechanisms for some of these which seem difficult to enforce or maintain.

Mr. Guerra: Building hardening is good. Points for sprinklers I question the benefit to the community. Green roofs I agree with Mr. Frechter, difficult to enforce. Waste diversion is difficult to enforce and we tried that and it didn't work. (Mr. Truckey: This would be a way to signal to the community it is something we want to encourage, like when we first incentivized HERS ratings.) I like below density development with sunset covenant. Agree on increased points for adaptive reuse. Grey water may not work here. Smart breaker panels, is that too easy of a point? What are enhanced controls? (Mr. Kulick: Some of these may be points for the current time period but will be rotated out when they become more common place, similar to EV chargers.)

Mr. Leas: Require a gauge for rain water to auto-turn off irrigation when there is active precipitation. I think we should offer positive points for that.

Ms. Propper: Yes, for building hardening. Yes, for waste diversion and adaptive reuse. Below density can work. Irrigation is not just for trees; consider how that would work for other types of landscaping.

- Mr. Leas: Building hardening, yes. Water conservation for grey water and deactivation of irrigation needs to be reconsidered. Waste diversion is a wonderful idea but unless there is a market for the recyclable materials it can't work.
- Mr. Giller: I like the points for building hardening, enhanced controls for heat tape, and density sunset covenants. Those are good ones. Consider a point bonus to transferring unused density for a public good such as workforce housing.
- Mr. Smith: Yes, for building hardening, yes for sprinklers, I like grey water recycling. I see the points for the smart panels and controls as easy.
- Mr. Frechter: Yes, for building hardening, yes to sprinklers, no to green roofs or walls. Waste conservation – consider measuring the tonnage of recyclables. I would support points for grey water recycling. Smart panels could be interim points that are phased out over time.
- Mr. Gort: I like all listed items. Add points for percentage of south facing roofs. Consider requiring self-closing window shades for large windows at night.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 7:29 pm.

Elaine Gort, Vice Chair



Memo

To: Town Council
From: Rick Fout, Chief Building Official and Philip Sweat, Deputy Building Official
Date: November 19th, 2025 (for second reading on 11/25/25)
Subject: 2024 ICC Code Amendments Ordinance Second Reading

Town Council Goals (Check all that apply)

- | | |
|--|---|
| ☐ More Boots & Bikes, Less Cars | ☒ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☐ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

The Council held a first reading on the series of updated building codes on November 11th, 2025. Attached to this memo is the full ordinance with all of the proposed amendments included. No changes to the ordinance or its amendments have occurred since first reading.

Background

As review, the Town of Breckenridge typically adopts a new series of building codes once every six years. We are currently using the 2018 versions of the International Code Council (ICC) codes, along with a few national, state, and local codes. Listed below are the codes that are proposed for re-adoption/adoption. Codes A through L are proposed for re-adoption, codes M and N are proposed for first-time adoption.

- (A) The 2024 International Building Code
- (B) The 2024 International Residential Code
- (C) The 2024 international Plumbing Code
- (D) The 2024 International Mechanical Code
- (E) The 2024 International Fuel Gas Code
- (F) The 2024 International Existing Building Code
- (G) The 2024 International Fire Code
- (H) The ICC A117.1-2017 Accessible and Usable Buildings and Facilities Code
- (I) The 2024 International Swimming Pool and Spa Code
- (J) The 2023 National Electric Code
- (K) The 2006 ICC Electrical Code
- (L) The 1997 Uniform Code for the Abatement of Dangerous Buildings
- (M) The 2025 Colorado Wildfire Resiliency Code
- (N) The 2025 Summit County Aquatic Health Code

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Public outreach/engagement

Breckenridge's Building Division, in collaboration with our Mobility and Sustainability Division, held six open houses earlier this year. The main focus of these open houses was the new energy code. However, staff also covered the other code re-adoptions/adoptions (listed above) that would also need to be completed by the end of the year.

Financial Implications

Some of the proposed code amendments will result in additional construction costs for builders and homeowners. The proposed fire sprinkler requirements for all homes 4,500 square feet or greater (currently 6,000 sq. ft. or greater) will result in increased costs of approximately \$27,000 for fire sprinkler installation (4,500 sq. ft. x approx. \$6 a sq. ft). The increased wind and snow load requirements for our climate zone could add moderately to the construction costs on some ceilings and roofs. Most other changes to the codes are not expected to have significant financial implications for construction.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, the adoption of the 2024 ICC library of I-Codes, is neutral as it provides minimal requirements, with some area driven amendments, to safeguard the public health, safety, welfare and energy efficiency of new and existing buildings and structures.

Staff Recommendation

Staff recommends that Council approve the attached ordinance with its proposed amendments at this second reading.



SECOND READING WORK SESSION 11/25/2025

ILLUSTRATIVE REVIEW FOR THE PROPOSED FIRE SPRINKLER
AMENDMENTS TO COUNCIL BILL NO.18, SERIES 2025

R309.1.1 Fire Sprinkler Systems required.

Structures with greater than 4,500 square feet of fire area, the aggregate floor area enclosed and bounded by the interior side of the drywall or finished wall, as defined by Red White and Blue Fire Protection District, are to be protected by fire sprinkler systems per the Red White and Blue Fire Protection District.



The Code Section in Reference indicates when **“NEW CONSTRUCTION”** for Residential projects are designed and built, once the square footage of the structure reaches greater than **4,500 Square Feet**, a Fire Suppression System as designated, reviewed, installed and inspected by the Red White and Blue Fire Protection District is Required.



R309.1.2 Additions. For buildings built under the International Residential Code, additions that increase the total square footage of the residence to greater than 5,000 square feet (473.81 m²) shall be provided with a *fire protection* system. The system shall be installed in the addition only. Where the size of the addition itself is greater than 4,500 square feet (418.06 m²), the addition, as well as the existing residence, shall be provided with sprinklers. Where the addition increases the total square footage of the residence to greater than 5,000 square feet and the alteration to the existing structure requires the removal of interior wall and ceiling finishes that expose the structure, a *fire protection* system shall be installed throughout the existing residence and addition.

This Code Section in Reference regarding Additions provides the trigger levels for which Fire Sprinkler Systems will be Required. While working with Red White and Blue Fire Protection District, Summit Fire and EMS and the Summit County Building Department earlier this year, we collectively agreed to keep the trigger level at 500 square feet or roughly 10% above the Proposed 4,500 square footage threshold which are currently and have been historically adopted in Town Code as 600 square feet and 6,000 square feet respectively.



Here is an Example of How Those Thresholds will Impact Additions Under the Proposed Amendment:

- An existing home is 3,500 square feet. The Proposed Addition is 1,500 square feet. The new square footage would be 5,000 square feet. This would not be greater than the 5,000 square foot threshold and a Fire Sprinkler system **WOULD NOT BE REQUIRED.**
- An existing home is 3,500 square feet. The Proposed Addition is 1,501 square feet (or more). The new square footage would be 5,001 square feet (or more). This would be greater than the 5,000 square foot threshold and a Fire Sprinkler System **WOULD BE REQUIRED IN THE ADDITION ONLY.**



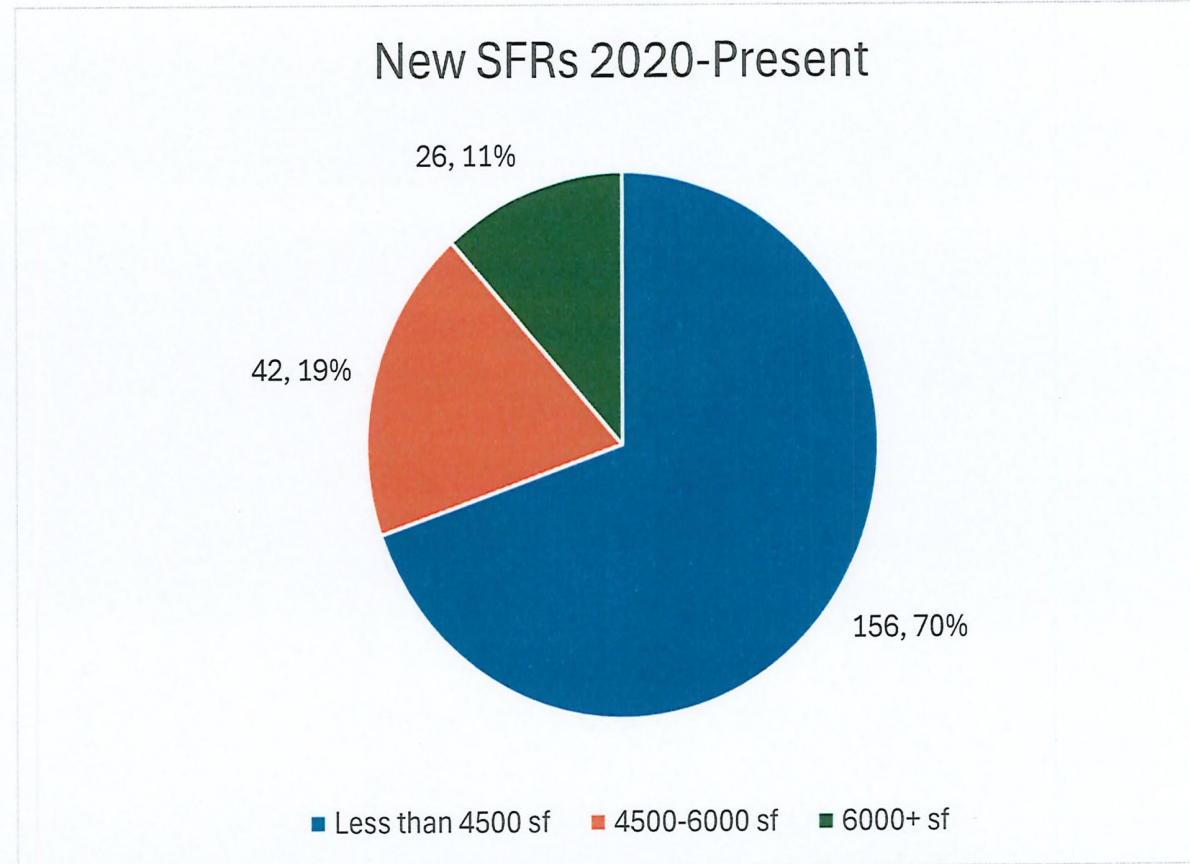
- An existing home is 3,500 square feet. The Proposed Addition is **Greater Than 4,500** square feet. This would be greater than the 4,500 square foot threshold **For Additions Alone** and a Fire Sprinkler System **WOULD BE REQUIRED IN THE ADDITION AND EXISTING HOME.**



**These Next Few Slides Provide Data for Permitted
Single Family Residential (SFR) Homes and Additions
including their Square Footage in Breckenridge from
2020 to Present**

New SFRs in Breckenridge
2020-Present

Less than 4500 sf	156
4500-6000 sf	42
6000+ sf	26
Total	224
Average size of ALL	3769
Median size of ALL	3658



Additions in Breckenridge from 2020 to Present

Additions to SFRs in Breckenridge 2020-Present

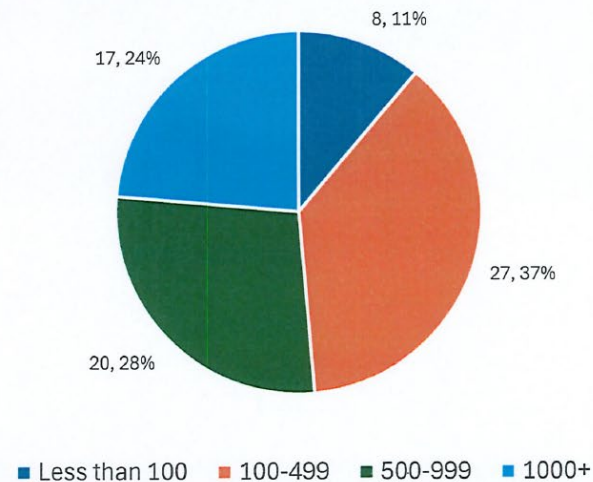
<u>Addition Sq Ft</u>	
Less than 100	8
100-499	27
500-999	20
1000+	17
Total	72

<u>Total Sq Ft After Addition</u>	
0-4999	41
5000+	31
	72

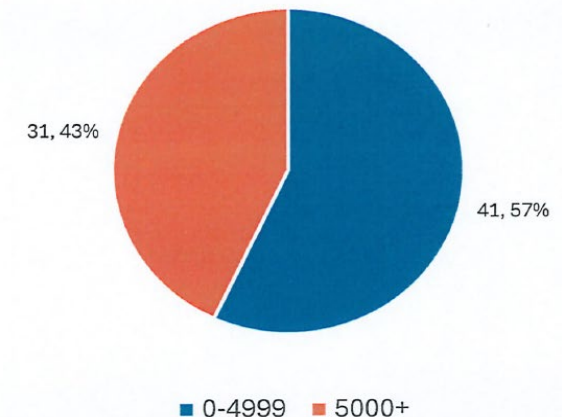
Average size of additions	661
Median size of additions	536

Average size of home (after addition)	4617
Median size of home (after addition)	4786

Addition Sq Ft, 2020-Present



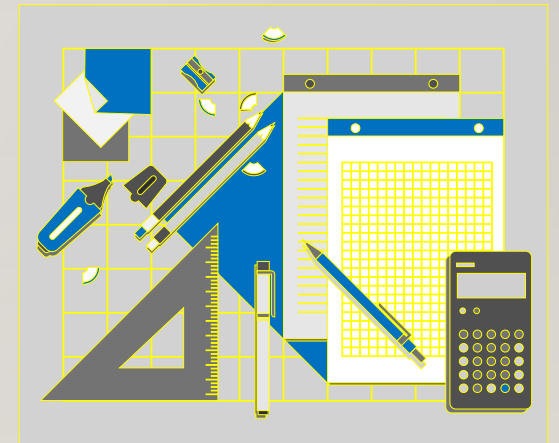
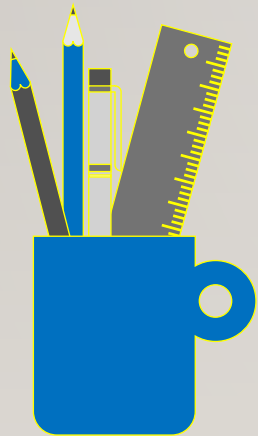
Total Home Sq Ft After Addition, 2020-Present



**We would like thank Council for your Consideration of the
Proposed Amendments.**

**We realize that the code adoption process can be
somewhat technical and lengthy at times.**

**We appreciate all the feedback that you have provided and
staff is available if you have any additional questions.**



COUNCIL BILL NO. ____

Series 2025

AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING CODES OF THE TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND AMENDING: THE INTERNATIONAL BUILDING CODE, 2024 EDITION INCLUDING APPENDIX P; THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, INCLUDING APPENDIX BE AND BG; THE INTERNATIONAL PLUMBING CODE, 2024 EDITION INCLUDING APPENDIX C; THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, INCLUDING APENDIX A AND B; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION; THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION; THE INTERNATIONAL POOL AND SPA CODE, 2024 EDITION; THE NATIONAL ELECTRICAL CODE, 2023 EDITION; THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS, 2006 EDITION; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION; THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE, 2023 EDITION; ADOPTING BY REFERENCE WITHOUT AMENDMENTS THE INTERNATIONAL FIRE CODE, 2024 EDITION, INCLUDING APPENDICES B THROUGH Q AND THE ICC A117.1-2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2017 EDITION.

WHEREAS, the Town of Breckenridge previously adopted Ordinance 2019-38, which adopted with amendments certain codes of the 2018 building code series published by the International Code Council; and

WHEREAS, the Town of Breckenridge also adopted an energy conservation code which has since been repealed and replaced by Ordinance 2025-14, which is scheduled to go into effect concurrently with the adoption of the other 2024 codes under this ordinance; and

WHEREAS, the Town of Breckenridge now wishes to repeal the codes listed herein and adopt, with amendments, the 2024 editions of certain codes published by the International Code Council as well as other specified codes.

NOW, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

BUILDING CODES ORDINANCE

Section 1. Chapter 1 of Title 8 of the Breckenridge Town Code, is repealed and replaced as follows:

CHAPTER 1

BUILDING CODES

SECTION:

- 8-1-1: TITLE
- 8-1-2: FINDINGS
- 8-1-3: STANDARD CODES ADOPTED BY REFERENCE
- 8-1-4: AMENDMENTS TO THE INTERNATIONAL BUILDING CODE
- 8-1-5: AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE
- 8-1-6: AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE
- 8-1-7: AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE
- 8-1-8: AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE
- 8-1-9: AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE
- 8-1-10: AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE
- 8-1-11: AMENDMENTS TO THE INTERNATIONAL POOL AND SPA CODE
- 8-1-12: AMENDMENTS TO THE NATIONAL ELECTRICAL CODE
- 8-1-13: AMENDMENTS TO THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS
- 8-1-14: AMENDMENTS TO THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
- 8-1-15: AMENDMENTS TO THE COLORADO WILDFIRE RESILIENCY CODE
- 8-1-16: AMENDMENTS TO THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE
- 8-1-17: PENALTIES
- 8-1-18: LIABILITY
- 8-1-19: REPEAL OF PREVIOUS ORDINANCES
- 8-1-20: CODE COPIES

8-1-1: TITLE:

This Chapter shall be known and may be cited as the “*TOWN OF BRECKENRIDGE BUILDING CODES ORDINANCE.*”

8-1-2: FINDINGS:

The Town Council finds and determines as follows:

BUILDING CODES ORDINANCE

- 1
2 A. The Town is authorized by law to set fees for permits issued under the Town's building
3 and other technical codes.
- 4 B. The Building Division of the Department of Community Development is the primary
5 Town department charged with the duty to process permit applications under the Town's
6 building and other technical codes, but other Town departments and personnel, such as the
7 Engineering Department, expend time in connection with the review of such applications.
8 The time expended by all Town personnel in reviewing such applications are part of the
9 present operational cost and future expansion of the Building Division of the Department
10 of Community Development. Such costs are part of the overall costs required to operate
11 such Department.
- 12 C. On occasion the Town incurs additional out-of-pocket expenses in connection with the
13 review of an application for a permit under the Town's building and other technical codes.
14 Such expenses may include, without limitation, fees paid by the Town to the Town
15 Attorney and/or fees paid by the Town to special counsel or special consultants. Such fees
16 are part of the overall costs required to process the permit application for which they were
17 incurred.
- 18 D. Pursuant to Bainbridge, Inc. v. The Board of County Commissioners of Douglas County,
19 964 P.2d 575 (Colo. App. 1998) the application fees that may lawfully be charged by the
20 Town for permits under the Town's building and other technical codes may include both
21 the direct and indirect costs of operating the Building Division of the Town's Department
22 of Community Development, as well as the other Town departments and personnel which
23 assist in the review of permit applications.
- 24 E. The permit fees established in this Chapter are approximately required to offset the direct
25 and indirect costs of operating the Building Division of the Department of Community
26 Development and the cost to the Town of actually processing building permit applications.
- 27 F. The application fees for Building Permits and Plan Reviews established by this Chapter do
28 not exceed the direct and indirect costs of operating the Department of Community
29 Development and the cost to the Town of actually processing permit applications.

30 **8-1-3: STANDARD CODES ADOPTED BY REFERENCE:** The following standard codes,
31 as hereinafter amended, are adopted by reference as part of the Town of Breckenridge Building
32 Code:
33

- 34 A. International Building Code, 2024 Edition, including Appendix P, published by the
35 International Code Council, Inc.

BUILDING CODES ORDINANCE

- 1 B. International Residential Code, 2024 Edition, including Appendix BE and BG, published
2 by the International Code Council, Inc.
- 3 C. International Plumbing Code, 2024 Edition, including Appendix C, published by the
4 International Code Council, Inc.
- 5 D. International Mechanical Code, 2024 Edition, including Appendix A, published by the
6 International Code Council, Inc.
- 7 E. International Fuel Gas Code, 2024 Edition, including Appendix A and B, published by the
8 International Code Council, Inc.
- 9 F. International Energy Conservation Code, 2024 Edition, published by the International
10 Code Council, Inc.
- 11 G. International Existing Building Code, 2024 Edition, published by the International Code
12 Council, Inc.
- 13 H. International Fire Code, 2024 Edition, including Appendices B, C, D, E, F, G, H, I, J, K,
14 L, M, N, O, P, and Q published by the International Code Council, Inc.
- 15 I. ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities, 2017
16 Edition, published by the International Code Council, Inc.
- 17 J. International Pool and Spa Code, 2024 Edition, published by the International Code
18 Council, Inc.
- 19 K. National Electrical Code, 2023 Edition, published by the National Fire Protection
20 Association.
- 21 L. ICC Electrical Code – Administrative Provisions, 2006 Edition, published by the
22 International Code Council, Inc.
- 23 M. Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the
24 International Conference of Building Officials.
- 25 L. Colorado Wildfire Resiliency Code, 2025 Edition, published by
26 the Colorado Department of Public Safety, Division of Fire Prevention and Control.
27
- 28 M. Colorado Model Electric Ready and Solar Ready Code, 2023 Edition, published by the
29 Colorado Department of Local Affairs.
- 30 N. Summit County Aquatic Health Code, 2025 Edition, based on the 4th Edition Model

BUILDING CODES ORDINANCE

Aquatic Health Code, published by the Centers for Disease Control.

8-1-4: AMENDMENTS TO THE INTERNATIONAL BUILDING CODE: The following sections of the International Building Code, 2024 Edition, are amended to read as follows:

1. **Section 101.1** Title is amended to read as follows:

101.1 Title. These regulations shall be known as “The TOWN OF BRECKENRIDGE BUILDING CODE” herein after referred to as “this code.”

2. **Section 101.4.3** **Plumbing** is amended by deleting the last sentence that references the *International Private Sewage Disposal Code*.

3. **Section 101.4.4** **Property Maintenance** is deleted in its entirety.

4. **Section 102.6** **Existing Structures** is amended by removing the reference to the *International Property Maintenance Code*.

5. **Section 103.2** **Appointment** is amended to read as follows:

103.2 Building Official. The Building Official is hereby authorized and directed to enforce all of the provisions of this code. However, such authorization and direction shall be neither an expressed nor implicit guaranty that all buildings and structures have been constructed in accordance with all of the provisions of this code, nor be deemed as any representation as to the quality of such buildings or structures in any manner.

6. **Section 103.3** **Deputies** is amended to read as follows:

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

7. **Section 104.8** **Liability** is amended by adding the following additional first paragraph:

The adoption of this code, and any previous building, construction and housing standard adopted by the Town of Breckenridge, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous building, construction and housing standard be deemed to create any civil remedy against a public entity, public employee or agent.

8. **Section 105.1.1** **Annual Permit** and **Section 105.1.2** **Annual Permit Records** are deleted in their entirety.

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1 **9. Section 105.2 Work exempt from permit Item 11** is amended to read as follows:

2 **Item 11.** Swings and other playground equipment.

3
4 **10. Section 105.5 Expiration** is amended to read as follows:

5 **105.5 Expiration.** Every permit issued by the building official under the provisions of
6 this code shall expire 18 months after the date of issue, with the exception of hot-tub/spa
7 permits and reroof permits, both of which shall expire 6 months after the date of issue.
8 Every permit issued shall become invalid unless the work on the site authorized by such
9 permit is commenced within 180 days after its issuance, or if the work authorized on the
10 site by such permit is suspended or abandoned for a period 180 days after the time the
11 work is commenced. The building official is authorized to grant, in writing, extensions of
12 time, for periods of not more than 6 months. An extension shall be requested in writing
13 and shall demonstrate justifiable cause for the extension.

14 **11. Section 107.1 General** is amended to read as follows:

15 **107.1 General.** Construction documents, special inspection and structural observation
16 programs and other data shall be submitted as established by the Administrative Rules
17 and Regulations of the Building Department with each application for a permit. A
18 Colorado Licensed Design Professional shall prepare the construction documents. The
19 Building Official may waive the requirement for a design professional when it is found
20 that the nature of the scope of work is such that a design professional is not necessary to
21 obtain compliance with this code. Where special conditions exist the building official is
22 authorized to require additional construction documents.

23 **12. Section 107.3 Examination of documents** is amended by adding the following
24 paragraph:

25 The issuance or granting of a permit by the Town of Breckenridge, based on plans and
26 specifications and other data, shall not prevent the subsequent requiring of the correction
27 of errors or omissions in said plans specifications and other data and shall not be
28 construed to be a permit for approval of any violation of any of the provisions of this
29 code or any other law of the Town of Breckenridge.

30 **13. Section 107.3.1 Approval of construction documents** is amended by replacing the
31 words “reviewed for code compliance”, with “approved for issuance of building permit.”

32 **14. Section 109.2 Schedule of permit fees** is amended to read as follows:

33 **109.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical
34 and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid

as required, in accordance with the following Town of Breckenridge Building Permit and Inspection Fee Schedule:

Town of Breckenridge Building Permit and Inspection Fee Schedule

TOTAL VALUATION	FEE
\$1.00 TO \$500	\$50.00
\$501 TO \$2,000	\$50.00 for the first \$500, plus \$1.25 for each additional \$100 or fraction thereof, to and including \$2,000
\$2001 TO \$25,000	\$69.25 for the first \$2,000, plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000, plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000, plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 to \$500,000	\$1,169.55 for the first \$100,000, plus \$6.73 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,663.00 for the first \$500,000, plus \$5.34 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and higher	\$6,332.22 for the first \$1,000,000, plus \$3.90 for each additional \$1,000 or fraction thereof
Other Inspections and Fees:	
1. Inspection outside of normal business hours (minimum charge – two hours)	\$65.00/hour
2. Re-inspection	\$65.00/hour
3. Inspection for which no fee is specifically indicated (minimum charge – one hour)	\$65.00/hour
4. Additional plan review required by changes, additions or revisions to plans (minimum charge – one hour)	\$65.00 /hour
5. For use of outside consultants for plan checking and inspections, or both.....	Actual cost

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1

ELECTRICAL PERMIT FEES	
UNIT AREA	PERMIT FEE
Not more than 1,000 sq. ft.	\$120.00
Over 1,000 sq. ft., and not more than 1,500 sq. ft.	\$168.00
Over 1,500 sq. ft., and not more than 2,000 sq. ft.	\$216.00
Over 2,000 sq. ft.	\$216.00 plus \$9.60 per 100 sq. ft. or fraction thereof over 2,000 sq. ft.
ALL OTHER FEES: Except for inspection in mobile homes and travel parks, all other permit fees shall be computed on the dollar value of the electrical installation, including labor and material, and such fees shall be computed as follows:	
VALUATION	PERMIT FEE
Not more than \$2,000.00	\$120.00
More than \$2,000.00	\$9.60 per thousand or fraction thereof plus \$120.00
Mobile homes and travel parks per space	\$120.00
Additional plan review	\$65.00 per hour or fraction thereof
Re-inspection on all above	\$65.00
Temporary Power Permit	\$65.00
Hot Tub Electrical Permit	\$120.00
**Plan review fees – The plan review fees for electrical work shall be calculated as 65 percent of the electrical permit fee. **	

2

3

4

All permits have a plan review fee of 65% in addition to the permit fee.

5

Hot tub permits fees are \$125.25.

6

7

Work commencing before issuance of a building permit is subject to three times the permit fee.

8

9

10 **15. Section 110.3.6 Lath and Gypsum Board Inspection** is amended by deleting the
11 Exception.

12 **16. Section 110.3.12 Final Inspection** is amended to read as follows:

13 **110.3.11 Final Inspection.** The final inspection is to be made only after the finished
14 grading and the building or structure is completed in accordance with the provisions on
15 the International Building Code, technical codes and the Town's Development Code,
16 including flooring, tile, wallpaper, painting, trim, finish, and final cleaning. A security

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1 deposit may be posted for work required by the Town's Department of Community
2 Development, i.e., landscaping, exterior painting, and paving that cannot be completed as
3 a result of prevailing weather conditions.

- 4 17. **Section 110** **Inspections** is amended by adding a new subsection, 110.7 Re-inspections,
5 to read as follows:

6 **110.7 Re-inspections.** A re-inspection fee, as specified in the Town of Breckenridge
7 Building Permit and Inspection Fee Schedule, may be assessed for each inspection or re-
8 inspection when such portion of work for which inspection is called is not complete or
9 when corrections called for are not made. Re-inspection fees may be assessed when the
10 inspection records are not posted or otherwise available on the work site, the approved
11 plans are not readily available to the inspector, or failing to provide access on the date for
12 which the inspection is requested, or for deviating from plans requiring the approval of
13 the building official. In instances where re-inspection fees have been assessed, no
14 additional inspection of the work will be performed until the re-inspection fees have been
15 paid.

- 16 18. **Section 111** **Certificate of Occupancy** is amended by adding the following sentence:

17 A Certificate of Occupancy shall not be construed as an approval of a violation of the
18 provisions of this code or any other ordinance of the Town. Certificates presuming to
19 give authority to violate or cancel the provisions of this code or other ordinances of the
20 Town shall not be valid.

- 21 19. **Section 111.1** **Change of Occupancy** is amended by adding the following sentence:

22
23 Certificates authorizing a Change of Occupancy presuming to give authority to violate or
24 cancel the provisions of this code or other Town ordinances shall not be valid.
25

- 26 20. **Section 111.3** **Temporary Occupancy** is amended to read as follows:

27 A Temporary Certificate of Occupancy may be issued at the discretion of the Chief
28 Building Official before the completion of the entire scope of work covered by the permit,
29 provided that such portion or portions shall be occupied safely, as determined in the sole
30 discretion of the Chief Building Official. The permit holder shall request in writing the
31 reasons for the request for the issuance of a Temporary Certificate of Occupancy and the
32 requested time period. The time period during which the Temporary Certificate of
33 Occupancy is valid shall be set at 30 day intervals not to exceed 180 days.
34

- 35 21. **Section 111**, **Certificate of Occupancy**, is amended by adding a new subsection 111.5,

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Certificate of Completion, to read as follows:

111.5 Certificate of Completion.

A certificate of completion shall be issued, upon request, for minor work not directly related to occupancy when such work complies with the provisions of this code and all other laws and regulations implemented by the code enforcement agency.

22. Section 115 Stop Work Order is amended to read as follows:

115.1 Authority.

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

115.2 Issuance.

The stop work order shall be in writing, posted on site, 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. The stop work order may not be removed until a permit is issued or the site is deemed safe.

115.3 Emergencies.

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

115.4 Failure to comply.

The contractor, owner or agent shall have 3 business days to submit an application for a permit. 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 three times the calculated permit fee per the fee schedule in Section 109.2. Any work commencing before issuance of a building, plumbing, mechanical, electrical, or permit change is also subject to such fees.

23. Section 202 Definitions is amended by adding the following definitions within the alphabetical order of the existing definitions:

BEDROOM: A room or space within a dwelling unit having a floor area of at least 70 square feet and a ceiling height of at least 5 feet, will be considered a bedroom as follows:

1 a. Interior walls and door(s) on the same level of the building as the space in order
2 to separate the space and provide privacy.

3 b. An egress window complying with 2024 IBC Section 1031 or complies with
4 2024 IBC Section 1031.2 Where required.

5 c. Operable smoke detectors that comply with 2024 IBC Section 907.2.8 through
6 907.2.9.3 and carbon monoxide detectors pursuant to Colorado law within 15 feet
7 of any bedroom and complying with 2024 IBC Section 915.

8 d. A built-in closet consisting of dry wall, or built-in clothes storage area
9 permanently affixed to the wall, requiring repairs if removed. Built-in bunk beds
10 with built-in clothes storage space complies with this requirement but the
11 following are examples of things that do not constitute a closet in compliance
12 with this definition:

13 1. Bunk bed with drawers purchased from a furniture store does not comply.

14 2. An armoire or similar piece of furniture.

15 e. Has a full or partial bathroom connected to the space or room or has a path of
16 travel to a full or partial bathroom which does not first pass through a habitable
17 space.

18 **UNFINISHED SPACE:** A room or space within a dwelling unit with no interior
19 partition walls, no gypsum board (unless required by code), no finishes (mud, tape,
20 and/or paint) on areas requiring gypsum board, and no floor finishes.

21 **CERTIFIED SOLID FUEL BURNING DEVICE:** A solid fuel burning device that is
22 certified by the Air Pollution Control Division of the Colorado Department of Health or
23 approved by the building official as meeting the emission standards set forth in Section
24 IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission
25 (EPA Phase II or III).
26

27 **NEW CONSTRUCTION:** For the purpose of section 2113 new construction” is
28 construction of a residential, commercial, industrial, agricultural or accessory building.
29 This shall include any modifications, replacement or relocation of existing solid fuel
30 burning devices. However, modifications to solid fuel burning devices shall not include
31 repair, replacement or relocation of flue pipe.
32

33 **SLEEPING LOFT:** A space designated for sleeping on an intermediate level or levels
34 between the floor and ceiling of a Group R occupancy Dwelling or Sleeping Unit, open on
35

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one or more sides to the room in which the space is located, and in accordance with Appendix P Sleeping Lofts.

SOLID FUEL BURNING DEVICE: Any fireplace, stove, firebox, or other device intended and or used for the purpose of burning wood, coal, pulp, paper, pellets or other non-liquid or non-gaseous fuel.

24. **Section 502.1** Address identification is amended to read as follows:

502.1 Address identification. New and existing buildings shall have *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters in a plain text font. Numbers shall not be spelled out. Each character shall be not less than 12 inches (127 mm) high with a minimum stroke width of 1.5 inches (38.1 mm), unless otherwise approved. Where required by the code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained and visible in all weather conditions.

Exception: One- and two-family dwellings and townhouses, not more than three stories above grade plane, that fall under the prescriptive provisions of the International Residential Code shall have address numbers a minimum of 5 inches (127 mm) high or 4 inches (101.6 mm) reflective on a contrasting background, unless otherwise *approved*, with a minimum stroke width of ½ inch (12.7 mm) and be visible from the street or road fronting the property. Address numbers shall be Arabic numbers or alphabetical letters in a plain text font and shall be maintained and visible in all weather conditions.

25. **Section 718** Concealed Spaces is amended by adding two new subsections, 718.6 Factory-built fireplace enclosures and 718.7 Factory-built chimney enclosures, and one exception, to read as follows:

718.6 Factory-built fireplace enclosures. Combustible construction enclosing factory built fireplaces with Class A chimneys shall be protected on the interior (fireplace) side by one-hour fire resistive construction.

718.7 Factory-built chimney enclosures. Factory-built Class A chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) side by not less than one-hour fire resistive construction.

Exception. The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof are not required to be enclosed. However, if they are enclosed, the interior of the shaft shall be protected by one-hour fire resistive construction.

26. **Section 901.5** **Acceptance tests** is amended by adding a new subsection, 901.5.1 Special inspector required, to read as follows:

901.5.1 Special inspector required. All fire protection systems required by this code shall be reviewed, inspected, and approved by a special inspector. The special inspector shall be an authorized representative of the Red White and Blue Fire Protection District or another qualified individual with prior approval of the building official. Approvals of special inspectors, inspections approvals, and reports by special inspectors shall be in accordance with Chapter 17 of this code.

27. **Section 915.1** **General** is amended by adding the following sentence:

Carbon monoxide detection shall also be installed in accordance with *State of Colorado House Bill 09-1091, Article 45, Title 38, C.R.S.*

28. **Section 1010.2.4** **Locks and latches Item 3.3** is amended to read as follows:

Item 3.3 A readily visible sign is posted on the egress side on or adjacent to the door stating:

THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.

The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

29. **Chapter 12** **Interior Environment** is amended by adding a new section to read exactly as set forth in Appendix BE, Radon Control Methods, of the 2024 IRC. This shall be applicable for R2 and R3 occupancies.

30. **Section 1206.2** **Airborne Sound** is amended by adding the following exception to read as follows:

Exception: For other than new construction and otherwise not located at an entry or exit location in a dwelling unit or sleeping unit in a Group R occupancy, up to 100 square feet is exempt from complying with this section.

31. **Section 1206.3** **Structure-borne Sound** is amended by adding the following exception to read as follows:

Exception: For other than new construction and otherwise not located at an entry or exit location in a dwelling unit or sleeping unit in a Group R occupancy, up to 100 square feet is exempt from compliance with this section.

32. **Section 1503 Weather Protection** is amended by inserting a new subsection, 1503.6 Snow-shed barriers, to read as follows:

1503.6 Snow-shed Barriers. Roofs shall be designed to prevent accumulations of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties.

Exception: Roof areas with a horizontal dimension of no more than 48 inches (1219mm) that will not receive snow shedding from a higher roof. The horizontal projection shall be measured perpendicular to the exterior wall line from the edge of the roof or eave to any intersecting vertical surface.

33. **Section 1505.1 General** is amended to read as follows:

1505.1 General. All roof coverings on new construction, additions and re-roofs shall be Class A. Class A roof assemblies and roof coverings shall be tested in accordance with ASTM E 108 or UL 7901. Sections 1505.3 through 1505.7 and 1505.10 shall be deleted in their entirety.

34. **Table 1505.1 Minimum Roof Covering Classification for Types of Construction** and all footnotes to the table are deleted in their entirety.

35. **Section 1507.1.1 Underlayment** is amended to read as follows:

1507.1.1 Underlayment. A roof underlayment consisting of an approved self-adhering polymer modified bitumen sheet, or other similar material that meets the intent of this section and is first approved by the building official, is required with all types of roof covering. The underlayment shall extend up the slope of the roof from drip-edge or eave to the roof peak. The underlayment shall cover the entire roof decking surface. In new construction the underlayment shall extend a minimum of 30 inches up the walls adjacent to the roof surface.

36. **Section 1507.1.2 Ice barriers** is amended to read as follows:

1507.1.2 Ice dam protection. An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet complying with ASTM D 1970, or other similar material that meets the intent of this section and is first approved by the

building official, shall be used with all roof coverings. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof decking surface. In new construction ice dam protection shall extend a minimum 30 inch up walls adjacent to the roof surface.

37. Section 1507.8 Wood Shingles is amended to read as follows:

1507.8 Wood Shingles. The installation of wood shingles shall comply with the provisions of this section.

38. Table 1507.8 Wood Shingle and Shake Installation is deleted in its entirety.

39. Section 1507.9 Wood Shakes is amended to read as follows:

1507.9 Wood Shakes. The installation of wood shakes shall comply with the provisions of this section.

40. Section 1608.1 General is deleted in its entirety.

41. Section 1608.2 Ground Snow Loads is amended to read as follows:

1608.2 Snow loads. The loads to be used in determining the design snow loads for roofs shall be 90 psf for roofs located at an elevation below 10,000 feet, and 100 psf for roofs located at an elevation of 10,000 feet or higher. There shall be no reduction in snow load for pitch or duration. Ground snow load is not to be utilized, and there is no ground snow load reduction. Snow load for decks and exterior balconies shall be as required for roofs.

42. Section 1612.3 Establishment of flood hazard areas is amended to read as follows:

1612.3 Establishment of flood hazard areas. The Town of Breckenridge flood hazard areas shall be as provided in Chapter 3 of Title 10 of the Breckenridge Town Code. The adopted flood hazard map and supporting data are adopted by reference and declared to be part of this section.

43. Section 1703.1 Approved agency is amended to read as follows:

1703.1 Approved agency. An approved agency shall provide all information as necessary for the building official to determine that the agency meets the applicable requirements. The Red White and Blue Fire Protection District shall be an approved agency for special inspection of fire protection systems required by this code.

44. Section 1704.2.3 Statement of special inspections is amended by adding an additional

Exception to read as follows:

Exception: Special inspection required by the Red White and Blue Fire Protection District of fire protection systems.

45. **Section 1704.2.4** **Report requirement** is amended by adding an Exception to read as follows:

Exception: Special inspection required by the Red White and Blue Fire Protection District of fire protection systems.

46. **Section 1705** **Required Special Inspections and Tests** is amended by adding a new section, 1705.21 Fire protection and suppression systems and subsection 1705.19.1 Qualifications, to read as follows:

1705.19.1 Qualifications. Special inspectors for fire protection systems shall have expertise in fire-protection and be approved by the Red White and Blue Fire Protection District. Special inspectors for fire suppression systems shall be fire suppression systems inspectors certified by the State of Colorado Division of Fire Safety and approved by the Fire Protection District.

1705.21 Fire protection and suppression systems. Fire protection and suppression systems shall have the design plans approved by a special inspector and the systems inspected and tested by a special inspector for compliance with the requirements of this code and the International Fire Code.

47. **Section 1809.5** **Frost protection** is amended to read as follows:

1809.5 Frost protection. Except where erected on solid rock or otherwise protected from frost, foundation walls piers and other permanent supports of buildings and structures shall extend to at least 40 inches below finish grade or be designed and built in accordance with ASCE 32. Footings 24 inches deep are permitted for decks only that do not support roofs and are less than 30 inches above grade, unless otherwise designed by a State of Colorado Licensed Structural Engineer. Footings shall not bear on frozen soils. Frost reports shall be required before placement of concrete from Nov. 1 through May 1, or if freezing temperatures occur, prior to Nov. 1 or after May 1.

48. **Section 2113** **Masonry Chimneys** is amended by adding the following subsections, 2113.21 Limitation on the type and number of devices and 2113.22 Factory built chimneys, to read as follows:

2113.21 Limitation on the type and number of devices. Solid fuel burning devices that are not certified are prohibited in new construction. The number of certified solid

fuel burning devices that may be installed in newly constructed buildings shall be approved by the Town's Department of Community Development.

2113.22 Factory built chimneys.

a. Factory built chimneys shall be supported at intervals not to exceed 10 feet by wall straps or equivalent.

b. Factory built chimneys shall have the outer wall of adjacent chimney sections fastened together by three sheet metal screws, installed approximately 120 degrees apart. Such fastenings shall be in addition to and not in lieu of those requirements mandated by the manufacturers' instructions, except when specifically prohibited by those instructions or the terms of their listing.

Exception: Where approved manufacturers' locking bands are used.

c. The points of termination of a factory built chimney shall not be within 10 inches vertically of the point of termination of any adjacent chimney or appliance vent within 24 inches horizontally. No factory built chimney shall terminate closer than 24 inches to combustible finish materials.

49. Section 2302.1 General. The first paragraph is amended to read as follows:

2302.1 General. The design of structural elements or systems, constructed partially or wholly of wood or wood-based products shall be based on one of the following methods. The use of load duration factors for snow load shall not be permitted in any of these design methods.

50. Section 2303.1.11 Structural log members is amended by adding the following paragraph:

All logs used in a structural capacity must be graded and marked by an approved grading agency, in conformance with DOC PS 20. In lieu of a grade mark, a certificate of an onsite inspection issued by a 3rd party lumber grading or inspection agency may be accepted.

51. Section 2303.1.12 Round Timber Poles and Piles is amended by adding the following paragraph:

All logs used in a structural capacity must be graded and marked by an approved grading agency, in conformance with DOC PS 20. In lieu of a grade mark, a certificate of an onsite inspection issued by a 3rd party lumber grading or inspection agency may be accepted.

1
2 **52. Section 2308.11.12 Wood trusses** is amended by adding the following sentence:

3 Trusses shall be blocked at bearing points.
4

5 **53. Section 2901.1 Scope** is amended by deleting the reference to the *International Private*
6 *Sewage Disposal Code*.

7 **54. Section 2902.1 Minimum Number of Fixtures** is amended to add the following
8 paragraph:

9 An additional single-user toilet facility and bathing room shall be required where only
10 separate sex facilities are provided. When this single-user toilet and bathing room
11 requirement is applicable, the required separate sex toilet and bathtub/shower counts
12 required by IBC Table 2902.1 is allowed to be reduced by one in the male and female
13 toilet facility and bathing room.
14

15 **55. Section 2902.1.2 Single-User Toilet Facility and Bathing Room Fixtures** is amended
16 to read exactly as follows:

17 **2902.1.2 Single-User Toilet Facility and Bathing Room Fixtures.** The plumbing
18 fixtures located in single-user toilet facilities and bathing rooms, including family or
19 assisted-use toilet and bathing rooms that are required by IBC Section 1109.2, shall
20 contribute toward the total number of required plumbing fixtures for a building or tenant
21 space. Single user toilet facilities and bathing rooms and family or assisted-use toilet
22 rooms and bathing rooms shall be identified as being open for use to all persons,
23 regardless of gender. A single-occupant restroom is one that contains only one toilet and
24 a sink, or a toilet and urinal with a sink, and is intended for use by one occupant at a time.
25 Family or assisted-use restrooms must also be designated as gender-neutral. All gender
26 neutral bathrooms are to be signed accordingly.
27

28 **56. Section 2902.2 Exception 2** is amended to read as follows:

29 **Exception 2.** Separate facilities shall not be required in structures or tenant spaces with a
30 total occupant load, including both employees and customers, of 30 or less.

31 **57. Section 2902.2 Separate facilities** is amended to add an additional Exception to read as
32 follows:

33 **Exception 5.** Gender neutral single-user toilet facility and bathing room fixtures.
34

35 **58. Section 3309.1 Where required** is amended to read as follows:

1 **3309.1 Where required.** All structures under construction, alteration or demolition
2 shall be provided with approved portable fire extinguishers as required by the Red White
3 and Blue Fire Protection District.

4 **59. Section 3311.1 Where required** is amended to read as follows:

5 **3311.1 Where required.** Buildings four stories or more in height shall be provided
6 with standpipes as required by the Red White and Blue Fire Protection District.

7 **60. Section 3311 Standpipes** is amended by adding subsection, 3311.4 Water supply, to
8 read as follows:

9 **3311.4 Water supply.** Water supply for fire protection, either temporary or permanent,
10 shall be made available as required by the Red White and Blue Fire Protection District.

11
12 **8-1-5: AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE:** The
13 following sections of the International Residential Code, 2024 Edition, are amended to read as
14 follows:

15
16 1. **Section R101.1 Title** is amended by adding the name “Town of Breckenridge.”

17 2. **Section R101.2 Scope.** The exception is amended to read as follows:

18 **Exception.** The following shall be permitted to be constructed in accordance with this
19 code.

20 3. **Section R102.6 Existing Structures** is amended by deleting the reference to the
21 *International Property Maintenance Code*.

22 4. **Section R103.2 Appointment** is amended to read exactly as IBC Section 103.2 as
23 amended.

24 5. **Section R103.3 Deputies** is amended to read exactly as IBC Section 103.3 as amended.

25 6. **Section R104.8 Liability** is amended by adding the first paragraph to read exactly as
26 IBC Section 104.8 as amended.

27 7. **Section R105.5 Expiration** is amended to read exactly as IBC Section 105.5 as
28 amended.

29 8. **Section R106.1 Submittal documents** is amended to read as IBC Section 107.1 as
30 amended.

- 1 **9. Section R106.3 Examination of documents** is amended by adding the paragraph to
2 read exactly as IBC Section 107.3 as amended.
- 3 **10. Section R106.3.1 Approval of construction documents** is amended to read exactly as
4 IBC Section 107.3.1 as amended.
- 5 **11. Section R108.2 Schedule of permit fees** is amended by replacing “by the applicable
6 government authority” with “in accordance with the Town of Breckenridge Building
7 Permit and Inspection Fee Schedule. Refer to the IBC Section 109.2 as amended.”
- 8 **12. Section R108.3 Building permit valuations** is amended to read exactly as IBC Section
9 109.3.
- 10 **13. Section R108.6 Work commencing before permit issuance** is amended to read as
11 follows:
- 12 **R108.6 Work commencing before permit issuance.** Any person who commences any
13 work on a building, structure, electrical, gas, mechanical or plumbing system before
14 obtaining the necessary permits shall be subject to an investigation fee that shall be in
15 addition to the required permit fees. The investigation fee shall be as set forth in the
16 Town of Breckenridge Building Permit and Inspection Fee Schedule.
- 17 **14. Section R109.1.6 Final Inspection** is amended to read as follows:
- 18 **R109.1.6 Final Inspection.** To be made only after the finished grading and the building
19 or structure is completed in accordance with the provisions of the International
20 Residential Code and Technical Codes, the Development Code, including cleaning,
21 flooring, tile, wallpaper, paint, trim, finish, and final painting and paving. A security
22 deposit may be posted for work required by the Town’s Department of Community
23 Development, i.e., landscaping, exterior painting, paving, that cannot be completed as a
24 result of prevailing weather conditions.
- 25 **15. Section R109 Inspections** is amended by adding a new subsection, R109.5 Re-
26 inspections, to read as follows:
- 27 **R109.5 Re-inspections.** A re-inspection fee, as specified in the Town of Breckenridge
28 Building Permit and Inspection Fee Schedule, may be assessed for each inspection or re-
29 inspection when such portion of work for which inspection is called is not complete or
30 when corrections called for are not made. Re-inspection fees may also be assessed when
31 the inspection records are not posted or otherwise available on the work site, the
32 approved plans are not readily available to the inspector, for failing to provide access on
33 the date for which the inspection is requested, or for deviating from plans requiring the
34 approval of the building official. In instances where re-inspection fees have been

assessed, no additional inspection of the work will be performed until the re-inspection fees have been paid.

16. Section R110.2 Certificate issued is amended by adding the following paragraph:

A Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or any other ordinance of the Town. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the Town shall not be valid.

17. Section R110.3 Temporary Occupancy is amended to read as follows:

Section R110.3 Temporary occupancy. A Temporary Certificate of Occupancy may be issued at the discretion of the Chief Building Official before the completion of the entire scope of work covered by the permit, provided that such portion or portions shall be occupied safely, as determined in the sole discretion of the Chief Building Official. The permit holder shall request in writing the reasons for the request for the issuance of a Temporary Certificate of Occupancy and the requested time period. The time period during which the Temporary Certificate of Occupancy is valid shall be set at 30 day intervals not to exceed 180 days.

18. Section R110 Certificate of Occupancy is amended by adding a new subsection, R110.6 Certificate of Completion, to read as follows:

R110.6 Certificate of Completion. A Certificate of Completion shall be issued, upon request, for work not directly related to occupancy when such work complies with the provisions of this code and all other relevant laws, which are enforced by the Town. A Certificate of Completion shall not be construed as an approval of a violation of the provisions of this code or other ordinances of the Town. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the Town shall not be valid.

19. Section R114 Stop Work Order is amended to read as follows:

114.1 Authority.

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

114.2 Issuance.

BUILDING CODES ORDINANCE

1 The stop work order shall be in writing, posted on site, and shall be given to the *owner* of
2 the property, the *owner's* authorized agent or the *person* performing the work. Upon
3 issuance of a stop work order, the cited work shall immediately cease. The stop work
4 order shall state the reason for the order and the conditions under which the cited work is
5 authorized to resume. The stop work order may not be removed until a permit is issued or
6 the site is deemed safe.

7
8 **114.3 Emergencies.**

9 Where an emergency exists, the *building official* shall not be required to give a written
10 notice prior to stopping the work.

11
12 **114.4 Failure to comply.**

13 The contractor, owner or agent shall have 3 business days to submit an application for a
14 permit. Any *person* who shall continue any work after having been served with a stop work
15 order, except such work as that *person* is directed to perform to remove a violation or
16 unsafe condition, shall be subject to three times the calculated permit fee per the fee
17 schedule in Section 109.2. Any work commencing before issuance of a building, plumbing,
18 mechanical, electrical, or permit change is also subject to such fees.

- 19
20 **20. Section R202 Definitions** is amended by inserting the following definitions within the
21 alphabetical order of the existing definitions:

22 **BEDROOM:** A room or space within a dwelling unit having a floor area of at least 70
23 square feet and a ceiling height of at least 5 feet, will be considered a bedroom as follows:

24 **a.** Interior walls and door(s) on the same level of the building as the space in order
25 to separate the space and provide privacy.

26 **b.** An egress window complying with 2024 IRC Section R319 or complies with
27 2024 IRC Section R319.1 Emergency escape and rescue opening required.

28 **c.** Operable smoke detectors that comply with 2024 IRC Section R310 and carbon
29 monoxide detectors pursuant to Colorado law within 15 feet of any bedroom and
30 complying with 2024 IRC R311.

31 **d.** A built-in closet consisting of dry wall, or built-in clothes storage area
32 permanently affixed to the wall, requiring repairs if removed. Built-in bunk beds
33 with built-in clothes storage space complies with this requirement but the
34 following are examples of things that do not constitute a closet in compliance
35 with this definition:

1. Bunk bed with drawers purchased from a furniture store does not comply.

2. An armoire or similar piece of furniture.

e. Has a full or partial bathroom connected to the space or room or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

UNFINISHED SPACE: A room or space within a dwelling unit with no interior partition walls, no gypsum board (unless required by code), no finishes (mud, tape, and/or paint) on areas requiring gypsum board, and no floor finishes. **STORAGE:** A non-habitable room or space within a dwelling unit used for storage. A storage room or space shall not have TV or internet outlets, closets, or other improvements outside of what is typical for storage areas. Light and ventilation is not required in the non-habitable space per code. This space is not approved for living, sleeping, eating, or cooking.

NEW CONSTRUCTION: For the purpose of section 1004 “new construction” is construction of a residential, commercial, industrial, agricultural or accessory building. This shall include any modifications, replacement or relocation of existing solid fuel burning devices. However, modifications to solid fuel burning devices shall not include repair, replacement or relocation of flue pipe.

CERTIFIED SOLID FUEL BURNING DEVICE: A solid fuel burning device that is certified by the Air Pollution Control Division of the Colorado Department of Health or approved by the building official as meeting the emission standards set forth in Section IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission (EPA Phase II or III).

SOLID FUEL BURNING DEVICE: Any fireplace, stove, firebox, or other device intended and or used for the purpose of burning wood, coal, pulp, paper, pellets or other non-liquid or non-gaseous fuel.

21. **Table R301.2(1)** is amended to read as follows:

TABLE R 301.2 – CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

ROOF SNOW LOAD	WIND SPEED MPH ^d	SEISMIC DESIGN CAT ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ⁱ	FLOOD HAZARDS	AIR FREEZING INDEX ^j	MEAN ANNUAL TEMP ^k
			weathering ^a	frost line depth ^b	termite ^c					
h	115	B	severe	40 inches	slight	-13°	yes	g	2500	35.4°

For SI: 1 pound pursuant to square foot=0.0479 kN/m.², 1 mile pursuant to hour=1.609km/h.

- (a) Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- (b) The frost line depth may require deeper footings than indicated in Figure R403.1(1). This part of the table is filled in depending on whether there has been a history of local damage. Twenty Four (24") inch deep footers are permitted for decks only, which do not support roofs and are less than 30 inches above grade, unless otherwise designed and stamped by a State of Colorado Licensed Structural Engineer.
- (c) This part of the table is filled in depending on whether there has been a history of local damage.
- (d) Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- (e) Reflects local climates or local weather experience as determined by the building official.
- (f) Seismic Design Category determined from Section R301.2.2.2.
- (g) Refer to IBC Section 1612.3 as amended.
- (h) Snow-loads of 90 lbs. per square foot are required for construction sites below an elevation of 10,000 feet. For construction sites at an elevation of 10,000 feet or greater, the snow-load shall be 100 lbs per square foot. There shall be no reduction snow-load for pitch or duration.
- (i) In accordance with R905.1.1 as amended.
- (j) From the 100 year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method(Base 32degrees F)"
- (k) From the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32 degrees F)"

22. Table R301.5 Minimum Uniformly Distributed Live Loads is amended by deleting exterior balconies, decks and fire escapes from the table, and by adding footnote (j) to read as follows:

Footnote (j). The minimum uniformly distributed live loads for exterior balconies and decks shall be the same as required for roofs.

23. Section R302.1 Exterior Walls is amended by adding the following sentence. The remainder is unchanged:

BUILDING CODES ORDINANCE

Exterior walls shall comply with the requirements of 2024 IRC, the Town of Breckenridge Development Code and the 2025 Colorado Wildfire Resiliency Code as adopted by this code.

24. Section R302.2.2 Common Walls Items 1 and 2 are amended to read as follows:

Item 1. Where a fire sprinkler system in accordance with the requirements of the Red White and Blue Fire Protection District's code is provided, the common wall shall not be less than a 1-hour fire resistance-rated wall assembly tested in accordance with ASTM E119, UL 263, or Section 703.2.2 of the *International Building Code*.

Item 2. Where a fire sprinkler system in accordance with the requirements of the Red White and Blue Fire Protection District's code is not provided, the common wall shall not be less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119, UL 263, or Section 703.2.2 of the *International Building Code*.

25. Section R302.13 Fire protection of floors Exceptions 1 and 2 are amended as follows:

Exception 1. Floor assemblies located directly over a space protected by an automatic sprinkler system permitted, installed, and inspected as required by Red White and Blue Fire Protection District's code.

Exception 2. Floor assemblies located directly over a crawlspace with a maximum 4 foot headroom occurring anywhere within the crawlspace and not intended for storage or for the installation of fuel-fired or electric-powered heating appliances. The headroom shall be measured from grade to the bottom of the floor joists.

26. Section R308.1 Address identification is amended to read as follows:

R308.1 Address identification. New and existing buildings shall have *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters in a plain text font. Numbers shall not be spelled out. Each character shall be not less than 12 inches (127 mm) high with a minimum stroke width of 1.5 inches (38.1 mm), unless otherwise approved. Where required by the code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained and visible in all weather conditions.

Exception: One- and two-family dwellings and townhouses, not more than three stories

above grade plane, that fall under the prescriptive provisions of the International Residential Code shall have address numbers a minimum of 5 inches (127 mm) high or 4 inches (101.6 mm) reflective on a contrasting background, unless otherwise *approved*, with a minimum stroke width of ½ inch (12.7 mm) and be visible from the street or road fronting the property. Address numbers shall be Arabic numbers or alphabetical letters in a plain text font and shall be maintained and visible in all weather conditions.

27. **Section R309** Automatic Fire Sprinkler Systems is amended to read as follows:

Section R309 Dwelling Unit Fire Sprinkler Systems and Internal Fire Protection.

R309.1 General. Structures under the scope of this code are to be protected by fire sprinkler systems as designated, reviewed, installed and inspected by the Red White and Blue Fire Protection District per section R309.1 through R309.2.1.

R309.1.1 Fire Sprinkler Systems required. Structures with greater than 4,500 square feet of fire area, the aggregate floor area enclosed and bounded by the interior side of the drywall or finished wall, as defined by Red White and Blue Fire Protection District, are to be protected by fire sprinkler systems per the Red White and Blue Fire Protection District.

R309.1.2 Additions. For buildings built under the International Residential Code, additions that increase the total square footage of the residence to greater than 5,000 square feet (473.81 m²) shall be provided with a *fire protection* system. The system shall be installed in the addition only. Where the size of the addition itself is greater than 4,500 square feet (418.06 m²), the addition, as well as the existing residence, shall be provided with sprinklers. Where the addition increases the total square footage of the residence to greater than 5,000 square feet and the alteration to the existing structure requires the removal of interior wall and ceiling finishes that expose the structure, a *fire protection* system shall be installed throughout the existing residence and addition.

28. **Section R314.3** Area limitation exception is amended to read as follows:

R314.3 Exception. The aggregate area of a mezzanine located within a dwelling unit equipped with a fire sprinkler system in accordance with the requirements of the Red White and Blue Fire Protection District's code shall not be greater than one-half of the floor area of the room, provided that the mezzanine meets all of the following requirements:

1. Except for enclosed closets and bathrooms, the mezzanine is open to the room in which such mezzanine is located.

2. The opening to the room is unobstructed except for walls not more than 42 inches in height, columns and posts.

3. The exceptions to IRC Section R314.5 do not apply.

29. Section R319 Emergency Escape and Rescue Opening Required Exception 3 is amended as follows:

R319.1 Exception 3. Where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with the requirements of the Red White and Blue Fire Protection District's code, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:

3.1. One means of egress complying with IRC Section R318 and one emergency escape and rescue opening.

3.2. Two means of egress complying with IRC Section R318.

30. Section R329.6.2.1 Alternative setback at ridge shall be amended to read as follows:

R 324.6.2.1 Alternative setback at ridge. Where an automatic sprinkler system is installed within the dwelling in accordance with the requirements of the Red White and Blue Fire Protection District's code, setbacks at ridges shall comply with one of the following:

1. For photovoltaic arrays occupying not more than 66 percent of the plan view total roof area, not less than an 18 inch clear setback is required on both sides.

2. For photovoltaic arrays occupying more than 66 percent of the plan view total roof area, not less than a 36 inch clear setback is required on both sides of a horizontal ridge.

31. Section R502.1.1 Sawn Lumber is amended to read as follows:

R502.1.1 Sawn Lumber. Sawn lumber, dimensional lumber, and logs for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection body that has been approved by an accreditation agency that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

32. **Section R602.1.1** **Sawn Lumber** is amended to read as follows:

R602.1.1 Sawn Lumber. Sawn lumber, dimensional lumber, and logs for studs, plates and headers shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

33. **Section R602.3** **Design and construction** is amended by adding the following sentence:

The use of load duration factors for snow load shall be prohibited.

34. **Section R802.1.1** **Sawn Lumber** is amended to read as follows:

R802.1.1 Sawn Lumber. Sawn lumber, dimensional lumber, and logs for rafters, trusses and ceiling joists shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

35. **Section R802.2** **Design and construction** is amended by adding the following sentence:

There shall be no reduction in snow load for pitch or duration.

36. **Section 802.10.3** **Bracing** is amended by adding the following sentence:

Trusses shall be blocked at bearing points.

37. **Section R902** **Fire Classification** is amended to read as follows:

R902.1 Roof assemblies. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A roofing assemblies shall be installed on all new buildings, additions and re-roofs. Class A roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings. Where required for roof drainage, scuppers shall be placed level with the roof surface in a wall or parapet. The scupper shall be located as determined by the roof slope and contribution roof area.

38. **Section R903** **Weather Protection** is amended by inserting a new subsection, R903.1.1 Snow-shed barriers, to read as follows:

R903.1.1 Snow-shed Barriers. Roofs shall be designed to prevent accumulations of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties.

Exception: Roof areas with a horizontal dimension of no more than 48 inches (1219mm) that will not receive snow shedding from a higher roof. The horizontal projection shall be measured perpendicular to the exterior wall line from the edge of the roof or eave to any intersecting vertical surface.

39. Section 905.1.1 Underlayment is amended to read as follows:

R905.1.1 Underlayment. An underlayment that consists of an approved self-adhering polymer modified bitumen sheet, or other similar material that meets the intent and is first approved by the building official, shall be used with all roof coverings. The underlayment shall extend up the slope of the roof from the drip edge of the roof or eave to the ridge. The underlayment shall cover the entire roof deck surface. In new construction the underlayment shall extend a minimum of 30 inches up the walls adjacent to the roof surface.

40. Section R905.1.2 Ice barriers is amended to read as follows:

R905.1.2 Ice barriers. An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment, or other similar material that meets the intent and is first approved by the building official, shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof deck surface. In new construction ice dam protection shall extend a minimum 30 inches up walls and adjacent to the roof surface.

41. Section R1004.4 Unvented gas log heaters is amended to read as follows:

R1004.4 Unvented gas log heaters. Installation of unvented gas log heaters is prohibited.

42. Section R1004 Factory Built Fireplaces is amended by adding a new subsection, R1004.6 Factory-built fireplace enclosures, to read as follows:

R1004.6 Factory-built fireplace enclosures is to read exactly as set forth in IBC Sections 718.6 as amended.

43. Section R1005 Factory Built Chimneys is amended by adding three new subsections to read as follows:

R1005.9 Factory-built chimney enclosure is to read exactly as set forth in IBC Section 718.7 as amended.

R1005.10 Limitations on the type and number of devices is to read exactly as set forth in IBC Section 2113.21 as amended.

R1005.11 Factory built chimney is to read exactly as set forth in IBC Section 2113.22 as amended.

44. **Chapter 11 Energy Efficiency** is deleted in its entirety and replaced with the 2024 International Energy Conservation Code Residential Provisions as amended in this code.

45. **Section M1503.6.1 Location** is amended by adding a new subsection M1503.6.2

M1503.6.1.2 Ducts within the Thermal Envelope. *Kitchen* exhaust makeup air that is ducted from the outdoors through ducts passing through the thermal envelope shall be insulated their entire length to an *R-value* of not less than R-8 for *ducts* 3 inches (76 mm) in diameter and larger and not less than R-6 for *ducts* smaller than 3 inches (76 mm) in diameter. Alternatively, sections of *ductwork* that are installed within ceiling insulation, surrounded with blown-in attic insulation having an *R-value* of R-30 or greater and located such that the top of the *ductwork* is not less than 3.5 inches (89 mm) below the top of the insulation shall be considered as having an effective duct insulation *R-value* of R-25.

46. **Section M1701 General** is amended by adding a new subsection M1701.3 Combustion air terminations to read as follows:

M1701.3 Combustion air terminations. All combustion air terminations shall be a minimum of 36 inches above finished grade.

47. **Section M1804.2.1 Through the roof** is amended to read as follows:

M1804.2.1 Through the roof. Vents passing through a roof shall extend through flashing and terminate in accordance with the manufacturer's installation requirements. All vents shall terminate within 5 feet of ridgeline.

48. **Section M1804.2.6 Mechanical draft systems Item 4** is amended to read as follows:

Item 4. The bottom of the vent terminal shall be located a minimum of 36 inches above finished grade.

49. **Section M2001.4 Flood-resistant installation** is amended by adding the follow

1 sentence:

2 All boiler, furnace, mechanical and water heater rooms, are to be provided with a floor
3 drain.

- 4 **50. Section M2101.10 Tests** is amended by adding the following sentence at the end of the
5 paragraph:

6 Hydronic tubing may be tested with a 50 psi air test for 30 minutes.

- 7
8 **51. Section M2103.4 Testing** is amended by adding the following sentence at the end of the
9 paragraph:

10 Hydronic tubing may be tested with a 50 psi air test for 30 minutes.

- 11
12 **52. Section M2105.28 Testing** is amended by adding the following sentence at the end of
13 the paragraph:

14 Assembled loop systems may be tested with a 50 psi air test for 30 minutes.

- 15
16 **53. Section G2406.2 Prohibited locations** is amended by eliminating Exceptions 3 and 4.

- 17 **54. Section G2406.3 Outdoor locations** is amended to add the following sentences at the
18 end of the paragraph:

19 All exterior fire pits and fireplaces shall not be installed on or under combustible
20 structures unless the entire appliance is listed and tested as one unit for that application,
21 or as first approved by the building official per R104.11 Alternative materials, design and
22 methods of construction and equipment. All listed outdoor appliances must meet all
23 manufactures' clearance requirements.

- 24
25 **55. Section G2407.6 Outdoor combustion air** is amended by adding the following
26 sentence:

27 All exterior openings for combustion air shall terminate a minimum 36 inches above
28 finished grade.

- 29 **56. Section G2407.11 Combustion air ducts Item 8** is amended to read as follows:

30 **Item 8.** Combustion air intake openings located on the exterior of a building shall have
31 the lowest side of such openings located not less than 36 inches vertically from the
32 adjoining finished grade.
33

1 **57. Section G2417.4.1 Test pressure** is amended to read as follows:

2 **G2417.4.1 Test pressure.** The test pressure to be used shall not be less than one and
3 one-half times the proposed maximum working pressure, but not less than 10 psig (69
4 kPa gauge) for threaded pipe, 60 psig for welded pipe, irrespective of design pressure.
5 Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not
6 exceed a value that produces a hoop stress in the piping greater than 50 percent of the
7 specified minimum yield strength of the pipe.

8 **58. Section G2425.8 Appliances not required to be vented** is amended by deleting the
9 Item 7.

10 **Item 7.** Room heaters listed for unvented use is deleted.

11
12 **59. Section G2427.4.1 Plastic piping** is amended by adding the following sentence:

13 All plastic piping used as vents or combustion air is to be tested with a minimum 5 psi air
14 test for 15 minutes.

15
16 **60. Section G2427.4.1 Plastic piping** is amended by adding a new subsection, Section
17 G2427.4.1.2 Existing plastic piping.

18 **Section G2427.4.1.2 Existing plastic piping.** When replacement equipment is connected
19 to existing plastic piping utilized for venting and combustion air, the plastic piping shall
20 be tested with an air pressure not to exceed 5 psi but not less than 3 psi for 15 minutes
21 before such equipment is connected thereto.

22 **61. Section G2427.8 Table G2427.8 Through-the-wall vent terminal clearance** is amended
23 to read as follows:

24 Figure Clearance A shall be 36 inches minimum above finished grade level, veranda,
25 porch, deck or balcony.

26
27 **62. Section G2432 Decorative Appliances for Installation in Fireplaces** is amended by
28 adding a new subsection, G2432.4 Gas logs, to read as follows:

29 **G2432.4 Gas logs.** Gas logs may be installed in solid-fuel-burning fireplaces provided:

30 1. The gas log is installed in accordance with the manufacturer's installation
31 instructions.

32 2. If the fireplace is equipped with a damper it shall either be removed or welded in
33 an open position.

1 3. The flue passageway shall be not less than 1 square inch per 2,000 Btu/h input and
2 not more than 4 square inches per 2,000 Btu/h input.

3 4. Gas logs shall be equipped with a pilot and shall have a listed safety shutoff valve.

4 5. Gas logs shall be vented with a Class A Chimney.

5 6. Gas logs may be installed in factory-built fireplaces only when:

6 a. The fireplace and gas logs are listed for use together as an individual unit

7 b. The fireplace is approved for use with any listed gas log

8 c. The fireplace manufacturer provides prior written approval for the installation.

9 7. Gas logs shall be provided with a motorized damper interlocked with the
10 electronic ignition of the unit.

11 **Exception:** The installation of gas logs in factory built fireplace units for which the
12 manufacturer cannot be identified or located may be approved by the building official at
13 his or her discretion. Any approval shall be based at a minimum, on written evidence
14 submitted by the gas log manufacturer that the installation of their product will not
15 compromise the integrity of the existing fireplace.

16 **63. Section G2433 Log lighters** is amended to read as follows:

17 **G2433.1 General.** Log lighters are prohibited.

18 **Exception.** Log lighters are allowed if listed as a component of EPA Phase II appliances
19 and approved by the Building Official.

20 **64. Section G2445 Unvented Room Heaters** is amended to read as follows:

21 **G2445 .1 General.** Installation of unvented room heaters is prohibited.

22 **65. Section P2501 General** is amended by adding a new subsection P2501.1.2 Intent

23 **P2501.1.2 Intent.** The intent of this code is to meet or exceed the requirements of the
24 *State of Colorado Plumbing Code*. When technical requirements, specifications or
25 standards in the *Colorado Plumbing Code* conflict with this code, the more restrictive
26 shall apply.

27 **66. Section P2503.5.1 Rough plumbing** the first paragraph is amended as follows:

P2503.5.1 Underground and **Rough Plumbing.** Drain, waste, and vent systems shall be tested upon completion of the rough piping installation by water or by air with a maximum of 5 psi with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed, as follows:

67. Section P2503.7 Water-supply system testing is amended to read as follows:

P2503.7 Water-supply system testing. Upon completion of the water-supply system or a portion of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, for piping systems, by an air test of not less than 50 psi. This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

68. Section P2801.6.2 Pan drain termination is amended to read as follows:

P2801.5.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain. For replacement water heaters in existing locations without a floor drain, a water alarm wired to a solenoid valve (or equivalent) that automatically shuts off the water supply upon detection of a leak, shall meet the intent of this code. All water heater rooms in new construction shall be equipped with a floor drain.

69. Section P2804.6.1 Requirements for discharge pipe Item 5 is amended to read as follows:

Item 5. Discharge to the floor where floor drain is provided, to the pan serving the water heater or storage tank, or to a waste receptor.

70. Section P3103.1.1 Roof extension is amended to read as follows:

P3103.1.1 Roof extension. All open vent pipes which extend through a roof shall be terminated at least 12 inches above the roof and shall terminate within 5 feet of a ridge line.

71. Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43 General Requirements, Electrical Definitions, Services, Branch Circuit and Feeder Requirements, Wiring Methods, Power and Lighting Distribution, Devices and Luminaires, Appliance Installation, Swimming Pools, Class 2 Remote-Control, Signaling and Power-Limited Circuits are deleted in their entirety.

1 **8-1-6: AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE:** The following
2 sections of the International Plumbing Code, 2024 Edition, are amended to read as follows:
3

4 1. **Section 101.1** **Title** is amended by adding the name “Town of Breckenridge”.

5 2. **Section 101.3** **Purpose** is amended to add the following sentences:

6 The intent of this code is to meet or exceed the requirements of the *State of Colorado*
7 *Plumbing Code*. When technical requirements, specifications or standards in the
8 *Colorado Plumbing Code* conflict with this code, the more restrictive shall apply.

9 3. **Section 103.2** **Appointment** is amended to read exactly as set forth in IBC Section
10 103.2 as amended.

11 4. **Section 103.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
12 amended.

13 5. **Section 104.8** **Liability** is amended by adding the first paragraph as written in IBC
14 Section 104.8 as amended.

15 6. **Section 105.5.3** **Expiration** is amended to read exactly as set forth in IBC Section 105.5
16 as amended.

17 7. **Section 105.5.4** **Extensions** is deleted in its entirety.

18 8. **Section 108.2** **Schedule of permit fees** is amended to read as follows:

19 **108.2 Schedule of permit fees.** The fees for plumbing work shall be in accordance
20 with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth
21 in IBC Section 109.2 as amended.

22 9. **Section 108.6** **Refunds** is amended to read as follows:

23 **108.6 Refunds.** The building official is authorized to establish a refund policy.

24 10. **Section 111.4.3** **Reinspection and Testing** is amended to read as follows:

25 **111.4.3 Re-inspections** is to read exactly as set forth in IBC Section 110.7 as amended.

26 11. **Section 112** **Means of appeals** is deleted in its entirety and reenacted to read exactly as
27 set forth in IBC Section 113.

12. **Section 114.4** **Violation penalties** is amended to read exactly as set forth in IBC Section 114.4.
13. **Section 115** **Stop work orders** is amended to read exactly as set forth in IBC Section 115 as amended.
14. **Section 301** **General** is amended by adding a new subsection, 301.8 Floor drains, to read as follows:
- 301.8 Floor Drains.** All mechanical, furnace, boiler and water heater rooms shall be provided with a floor drain.
15. **Section 305.4.1** **Sewer depth** is amended to read as follows:
- 305.4.1 Sewer depth.** Building sewers shall be installed in accordance with the standards and approval of the governing Sanitation District.
16. **Section 312.1** **Required Tests** is amended by deleting this section of the fourth sentence; “, for piping systems other than plastic,”.
17. **Section 312.3** **Drainage and Vent Air Test** is amended by deleting the first sentence; “Plastic pipe shall not be tested using air.”
18. **Section 312.7** **Gravity sewer test** is amended to read as follows:
- 312.7 Gravity sewer test.** Testing of the building sewer shall be in accordance with the standards and approval of the governing Sanitation District.
19. **Section 312.8** **Forced sewer test** is amended to read as follows:
- 312.8 Forced sewer test.** Testing of the building sewer shall be in accordance with the standards and approval of the governing Sanitation District.
20. **Section 403.1** **Minimum number of fixtures** is amended to read exactly as IBC Section 2902.1 as amended.
21. **Section 403.2** **Separate facilities Exception 2** is amended by changing the total occupant load from 15 to 30.
22. **Section 403.2** **Separate facilities** is amended by adding a exception 4 to read as follows:
- Exception 4.** Gender neutral single-user toilet facility and bathing room fixtures.

- 1 23. **Section 403.2.1** **Family or assisted-use toilet facilities serving as separate facilities** is
2 amended to read exactly as IBC Section 2902.1.2 as amended.
- 3 24. **Section 504.6** **Requirements for discharge piping Item 5** is amended by deleting the
4 portion of the sentence “to the outdoors.”
- 5 25. **Section 504.7.2** **Pan drain termination** is amended to read as follows:
- 6 **504.7.2 Pan drain termination.** The pan drain shall extend full-size and terminate over
7 a suitably located indirect waste receptor or floor drain. For replacement water heaters in
8 existing locations without a floor drain, a water alarm wired to a solenoid valve (or
9 equivalent) that automatically shuts off the water supply upon detection of a leak, shall
10 meet the intent of this code. All water heater rooms in new construction shall be equipped
11 with a floor drain.
- 12 26. **Section 608.18.1** **Well locations** through **Section 608.18.8** **Drainage** are deleted in
13 their entirety.
- 14 27. **Section 610.1** **General** is amended to read as follows:
- 15 **610.1 General.** New or repaired potable water systems shall be purged of deleterious
16 matter and disinfected prior to utilization. The method to be followed shall be that
17 prescribed by the Town of Breckenridge Water Department.
- 18 28. **Section 701.2** **Connection to sewer required** is amended to read as follows:
- 19 **701.2 Connection to sewer required.** Every building in which plumbing fixtures are
20 installed and all premises having drainage piping shall be connected to a public sewer.
- 21 29. **Section 903.1** **Roof extension** is amended to read as follows:
- 22 **903.1 Roof extension.** All open vent pipes which extend through a roof shall terminate
23 at least 12 inches above the roof and within 5 feet of a ridgeline.
- 24 30. **Section 1106.1** **General** is amended to read as follows:
- 25 **1106.1 General.** The size of the vertical conductors and leaders, building storm drains,
26 building storm sewers, and any horizontal branches of such drains or sewers shall be
27 based on the 100-year hourly rainfall rate of two inches per hour.
- 28 31. **Section 1109.1** **General** is amended to read as follows:
- 29 **1109.1 General.** Combination sanitary and storm drains or sewers are prohibited.
- 30

1
2 **8-1-7: AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE:** The
3 following sections of the International Mechanical Code, 2024 Edition, are amended to read as
4 follows:
5

- 6 1. **Section 101.1** **Title** is amended by adding the name “Town of Breckenridge.”
- 7 2. **Section 103.2** **Appointment** is amended to read exactly as set forth in IBC Section
8 103.2 as amended.
- 9 3. **Section 103.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
10 amended.
- 11 4. **Section 104.8** **Liability** is amended to read exactly as set forth in IBC Section 104.8 as
12 amended.
- 13 5. **Section 105.4.3** **Expiration** is amended to read exactly as set forth in IBC Section 105.5
14 as amended.
- 15 6. **Section 105.4.4** **Extensions** is deleted in its entirety.
- 16 7. **Section 108.2** **Schedule of permit fees** is amended to read as follows:
17 **108.2 Schedule of permit fees.** The fees for mechanical work shall be in accordance
18 with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth
19 in IBC Section 109.2 as amended.
- 20 8. **Section 108.6** **Refunds** is amended to read as follows:
21 **108.6 Refunds.** The building official is authorized to establish a fee refund policy.
- 22 9. **Section 111.3.3** **Reinspection and testing** is amended to read as exactly as set forth in
23 IBC Section 110.7 as amended.
- 24 10. **Section 112** **Means of appeal** is deleted in its entirety and reenacted to read exactly as
25 set forth in IBC Section 113.
- 26 11. **Section 114.4** **Violation penalties** is amended to read exactly as set forth in IBC
27 Section 114.4.
- 28 12. **Section 115** **Stop work order** is amended to read exactly as set forth in IBC Section
29 115 as amended.

- 1 **13. Section 202 Definitions** is amended by adding the following definitions within the
2 alphabetical order of the existing definitions:

3 **CERTIFIED SOLID FUEL BURNING DEVICE:** A solid fuel burning
4 device that is certified by the Air Pollution Control Division of the
5 Colorado Department of Health or approved by the building official as
6 meeting the emission standards set forth in Section IV of Regulation No. 4
7 of Volume I of the Colorado Air Quality Control Commission (EPA Phase
8 II or III).

9
10 **SOLID FUEL BURNING DEVICE:** Any fireplace, stove, firebox, or
11 other device intended and or used for the purpose of burning wood, coal,
12 pulp, paper, pellets or other nonliquid or non-gaseous fuel.

- 13
14 **14. Section 301 General** is amended by adding a new subsection, 301.19 Floor Drains, to
15 read as follows:

16 **301.19 Floor Drains.** All mechanical rooms (furnace, boiler, water
17 heater rooms) shall be provided with a floor drain.

- 18
19 **15. Section 505.4 Makeup air required** is amended by adding a new subsection 505.4.1
20 Ducts within the Thermal Envelope.

21 **505.4.1 Ducts within the Thermal Envelope.** *Kitchen* exhaust makeup air that is
22 ducted from the outdoors through ducts passing through the thermal envelope shall be
23 insulated their entire length to an *R-value* of not less than R-8 for *ducts* 3 inches (76 mm)
24 in diameter and larger and not less than R-6 for *ducts* smaller than 3 inches (76 mm) in
25 diameter. Alternatively, sections of *ductwork* that are installed within ceiling insulation,
26 surrounded with blown-in attic insulation having an *R-value* of R-30 or greater and
27 located such that the top of the *ductwork* is not less than 3.5 inches (89 mm) below the top
28 of the insulation shall be considered as having an effective duct insulation *R-value* of R-
29 25.

- 30
31 **16. Section 509.1 Where required** is amended by adding the following paragraph.

32 All fire suppression systems required by this code shall be inspected and
33 approved by a special inspector. The special inspector shall be an
34 authorized representative of the Red White and Blue Fire Protection
35 District.

- 36
37 **17. Section 701.1 Scope** is amended by adding a new subsection, 701.1.1 Vent and
38 combustion air ducts, to read as follows:

1 **701.1 Vent and combustion air ducts.** Vent and combustion air ducts
2 shall terminate a minimum of 36 inches above finished grade.
3

- 4 **18. Section 804.3.4 Horizontal terminations** is amended by changing Item 6 to read as
5 follows:

6 Item 6. The bottom of the vent termination shall be located at least 36
7 inches above finished grade.
8

- 9 **19. Section 805 Factory-Built Chimneys** is amended by adding new subsections to read
10 exactly as set forth in IBC Sections 718.6, 718.7, and 2113.22 as amended.

- 11 **20. Section 903.3 Unvented gas log heaters** is amended to read as follows:

12 **903.3 Unvented gas log heaters.** Unvented gas log heaters are
13 prohibited.
14

- 15 **21. Section 905 Fireplace Stoves and Room Heaters** is amended by adding a new
16 subsection, 905.4 Limitation on the type and number of devices, to read as follows:

17 **905.4** Limitation on the type and number of devices is added to read
18 exactly as set forth in IBC Section 2113.21 as amended.
19

- 20 **22. Section 1208.1 General** is amended by adding the following sentences at the end of the
21 paragraph.

22 Hydronic tubing may be tested with a 50 psi air test for a minimum of 30
23 minutes. Assembled loop systems may be tested with a 50 psi air test for a
24 minimum of 30 minutes.
25
26

27 **8-1-8: AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE:** The following
28 sections of the International Fuel Gas Code, 2024 Edition, are amended to read as follows:
29

- 30 1. **Section 101.1 Title** is amended by adding the name “Town of Breckenridge.”
31 2. **Section 103.2 Appointment** is amended to read exactly as set forth in IBC Section
32 103.2 as amended.
33 3. **Section 103.3 Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
34 amended.

- 1 **4. Section 104.8 Liability** is amended to read exactly as set forth in IBC Section 104.8 as
2 amended.
- 3 **5. Section 105.5.3 Expiration** is amended to read exactly as set forth in IBC Section 105.5
4 as amended.
- 5 **6. Section 105.5.4 Extensions** is deleted in its entirety.
- 6 **7. Section 108.2 Schedule of permit fees** is amended to read as follows:
- 7 **108.2 Schedule of permit fees.** The fees for fuel gas mechanical/ plumbing work shall
8 be in accordance with the Town of Breckenridge Building Permit and Inspection Fee
9 Schedule as set forth in IBC Section 109.2 as amended.
- 10 **8. Section 108.6 Refunds** is amended to read as follows:
- 11 **108.6 Refunds.** The building official is authorized to establish a fee refund policy.
- 12 **9. Section 111.3.3 Reinspections and testing** is amended to read as follows:
- 13 **111.3.3 Re-inspections** is to read exactly as set forth in IBC Section 110.7 as amended.
14
- 15 **10. Section 112 Means of Appeal** is deleted in its entirety and reenacted to read exactly as
16 set forth in IBC Section 113.
- 17 **11. Section 113.4 Violation penalties** is amended to read exactly as set forth in IBC
18 Section 114.
- 19 **12. Section 114 Stop work orders** is amended to read exactly as set forth in IBC Section
20 115 as amended.
- 21 **13. Section 303.2 Hazardous locations** is amended by adding the following sentences to
22 read as follows:
- 23 All exterior fire pits and fireplaces shall not be installed on or under combustible
24 structures unless the entire appliance is listed and tested as one unit for that application,
25 or as first approved by the building official per IBC Section 104.2.3 Alternative
26 materials, design and methods of construction and equipment. All listed outdoor
27 appliances must meet all manufactures' clearance requirements.
28
- 29 **14. Section 303.3 Prohibited locations** is amended by deleting Exceptions 3 and 4.
- 30 **15. Section 304.11 Combustion air ducts Item 8** is amended to read as follows:

1 **Item 8.** Combustion air intake openings located on the exterior of a building shall have
2 the lowest side of such openings located a minimum of 36 inches above finished grade.

3
4 **16. Section 304.11 Combustion air ducts** is amended by adding Item 9 to read as follows:

5 **Item 9.** Combustion air duct terminations shall terminate a minimum of 36 inches above
6 finished grade.

7
8 **17. Section 406.4.1 Test pressure** is amended to read as follows:

9 **406.4.1 Test pressure.** The test pressure to be used shall not be less than one and one-
10 half times the proposed maximum working pressure, but not less than 10 psig (69 kPa
11 gauge) for threaded pipe, 60 psig for welded pipe, irrespective of design pressure. Where
12 the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a
13 value that produces a hoop stress in the piping greater than 50 percent of the specified
14 minimum yield strength of the pipe.

15
16 **18. Section 501.8 Equipment not required to be vented** is amended by deleting Items 8
17 and 10.

18 **19. Section 503.4.1 Plastic piping** is amended by adding the following sentence:

19 All plastic piping used as vents or combustion air is to be tested with a 5 psi air test for a
20 minimum of 15 minutes.

21
22 **20. Section 503.4.1 Plastic piping** is amended by adding a new subsection, Section
23 503.4.1.2 Existing plastic piping.

24 Section 503.4.1.2 Existing plastic piping. When replacement equipment is connected to
25 existing plastic piping utilized for venting and combustion air, the plastic piping shall be
26 tested with an air pressure not to exceed 5 psi but not less than 3 psi for 15 minutes
27 before such equipment is connected thereto.

28 **21. Section 503.8 Table 503.8** Through-the-wall vent terminal clearance is amended to read
29 as follows:

30 Figure Clearance A shall be 36 inches minimum above finished grade level, veranda,
31 porch, deck or balcony.

32
33 **22. Section 506 Factory Built Chimneys** is amended by adding new subsections to read
34 exactly as IBC Sections 718.6, 718.7, 2113.21, and 2113.22 as amended.

35 **23. Section 602.1 General** is amended to read as follows:

1 **602.1 General.** Decorative appliances for installation in approved solid fuel-burning
2 fireplaces shall be tested in accordance with ANSI Z21.60 and shall be installed in
3 accordance with the manufacturer's installation instructions.

4 **24. Section 602 Decorative Appliances for Installation in Fireplaces** is amended by
5 adding a new subsection, 602.4 Gas Logs, to read as follows:

6 **602.4 Gas Logs.** Gas logs may be installed in solid-fuel-burning fireplaces provided:

- 7 1. The gas log is installed in accordance with the manufacturer's installation
8 instructions.
- 9 2. If the fireplace is equipped with a damper it shall either be removed or welded
10 in an open position.
- 11 3. The flue passageway shall be not less than 1 square inch per 2,000 Btu/h input
12 and not more than 4 square inches per 2,000 Btu/h input.
- 13 4. Gas logs shall be equipped with a pilot and shall have a listed safety shutoff
14 valve.
- 15 5. Gas logs shall be vented with a Class A Chimney.
- 16 6. Gas logs may be installed in factory-built fireplaces only when:
 - 17 a. The fireplace and gas logs are listed for use together as an individual unit
 - 18 b. The fireplace is approved for use with any listed gas log
 - 19 c. The fireplace manufacturer provides prior written approval for the
20 installation.
- 21 7. Gas logs shall be provided with a motorized damper interlocked with the
22 electronic ignition of the unit.

23 **Exception:** The installation of gas logs in factory built fireplace units for which the
24 manufacturer cannot be identified or located may be approved by the building official at
25 his or her discretion. Any approval shall be based at a minimum, on written evidence
26 submitted by the gas log manufacturer that the installation of their product will not
27 compromise the integrity of the existing fireplace.

28 **25. Section 603.1 General** is amended to read as follows:

1 **603.1 General.** Log lighters are prohibited.

- 2 **26. Section 618.3 Prohibited sources** is amended by adding a new subsection, 618.4.1
3 Outside air sources, to read as follows:

4 **618.4.1 Outside air sources.** Outside air shall not be obtained from an exterior opening
5 less than 36 inches from finished grade.

- 6 **27. Section 621 Unvented Room Heaters** is deleted in its entirety.

7
8 **8-1-9: AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION**
9 **CODE:** The following sections of the International Energy Conservation Code, 2024Edition, are
10 amended to read as follows:

- 11
12 1. **C101.1, Title** is amended as follows:

13 This code shall be known as the Energy Conservation Code of the Town of Breckenridge
14 and shall be cited as such. It is referred to herein as “this code”.

- 15
16 2. **Section C103.1 Creation of Enforcement Agency**, is amended by adding the name of
17 the “Town of Breckenridge Building Division.” The rest of the section will remain
18 unchanged.

19 **Section C103.1 Creation of enforcement agency.** The Town of Breckenridge Building
20 Division is hereby created.

- 21 3. **Section C105.6.2 Compliance Documentation**, is deleted in its entirety.

- 22 4. **Section C401.2 Application** is amended to read as follows:

23 **C401.2 Application.** Commercial buildings shall comply with all the following:

- 24 1. The Colorado Model Electric-Ready and Solar Ready Code commercial
25 provisions as found in the new Section C410 of the Colorado Model Low Energy
26 and Carbon Code (LECC), (with the exception of the EV requirements found in
27 Section C410 of this code).
28
29 2. Section C409 Renewable Energy Mitigation Program (REMP), of this code,
30 3. Section C410 Electric Vehicle (EV) Ready, of this code, and
31 4. Either Section C401.2.1 or C401.2.2, of this code.
32

1 **5. Section C401.2.1** is amended to read as follows:

2 **C401.2.1 International Energy Conservation Code.** Commercial buildings shall comply
3 with one of the following:

4
5 1. *Prescriptive Compliance.* The Prescriptive Compliance option requires compliance
6 with Sections C401.2, C402 through C406 and Section C408. Dwelling units and
7 sleeping units in Group R-2 buildings shall be deemed to be in compliance with this
8 chapter, provided that they comply with Sections C401.2 and R406.

9
10 2. *Simulated Building Performance.* The *Simulated Building Performance* option
11 requires compliance with Section C401.2 and ANSI/ASHRAE/IES 90.1 Appendix G,
12 as modified to be based on Site Energy Use Intensity in accordance with Section I6 of
13 Informative Appendix I. Section C407 of this code is deleted entirely. Utilizing the
14 Simulated Building Performance Option removes all requirements of the IECC and
15 replaces them with all requirements of ASHRAE 90.1-2022 as applicable, with the
16 exception of the requirement for compliance with the Colorado Electric Ready and
17 Solar Ready Code as amended by Section C410 of this code, and Section C409
18 REMP.

19
20 **Exception:** *Additions, alterations, repairs* and changes of occupancy to existing
21 buildings complying with Chapter 5, unless called out within Section C410 of the Model
22 Low Energy and Carbon Code or REMP.

23
24 **6. Section C401.2.2** is amended to read as follows:

25 **C401.2.2 ASHRAE 90.1.** Commercial buildings shall comply with Section C410 of the
26 Model Low Energy and Carbon Code as amended to include Section C410 of this code,
27 Section C409 REMP, and ASHRAE 90.1-2022. The Energy Cost Budget pathway is
28 deleted. ANSI/ASHRAE/IES 90.1 Appendix G is modified to be based on Site Energy Use
29 Intensity in accordance with Section I6 of Informative Appendix I.

30
31 **7. Section C402.1** is amended to read as follows:

32 **C402.1 General.** Building thermal envelope assemblies for buildings that are intended to
33 comply with the code in accordance with the Prescriptive Compliance path described in
34 Item 1 of Section C401.2.1 shall comply with the following:

35
36 1. The opaque portions of the building thermal envelope shall comply with the specific
37 insulation requirements of Section C402.2 and the thermal requirements of Section
38 C402.1.2, C402.1.3 or C402.1.4. Where the total area of through penetrations of

mechanical equipment is greater than 1 percent of the opaque above-grade wall area, the building thermal envelope shall comply with Section C402.1.2.1.8.

2. Wall solar reflectance and thermal emittance shall comply with Section C402.3.

3. Roof solar reflectance and thermal emittance shall comply with Section C402.4

4. Fenestration in the building thermal envelope shall comply with Section C402.5. Where buildings have a vertical fenestration area or skylight area greater than that allowed in Section C402.5, the building and building thermal envelope shall comply with Item 2 of Section C401.2.1, C401.2.2 or C402.1.4.

5. Air leakage of building thermal envelope shall comply with Section C402.6. Air barrier and air sealing details, including the location of the *air barrier*, shall comply with Section C105.2. Proof that an *approved* third party for *air leakage* testing has been engaged shall be provided.

6. Thermal bridges in above-grade walls shall comply with Section C402.7.

7. Walk-in coolers, walk-in freezers, refrigerated warehouse coolers and refrigerated warehouse freezers shall comply with Section C403.12.

8. Section C402.1.4 Component Performance Method is amended to read as follows:

C402.1.4 Component performance method. Building thermal envelope values and fenestration areas determined in accordance with Equation 4-1 shall be an alternative to compliance with the maximum allowable fenestration areas in Section C402.5.1. Fenestration shall meet the applicable SHGC requirements of Section C402.5.3.

Equation 4-1 $AP + BP + CP + \square AT + BT + CT + - VF - VS$

where:

AP = Sum of the (area × U-factor) for each proposed building thermal envelope assembly, other than slab-on-grade or below-grade wall assemblies.

BP = Sum of the (length × F-factor) for each proposed slab-on-grade edge condition.

CP = Sum of the (area × C-factor) for each proposed below-grade wall assembly.

AT = Sum of the (area × U-factor permitted by Tables C402.1.2 and C402.5) for each proposed building thermal envelope assembly, other than slab-on-grade or below-grade wall assemblies.

BT = Sum of the (length × F-factor permitted by Table C402.1.2) for each proposed slab-on-grade edge condition.

CT = Sum of the (area × C-factor permitted by Table C402.1.2) for each proposed below-grade wall assembly.

1 PF = Maximum vertical fenestration area allowable by Section C402.5.1, C402.5.1.1 or
2 C402.5.1.2.
3 QF = Proposed vertical fenestration area.
4 RF = QF – PF, but not less than zero (excess vertical fenestration area).
5 SF = Area-weighted average U-factor permitted by Table C402.5 of all vertical fenestration
6 assemblies.
7 TF = Area-weighted average U-factor permitted by Table C402.1.2 of all exterior opaque
8 wall assemblies.
9 UF = SF – TF (excess U-factor for excess vertical fenestration area).
10 VF = RF × UF (excess U × A due to excess vertical fenestration area).
11 PS = Maximum skylight area allowable by Section C402.1.2.
12 QS = Actual skylight area.
13 RS = QS – PS, but not less than zero (excess skylight area).
14 SS = Area-weighted average U-factor permitted by Table C402.5 of all skylights.
15 TS = Area-weighted average U-factor permitted by Table C402.1.2 of all opaque roof
16 assemblies.
17 US = SS – TS (excess U-factor for excess skylight area).
18 VS = RS × US (excess U × A due to excess skylight area).
19

20 **9. Section C403.1** is amended to read as follows:

21 **C403.1 General.** Mechanical systems and equipment serving the building heating, cooling,
22 ventilating or refrigerating needs shall comply with one of the following:
23

24 1. Section C403.1.1 and Sections C403.2 through C403.17.
25

26 2. Data Centers shall comply with Section C403.1.1, Section C403.1.2 and Sections
27 C403.6 through C403.17.
28

29 **10. Section C403.12.2 Snow- and ice-melt system controls** is amended to read as follows:

30 **C403.14.2 Snow- and ice-melt system controls.**

31 Snow- and ice-melt system controls shall include automatic controls in accordance with
32 REMP Section C409.3.2, #2.
33

34 **11. Section C404 Service Water Heating** is amended by adding the following new Section
35 C404.11:

36 **C404.11 Building Water Use Reduction.** All commercial buildings shall comply
37 with the requirements as set forth in Section C404.11 and as shown in Table
38 C404.11.1.

Exception: All structures complying with the Department of Energy's Zero Energy Ready Home National Program do not have to comply with Section C404.11.

Table C404.11.1. PLUMBING FIXTURES AND FITTINGS REQUIREMENTS

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - flushometer single-flush valve type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - flushometer dual-flush valve type	Full-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - single-flush tank-type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - dual-flush tank-type	Full-flush volume of 1.28 gal (4.8 L)
Urinals	Flush volume 0.5 gal (1.9 L)
Public lavatory faucets	Flow rate - 0.5 gpm (1.9 L/min)
Public metering self-closing faucet	0.25 gal(1.0 L) per metering cycle
Residential bathroom lavatory sink faucets	Flow rate - 1.5 gpm (5.7 L/min)
Residential kitchen faucets	Flow rate - 1.8 gpm (6.8 L/min) ^a
Residential showerheads	Flow rate - 2.0 gpm (7.6 L/min)

PLUMBING FIXTURE	MAXIMUM
Residential shower compartment (stall) in dwelling units and guest rooms	Flow rate from all shower outlets total of 2.0 gpm (7.6 L/min)211 elk

a. With provision for a temporary override to 2.2 gpm (8.3 L/min) as specified in Section 404.11.1(g)

C404.11.1 Plumbing Fixtures and Fittings.

Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following requirements as shown in Table C404.11.1.

A. Water Closets (toilets) - flushometer valve type. For single-flush, maximum flush volume shall be determined in accordance with ASME A112.19.2/CSA B45.1 and shall not exceed 1.28 gal (4.8 L) per flush. For dual-flush, the full flush volume shall not exceed 1.28 gal (4.8L) per flush. Dual -flush fixtures shall also comply with the provisions of ASME A112.19.14.

B. Water Closets (toilets) - tank-type. Tank-type water closets shall be certified to the performance criteria of the USEPA WaterSense Tank-Type High-Efficiency Toilet Specification and shall have a maximum full-flush volume of 1.28 gal (4.8L) per flush. Dual-flush fixtures shall also comply with the provisions of ASME A112.19.14.

C. Urinals. Maximum flush volume, when determined in accordance with ASME A112.19.2/CBA B45.1, shall not exceed 0.5 gal (1.9L) per flush. Flushing urinals shall comply with the performance criteria of the USEPA WaterSense Specification for Flushing Urinals. Non-water urinals shall comply with ASME A112.19.19 (vitreous china) or IAPMO Z124.9 (plastic) as appropriate.

D. Public Lavatory Faucets. Maximum flow rate shall not exceed 0.5 gpm (1.9L/min) when tested in accordance with ASME A112.18.1/CSA B 125.1.

E. Public Metering Self-Closing Faucet. Maximum water use shall not exceed 0.25 gal (1.0 L) per metering cycle when tested in accordance with ASME A112.18.1/CSA B125.1.

F. Residential Bathroom Lavatory Sink Faucets. Maximum flow rate shall not exceed 1.5 gpm (5.7 L) when tested in accordance with ASME A112.18.1/CSA

1 B125.1. Residential WaterSense High-Efficiency Lavatory Faucet
2 Specifications.

3 G. Residential Kitchen Faucets. Maximum flow rate shall not exceed 1.8 gpm
4 (6.8 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
5 Kitchen faucets shall be permitted to temporarily increase the flow greater than
6 1.8 gpm (6.8 L/min) but shall not exceed 2.2 gpm (8.3 L/min) and must
7 automatically revert to the established maximum flow rate of 1.8 gpm (6.8
8 L/min) upon physical release of the activation mechanism or closure of the
9 faucet valve.

10 H. Residential Showerheads. Maximum flow rate shall not exceed 2.0 gpm (7.6
11 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
12 Residential showerheads shall comply with the performance requirements of
13 the USEPA WaterSense Specifications for Showerheads.
14

15 I. Residential Shower Compartment (stall) in Dwelling Units and Guest
16 Rooms. The allowable flow rate from all shower outlets (including rain
17 systems, waterfalls, body sprays, and jets) that can operate simultaneously shall
18 be limited to a total of 2.0 gpm (7.6 L/min).

19 **Exception:** Where the area of a shower compartment exceeds 2600 inch² (1.7
20 m²), an additional flow of 2.0 gpm (7.6 L/min) shall be permitted for each
21 multiple of 2600 inch² (1.7 m²) of floor area or fraction thereof.

22 J. Water Bottle Filling Stations. Water bottle filling stations shall be an integral
23 part of, or shall be installed adjacent to, not less than 50% of all drinking
24 fountains installed indoors on the premises.
25

26 **C404.11.2 Appliances.**

27 Commercial appliances shall comply with the following requirements:

28 A. Clothes Washers and Dishwashers installed within dwelling units shall
29 comply with the ENERGY STAR program requirements for Clothes Washers
30 and ENERGY STAR Program requirements for Dishwashers. Maximum water
31 use shall be as follows:

32 1. Clothes Washers - Maximum water factor (WF) of 5.4 gal/ft³ of drum
33 capacity (0.7 L/L of drum capacity)

34 2. Dishwashers - Standard size dishwashers shall have a maximum WF 3.8
35 gal/full operating cycle (14.3 L/full operating cycle). Compact sizes shall
36 have a maximum WF of 3.5 gal/full operating cycle (13.2 L/full operating

cycle). Standard and compact size shall be defined by ENERGY STAR criteria.

B. Clothes washers installed in publicly accessible spaces (multifamily and hotel common areas), and coin/card operated clothes washers of any size used in laundromats, shall have a maximum WF of 4.0 gal/ft³ of drum capacity during normal cycle (.053 L/L of drum capacity during normal cycle).

C. Commercial dishwashers in commercial food service facilities shall meet all ENERGY STAR requirements as listed in the ENERGY STAR Program requirements for Commercial Dishwashers, Version 2.0.

C404.11.3 Commercial Food Service Operations.

Commercial food service operations (restaurants, cafeterias, food preparation kitchens, caterers, etc.) shall comply with the following requirements:

A. Shall use high-efficiency pre rinse spray valves (I.e. valves that function at 1.3 gpm (4.9 L/min) or less and comply with a 26 second performance requirement when tested in accordance with ASTM F2324.

B. Shall use dishwashers that comply with the requirements of the ENERGY STAR Program for Commercial Dishwashers.

C. Shall use boiler-less/connectionless food steamers that consume no more than 2.0 gal/h (7.5 L/h) in the full operational mode.

D. Shall use combination ovens that consume not more than 10 gal/h (38 L/h) in full operational mode.

E. Shall use air-cooled ice machines that comply with the requirements of the ENERGY STAR Program for Commercial Ice Machines.

F. Shall be equipped with hands-free faucet controllers (foot controllers, sensor activated, or other) for all faucet fittings within the food preparation area of the kitchen and the dish room, including pot sinks and washing sinks.

C404.11.4 Medical and Laboratory Facilities.

Medical and laboratory facilities, including clinics, hospitals, medical centers, physician and dental offices, and medical and nonmedical laboratories of all types shall comply with the following:

A. Use only water-efficient steam sterilizers equipped with:

1. Water-tempering devices that allow water to flow only when the discharge of condensate or hot water from the sterilizer exceeds 140°F (60°C).

2. Mechanical vacuum equipment in place of venture-type vacuum systems for vacuum sterilizers.

B. Use film processor water-recycling units where large-frame X-ray films of more than 6 inches (150 mm) in either length or width are processed.

Exception: Small dental X-ray equipment is exempt from this requirement.

C. Use digital imaging and radiography systems where the digital networks are installed.

D. Use a dry-hood scrubber system or, if the applicant determines that a wet-hood scrubber is required, the scrubber shall be equipped with a water recirculation system. For perchlorate hoods and other applications where a hood wash-down system is required, the hood shall be equipped with self-closing valves on those wash down systems.

E. Use only dry vacuum pumps unless fire and safety codes (International Fire Code) for explosive, corrosive, or oxidative gases require a liquid ring pump.

F. Use only efficient water treatment systems that comply with the following criteria:

1. For all filtration processes, pressure gauges shall determine and display when to backwash or change cartridges.

2. For all ion exchange and softening processes, recharge cycles shall be set by volume of water treated or based on conductivity or hardness.

3. For reverse osmosis and nanofiltration equipment with a capacity greater than 27 gal/h (100 L/h), reject water shall not exceed 60% of the feed water and shall be used as scrubber feed water or for the other beneficial uses on the project site.

4. Simple distillation is not an acceptable means of water purification.

G. With regard to food service operations within medical facilities, comply with Section 404.11.3.

1 **12. Section C405.2.8.1 Demand Responsive Lighting Control Function** is amended to
2 read as follows:

3 **C405.2.8.1 Demand responsive lighting control function.** Where installed, demand
4 responsive controls for lighting shall be capable of the following: (remainder of section
5 unchanged)

6 **13. Section C405.2.10.2 Sleeping Units in Congregate Living Facilities** subnumeral 2 is
7 amended to read as follows:

8 **C405.2.10.2 Sleeping units in congregate living facilities.**

9 2. Each unit shall have a manual control by the entrance that turns off all lighting and
10 where installed, switched receptacles in the unit, except for lighting in bathrooms and
11 kitchens. The manual control shall be marked to indicate its function.
12

13 **14. Section C405.15 Renewable energy systems** is deleted in its entirety.
14

15
16 **15. Section C406** is deleted in its entirety and replaced with Section C406 of the Colorado
17 Model Low Energy and Carbon Code.
18

19 **16. Section C409** is deleted in its entirety and replaced as follows:
20

C409 Title.

21 Renewable Energy Mitigation Program (REMP) – Commercial Provisions

22 **C409.1 Scope.**

23 This section establishes criteria for compliance with the Breckenridge Renewable
24 Energy Mitigation Program (REMP). The scope of this program includes exterior
25 energy uses and energy production to offset exterior energy use.

26 **C409.2 Mandatory Requirements.**

27 Mandatory Requirements. Compliance with this section requires that the provisions of
28 this section be followed for all exterior energy use. Compliance with this section will be
29 documented via the free Public Domain tool "Breckenridge REMF Calculation Sheet"
30 in the most current version at the time of permit application. Projected energy use,
31 associated energy offset required, fees and credits are defined within this tool.

Credits for on-site renewable energy. The payment-in-lieu option is voluntary. Applicants interested in exterior energy use systems can alternatively choose to produce on-site renewable energy with renewable energy systems such as solar photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient technology of ground source heat pumps is also permitted for supplemental on-site energy.

C409.3 Exterior energy uses.

Commercial exterior energy uses (per list below) may be installed only if the supplemental energy meets the requirements of the Renewable Energy Mitigation Program. This applies to all installation for which an application for a permit is filed or is by law required to be filed with or without an associated Building Permit. This does not apply to work on existing systems that were permitted prior to this code.

1. Snowmelt (i.e. driveways, patios, walkways, etc.)
2. Exterior pools
3. Exterior hot tubs and spas
4. Permanent natural gas or electric systems for heating outdoor commercial spaces.

C409.3.1 On-site renewable credits.

Credits for renewable energy production will be calculated and applied per "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable energy methods listed in the calculator include: solar photovoltaic, solar thermal, ground source heat pumps, hydroelectric and wind power. Provision for alternative method calculations is also provided, but it will require specific review and approval by the Building Official.

C409.3.2 Snowmelt systems.

1. R-15 insulation shall be installed under all areas to be snowmelted.
2. Required snowmelt controls. All systems are required to have automated controls to limit operation to when moisture is present, outdoor air temperature is below 40F and above 20F, and the slab temperature shall be controlled via slab temperature sensing to a maximum of 38F. Idling of commercial slabs is only allowed where public safety is a factor.
3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used,

the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

4. Up to 100 square feet of snowmelt per emergency egress pathway is exempt.

C409.3.3 Exterior pools.

1. Pool covers are required for all pools, with a minimum R-value of 2.

2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

C409.3.4 Exterior hot tubs and spas.

1. Hot tub and spa covers are required for all hot tubs and spas, with a minimum R-value of 12.

2. Hot tub and spa heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

C409.3.5 Other permanent natural gas or electric heating and cooking elements.

1. A combined 350,000 BTU budget is allowed for permanent natural gas or electric heating and cooking elements at a reduced renewable offset requirement.

C409.3.6 Gas fireplace, firepit, fire table controls.

Commercial outdoor natural gas fireplaces, firepits, and fire tables shall include timers required to limit the run time of the system. Controls and switching shall be configured so as not to allow continuous operation.

C409.3.7 Electric heat tape controls.

Electric roof and gutter deicing systems shall include either automatic controls capable of shutting off the system when outdoor temperature is above 40F and below 25F, and which limit the use of the system to daylight hours by means of a programmable timer or automated clock, or moisture detection sensors.

C409.4 Permit Validity.

A permit shall not be valid until all fees as in effect at the time of permit submittal are paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a change order to the permit be released until the additional fees, if any, have been paid. REMP compliance will be verified at Certificate of Occupancy or Certificate of Completion according to the proposed plans. C.O. can be withheld if the project is non-compliant.

C409.5 Pre-existing systems.

Pre-existing systems, for which a prior permit was applied for and granted prior to the effective date of this code, are exempt from this program. Additions or expansions of existing systems that require a permit will require compliance with this above code program.

Pre-existing systems for which a prior REMP payment was paid and which seek to be replaced shall receive a pro-rated credit calculated by the number of years since prior REMP payment divided by 20 years. For example, a REMP payment made for a system permitted 10 years prior to the current replacement being sought will receive credit for ½ of the prior REMP payment and that amount shall be deducted from the REMP payment owed on the replacement. For renewable systems installed on site, full credit will be given for up to 20 years after the date of installation. Credits will only be applied to properly permitted and functioning systems within the scope of the adopted Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior to 20 years before the date of permit application are not eligible for pro-ration of system credits.

Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment, etc.) or renewable energy systems will not require submittal to the REMP program.

C409.6 Solar photovoltaic systems.

System designer and installer must be certified by Colorado Solar Energy Industries Association (COSEIA) or North American Board of Certified Energy Practitioners (NABCEP), or a licensed Professional Engineer in the State of Colorado.

C409.6.1 Solar thermal.

The size of solar hot water systems is limited to 500 square feet of collector area absent approval by the Building Official. Systems larger than this limit will be considered but will require documentation showing year-round utilization of the system.

C409.6.2 Ground source heat pumps.

In order to use ground source heat pumps for on-site renewable credit, the GSHP system must supply at least 20% of the peak load for heating all the exterior energy uses. Each GSHP shall be tested and balanced and the design engineer shall certify in writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion of source pump power. Design conditions for determining COP will be 30F ground loop temperature measured at the GSHP inlet, and 110F GSHP load side outlet.

17. Section C410 New **Section C410** is added as follows:

C410 Electric Vehicle (EV) Ready.

C410.1 General. The provisions of this section shall be applicable for new *commercial buildings*, and major renovations and *additions*.

C410.2 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings*, it shall be provided with electric vehicle power transfer infrastructure in accordance with Sections C410.2.1 through C410.2.8.

C410.2.1 Quantity. The number of required *EVSE installed spaces*, *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces* shall be determined in accordance with this section and Table C410.2.1 based on the total number of vehicle parking spaces provided and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

Table C410.2.1 EV Power Transfer Infrastructure Requirements

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Commercial buildings, except for Group R-2 occupancies, with 15 or fewer parking spaces	1	20% of spaces (not fewer than 2)	0	0
Commercial buildings, except for Group R-2 occupancies, with greater than 15 parking spaces	2% of spaces	8% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with 10 or fewer parking spaces	1	15% of spaces	10% of spaces	10% of spaces

Group R-2 occupancies with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces
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C410.2.1.1 Multiple Parking Lots. Where more than one parking lot is provided on a *building* site, the number of vehicle parking spaces provided is required to have *EV* power transfer infrastructure shall be calculated separately for each parking lot.

C410.2.1.2 Group R-2 Occupancies. *Group R-2* occupancies shall use the total parking requirement for the entire development to determine the *EV* power transfer infrastructure requirements of Table C410.2.1.

C410.2.1.3 Space Type Substitutions. *Commercial buildings* shall be permitted to substitute *EV* parking spaces required in Table C410.2.1 in accordance with Sections C410.2.1.3.1 through C410.2.1.3.5.

C410.2.1.3.1 DC Fast Charging. For *commercial buildings* that install a *DCFC EVSE*, each *DCFC EVSE* installed shall be permitted to be substituted for other space types as follows:

1. *Commercial buildings* other than *Group R-2* occupancies shall be permitted to substitute up to 10 spaces when the *building* provides a minimum of 20 percent of parking spaces as a combination of *EV capable*, *EV ready*, or *EVSE installed spaces*.
2. *Group R-2* occupancies shall be permitted to substitute up to 5 spaces when the *building* provides a minimum of 60 percent of parking spaces as a combination of *EV capable light*, *EV capable*, *EV ready*, or *EVSE installed spaces*.

C410.2.1.3.2 Excess EVSE Installed Spaces. *EVSE installed spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.

C410.2.1.3.3 Excess EV Ready Spaces. *EV ready spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable spaces* and *EV capable light spaces*.

C410.2.1.3.4 Excess EV Capable Spaces. *EV capable spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable light spaces*.

C410.2.1.3.5 Attached garages. All attached garages with direct connection to a *dwelling unit* will be required to have one Level 2 *EV ready space*.

Exception: One- and two-family dwellings built under the International Residential Code

C410.2.2 Level 2 EV Capable Light Spaces. Each *EV capable light space* shall comply with all the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable light space* and shall be capped. *EV capable light* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.

Exception: Conduit installed with a pull string from the termination locations at parking spaces to a location of a future transformer or future electrical panel with electrical service size determined at the time of future permit.

2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.
3. Dedicated physical space to accommodate all equipment necessary for electrical service to future *EVSE*.
4. The routing of the raceway and/or conduit must be noted on the construction documents and the raceway shall be permanently and visibly marked "EV CAPABLE" at the load center and termination point locations.

C410.2.3 Level 2 EV Capable Spaces. Each *EV capable space* shall comply with all the following:

1. A continuous raceway and/or conduit with a pull string from the termination locations at parking spaces shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable space* and shall be capped. *EV capable* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.
2. The installed raceway and/or conduit shall be sized and rated to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.
3. The electrical panel or other electrical distribution equipment to which the raceway and/or conduit connects shall have sufficient dedicated space and spare electrical capacity to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.

1 4. The termination point of the conduit and/or raceway and the electrical distribution
2 equipment directory shall be marked: "For future electric vehicle supply equipment
3 (EVSE)."
4

5 5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV*
6 *capable space*.
7

8 **C410.2.4 Level 2 EV Ready Spaces.** Each *EV ready space* shall have a branch circuit that
9 complies with all the following:
10

11 1. Terminates at a receptacle or junction box located within 3 feet of each *EV ready*
12 *space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle is
13 installed adjacent to and between both parking spaces.
14

15 2. It has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
16

17 3. The electrical panel, electrical distribution equipment directory, and all outlets or
18 enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."
19

20 **C410.2.5 Level 2 EVSE Installed Spaces.** An installed *EVSE* with multiple output
21 connections shall be permitted to serve multiple *EVSE installed spaces*. Each *Level 2 EVSE*
22 installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces* shall
23 comply with all the following:
24

25 1. Have a minimum charging rate in accordance with Section C410.2.7.
26

27 2. Be located within 3 feet of each *EVSE installed space* it serves.
28

29 3. Be installed in accordance with Section C410.2.8.
30

31 4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
32

33 **C410.2.6 Level 2 EVSE Minimum Charging Rate.** Each installed *Level 2 EVSE* shall
34 comply with one of the following:
35

36 1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
37

38 2. When serving multiple *EVSE installed spaces* and controlled by an energy
management system providing load management, be capable of simultaneously
sharing each *EVSE installed space* at a minimum charging rate of not less than 3.3
kVA.

1 **C410.2.7 EVSE Installation.** *EVSE* shall be installed in accordance with NFPA 70 and shall
2 be listed and labeled in accordance with UL 2202 or UL 2594.

3
4 **C410.2.8 Accessible EV Parking Spaces.** For Level 2 *EVSE installed spaces* required by
5 Table C410.2.1, a minimum of 5 percent (not less than one space) shall be van accessible
6 spaces in accordance with Section 1107.2.2 of the International Building Code. In addition, 5
7 percent (not less than one space) of the total vehicle parking spaces required by Table
8 C410.2.1 to be Level 2 *EV ready*, *EV capable*, or *EV capable light spaces* shall meet one of
9 the following:

- 10 1. Be van accessible parking spaces in accordance with Section 1107.2.2 of the
11 International Building Code.
- 12 2. Have the electrical infrastructure that is required by Section C410.2.2 for *EV capable*
13 *light spaces*, Section C410.2.3 for *EV capable spaces*, or Section C410.2.4 for *EV*
14 *ready spaces* be configured so that future *EVSE* shall be capable of serving van
15 accessible parking spaces.

16
17 **18. Section R101.1 Title** is amended as follows:

18
19 **R101.1 Title** This code shall be known as the Energy Conservation Code of the Town of
20 Breckenridge and shall be cited as such. It is referred to herein as “**this code**”.

21
22 **19. Section R103.1 Creation of enforcement agency** is amended as follows:

23 **R103.1 Creation of enforcement agency.** The Town of Breckenridge Building Division is
24 hereby created (remainder of sentence to be unchanged)

25
26 **20. Section R104.1.1.1** A new **Section R104.1.1.1 Deemed to comply** is added to the
27 requirements for Above Code Programs:

28
29 **R104.1.1.1 Deemed to comply.** The following programs shall be considered deemed to
30 comply with the above code program requirements as found in Section R104.1.1

- 31 1. The Department of Energy’s Zero Energy Ready Homes (ZERH) program, Version
32 most recently published at time of permit submittal, shall be deemed to comply as
33 an above code program when including new Section R409 of the Colorado Model
34 Low Energy and Carbon Code, and the REMP provisions found in R409 of this
35 Code.
- 36 2. The State of Colorado Model Low Energy and Carbon Code – Residential
37 Provisions, plus the REMP provisions as found in R409 of this code shall be met.

38
39 **21. Section R401.2 Application** is amended to read as follows:

- 1 **R401.2 Application.** Residential buildings shall comply with all of the following:
- 2 1. the Colorado Model Electric Ready and Solar Ready Code, as updated in New Section
 - 3 R409 of the Model Low Energy and Carbon Code.
 - 4 2. Section R409 (of this code)Breckenridge Renewable Energy Mitigation Program
 - 5 (REMP), and
 - 6 3. either Section R401.2.1, R401.2.2, or R401.2.3.

7 **Exceptions**

- 8 1. Additions, alterations, repairs and changes of occupancy to existing buildings
- 9 complying with Chapter 5, unless otherwise noted in the Colorado Model Electric
- 10 Ready and Solar Ready Code and R409 (REMP) of this code.
- 11 2. Residential buildings complying with the Department of Energy's Zero Energy Ready
- 12 Homes (ZERH) Program in accordance with Section R104.1.1.
- 13 3. Residential buildings complying with the Residential Provisions of the Colorado State
- 14 Model Low Energy and Carbon Code in its entirety.

15

16 **22. Table R402.1.2 U-Factor Assemblies** is amended to change the Vertical Fenestration U-

17 factor from .27 to .30 and remove footnote d. in its entirety.

18

19 **23. Table R402.1.3 R-Value Alternative** is amended to change the Vertical Fenestration U-

20 factor from .27 to .30 and remove footnote g. in its entirety.

21

22 **24. Section R402.2.13 Sunroom and Heated Garage Insulation** is amended by removing

23 the exception in its entirety. The remainder of R402.2.13 is unchanged.

24

25 **25. Section R402.2.14** New **Section R402.2.14 Thermal Bridging** is added as follows:

26 **R402.2.14 Thermal bridges in above-grade walls.** Thermal bridges in above-grade walls

27 shall comply with Sections R402.2.14.1 through R402.14.3 or an approved design.

28

29 **Exceptions:**

- 30 1. Any thermal bridge with a material thermal conductivity not greater than 3.0 Btu/h-ft-
 - 31 °F.
 - 32 2. Blocking, coping, flashing, and other similar materials for attachment of roof
 - 33 coverings.
 - 34 3. Thermal bridges accounted for in the U-factor or C-factor for a building thermal
 - 35 envelope.
- 36

37 **R402.2.14.1 Balconies and floor decks.** Balconies and concrete floor decks shall not

38 penetrate the building thermal envelope. Such assemblies shall be separately supported or

39 shall be supported by approved structural attachments or elements that minimize thermal

40 bridging through the building thermal envelope.

Exceptions: Balconies and concrete floor decks shall be permitted to penetrate the building thermal envelope where:

1. an area-weighted U-factor is used for above-grade wall compliance which includes a U-factor of 0.8 Btu/h-°F-ft² for the area of the above-grade wall penetrated by the concrete floor deck, or
2. an approved thermal break device of not less than R-10 is installed in accordance with the manufacturer's instructions.

R402.2.14.2 Cladding supports. Linear elements supporting opaque cladding shall be off set from the structure with attachments that allow the continuous insulation, where present, to pass behind the cladding support element.

Exceptions:

1. An approved design where the above-grade wall U-factor used for compliance accounts for the cladding support element thermal bridge.
2. Anchoring for curtain wall and window wall systems.

R402.2.14.3 Structural beams and columns. Structural steel and concrete beams and columns that project through the building thermal envelope shall be covered with not less than R-5 insulation for not less than 2 feet (610 mm) beyond the interior or exterior surface of an insulation component within the building thermal envelope.

Exceptions:

1. Where an approved thermal break device is installed in accordance with the manufacturer's instructions.
2. An approved design where the above-grade wall U-factor used to demonstrate compliance accounts for the beam or column thermal bridge.

26. Section R402.4 Fenestration has been amended to read as follows:

R402.4 Fenestration. In addition to the requirements of Section R402, fenestration shall comply with Sections R402.4.1 through R402.4.6.

27. Section R402.4.5 Sunroom and heated garage fenestration is amended to remove the exception in its entirety. The remainder of R402.4.5 is unchanged.

28. Section R402.4.6 A new **Section R402.4.6 Maximum Area** is added as follows:

R402.4.6 Maximum area. The vertical fenestration area, not including opaque doors and opaque spandrel panels, shall be not greater than 30 percent of the gross above grade

framed wall area enclosing conditioned space. The skylight area shall be not greater than 3 percent of the gross roof area over conditioned space.

Exception: Vertical fenestration in residential buildings complying with an above code program in accordance with Sections R104.1.1 or R104.1.1.1

29. Section R403.1.1 Programmable Thermostats is amended by adding the following Exception. The remainder of Section R403.1.1 is unchanged:

Exception: Thermostats serving hydronic radiant systems

30. Section R403.5.1.2 Heat Trace systems is deleted and replaced with the following:

R403.5.1.2 Electric heat tape controls. Electric roof and gutter deicing systems shall include automatic controls in accordance with REMP Section R411.1.

31. Section R403.7.1 Electric-resistance space heating is amended to read as follows:

R403.7.1 Electric-resistance space heating. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) and Group R-2, R-3 and R-4 buildings three stories or less in height *above grade plane* in Climate Zone 7 shall not use electric-resistance for space heating.

Exceptions:

1. Where electric-resistance heating is used for heat pump supplementary heat in accordance with Section R403.1.2.
2. Electric-resistance heating used for freeze protection.
3. Electric-resistance heating where the criteria in Section R408.2.2.2 for evaporative cooling are met.
4. Electric-resistance heating not exceeding a cumulative total of 1kW per dwelling unit, with a thermostat and fan.
5. Electric-resistance heating that is 100% offset by renewable energy
6. Electric-resistance heating where the criteria in Section R408.2.1.1(6) $\geq 20\%$ reduction in total TC are met.

32. Section R403.9.2 Snow- and ice-melt system controls is amended to read as follows:

R403.9.2 Snow- and ice-melt system controls.

Snow- and ice-melt system controls shall comply with REMP Section R409.3.2, item #2.

33. Section R403.13 A new **Section R403.13 WaterSense** is added as follows:

R403.13 WaterSense. All water-using appliances and plumbing fixtures within the

residential building shall be EPA WaterSense labeled products.

34. **Section R404.4 Renewable energy certificate (REC) documentation** is deleted in its entirety.

35. **Section R405.2 Simulated building performance compliance**, item #3, is amended as follows. The remainder of Section R405.2 is unchanged:

R405.2 Simulated building performance compliance.

3. For each dwelling unit with greater than 4500 square feet of conditioned space, the annual energy cost of the dwelling unit shall be reduced by an additional 5 percent of annual energy cost of the standard reference design. Energy prices shall be taken from an approved source, such as the US Energy Information Administration's State Energy Data system prices and expenditures reports. Code official shall be permitted to require time-of-use pricing in energy cost calculations. Heated garages shall be evaluated separately from the remainder of the home by showing compliance with the Prescriptive R-Value or U-Factor thermal envelope provisions and will not require air leakage testing.

Exception: Buildings complying with Section R405.2 Simulated Building Performance, utilizing a site energy use target as found in the Colorado Model Low Energy and Carbon Code (LECC).

36. **Section R406.3 Building thermal envelope** is amended by adding the following sentence to the end of the Section (remainder of section unchanged):

R406.3 Heated garages shall be evaluated separately from the remainder of the home by showing compliance with the Prescriptive R-Value or U-Factor thermal envelope provisions, with the exception of air leakage testing.

37. **Section R407 Tropical Climate Region Compliance Path** is deleted in its entirety.

38. **Section R408.2 Additional energy efficiency credit requirements** is amended as follows:

R408.2 Additional energy efficiency credit requirements. Residential buildings shall earn not less than 10 credits from not less than two measures specified in Table R408.2. Five additional credits shall be earned for dwelling units with more than 4500 square feet of conditioned space (remainder of text unchanged).

Exception: Residential buildings complying with Section R408.3 Additional energy efficiency prescriptive Pathway on a Platter requirements.

1 **39. Table R408.2 Credits for Additional Energy Efficiency is amended by the following:**

- 2
- 3 a. Change Table R408.2.1.2 Improved Fenestration to a U-Factor of .28 for residential
- 4 buildings up to 4500 sq ft of conditioned space and .25 for homes 4500 sq ft or larger
- 5 for Climate Zone 7.
- 6 b. Delete credits allowed for R408.2.2(2) and R408.2.2(3), also deleting the subsections
- 7 R408.2.2(2) and (3) in their entirety.
- 8 c. Delete credits allowed for R408.2.5(1) and R408.2.5(3), also deleting the subsections
- 9 R408.2.5 (1) and (3) in their entirety.

10

11 **40. Section R408.3 Add new Section R408.3 Additional energy efficiency Prescriptive**

12 **Pathway on a Platter Requirements, as follows:**

13 **R408.3 Additional energy efficiency Prescriptive Pathway on a Platter Requirements.**

14 Residential buildings utilizing this optional prescriptive platter approach to additional

15 energy efficiency shall comply with R408.3.1 or R408.3.2 as applicable.

16

17 **R408.3.1 Regular Platter Requirements.** Residential buildings that enclose 4500 square

18 feet or less of conditioned space shall include all of the following additional efficiency

19 requirements:

- 20 1. If forced air-furnace system installed, minimum 97% AFUE, 100% of ducts inside
- 21 conditioned space and space conditioning equipment utilized for heating is located
- 22 completely inside condition space.
- 23 2. If Radiant heating system installed, minimum 95% AFUE in combination with hydronic
- 24 thermal distribution system and space conditioning equipment is located completely
- 25 inside condition space.
- 26 3. If heat pump installed, must be cold climate heat pump with minimum ability to meet
- 27 90% capacity at 5 degrees Fahrenheit or as first approved by the code official.
- 28 4. If stand-alone gas water heater installed, must be minimum .86 Uniform Energy Factor
- 29 (UEF)
- 30 5. If electric water heater is installed, must meet minimum 2.2 Uniform Energy Factor
- 31 (UEF) for integrated HPWH or UEF 3.75 for split-system HPWH.
- 32 6. Window U-Factor of .28 in accordance with R408.2.1.2.
- 33 7. Maximum Vertical Fenestration Area of 30% in accordance with R402.4.6.

34

35 In Addition to the above items, one additional selection from the list below shall be required

36 in order to Comply with this Section:

- 37
- 38 • R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over
- 39 the top plate and verified by approved 3rd party meeting the requirements of Section
- 40 R107.4.

- An air leakage rate equal to or less than 2.3 ACH50 or an air leakage rate equal to 2.5 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- On-site renewable energy measure, minimum 1.0 watt PV system per square foot of conditioned space.

R408.3.2 Large Platter Requirements. Residential buildings that enclose greater than 4500 square feet of conditioned space shall include all of the Regular Platter Requirements as found in R408.3.1, plus two additional selections from the list below:

- A 10% reduction in total Thermal Conductance in accordance with R408.2.1.1(4)
- An air leakage rate equal to or less than 2.3 ACH50 with ERV or HRV installed in accordance with R408.2.5(2) or air leakage rate equal to 2.5 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- A Window U-Factor of .25 in accordance with R408.2.1.2
- On-site renewable energy measure, minimum 1.0 watt PV system per square foot of conditioned space.
- No exterior energy use is required to be mitigated as defined by Sections R409-R414.2.

41. Sections R409- R409.7.2 Renewable Energy Mitigation Program (REMP) are added as follows:

R409 Title. Renewable Energy Mitigation Program (REMP) – Residential Provisions

R409.1 Scope.

This section establishes criteria for compliance with the Breckenridge Renewable Energy Mitigation Program (REMP). The scope of this program includes exterior energy uses and energy production to offset exterior energy use.

R409.2 Mandatory Requirements.

Compliance with this section requires that the provisions of this section be followed for all exterior energy use. Compliance with this section will be documented via the free Public Domain tool "Breckenridge REMF Calculation Sheet" in the most current version at the time of permit application. Projected energy use, associated energy offset required, fees and credits are defined within this tool.

Credits for on-site renewable energy. The payment-in-lieu option is voluntary. Applicants interested in exterior energy use systems can alternatively choose to produce

on-site renewable energy (Section R412) with renewable energy sources such as solar photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient technology of ground source heat pumps is also permitted for supplemental on-site energy.

R409.3 Exterior energy uses.

Residential exterior energy uses (per list below) may be installed only if the supplemental energy meets the requirements of the Renewable Energy Mitigation Program. This applies to all installation for which an application for a permit is filed or is by law required to be filed with or without an associated Building Permit. This does not apply to work on existing systems that were permitted prior to this code.

1. Snowmelt (i.e. driveways, patios, walkways, etc.)
2. Exterior pools
3. Exterior hot tubs and spas
4. Permanent natural gas or electric systems for heating outdoor residential spaces.

R409.3.1 On-site renewable credits.

Credits for renewable energy production will be calculated and applied per "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable energy methods listed in the calculator include: solar photovoltaic, solar thermal, ground source heat pumps, hydroelectric and wind power. Provision for alternative method calculations is also provided, but it will require specific review and approval by the Building Official.

R409.3.2 Snowmelt systems.

1. R-15 insulation shall be installed under all areas to be snow melted.
2. Required snowmelt controls. All systems are required to have automated controls to limit operation to when moisture is present, outdoor air temperature is below 40F and above 20F, and the slab temperature sensing. Idling of residential slabs is not permitted.
3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.
4. Up to 100 square feet of snowmelt continuous to a residential building is exempt for safety.

R409.3.3 Exterior pools.

1. Pool covers are required for all pools, with a minimum R-value of 2.
2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

R409.3.4 Exterior hot tubs and spas.

1. Hot tub and spa covers are required for all spas, with a minimum R-value of 12.
2. Packaged spas less than 64 square feet are exempt.
3. A maximum of (1) hot tub or spa per residential property is exempt. For residential HOAs with individual ownership, 64 square feet of hot tub or spa space is exempt for every 10 residential units.
4. Hot tubs and spa heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

R409.3.5 Other permanent natural gas or electric heating and cooking elements.

1. A combined 200,000 BTU budget is allowed for permanent natural gas or electric heating or cooking elements at a reduced renewable offset requirement.

R409.4 Gas fireplace, firepit, fire-table controls.

Residential outdoor natural gas fireplaces, firepits, and fire tables shall include timers required to limit the run time of the system. Controls and switching shall be configured so as not to allow continuous operation.

R409.4.1 Electric heat tape controls.

Electric roof and gutter deicing systems shall include either automatic controls capable of shutting off the system when outdoor temperature is above 40F and below 25F, and which limit the use of the system to daylight hours by means of a programmable timer or automated clock, or moisture detection sensors.

R409.5 Renewable energy mitigation payment.

1 A permit shall not be valid until all fees as in effect at the time of permit submittal are
2 paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a
3 change order to the permit be released until the additional fees, if any, have been paid.
4 REMP compliance will be verified at Certificate of Occupancy or Certificate of
5 Completion according to the proposed plans. C.O. can be withheld if the project is non-
6 compliant.

7 **R409.6 Pre-existing systems.**

8 Pre-existing systems, for which a prior permit was applied for and granted prior to the
9 effective date of this code are exempt from this program. Additions or expansions of
10 existing systems that require a permit will require compliance with this above code
11 program.

12 Pre-existing systems for which a prior REMP payment was paid, and which seek to be
13 replaced, shall receive a pro-rated credit calculated by the number of years since prior
14 REMP payment divided by 20 years. For example, a REMP payment made for a system
15 permitted 10 years prior to the current replacement being sought will receive credit for
16 $\frac{1}{2}$ of the prior REMP payment and that amount shall be deducted from the REMP
17 payment owed on the replacement. For renewable systems installed on site, full credit
18 will be given for up to 20 years after the date of installation. Credits will only be applied
19 to properly permitted and functioning systems within the scope of the adopted Energy
20 Code and applicable Mechanical and Electrical Codes. Systems installed prior to 20
21 years before the date of permit application are not eligible for pro-ration of system
22 credits.

23 Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment,
24 etc.) or renewable energy systems will not require submittal to the REMP program.

25 **R409.7 Solar photovoltaic systems.**

26 System designer and installer must be certified by Colorado Solar Energy Industries
27 Association (COSEIA) or North American Board of Certified Energy Practitioners
28 (NABCEP), or a licensed Professional Engineer in the State of Colorado.

29 **R409.7.1 Solar thermal.**

30 The size of solar hot water systems is limited to 500 square feet of collector area absent
31 approval by the Building Official. Systems larger than this limit will be considered but
32 will require documentation showing year-round utilization of the system.

33 **R409.7.2 Ground source heat pumps.**

1 In order to use ground source heat pumps for on-site renewable credit, the GSHP system
2 must supply at least 20% of the peak load for heating all the exterior energy uses. Each
3 GSHP shall be tested and balanced, and the design engineer shall certify in writing that
4 it meets or exceeds a design coefficient of performance of 3.0 inclusion of source pump
5 power. Design conditions for determining COP will be 30F ground loop temperature
6 measured at the GSHP inlet, and 110F GSHP load side outlet.
7

8 **42. Section R502.2.5 Additional energy efficiency credit requirements for additions**
9 is amended to read as follows:

10
11 **R502.2.5 Additional energy efficiency credit requirements for additions.**

12 Additions shall comply with sufficient measures from amended Table R408.2, to
13 achieve not less than five credits from at least two different measures. Five additional
14 credits shall be earned for additions that add to or create a dwelling unit of more than
15 4500 square feet of conditioned space. Alterations to the existing building that are
16 not part of the addition but are permitted with an addition shall be permitted to be
17 used to achieve this requirement.
18

19 **Exceptions:**

- 20 1. Additions that increase the building's total conditioned floor area by less than 25
21 percent.
22 2. Additions that do not include the addition or replacement of equipment covered in
23 Section R403.5 or R403.7.
24 3. Additions that do not increase conditioned space.
25 4. Where the addition alone or the existing building and addition together comply
26 with Section R405 or R406
27 5. Where the addition alone or the existing building and addition together comply
28 with R408.3.
29

30 **43. Section R503.1.1.3 Above-grade wall alterations** is amended to read as follows:

31
32 **R503.1.1.3 Above-grade wall alterations.** Above-grade wall alterations shall
33 comply with the following as applicable:
34

- 35 1. Where wall cavities are exposed, the exposed cavities shall be filled with
36 insulation complying with Section R303.1.4. New cavities created shall be insulated
37 in accordance with Section R402.1, at an R-Value of R-23 minimum or an approved
38 design that minimizes deviation from Section R402.1. An interior vapor retarder
39 shall be provided where required in accordance with Section R702.7 of the
40 International Residential Code or Section 1404.3 of the International Building Code,
41 as applicable.

2. Where exterior wall coverings and fenestration are added or replaced for the full extent of any exterior facade of one or more elevations of the building, continuous insulation shall be provided where required in accordance with Section R402.1 or the wall insulation shall be in accordance with an approved design that minimizes deviation from Section R402.1. Where specified, the continuous insulation requirement also shall comply with Section R702.7 of the International Residential Code. Replacement exterior wall coverings shall comply with the water-resistance requirements of Section R703.1.1 of the International Residential Code or Section 1402.2 of the International Building Code, as applicable, and manufacturers' instructions.

3. Where new interior finishes or exterior wall coverings are applied to the full extent of any exterior wall assembly of mass construction, insulation shall be provided in accordance with Section R402.1 or an approved design in compliance with Section R104.1 that minimizes deviation from Section R402.1.

44. Section R503.1.5 Additional efficiency credit requirements for substantial improvements is amended to read as follows:

R503.1.5 Additional efficiency credit requirements for substantial improvements. Substantial improvements shall comply with sufficient measures from Table R408.2 to achieve not less than three credits. Substantial improvements to homes greater than 4500 of conditioned space shall require 5 credits from amended Table R408.2.

Exceptions:

1. Alterations that are permitted with an addition complying with Section R502.2.5.
2. Alterations that comply with Section R405 or R406.
3. Substantial improvements that do not include the addition or replacement of equipment covered in either Section R403.5 or R403.7.
4. Substantial improvements complying with R408.3

8-1-10: AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE:

The following sections of the International Existing Building Code, 2024 Edition, are amended to read as follows:

1. **Section 101.1** Title is amended by adding the name "Town of Breckenridge."
2. **Section 101.4.2** **Buildings previously occupied** is amended by deleting the reference to the *International Property Maintenance Code*.
3. **Section 103.2** **Appointment** is amended to read exactly as set forth in IBC Section 103.2 as amended.

- 1 4. **Section 103.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
2 amended.
- 3 5. **Section 104.8** **Liability** is amended to read exactly as set forth in IBC Section 104.8 as
4 amended.
- 5 6. **Section 105.5** **Expiration** is amended to read exactly as set forth in IBC Section 105.5
6 as amended.
- 7 7. **Section 108.2** **Schedule of permit fees** is amended to read as follows:
- 8 **Section 108.2 Schedule of permit fees.** The fees for all associated permits shall be in
9 accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule
10 as set forth in IBC Section 109.2 as amended.
- 11 8. **Section 108.6** **Refunds** is amended to read as follows:
- 12 **Section 108.6 Refunds.** The building official is authorized to establish a refund policy.
- 13 9. **Section 109** **Inspections** is amended by adding a new subsection, 109.7 Re-inspections,
14 to read as follows:
- 15 **Section 109.7 Re-inspections** is to read exactly as set forth in IBC Section 110.7 as
16 amended.
- 17 10. **Section 113.4** **Violation penalties** is amended to read exactly as set forth in IBC
18 Section 114.4.
- 19 11. **Section 1303.1.2** **Compliance with other codes** is amended by deleting the reference to
20 the *International Property Maintenance Code*.
- 21 12. **Section 1304.1** **Investigation and evaluation** is amended to read as follows:
- 22 **Section 1304.1 Investigation and evaluation.** For proposed work covered by this
23 section, the building owner shall cause the existing building to be investigated and
24 evaluated in accordance with the provisions of this section by a design professional
25 licensed to practice in the State of Colorado.
- 26 13. **Section 1305.2** **Evaluation process** is amended by adding the following first sentence:
- 27 The building owner shall cause the existing building to be evaluated in accordance with
28 the provisions of this section by a design professional(s) licensed to practice in the State
29 of Colorado.

1 **8-1-11: AMENDMENTS TO THE INTERNATIONAL POOL AND SPA CODE:** The
2 following sections of the International Pool and Spa Code, 2024 Edition, are amended to read as
3 follows:
4

5 1. **Section 101.1** **Title** is amended by adding the name “Town of Breckenridge.”

6 2. **Section 101.3** **Purpose** is amended to add the following sentences:

7 The intent of this code is to meet or exceed the requirements of the Summit County
8 Aquatic Health Code, 2025 Edition, based on the 4th Edition Model Aquatic Health Code,
9 published by the Centers for Disease Control. When technical requirements,
10 specifications or standards in the *Summit County Aquatic Health Code* conflict with this
11 code, the more restrictive shall apply.

12 3. **Section 103.2** **Appointment** is amended to read exactly as set forth in IBC Section
13 103.2 as amended.

14 4. **Section 103.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
15 amended.

16 5. **Section 104.8** **Liability** is amended to read exactly as set forth in IBC Section 104.8 as
17 amended.

18 6. **Section 105.4.3** **Expiration** is amended to read exactly as set forth in IBC Section 105.5
19 as amended.

20 7. **Section 109.2** **Schedule of Permit Fees** is amended to read as follows:

21 **109.2 Schedule of Permit Fees** The fees for all associated permits shall be in
22 accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule
23 as set forth in IBC Section 109.2 as amended.

24 8. **Section 109.6** **Refunds** is amended to read as follows:

25 **109.6 Refunds.** The building official is authorized to establish a refund policy.

26 9. **Section 111.16** **Reinspection and testing** is amended to read exactly as set forth in IBC
27 Section 110.7 as amended.

28 10. **Section 112** **Means of Appeal** is amended to read exactly as set forth in IBC Section
29 113.

11. **Section 113.4** **Violation Penalties** is amended to read exactly as set forth in IBC Section 114.4.

8-1-12: AMENDMENTS TO THE NATIONAL ELECTRICAL CODE: There are no amendments to the National Electrical Code, 2023 Edition.

8-1-13: AMENDMENTS TO THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS: The following sections of the ICC Electrical Code – Administrative Provisions, 2006 Edition, are amended to read as follows:

1. **Section 101.1** **Title** is amended to read as follows

101.1 Title. These regulations shall be known as the ICC Electrical Code™. Administrative Provisions of Town of Breckenridge and shall be cited as such. The ICC Electrical Code™ - Administrative Provisions in combination with the separately adopted National Electrical Code will be referred to herein as “this code.” The ICC Electrical Code™ - Administrative Provisions in combination with the separately adopted National Electrical Code will be referred to throughout all other building construction and housing standards adopted by the Town of Breckenridge as the ICC Electrical Code.

2. **Section 201.3** **Terms defined in other codes** is amended to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Energy Conservation Code or NAPA 70, such terms shall have meanings ascribed to them as in those codes.

3. **Section 301.2** **Appointment** is amended to read exactly as set forth in IBC Section 103.2 as amended.

4. **Section 301.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as amended.

5. **Section 302.9** **Liability** is amended to read exactly as set forth in IBC Section 104.8 as amended.

6. **Section 401.2** **Types of permits** is amended by deleting the reference to “an owner.”

7. **Section 401.3** **Work exempt from permit** is amended by adding Exceptions 6 through

10.

6. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.

7. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.

8. Repair or replacement of current-carrying parts of any switch, contractor or control device.

9. The wiring for temporary theater, motion picture or television stage sets.

10. Low-energy power, control, and signal circuits of Class II and Class III as defined in this code.

8. **Section 403.2** **Expiration** is amended to read exactly as set forth in IBC Section 105.5 as amended.

9. **Section 403.3** **Extensions** is deleted in its entirety.

10. **Section 403.6** **Information on the permit** is amended to read as follows:

403.6 Information on the permit. The code official shall issue all permits required by this code on an approved form furnished for that purpose. The permit shall contain a general description of the operation or occupancy and its location and any other information required by the code official.

11. **Section 404.2** **Schedule of permit fees** is amended to read as follows:

404.2 Schedule of permit fees. The fees for all associated permits shall be in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth in IBC Section 109.2 as amended.

12. **Section 404.3** **Work commencing before permit issuance** is amended to read as follows:

404.3 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an investigation fee established by the code official, which shall be in addition to the required permit fee. The investigation fee shall be as set forth in the Town of Breckenridge Building Permit and Inspection Fee Schedule.

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13. **Section 404 Fees** is amended by adding two new subsections, 404.6 Re-inspections and 404.7 Plan review fees, to read as follows:

404.6 Re-inspections. Shall read exactly as set forth in IBC Section 110.7 as amended.

404.7 Plan review fees. The plan review fees for electrical work shall be in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth in IBC Section 109.2 as amended.

14. **Chapter 11 Means of Appeal** is amended to read exactly as set forth in IBC Section 113.

15. **Section 1202 Provisions** and all subsections therein are deleted in their entirety.

16. **Section 1203 Existing Electrical Facilities** and all subsections therein are deleted in their entirety.

8-1-14: AMENDMENTS TO THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS: The following sections of the Uniform Code For the Abatement of Dangerous Buildings, 1997 Edition, are amended to read as follows:

1. **Section 301 General.** The definition of Building Code is amended to read as follows:

BUILDING CODE is defined by referring to the International Building Code or the International Residential Code, whichever is applicable, published by the International Code Council, Inc., as adopted by this jurisdiction.

2. **Section 501.2 Processing of Appeal** is amended to add the following sentence at the end of the section:

The board of appeals with the jurisdiction to hear and decide appeals under this code is the board of appeals created pursuant to Chapter 3 of Title 2 of the Breckenridge Town Code.

8-1-15: AMENDMENTS TO THE COLORADO WILDFIRE RESILIENCY CODE:

1. **Section 101.1 Title** is amended to read as follows:

Section 101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by the Town of Breckenridge, hereinafter referred to as “this code”.

2. **Section 103.1 Creation of an agency** is amended to read as follows:

BUILDING CODES ORDINANCE

Section 103.1 Creation of an agency. The Building Division 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.

3. **Section 104.10 Other agencies** is amended to read as follows:

Section 104.10 Other agencies. When requested to do so by the code official, Director of Community Development, other officials of this jurisdiction or the Red, White and Blue Fire Protection District, shall assist and cooperate with the code official in the discharge of the duties required by this code.

4. **Section 302.1 Declaration** is deleted in its entirety and amended to read as follows:

Section 302.1 Declaration. The Town of Breckenridge shall declare that all undefined areas, where not defined as High Fire Intensity Classification areas within the legal boundaries and limits of the Town of Breckenridge, shall be designated for the purposes of this code, with a minimum Moderate Fire Intensity Classification as defined in this code, with the exception of Contributing Historic Structures as determined by the Town of Breckenridge.

5. **Section 303.3 Applicability of Code Provisions.** The Applicability of Code Provisions is amended by adding the following language. The remainder of the section is unchanged:

The level of structure hardening, defensible space, and other mitigation measures applicable to historic structures and contributing structures, as defined and set forth in Section 102.9, shall be determined by the Town of Breckenridge Planning Department in accordance with the spirit and intent of this code.

6. **Section 304.2 Determination of Fire Intensity Classification and Code Requirements** is amended to read as follows:

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 by **the Red, White and Blue Fire Protection District** 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*:

1 **304.2.1** *Low Fire Intensity Classification* in accordance with Section 303.2.1
2 **304.2.2** *Moderate Fire Intensity Classification* in accordance with Section 303.2.2
3 **304.2.3** *High Fire Intensity Classification* in accordance with Section 303.2.3
4 This determination shall be made based on existing conditions or conditions that have
5 been established by a development plan approved by the local jurisdiction **and the Red,**
6 **White and Blue Fire Protection District.** Technical documentation shall be submitted
7 in support of such request by a qualified wildfire professional and in accordance with
8 Section 104.2.
9

10 **8-1-16: AMENDMENTS TO THE COLORADO MODEL ELECTRIC READY AND**
11 **SOLAR READY CODE, 2023 EDITION**
12

- 13 1. **Section 101.1** Title is amended to read as follows:
14

15 **Section 101.1 Title.** This code shall be known as the Electric Ready and Solar Ready
16 Code of the Town of Breckenridge, and shall be cited as such. It is hereinafter
17 referred to as “this code”.
18

- 19 2. **Section 102.1.2** **Buildings Impacted by a Natural Disasters** is amended by adding
20 “The Town of Breckenridge”.
21

- 22 3. **Section 102.2** **Substantial Cost Differential Waiver** is amended by adding
23 “The Town of Breckenridge”.
24

- 25 4. **Section 103.1 General** is amended by adding “The Town of Breckenridge”.
26

- 27 5. **Section 104.1 General** is amended by adding “The Town of Breckenridge”.
28

- 29 6. **Section 108.4 Failure to Comply** is amended by adding “The Town of Breckenridge”.
30

- 31 7. **Section 109.3 Qualifications** is amended by adding “The Town of Breckenridge”.
32
33

34 **8-1-17: PENALTIES:**
35

- 36 A. General: It is unlawful and an infraction for any person to violate any of the provisions of
37 the Chapter, or any provision of a code adopted by reference by this Chapter. Any person
38 who violates any provision of this Chapter or any provision of a code adopted by reference
39 by this Chapter shall, upon a determination of liability, be punished as provided in Title 1,
40 Chapter 4 of this code. Each such person shall be liable for a separate offense for each and
41 every day during any portion of which any violation of any of the provisions of this

Chapter or a code adopted by reference by the chapter is committed, continued or permitted by such person and such person shall be punished accordingly.

B. Injunctive Relief: In addition to other remedies available to the Town, the Town may commence an action in a court of competent jurisdiction to enjoin the alleged violation of any provision of this Chapter, or to authorize and compel the removal, termination or abatement of such violation.

C. Additional Remedies: Any remedies provided for in this Chapter shall be cumulative and not exclusive, and shall be in addition to any other remedies provided by law.

8-1-18: LIABILITY: The adoption of this Chapter and the codes provided for herein shall not create any duty to any person with regard to the enforcement or non-enforcement of this Chapter or said codes. No person shall have any civil liability remedy against the Town or its officers, employees or agents, for any damage arising out of or in any way connected with the adoption, enforcement or non-enforcement of this Chapter of said codes. Nothing in this Chapter or in said codes shall be construed to create any liability or to waive any of the immunities, limitations on liability or other provisions of the Colorado Governmental Immunity Act, section 24-10-101 et seq., C.R.S., as amended from time to time, or to waive any immunities or limitations on liability otherwise available to the Town, or its officers, employees or agents.

8-1-19: REPEAL OF PREVIOUS ORDINANCES: Existing ordinances or parts of ordinances covering the same matters as embraced in this Chapter are repealed, and all ordinances inconsistent with the provision of the Chapter are repealed; provided, however, that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance repealed prior to this Chapter taking effect.

8-1-20: CODE COPIES: At least one copy of the codes adopted by reference in this Chapter, each certified to be a true copy, has been and is now on file, as a published hard copy or digital version, in the office of the Town Clerk and may be inspected by any interested person between the hours of nine o'clock (9:00) A.M. and five o'clock (5:00) P.M., Monday through Friday, holidays excepted.

Section 2. Except as specifically amended, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 3. The Town Council finds, determines, and declares that this ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants thereof.

BUILDING CODES ORDINANCE

Section 4. The Town Council finds, determines and declares that it has the power to adopt this ordinance pursuant to: (i) Section 31-15-601, C.R.S.; (ii) Section 5.13 of the Breckenridge Town Charter; and (iii) the powers granted to home rule municipalities by Article XX of the Colorado Constitution.

Section 5. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
PUBLISHED IN FULL this ____ day of ____, 2025. A Public Hearing shall be held at the
regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
____, 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
Town.

TOWN OF BRECKENRIDGE, a Colorado
Municipal Corporation

By _____
Kelly Owens, Mayor

ATTEST:

Mae Watson,
Town Clerk

APPROVED AS TO FORM:

Town Attorney

COPIES, EITHER PUBLISHED HARD COPIES OR DIGITAL, OF THE CODES TO BE ADOPTED BY REFERENCE PURSUANT TO THIS ORDINANCES AND

BUILDING CODES ORDINANCE

1 **AMENDMENTS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE**
2 **TOWN CLERK BETWEEN THE HOURS OF NINE O’CLOCK (9:00) A.M. AND FIVE**
3 **O’CLOCK (5:00) P.M., MONDAY THROUGH FRIDAY, HOLIDAYS EXCEPTED.**

4
5 **NONE OF THE PENALTY PROVISIONS OF THE ADOPTED CODES WERE**
6 **ADOPTED BY REFERENCE IN THIS ORDINANCE.**
7
8

Memo

To: Town Council
From: Town Staff
Date: 11/18/2025 (for the 11/25/2025 work session)
Subject: Public Projects Updates

Broken Lance Culvert Bridge and Drainage Project

This large infrastructure project in the Warrior's Mark neighborhood included replacing aging culverts that pass the Blue River under Broken Lance Drive with a single-span concrete culvert bridge, replacing water mains, constructing a seepage diversion trench to divert groundwater from the road subgrade, storm sewer installation, bus stop improvements, and reconstruction of the roadway.

As illustrated in the photos below, the investment in infrastructure replacement improved the river flow and health by constructing a single-span culvert bridge with a live bottom, repaired the deteriorating roadway, replaced an aging water main that needed frequent break repairs, added new sidewalk for pedestrian connectivity, and an improved existing transit stop.

Schedule: The 2025 construction work is completed. Ancillary work including final landscaping will be completed in 2026 as warmer temperatures will better support establishment of the new trees.

Budget: The project includes funding from the Capital Fund and Water Utility Fund. We are currently projecting \$750,000 in remaining CIP funds and \$400,000 in Water funds to be transferred to 2026 to complete remaining work on the project. The project is anticipated to be completed within the current budget.

Project Funding	
Prior Years Budget Rollover	\$850,000
2025 CIP	\$6,650,000
2025 Water Fund CIP	\$3,916,000
TOTAL Funding	\$11,416,000

Transit stop improvements include the addition of a streetlight, sidewalk, and bus pull off.



The project replaced the two deteriorated culverts with a single-span arch culvert. Guardrail was installed on both sides of the roadway and a sidewalk was added on the north side of the road to connect to the transit stop.





The pre-project asphalt conditions are shown below.



Aerial views of the new roadway sections.



Sidewalk was added along Broken Lance Drive from the intersection to the transit stop and across the new bridge.





TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Mobility Staff
Date: 11/18/25 (for the 11/25/25 work session)
Subject: Mobility Update

Parking

Comprehensive Parking Study

The last Town-wide parking study was conducted in 2013/2014. Since that time, there have been many changes to parking locations and capacity, including the opening of the South Gondola Parking structure. As the Town works with Breckenridge Ski Resort on an updated parking agreement, staff believe an updated parking study is essential to better understand the current state of parking and to develop a strategy going forward. Staff have completed the Request For Proposal and interview processes for a consultant to guide us through a detailed parking study across town. The project will begin with surveys of parking lot users during the December holiday period, followed by public engagement meetings to gather thoughts and feedback from our community members on what they believe parking should look like in Breckenridge. We will do two additional parking survey dates in the spring and summer to ensure we capture as many user types as possible for the study. The final report will be delivered to Council in August 2026, with goals to implement some improvements before winter of 2026.

We are confident study recommendations will help us improve the entire parking experience in Breckenridge, as well as the next two sections addressing more specific parking concerns from our community members.

Overnight Parking for Oversized Vehicles

At the November 11th work session, staff presented a potential option to provide limited overnight parking for oversized vehicles and trailers on the available area at the south end of the Runway Housing Project, formerly the Airport Lot. Staff have confirmed this option is achievable with Town staff removing snow on an as-needed basis, based on when reservations are scheduled to arrive. We've also confirmed with our parking contractor that a reservation portal can be created, with access via the [Breck Park](#) website. We are hopeful the reservation site will be up and running in the first week of December and will allow someone with a vehicle that cannot fit within a standard parking space on-site of their lodging or at the Ice Arena overnight area to book a reservation at least 24 hours in advance. The 24-hour notice allows Town Streets staff to remove snow from the area prior to arrival. The reservation system allows the Town to be fiscally responsible by bringing the snow removal on an as-needed basis in-house using our team and equipment to only plow when a reservation is set to arrive. This will save \$13,140 on contracted snow removal costs that would have otherwise been needed if the lot were open on a first-come, first-served basis.

When the reservation system is activated, the nightly fee will be \$25 Monday through Thursday, and \$40 Friday through Sunday. Staff predict fee revenue from this amenity will be less than \$1,000 per month.

Overnight Parking for Passenger Vehicles

As stated at the last work session, we have received comments from community members concerned that the Airport Lot overnight section is no longer available for passenger vehicles that are looking for overflow parking when lodging parking lots hit their capacity limits. Parking transaction data between both the Stephen C. West Ice Arena and the former Airport Lot (now the Runway Neighborhood Workforce Project) shows that there is capacity in the Ice Arena lot to meet the demand of both lots. This

approach will not be the perfect solution, as we do anticipate overlapping with Ice Rink events and the free day use parking allowed at the Ice Rink. We believe we'll see some over-demand/circling where guests checking in between 3pm and 6pm on busy evenings may have a difficult time finding a space at the Ice Arena for overnight parking. Our suggestion for this winter is to park in one of the "Free After 3" Lots (F-Lot and Tiger Dredge) once checked in, then have dinner and/or shop in Town until 6pm when our workforce using the Ice Arena lot begins to depart for the evening.

We understand parking can be a challenging issue in Town, with limited space and varying time demands as mentioned above from multiple user groups. This winter, we will be collecting data on usage types and demand as part of the comprehensive parking study, and we are confident it will steer us in the proper direction to make recommendations to Council on how best to offer our limited parking reservoirs to meet the needs of our community and visitors alike.

For this winter, we have improved the signage in the Stephen C. West Ice Arena lot showing where overnight parking is allowed. We have adjusted our approach to snow removal in this lot and will complete it during low demand times of the season, so not to close half of the lot when parking is needed most.

Community Engagement

Staff have been making themselves available to hear public concerns and answer questions from community members. This past week, staff attended the Lodging Community Roundtable as well as the BTO Board meeting. We are working diligently to make sure our community has the most accurate information available, information which is noted in the above sections. Updates are sent to the BTO to be put in the DMMO Downloads, both Town Outreach and BSR marketing are messaging relevant parking updates to their users and community members. The best location for the most updated parking information is the [Breck Park](#) website, where we keep the front page updated with the most recent information on parking in Breckenridge. Questions or feedback can be submitted to the mobility@townofbreckenridge.com email address.

Housing Workgroup Meeting Minutes – November 11th, 2025

Workgroup comments, notes and minutes have been summarized on the below document. The original PDF of the presentation has also been included for reference with these minutes.

Attendees: Shannon Haynes, Scott Reid, Dick Carlton, Laurie Best, Chris Kulick, Flor Cruz, Darci Henning and Mark Truckey.

Agenda:

- 1) Program Updates
 - a. Housing Helps
 - b. Buy Downs
 - 2) Project Updates
 - 3) Runway ADU policy – verbal update
 - 4) Pathway to Homeownership Open House recap
 - 5) Summit County Rental Survey Update
 - 6) Misc. Updates
-
- Parking concerns that were asked to be addresses will be covered under Misc. Updates and additional details will be brought back to the Housing Workgroup meeting in December.
 - **Housing Helps Updates**
 - Applications have slowed down in the fall. 53 applications received to date.
 - Annual goal has been met with 20 funded and closed files at \$2.1M contribution from the Town.
 - 10 of the 20 were full appreciation capped restrictions.
 - 85% -130% AMI is the range of the appreciation capped properties.
 - Averaging \$105K subsidy from the Town per unit.
 - Interest rates and the current economic climate seem to be having an effect on current sales. Generally, fall is more of a sales/purchase market but with interest rates remaining in the low 6%’s more buyers seem to be waiting it out.
 - 2026 - budget is \$3.3M total, anticipated the Town contribution will be \$2.5M.
 - Outreach to Spanish Speaking families is a large focus for the coming year.
 - **Buy Downs Updates**
 - Spent \$800K in 2025, averaging \$265K per unit.
 - 3 sales completed in 2025.
 - Town currently has a multifamily property under contract with an anticipated closing just after the first of the year. Inspections have been completed and

the survey work is nearly complete. A Resolution will be scheduled for Council on January 13th for final authorization to close.

- **Project Updates**

- Runway
 - Conveyance of the property on Thursday, November 13th to the developer.
 - Housing Staff, Planning Staff, Engineering and Developer are meeting weekly to track infrastructure progress and planning related items.
 - Housing Staff, third-party owner's rep and Developer meeting weekly in preparation of vertical pricing review with Council in early 2026.
- Stables Village
 - 3 closing in November
 - 46 closed by end of year
 - Completion of the remaining 15 homes anticipated by April 2026
 - End of project review/ financial recap anticipated to come early next summer.

- **Runway ADU Policy**

- Preliminary plan and policy for Runway coming to Town Council Dec. 9th for Council feedback.
- Housing and Planning staff are working together to research and gather ideas for an effective incentive based ADU policy.
- Primary goal is to address affordability within the Runway neighborhood both for the homeowner in purchase price and for the future renter.
- Adding a discussion to revisit the general ideas for the Runway ADU policy to BSEAC agenda on November 19th.
- Town wide ADU policy to follow after the Runway details are established.

- **Pathway to Homeownership Open House**

- 2 sessions offered to the community – one in Spanish on October 27th and one in English on November 4th.
 - Illustrated the importance of offering in the native language and meeting people where they are.
 - Initial feedback was excellent with very engaged participants. Over 75 participants between the two class dates.
- 45 min of presentation and 45 min of Q&A with additional one on one questions after the event.
- Next steps: short videos about individual elements.

- **Summit County Rental Survey Update**

- Phase 1 – Analysis of market inventory
- Phase 2 – Surveyed households for more in-depth review of actual outcomes

- Monday Nov. 17th - SCHA Board will be presented with the final findings. Slides from that presentation will be included with a future Housing Update to Council.
- Overall findings are that many employees are cost burden with both rental and ownership properties and more public investment would be needed to get units to where they need to be. The additional high costs in resorts communities (transportation, childcare, healthcare) are also a large contributing factor to the overall cost burden of the workforce.
 - 60% of respondents are spending more than 30% of their income on rent.
 - 26% spend more than 50% of their income on rent.
 - 37% are considered housing insecure.
 - 19% plan on leaving the county - 59% of those leaving are essential workers.
- Other resort communities are looking at different options to help address the rental housing affordability concerns in their communities.
 - Whistler, Canada has based their rental program on what the families can afford, rents adjust annually and are based on household income. They report they currently house 75% of the workforce within their boundaries and have fewer cost burden households and fewer employees working multiple jobs.
 - Telluride is looking to lower the criteria for what households are expected to pay toward their housing from 30% to 25%.
- **Misc. Updates - Parking**
 - Staff will be monitoring the VV/FIRC shared parking lot once FIRC opens to ensure the FIRC spaces are available. We are evaluating the parking needs verses spaces to determine if the parking is sufficient and how best to manage the shared lot. Additionally, Gorman is adding signage to the shared lot.
 - Parking needs are being evaluated as part of the Runway development.
 - Stables Village – Staff will monitor over the winter as construction wraps up and households adjust to their units. There is concern that some owners are not utilizing their garages for cars. Staff will re-evaluate in the spring, but in the meantime maintaining the road/plowing is the highest priority for the Town and the HOA.

Housing Workgroup Meeting

November 11th, 2025 - 10:30 to Noon

Agenda

- 1) Program Updates
 - 1) Housing Helps
 - 2) Buy Downs
- 2) Project Updates
- 3) Runway ADU policy – verbal update
- 4) Pathway to Homeownership Open House recap
- 5) Summit County Rental Survey Update
- 6) Misc. Updates

Housing Helps Update

2025 Housing Helps Budget: \$3,077,000

Property Goal: 20

- 53 applications received so far this year, with 20 closed and just under \$2.1M contribution from Town.
- 9 purchases so far in 2025 with 8 of those shared with the County. County contribution so far this year is roughly \$426K.
- Currently averaging right at \$105K subsidy per unit, with the light and appreciation capped subsidies continuing to be very close in per unit cost since many of the full restrictions have been shared with the County.
- 10 of the 20 closed applications were full appreciation capped deed restrictions.
- AMIs of the appreciation capped properties converted through Housing Helps to date in 2025 have had initial base prices in the range of 85% AMI to 130% AMI. A majority have been at or below 110% AMI.
- All of the applications received in September and October were for purchase transactions however none have officially moved forward with closing, several sighting issues with the properties but interest rates are also a factor in this current market.

Buy Down Update

2025 Buy Down Budget: \$3,000,000 Property Goal: 10
Projected subsidy per unit - \$250K - \$300K

- Current expense for 2025 is roughly \$800K, averaging \$265K per unit.
- Town is currently under contract for the purchase of a multifamily property, scheduled to close on January 8th, 2026.
- Inspection, Phase I Environmental, Mold and Radon Testing all complete.

Project Updates

- Runway
 - Site fencing in place.
 - Infrastructure and site work has begun.
 - Conveyance of the property to the developer to occur on November 13th, 2025.
 - Developer meeting weekly with Planning, Housing and Engineering on planning related items and infrastructure status.
 - Developer meeting weekly with third-party Owner's Rep, Artaic, and Housing regarding preparation for vertical pricing review with Council in early 2026.
- Stables Village
 - 3 closings set to close on November.
 - 43 homeowners are in their new homes currently!
 - Final 15 homes scheduled to be complete and close between December 2025 and April 2026.

Runway ADU policy



Staff has begun researching policies and reaching out to other jurisdictions in an effort to gather additional ideas to help create an effective ADU incentive plan for the Town of Breckenridge. Housing and Planning staff are working together to finalize details of this plan and will bring the policy suggestions to Council on December 9th, 2025.

Pathway to Homeownership Open House

In partnership with the Town of Breckenridge's Communications/ Community Engagement Division and Summit Combined Housing Authority the Housing Department offered two in person education events to the community about various homeownership topics called the **Pathway to Homeownership**.

- Both sessions held at Colorado Mountain College.
 - First Session - Offered completely in Spanish - October 27th.
 - Second Session - Offered in English - November 4th.
- Had over 75 participants between the two class dates.
 - Very **engaged** participants with roughly 45 minutes of questions with additional time after for one-on-one conversation.
- Goal was to provide resources and education to help community members navigate through the options for ownership of workforce housing.
 - Roughly a 45-minute presentation with a basic overview of what to anticipate when looking to purchase a home from start to finish (including budgeting, lender/financing criteria, how the real estate/closing process works, coordinating with SCH, etc). Information also included about deed restrictions and additional programs available with Q&A at the end.
 - Next steps are to make short instructional videos about individual elements.



Summit County Rental Survey Update

Town of Breckenridge partnered with Summit Combined Housing Authority and Summit County Government to commission a countywide rental study completed in two phases.

- Phase I analyzed market inventory, pricing and supply gaps using property data and listings.
- Phase II surveyed renter households to understand lived experience and actual outcomes.

The final findings are being presented to the SCHA Board on November 17th, 2025 and the slides from that presentation are anticipated to be included in the Council Packet with the Housing Update.

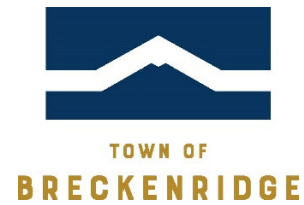
Summit County Housing Challenge: Key Indicators

Phase II Survey of Renter Households



Cost burden drives displacement and threatens workforce retention

Misc. Updates



Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 11/17/2025 (for 11/25/2025)
Subject: Open Space & Trails Update

Enclosed please find the draft meeting minutes from BOSAC's joint meeting with the Summit County Open Space Advisory Council (OSAC) on November 5, 2025. This joint meeting was held instead of BOSAC's previously scheduled November 17, 2025, meeting, with BOSAC's next meeting scheduled to take place on December 15, 2025. Staff will be present to answer any questions.

SUMMIT COUNTY OPEN SPACE ADVISORY COUNCIL
Minutes of November 5, 2025 Joint Meeting with Breckenridge Open Space Advisory Commission (BOSAC)

OSAC MEMBERS PRESENT: Bob Nothnagel, Brandon Bruegger, George Kokoefer, Greg Guevara, Jim Alexander, Libby Pansing, Narendra De, Jerod Swanson, Paul Semmer, Jeff Zimmerman

OSAC MEMBERS ABSENT: Meagan Yahr, John Uban, Peter Grosshuesch

BOSAC MEMBERS PRESENT: Nikki LaRochelle, David Rossi, Krysten Joyce, Bobbie Zanca, Matt Powers, Jay Beckerman

BOSAC MEMBERS ABSENT: Chris Tennal

STAFF PRESENT: Katherine King, Allison Morton, Jordan Mead – Summit County Open Space and Trails; Duke Barlow, Tony Overlock, Alex Stach, Mark Truckey, Chris Kulick – Town of Breckenridge

MEMBERS OF PUBLIC PRESENT: Meagan Wheat, Robert Martin, Craig Cummins, Kelly Ahern, Alex Lindquist, Steven Herrman – Town of Silverthorne, Pete Swenson – Town of Frisco Nordic Center and Trails Manager, Ben Rassmussen – Volpe National Transportation

Call to Order: Jeff Zimmerman called the meeting of the Summit County Open Space Advisory Council to order at 5:33 PM.

Approval of Agenda: OSAC unanimously approved the agenda as submitted.

Motion to approve the agenda.

Motion by: George Kokefer

Second by: Bob Nothnagel

Motion approved unanimously.

Public Comments on Items Not Included in the Agenda: None

Discussion with Breckenridge Open Space Advisory Commission:

Visitor Use Monitoring Study Results

Allison Mitchell and Alex Stach gave an overview of trail counter and trailhead parking lot camera data from 2025. County trailhead cameras were deployed at Hoosier Pass, Lincoln Townsite, and Lower McCullough Gulch. Town cameras were stationed at B&B and BOEC trailheads. All trailheads were full for at least one hour less than 20 days in 2025, except for Lincoln Townsite (86 days) and BOEC (39 days). Hoosier Pass (105 days) and B&B (76 days) had the highest proportion of days with overnight parking. The Lower McCullough Gulch TH was monitored to understand the potential impacts of the Quandary-McCullough Gulch Reservation program. Use was highest in June and September while Quandary was busiest in July and August indicating that the parking and reservation system was not driving high use at Lower McCullough Gulch. Council and Commission members were curious about summertime usage at Laurium with the improvements to the Laurium Mine buildings and the new parking area. Plowing at Hoosier Pass was another topic of discussion. The BOEC lot was full during the height of summer (July and August) and new spaces are being added to this lot to create a new ADA spot and increase capacity.

The Town of Breckenridge used trail cameras to study user types and number of dogs on Upper Flume, B&B, Moonstone, and Illinois Creek Trails in July, August and September 2025. Most users on all trails included in the study were hikers and this was most pronounced at Illinois Creek. Upper Flume had the

highest proportion of bikers and the least dogs, but also had the lowest overall user count, likely due to the distance from trailheads. The Town used AI to count mountain bikers and hikers, which required some additional truing of data. This study will be expanded in the future to include more types of uses and locations while refining methodology.

Summit County presented trail counter data from Upper Blue Lakes, Quandary Trail, Lower McCullough, Upper McCullough, Spruce Creek, Horseshoe Gulch, and Fourmile Bridge Recpath. Overall, use did not increase in 2025 across locations and was either steady or slightly lower than 2022-2024. The Fourmile Bridge Recpath counter had over 132,000 detections, with over 800 detections/day in the summer and about 27/day in winter. Vehicle counters at Spruce Creek Road, Blue Lakes Road, and McCullough Gulch Road showed similar trends to trail counters with decreases on Blue Lakes and McCullough Gulch and steady numbers on Spruce Creek Road. July was the busiest month on all trails and roads. Council and Commission members asked about detections versus total use and how the numbers should be interpreted. Staff indicated that these are relative numbers between locations and from year to year to detect trends over time, not absolute counts. Use patterns differ between trails, making absolute user numbers difficult to determine. Town of Breckenridge data from B&B Trail and Sallie Barber Road also showed slight decreases in overall use in 2025. Paired Mountain Biker and Hiker counters on Slalom showed that 59-69% of all users were bikers, with 31-41% hikers from June to September, despite the “Downhill Recommended” signage added to the top and bottom of this trail. Aspen Alley was a majority hikers from July to September, with the lowest proportion of bikers in September. Duke Barlow added that his interpretation was that the overall proportion of bikers on trails was likely higher than the counter data indicated due to imperfect detection of bicycles. This was the first year these paired counters were used and methods will continue to improve as staff collect additional data.

Aspen Alley Outreach and User Study Overview

Allison Mitchell and Jordan Mead gave an overview of outreach efforts and data collection at Aspen Alley, focused on the fall foliage season in mid to late September. Overall use of the trail was 3-5x higher than average in September for both bikers and hikers. During the fall foliage season, volunteers counted an average of 174 hikers per hour between 10am-2pm on peak foliage weekends with counts ranging from 93-279 hikers per hour during the study. Bike traffic was much lower with an average of 9 bikers per hour, ranging between 4 and 12 bikers per hour, on average. Hikers accounted for more than 95% of use during this period. The volunteers and trail counters at the bottom of the trail counted more users than the upper counter, even though Wakefield has less parking than Boreas Pass. This could be because some users parked at the Ice Rink and used Illinois Creek and Blue River Trails to access Aspen Alley.

During the fall foliage season, Town and County staff also implemented additional outreach efforts at the trail including volunteer and staff ambassadors, social media posts, messaging on popular trail apps, additional signage at trailheads and on the trail, as well as roadside VMS boards. Overall, users reported positive interactions with others and parking was the primary issue caused by this surge in visitation. Mountain Bikers self-selected and avoided use during these peak times, as suggested by the overall proportion of bikers in September (18%) versus the proportion during the study (less than 5%). Many users asked about restrooms and garbage cans, highlighting the need for temporary amenities at these locations during the fall foliage season. Also, staff and volunteers witnessed many users walking along Boreas Pass Road to reach the trail from the Ice Rink. Better wayfinding signage at the Ice Rink with direction to Aspen Alley on the trails would help to improve safety and user experience in the future.

Council and Commission members asked about recommendations for 2026, if the new uphill route is not established. Staff recommended better wayfinding from the Ice Rink Trailhead, temporary garbage cans and restrooms, and the potential for a shuttle from the Ice Rink to Wakefield. Council and Commission members asked if this would continue in the future. Staff responded that some of the pieces might be reiterated in the future with changes and adjustments. An opportunity for feedback from public was suggested for 2026.

Recreation Access Management Initiative (RAMI) Study – Upper Blue Recommendations

Ben Rassmussen from the Volpe National Transportation Center gave an overview of the background and methods for the RAMI study and the recommendations for each trailhead in the “Breckenridge North” batch of trailheads. The Upper Blue also contains the “Breckenridge South” batch of trailheads, but those were addressed in detail through the Camp Hale-Continental Divide National Monument Access Planning effort and were not discussed in this presentation.

Volpe focused on “right-sizing” amenities for trailheads and the levels of visitation. They reviewed existing plans and management strategies and determined that batching and tiering trailheads was the right approach. Volpe identified 180 trailheads and broke them into 4 tiers. Overall, 22% of trailheads in the County were identified for increases in amenities or moving up in the tiers. In the North Breckenridge batch 26% of trailheads were identified to be moved into a higher tier.

For each trailhead, an onsite visit was conducted and coupled with available data to set context and identify issues as well as opportunities. Recommendations were then generated for each trailhead based on tools in several categories: Transit, Bike and Pedestrian Access, and Infrastructure among others.

Bike parking and racks were discussed since Council and Commission members thought that bikers would typically continue to bike past the trailhead. People who want to ride bikes to trailheads to go for a hike could use bike parking. Members asked if there would be a final version of the plan that is adopted by the County, Town, and Forest Service so that this could act as a framework for future trailhead improvements. Staff have worked on this process for the last two years and would like to wrap up the planning process as soon as possible. Feedback from OSAC and BOSAC on if the efforts are focused in the right places would be valuable to guide future trailhead improvements. Prioritization of the trailheads, identification of funding mechanisms, and recognition of the low effort, high reward projects would be useful next steps. Members asked about role of Volpe moving forward once the RAMI effort wraps up. Forest Service staff responded that Volpe could continue to work in the highest complexity locations. Members would like the opportunity to comment on specific trailhead locations and look over this plan with staff to make comments.

Hazardous Fuel Reduction Grant – Possible Upper Blue locations

Jordan Mead presented the Western Wildland Urban Interface grant opportunity, which provides up to \$300,000 in matching funds for hazardous fuels reduction (HFR) work. Colorado State Forest Service (CSFS), Summit County Open Space, and Red, White & Blue Fire Protection District have identified three potential locations for fuel reduction treatments on Town and County Open Space property in the Breckenridge area.

The locations include French Gulch in the vicinity of Sidedoor, Backdoor, Minnie Mine, and X10U8 trails, Copper Canyon/Fuller Placer, and Brown Gulch. The French Gulch area includes up to 155 acres of mature lodgepole pine forest with lesser amounts of aspen. Treatment in this area would focus on removing abundant standing dead and down lodgepole while preserving forest cover and recreational experience on trails with the goal of reducing wildfire intensity and increasing habitat and forest age-class diversity. Live lodgepole in and around existing aspen stands would be cut to reduce competition and expand aspen cover. This effort would build on the previous Wellington and Mineral Hill HFR work, which reduced the risk of catastrophic wildfire and encouraged aspen expansion on 90 acres of Open Space Forest Service land around Prospect Gulch.

Copper Canyon/Fuller Placer would include up to 16 acres of dense lodgepole pine between Boreas Pass Road and Baldy Road. This effort would help protect the water tank along Illinois Creek, egress along area roads, and several adjacent neighborhoods. Finally, Brown Gulch HFR would include up to 35 acres of mature lodgepole pine and spruce/fir forest along Tiger Road with the goal of diversifying age-class and

habitat types in the northern portion of the Golden Horseshoe along the Swan River, while protecting ingress and egress routes along Tiger Road. Matching funds would be provided through the Summit County Strong Futures Fund. This grant would allow the Town and County to take advantage of and maximize the available Strong Futures money while it is available.

The grant application is due on December 20 and CSFS staff would like to have an initial draft prior to the Thanksgiving holiday. Mead asked OSAC and BOSAC if they were supportive of CSFS applying for this grant on behalf of the Town and County, including these locations in the grant application. There will be additional opportunities for feedback as prescriptions are developed and prior to implementation, if the grant is awarded.

Council members asked about the project prescriptions for French Gulch specifically and staff explained that live trees would only be cut within aspen stands to preserve forest cover to the greatest practical extent. Nikki asked about slope stability and erosion concerns. Staff responded that very steep slopes are not treated and the live vegetation that is present on this site would help to maintain soil stability. This fuel reduction effort would also reduce potential wildfire intensity in the future to mitigate potential post fire erosion. OSAC and BOSAC were supportive of pursuing this grant opportunity for all three locations.

Approval of Minutes: Paul Semmer pointed out a typo in last line of the minutes and asked staff to correct the time to 8:29PM. OSAC unanimously approved the October 1, 2025 OSAC minutes with the stated corrections.

Motion to approve the October 1, 2025 meeting minutes.

Motion by: Libby Pansing

Second by: George Kokoefer

Motion approved unanimously.

Approval of Summary Report: OSAC unanimously approved the summary report as submitted.

Executive Session:

Libby Pansing made a motion to enter Executive Session and Paul Semmer seconded. OSAC entered Executive Session at 8:17 PM.

NAME made a motion to leave Executive Session and NAME seconded. OSAC left Executive Session at 9:04 PM.

ADDITIONAL BUSINESS/ANNOUNCEMENTS:

ADJOURNMENT: The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Jordan Mead

Jordan Mead, Open Space and Trails Senior Resource Specialist



Memo

To: Breckenridge Town Council Members
From: Mae Watson, Town Clerk
Date: 11/19/2025
Subject: Committee Reports

The following committee reports have been submitted and included:

- Liquor and Marijuana Licensing Authority Meeting

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Staff	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	INCLUDED
Breckenridge Social Equity Advisory Commission	Flor Cruz	No Meeting/Report
Communications	Staff	No Meeting/Report

***Note:** Reports provided by the Mayor and Council Members are listed in the Council agenda.

- 1) Call to Order, Roll Call
Chair Conway called the regular meeting of Tuesday, October 21, 2025, to order at 9:00 am. The following members answered roll call: Garren Riechel, Austyn Dineen, Kelly Lovely, Ashley Zimmerman, and Chair Ace Conway.
- 2) Approval of Minutes
With no changes or corrections to the meeting minutes of September 16, 2025, Chair Conway declared they would stand as approved.
- 3) Approval of Agenda
With no changes to the agenda, Chair Conway declared the agenda approved as submitted.

4) Consent Calendar

a) Liquor Consent Calendar

Chair Conway read the liquor consent calendar into the record.
The Liquor Consent Calendar was approved as submitted.

b) Marijuana Consent Calendar

Chair Conway read the marijuana consent calendar into the record.
The Marijuana Consent Calendar was approved as submitted.

c) Tobacco Consent Calendar - None

5) Public Hearings for New License Applications – None

6) Transfer of Ownership Applications

- a) *SAIF Petroleum INC d/b/a Food Mart*
715 S Main St
Fermented Malt Beverage and Wine Off-Premise License
Transfer of Ownership from A B Petroleum INC d/b/a A B Petroleum INC #16

Chair Conway invited the applicant to the podium and asked them to describe their experience with alcohol handling and service, as well as their plans for the business.

Mr. M Risul Ahmed, owner and manager of Food Mart, appeared on behalf of the application. Mr. Ahmed stated that he previously lived in Florida, where he operated a business and held a liquor license, and that he and his partners plan to operate a similar establishment in Colorado. He explained that the business will offer pre-made food that is heated and served to customers.

Chair Conway asked whether Mr. Ahmed and his partners would be taking over the business themselves. Mr. Ahmed confirmed that they would.

Chair Conway also asked whether Mr. Ahmed was aware of how Colorado's liquor laws differ from those in Florida. Mr. Ahmed confirmed he was aware and noted that in Florida, applications were handled directly through the state rather than presented to a local liquor authority.

Authority Member Dineen observed that the application listed alcohol service hours from 5:00 a.m. to 12:00 a.m. Ms. Dineen asked Town Attorney Ambrose to clarify whether there are regulations governing when alcohol can be sold in Colorado. Attorney Ambrose confirmed that there are restricted hours for alcohol sales under both state and local law.

Authority Member Dineen recommended that the application be amended to specify that while the business will be open from 5:00 a.m. to 12:00 a.m., alcohol sales will only occur within the time frame permitted by state and town regulations.

Ms. Dineen also noted that the application indicated an individual under the age of 21 on the liquor license. Mr. Ahmed clarified that no one under 21 will be listed on the license, and Ms. Dineen stated that this will need to be corrected on the application to reflect that.

Town Attorney Ambrose recommended that the application be continued to the next meeting to allow time for the identified corrections to be made.

Chair Conway made a motion to continue consideration of the transfer of ownership application to the next Liquor and Marijuana Licensing Authority meeting on Tuesday, November 18, 2025 at 9:00 a.m. The motion passed unanimously.

- b) *Allberto's Mexican Kitchen LLC d/b/a Allberto's Mexican Kitchen*
1900 Airport Rd, Units A3 & A4
Hotel and Restaurant License
Transfer of Ownership from Lacoa LLC d/b/a Coa Cantina

Hildeberto Santiago Lopez, owner of Allberto's Mexican Kitchen, appeared on behalf of the application. Mr. Santiago stated that he opened his restaurant three months ago and has prior work experience at Downstairs at Eric's and eight years at Ollie's. He explained that he decided to open his own establishment to serve both liquor and food.

Chair Conway asked Mr. Santiago about his planned hours of operation. Mr. Santiago stated the current hours are 11:00 a.m. to 9:00 p.m., but he would like to begin opening at 9:00 a.m. to offer brunch service.

Authority Member Dineen asked Mr. Santiago to describe the alcohol service training required for his staff. Mr. Santiago responded that all bartenders and servers are TIPS certified.

Authority Member Dineen made a motion to approve the transfer of ownership application. A roll call vote was taken, and the motion passed 5-0.

7) Informal Discussion

- a) Police Department Update
Detective Wilkerson stated she had no update.
- a) Town Attorney Update
Attorney Ambrose stated that Town Council recently adopted an Ordinance to remove references to Drug Store Liquor Licenses in Town Code. The Town of Breckenridge currently does not license any such establishments, and the update was to align Town Code with new State laws.
- b) Town Clerk Update
Town Clerk Mae Watson reminded the Authority that the first terms for Members Zimmerman, Lovely, and Chair Conway will conclude at the end of the year. She asked members to contact Ms. Olson if they wish to apply for a second term. Those not seeking reappointment were encouraged to share the opportunity with friends, neighbors or coworkers who reside in town and may be interested in serving.

- c) Public Comment
There was no public comment.
- 8) Adjournment
With no further business to discuss Chair Conway adjourned the meeting at 9:21 am.

The next regular meeting will be held on November 18, 2025. Submitted by Mae Watson, Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Ace Conway, Chair

DRAFT



October 31, 2025

Financial Statement

Executive Summary

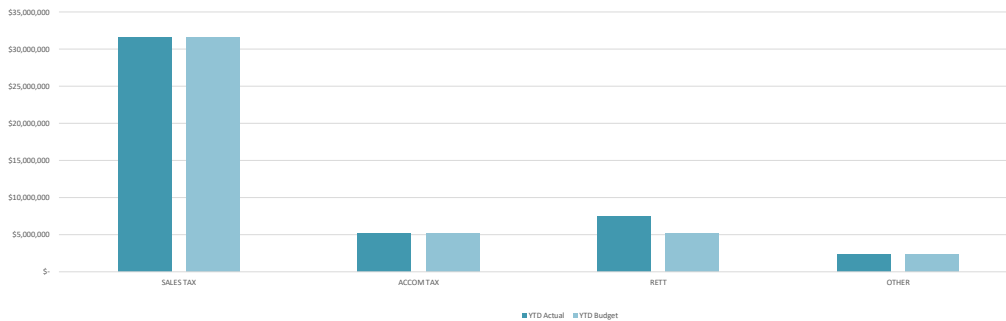
October 31, 2025

This report covers the first ten months of 2025. October is largely reflective of September tax collections

Overall, we are approximately \$2.3M above 2025 budgeted revenues in the Excise fund and \$.1M behind prior year. Sales tax is currently flat in comparison with YTD budget, and behind \$.6M in comparison with prior year. Accommodations tax is flat with YTD budget and behind \$.3M in comparison with prior year. Real Estate Transfer Tax is ahead \$2.3M in comparison with YTD budget and ahead \$1.3M in comparison with prior year.

See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes.

Excise YTD Actual vs. Budget - by Source



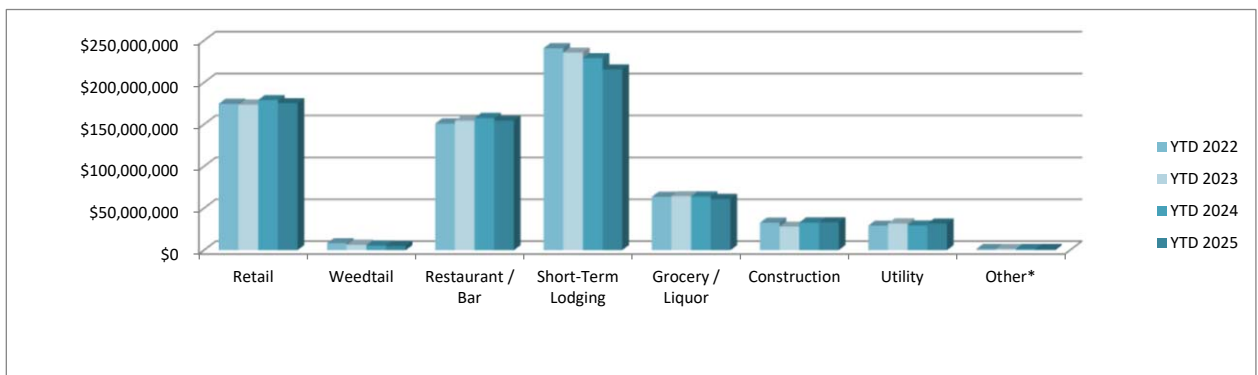
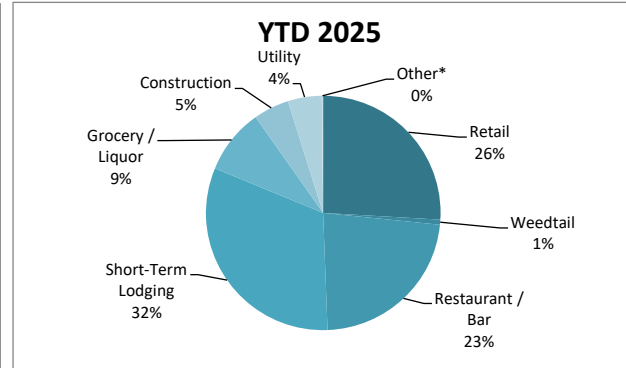
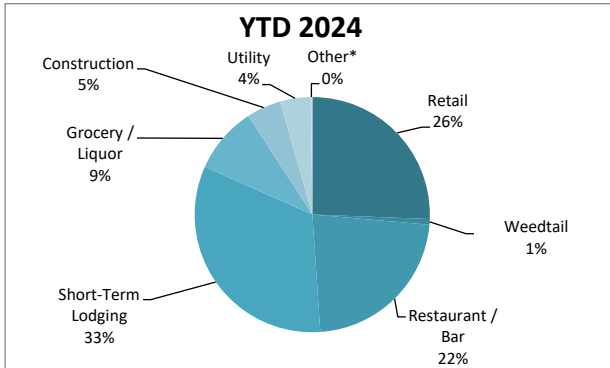
	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 31,550,088	\$ 31,552,694	100%	\$ 35,700,000	\$ 32,174,135	\$ 39,635,660
ACCOMMODATIONS TAX	5,194,144	5,187,403	100%	5,500,000	5,533,775	6,119,752
REAL ESTATE TRANSFER	7,501,502	5,188,987	145%	6,000,000	6,165,925	7,420,538
OTHER*	2,410,175	2,353,560	102%	2,812,053	2,895,110	3,427,083
TOTAL	\$ 46,655,908	\$ 44,282,644	105%	\$ 50,012,053	\$ 46,768,945	\$ 56,603,033

* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: September 2025

Description	YTD 2022	YTD 2023	YTD 2024	2024 % of Total	YTD 2025	2024/2025 \$ Change	2024/2025 % Change	2025 % of Total
Retail	\$174,560,674	\$173,693,250	\$179,019,424	25.60%	\$175,282,043	(\$3,737,381)	-2.09%	25.88%
Weedtail	\$8,196,404	\$6,391,208	\$5,480,428	0.78%	\$4,893,642	(\$586,786)	-10.71%	0.72%
Restaurant / Bar	\$151,045,437	\$154,325,596	\$157,681,705	22.55%	\$154,287,056	(\$3,394,649)	-2.15%	22.78%
Short-Term Lodging	\$240,814,677	\$235,566,458	\$228,989,620	32.74%	\$215,533,271	(\$13,456,349)	-5.88%	31.83%
Grocery / Liquor	\$63,548,836	\$64,263,412	\$64,115,076	9.17%	\$61,003,554	(\$3,111,522)	-4.85%	9.01%
Construction	\$32,684,300	\$28,076,925	\$33,037,634	4.72%	\$33,157,783	\$120,150	0.36%	4.90%
Utility	\$29,134,788	\$31,823,521	\$29,498,354	4.22%	\$31,755,233	\$2,256,880	7.65%	4.69%
Other*	\$1,469,538	\$1,439,212	\$1,506,803	0.22%	\$1,259,908	(\$246,895)	-16.39%	0.19%
Total	\$701,454,654	\$695,579,582	\$699,329,042	100.00%	\$677,172,490	(\$22,156,553)	-3.17%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



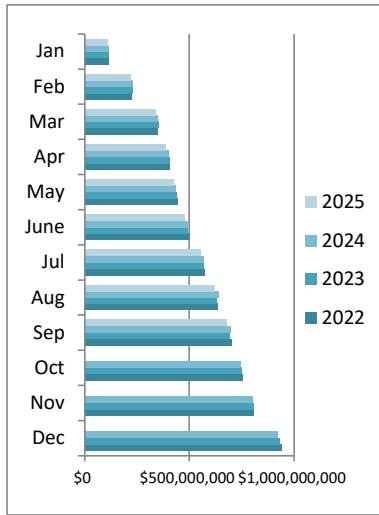
New Items of Note:

- September YTD net taxable sales are currently behind September YTD 2024 by 3.17%.
- For September YTD 2025, there were increases in Utility (7.65%) and in Construction (.36%), we saw a decline in Retail (2.09%), Weedtail (10.71%), Restaurant/Bar (2.15%), Short-Term Lodging (5.88%), Grocery/Liquor (4.85%), compared to September YTD 2024.

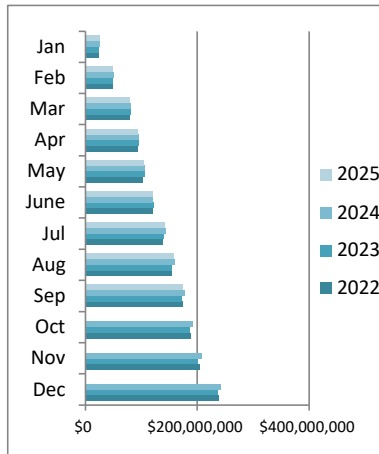
Notes:

- Short Term Lodging taxes are generally remitted based on reservation date.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

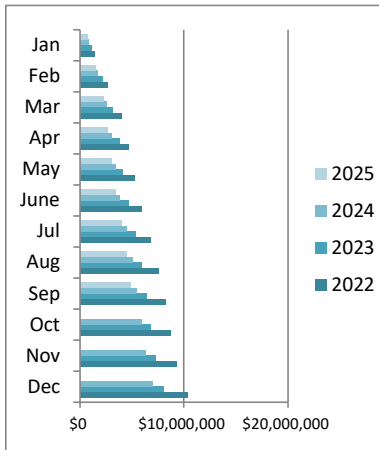
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



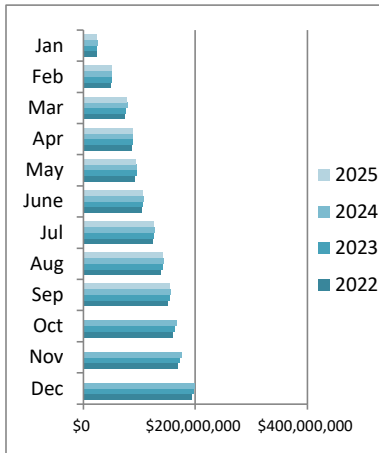
Total Net Taxable Sales					
	2022	2023	2024	2025 from PY	% change
Jan	\$113,870,300	\$115,320,568	\$115,483,430	\$109,148,768	-5.49%
Feb	\$111,567,561	\$114,523,842	\$113,447,594	\$111,600,380	-1.63%
Mar	\$126,038,733	\$123,067,127	\$121,922,067	\$117,935,790	-3.27%
Apr	\$56,573,023	\$53,733,242	\$49,809,016	\$49,812,604	0.01%
May	\$34,541,323	\$32,518,327	\$35,860,837	\$35,711,918	-0.42%
Jun	\$56,292,958	\$54,968,066	\$55,567,901	\$55,003,138	-1.02%
Jul	\$73,406,917	\$75,257,634	\$78,604,513	\$74,494,197	-5.23%
Aug	\$65,092,502	\$63,748,048	\$68,191,742	\$66,781,977	-2.07%
Sep	\$64,071,338	\$62,442,728	\$60,441,943	\$56,683,718	-6.22%
Oct	\$51,649,437	\$55,339,065	\$48,163,136	\$0	n/a
Nov	\$53,942,798	\$57,584,438	\$54,928,260	\$0	n/a
Dec	\$132,163,188	\$124,965,364	\$121,891,736	\$0	n/a
YTD	\$701,454,654	\$695,579,582	\$699,329,042	\$677,172,490	-3.17%
Total	\$939,210,077	\$933,468,449	\$924,312,174	\$677,172,490	-26.74%



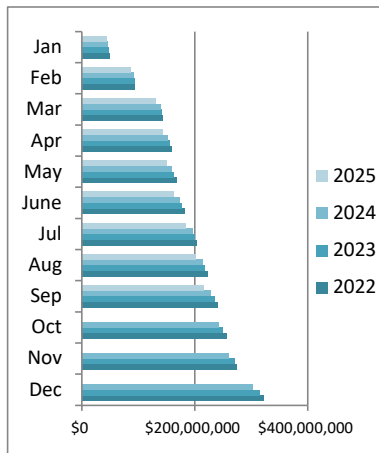
Retail					
	2022	2023	2024	2025	% change
Jan	\$24,310,230	\$25,226,011	\$26,481,536	\$25,539,736	-3.56%
Feb	\$24,796,593	\$25,062,232	\$24,827,826	\$24,331,153	-2.00%
Mar	\$31,313,923	\$31,890,577	\$29,962,095	\$29,664,350	-0.99%
Apr	\$14,446,066	\$14,433,705	\$14,155,709	\$14,019,336	-0.96%
May	\$9,175,190	\$9,378,214	\$10,602,961	\$11,105,894	4.74%
Jun	\$16,353,176	\$16,384,635	\$15,754,154	\$16,409,821	4.16%
Jul	\$18,271,465	\$17,865,324	\$22,154,969	\$20,462,228	-7.64%
Aug	\$15,890,322	\$15,149,577	\$17,364,362	\$17,497,798	0.77%
Sep	\$20,003,710	\$18,302,975	\$17,715,812	\$16,251,728	-8.26%
Oct	\$15,337,653	\$13,172,385	\$13,489,917	\$0	n/a
Nov	\$15,657,068	\$15,151,634	\$15,705,247	\$0	n/a
Dec	\$34,225,499	\$34,583,902	\$33,791,774	\$0	n/a
YTD	\$174,560,674	\$173,693,250	\$179,019,424	\$175,282,043	-2.09%
Total	\$239,780,894	\$236,601,170	\$242,006,362	\$175,282,043	-27.57%



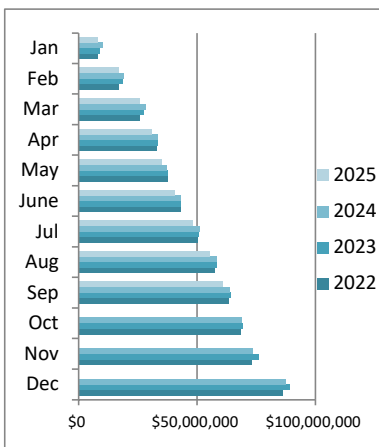
Weedtail					
	2022	2023	2024	2025	% change
Jan	\$1,390,691	\$1,085,499	\$835,116	\$762,521	-8.69%
Feb	\$1,290,570	\$1,071,374	\$866,966	\$737,934	-14.88%
Mar	\$1,310,491	\$1,021,416	\$854,323	\$738,047	-13.61%
Apr	\$732,968	\$577,496	\$490,607	\$437,565	-10.81%
May	\$499,512	\$382,445	\$339,210	\$328,000	-3.30%
Jun	\$670,484	\$513,462	\$467,638	\$434,132	-7.16%
Jul	\$912,870	\$697,911	\$629,419	\$560,124	-11.01%
Aug	\$777,363	\$578,590	\$564,981	\$505,420	-10.54%
Sep	\$611,456	\$463,014	\$432,168	\$389,899	-9.78%
Oct	\$529,983	\$413,804	\$409,174	\$0	n/a
Nov	\$581,583	\$447,069	\$439,585	\$0	n/a
Dec	\$1,014,636	\$785,178	\$703,302	\$0	n/a
YTD	\$8,196,404	\$6,391,208	\$5,480,428	\$4,893,642	-10.71%
Total	\$10,322,606	\$8,037,258	\$7,032,490	\$4,893,642	-30.41%



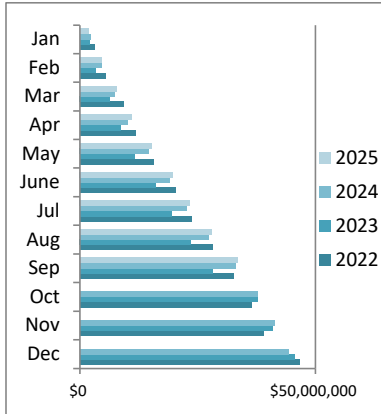
Restaurant / Bar					
	2022	2023	2024	2025	% change
Jan	\$23,591,432	\$25,009,257	\$25,043,074	\$24,157,463	-3.54%
Feb	\$24,974,867	\$25,965,915	\$26,685,736	\$26,204,615	-1.80%
Mar	\$26,280,138	\$25,821,441	\$27,280,951	\$26,982,761	-1.09%
Apr	\$12,415,528	\$12,209,139	\$10,616,393	\$11,115,965	4.71%
May	\$5,669,343	\$5,883,754	\$5,806,256	\$6,000,963	3.35%
Jun	\$11,796,384	\$11,309,552	\$12,353,336	\$12,153,746	-1.62%
Jul	\$18,692,700	\$19,294,325	\$19,765,556	\$19,034,086	-3.70%
Aug	\$14,956,807	\$15,634,593	\$17,312,402	\$16,720,699	-3.42%
Sep	\$12,668,238	\$13,197,620	\$12,818,002	\$11,916,759	-7.03%
Oct	\$9,309,000	\$9,879,709	\$9,494,515	\$0	n/a
Nov	\$9,038,337	\$9,285,260	\$9,754,342	\$0	n/a
Dec	\$24,150,159	\$23,302,685	\$22,815,064	\$0	n/a
YTD	\$151,045,437	\$154,325,596	\$157,681,705	\$154,287,056	-2.15%
Total	\$193,542,933	\$196,793,250	\$199,745,627	\$154,287,056	-22.76%



Short-Term Lodging					
	2022	2023	2024	2025	% change
Jan	\$48,873,008	\$47,701,464	\$46,141,138	\$44,049,351	-4.53%
Feb	\$45,393,852	\$46,380,100	\$45,408,073	\$43,614,794	-3.95%
Mar	\$49,956,555	\$47,329,563	\$47,362,918	\$43,910,587	-7.29%
Apr	\$15,663,329	\$14,634,518	\$13,022,755	\$12,082,936	-7.22%
May	\$7,790,273	\$6,933,527	\$7,561,024	\$6,941,767	-8.19%
Jun	\$14,542,489	\$13,883,035	\$14,295,316	\$12,898,476	-9.77%
Jul	\$21,851,532	\$23,443,529	\$21,741,756	\$20,323,060	-6.53%
Aug	\$19,353,651	\$18,253,684	\$18,346,011	\$17,896,440	-2.45%
Sep	\$17,389,989	\$17,007,038	\$15,110,630	\$13,815,860	-8.57%
Oct	\$15,351,430	\$14,697,244	\$12,878,194	\$0	n/a
Nov	\$18,108,347	\$20,314,004	\$18,083,260	\$0	n/a
Dec	\$47,191,732	\$44,243,192	\$43,114,336	\$0	n/a
YTD	\$240,814,677	\$235,566,458	\$228,989,620	\$215,533,271	-5.88%
Total	\$321,466,186	\$314,820,899	\$303,065,410	\$215,533,271	-28.88%



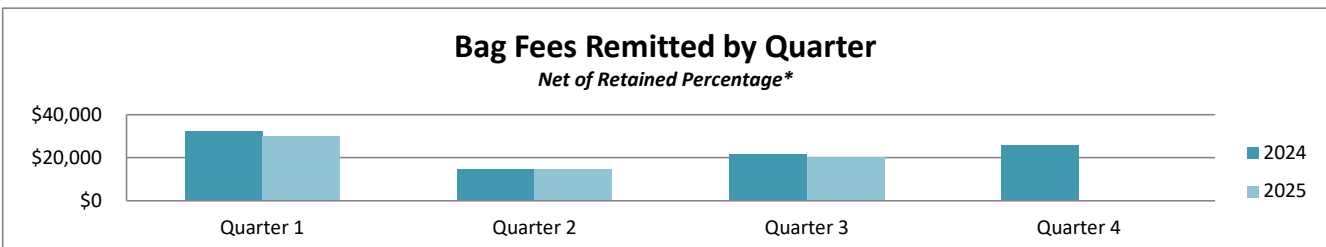
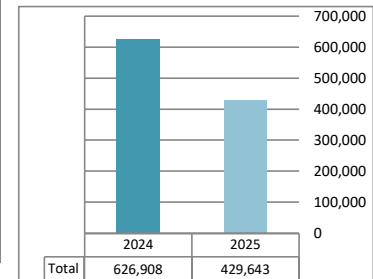
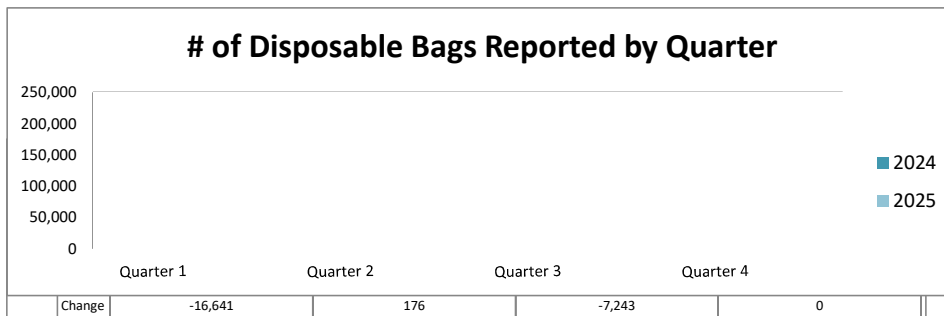
Grocery / Liquor					
	2022	2023	2024	2025	% change
Jan	\$8,170,578	\$8,997,217	\$10,315,941	\$8,203,287	-20.48%
Feb	\$8,753,193	\$9,587,315	\$8,839,108	\$8,986,496	1.67%
Mar	\$9,019,659	\$9,151,128	\$9,123,494	\$8,820,787	-3.32%
Apr	\$6,998,996	\$5,851,774	\$5,082,362	\$5,141,342	1.16%
May	\$4,744,379	\$4,092,212	\$4,030,390	\$3,960,372	-1.74%
Jun	\$5,436,849	\$5,335,000	\$5,746,504	\$5,578,625	-2.92%
Jul	\$7,431,072	\$7,834,806	\$7,943,478	\$7,614,930	-4.14%
Aug	\$7,177,335	\$7,445,518	\$7,416,410	\$7,132,302	-3.83%
Sep	\$5,816,776	\$5,968,442	\$5,617,390	\$5,565,414	-0.93%
Oct	\$4,953,494	\$5,145,358	\$5,007,660	\$0	n/a
Nov	\$4,692,648	\$6,585,486	\$4,635,122	\$0	n/a
Dec	\$12,887,729	\$13,098,972	\$13,939,671	\$0	n/a
YTD	\$63,548,836	\$64,263,412	\$64,115,076	\$61,003,554	-4.85%
Total	\$86,082,707	\$89,093,228	\$87,697,529	\$61,003,554	-30.44%



Construction					
	2022	2023	2024	2025	% change
Jan	\$3,165,904	\$1,967,455	\$2,266,343	\$1,805,761	-20.32%
Feb	\$2,360,274	\$1,404,719	\$2,281,787	\$2,902,612	27.21%
Mar	\$3,647,991	\$3,049,198	\$2,832,446	\$3,043,603	7.45%
Apr	\$2,714,626	\$2,261,020	\$2,769,645	\$3,151,846	13.80%
May	\$3,760,739	\$2,944,643	\$4,572,020	\$4,342,266	-5.03%
Jun	\$4,659,051	\$4,419,262	\$4,334,733	\$4,526,383	4.42%
Jul	\$3,524,481	\$3,466,836	\$3,647,255	\$3,630,248	-0.47%
Aug	\$4,346,033	\$4,071,480	\$4,556,734	\$4,186,858	-8.12%
Sep	\$4,505,202	\$4,492,312	\$5,776,671	\$5,568,206	-3.61%
Oct	\$3,652,170	\$9,725,056	\$4,588,876	\$0	n/a
Nov	\$2,758,463	\$3,144,058	\$3,678,639	\$0	n/a
Dec	\$7,523,157	\$4,643,017	\$3,096,269	\$0	n/a
YTD	\$32,684,300	\$28,076,925	\$33,037,634	\$33,157,783	0.36%
Total	\$46,618,091	\$45,589,056	\$44,401,418	\$33,157,783	-25.32%

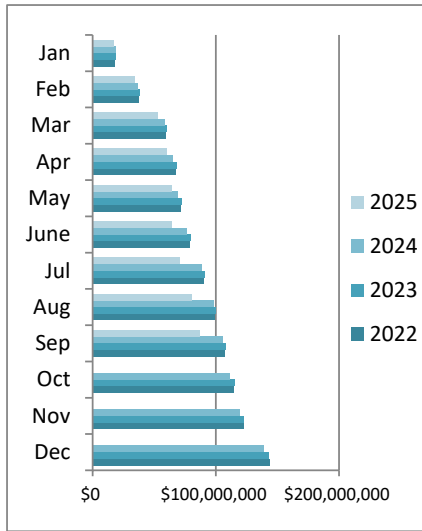
Disposable Bag Fees

The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage the use of disposable bags, thereby furthering the Town's sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags. The fee was increased to \$.25 in 2023.

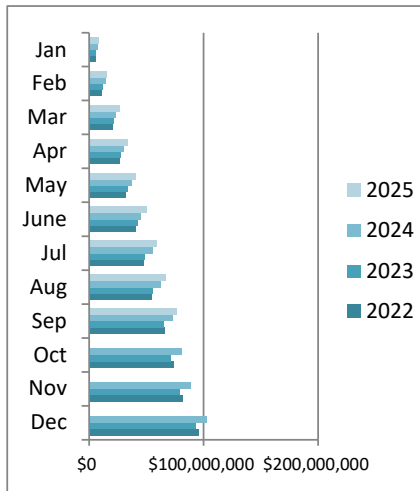


**As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling. Filing changed to quarterly as of May 2023.*

The Tax Basics: Retail Sales Sector Analysis

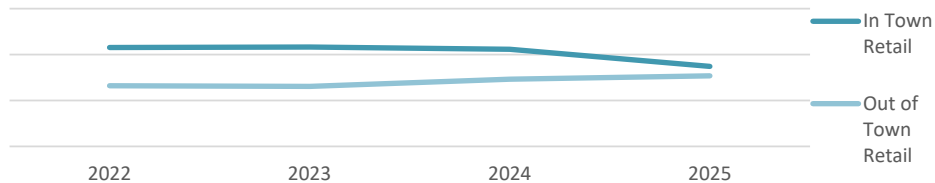


Retail: In-Town					
	2022	2023	2024	2025	% change from PY
Jan	\$18,194,406	\$19,141,700	\$18,712,144	\$17,545,841	-6.23%
Feb	\$19,518,248	\$19,069,432	\$18,105,415	\$16,876,125	-6.79%
Mar	\$21,849,253	\$22,257,876	\$21,559,584	\$18,768,372	-12.95%
Apr	\$8,006,088	\$8,056,091	\$6,726,512	\$6,949,871	3.32%
May	\$3,830,264	\$3,914,364	\$4,176,252	\$3,800,365	-9.00%
Jun	\$7,380,276	\$7,301,354	\$7,346,876	\$7,160,753	-2.53%
Jul	\$11,579,232	\$11,433,358	\$11,945,186	\$11,192,670	-6.30%
Aug	\$9,182,715	\$8,994,533	\$9,722,421	\$9,454,717	-2.75%
Sep	\$8,150,545	\$7,969,054	\$7,441,563	\$6,825,360	-8.28%
Oct	\$7,014,821	\$7,264,349	\$5,700,535	\$0	n/a
Nov	\$8,013,052	\$7,403,900	\$7,766,539	\$0	n/a
Dec	\$20,762,460	\$20,379,695	\$19,648,173	\$0	n/a
YTD	\$107,691,028	\$108,137,762	\$105,735,953	\$98,574,075	-6.77%
Total	\$143,481,362	\$143,185,706	\$138,851,200	\$98,574,075	



Retail: Out-of-Town					
	2022	2023	2024	2025	% change
Jan	\$5,592,372	\$6,050,448	\$7,769,392	\$7,993,895	2.89%
Feb	\$5,247,912	\$5,992,800	\$6,722,410	\$7,455,028	10.90%
Mar	\$9,359,727	\$9,570,120	\$8,353,056	\$10,895,978	30.44%
Apr	\$6,409,114	\$6,377,614	\$7,429,197	\$7,069,464	-4.84%
May	\$5,307,681	\$5,428,942	\$6,426,708	\$7,305,529	13.67%
Jun	\$8,920,564	\$9,022,674	\$8,347,730	\$9,249,068	10.80%
Jul	\$6,658,560	\$6,431,967	\$10,152,484	\$9,269,557	-8.70%
Aug	\$6,674,545	\$6,155,044	\$7,641,942	\$8,043,081	5.25%
Sep	\$11,802,357	\$10,276,606	\$10,274,249	\$9,426,368	-8.25%
Oct	\$8,285,960	\$5,908,036	\$7,789,382	\$0	n/a
Nov	\$7,611,894	\$7,747,734	\$7,938,708	\$0	n/a
Dec	\$13,404,504	\$14,126,392	\$14,143,601	\$0	n/a
YTD	\$65,972,832	\$65,306,215	\$73,117,169	\$76,707,968	4.91%
Total	\$95,275,190	\$93,088,376	\$102,988,860	\$76,707,968	

September Trending Retail Sales



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits. The sector had an overall decrease of 8.28% in September 2025 as compared to 2024. The Out-of-Town Retail Sales comprise businesses that are out of Town limits, whose products and services are delivered inside Town limits. This sector had a overall decrease in sales of 8.25% for September 2025 compared to 2024.

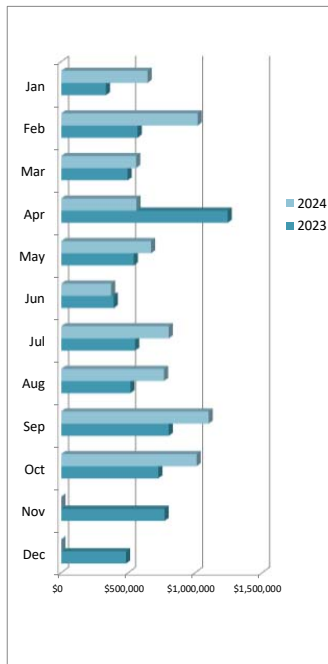
Real Estate Transfer Tax

New Items of Note:

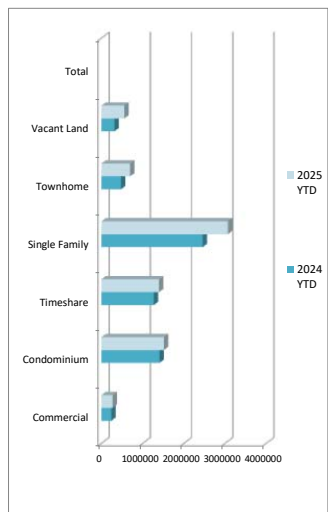
- Revenue October is ahead \$2.3M to budget and ahead \$1.3M to prior year.
- Single Family sales account for the majority of the sales (40.89%), with Condominium sales in the second position of highest sales (20.21%) subject to the tax. Timeshare sales are ahead YTD by (9.92%).
- The variability in RETT revenue compared to 2024 is primarily due to a few commercial and vacant land sales that occurred in January and February of 2025, including the sale of several high-priced single-family homes. Additionally, in April 2024, there was a significant commercial transaction that did not have a comparable counterpart in April 2025. This makes April 2025 appear lower by comparison, but the difference is simply a matter of timing regarding when large commercial sales were recorded.

Continuing Items of Note:

- 2024 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



	2023	2024	2025	% change	2025 budget	+/- Budget
Jan	\$366,761	\$334,088	\$643,773	92.70%	\$322,424	\$321,349
Feb	\$445,546	\$569,686	\$1,018,132	78.72%	\$463,127	\$555,006
Mar	\$431,380	\$495,625	\$558,164	12.62%	\$424,005	\$134,159
Apr	\$456,127	\$1,240,904	\$560,240	-54.85%	\$760,925	-\$200,684
May	\$478,584	\$540,842	\$670,611	23.99%	\$466,470	\$204,141
Jun	\$278,784	\$392,088	\$372,312	-5.04%	\$305,321	\$66,991
Jul	\$617,133	\$550,835	\$801,308	45.47%	\$537,592	\$263,716
Aug	\$574,378	\$515,499	\$766,879	48.76%	\$501,580	\$265,299
Sep	\$1,139,485	\$802,713	\$1,100,443	37.09%	\$899,145	\$201,299
Oct	\$553,836	\$723,645	\$1,009,638	39.52%	\$508,399	\$501,239
Nov	\$384,307	\$770,442	\$0	n/a	\$352,778	n/a
Dec	\$499,188	\$484,061	\$0	n/a	\$458,234	n/a
YTD	\$5,342,015	\$6,165,925	\$7,501,502	21.66%	\$5,188,987	\$2,312,514
Total	\$6,872,481	\$7,420,428	\$7,501,502		\$6,000,000	



by Category					
Description	2024 YTD	2025 YTD	\$ change	% change	% of Total
Commercial	\$ 238,260	\$ 270,182	\$ 31,923	13.40%	3.60%
Condominium	\$ 1,407,058	\$ 1,516,150	\$ 109,092	7.75%	20.21%
Timeshare	\$ 1,271,286	\$ 1,397,397	\$ 126,111	9.92%	18.63%
Single Family	\$ 2,458,068	\$ 3,067,465	\$ 609,396	24.79%	40.89%
Townhome	\$ 475,787	\$ 695,980	\$ 220,193	46.28%	9.28%
Vacant Land	\$ 315,465	\$ 554,328	\$ 238,863	75.72%	7.39%
Total	\$ 6,165,925	\$ 7,501,502	\$ 1,335,577	21.66%	100.00%



October 31, 2025

Financial Statement

OCTOBER
ALL FUNDS
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	YTD TO ORIG BUDGET YTD			LEVEL 3 TO ORIG BUDGET		
	<u>ACTUAL</u> <u>FY25 YTD</u>	<u>BUDGET</u> <u>FY25 YTD</u>	<u>ACTUAL vs</u> <u>BUDGET</u> <u>FY25 YTD</u>	<u>LEVEL 3</u> <u>FY25</u>	<u>BUDGET</u> <u>FY25</u>	<u>VARIANCE</u>
TOTAL REVENUES	\$ 173,259,221	\$ 167,876,064	\$ 5,383,157	\$ 199,653,934	\$ 196,934,894	\$ 2,719,040
TOTAL EXPENDITURES	\$ 162,209,999	\$ 183,254,046	\$ 21,044,047	\$ 203,747,099	\$ 216,889,618	\$ 13,142,519

YTD COMMENTS - REVENUES		
- Accom Regulatory Fee	\$ (37,934)	Reduced licenses
- Cost Sharing	\$ 247,078	OST-Summit Cty Jackpot property \$70K, Thor \$134K, Corum \$75K
- CRCA	\$ 1,178,054	Utility-CO River COOP Agreement
- Docking Permits	\$ (105,000)	Docking Permits Fees delay
- Employee Paid Premiums	\$ (286,341)	Employee vacancy & Benefit credit
- Fleet Sale of Assets	\$ (381,348)	Budget phasing
- Golf & Rec Revenue	\$ 1,131,214	Budget favorable
- Grants	\$ (1,249,202)	DOLA Utility phasing (\$995K) Housing (\$300K)
- Housing Helps Contribution	\$ (243,690)	Budget phasing
- Investment Income	\$ 2,161,867	Return on investments
- Parking Assessment	\$ (125,000)	No new business
- Renewable Energy	\$ 124,241	Credits
- Rental Income	\$ (164,195)	Housing Rent concessions
- RETT	\$ 2,312,514	Single Family homes
- Stop Loss/Medical Rebates	\$ 303,534	Budget favorable
- Tax-Nicotine	\$ 134,380	Budget phasing
- Tax-Sales	\$ (137,586)	Budget phasing
Total	\$ 4,862,586	

YTD COMMENTS - EXPENDITURES		
- Payroll	\$ 1,172,793	Vacancy rate & Benefit credit
- Material & Supplies	\$ 856,357	Budget phasing, all funds
- Charges for Services	\$ 491,798	Budget phasing, all funds
- Charges for Services	\$ 1,113,604	Phasing-Buy Downs
- Charges for Services	\$ 38,847	Phasing-Housing Helps
- Charges for Services	\$ (1,063,503)	Block 11 R&M
- Charges for Services	\$ (150,000)	Sustainability-MT 2030 Membership Fees
- Minor Capital	\$ (21,319,927)	Proforma phasing
- Grants	\$ (125,000)	NRO, Breck Film, and Breck Backstage Theater
- Grants	\$ (105,000)	Breck Create SPARK
- Debt Interest	\$ (2,312,843)	Phasing-Reverse accrual CWRPDA loan interest
Total	\$ (21,402,874)	

LEVEL 3 TO ORIG. BUDGET COMMENTS - REVENUES		
- All Funds	\$ 1,000,000	Return on investments
- Excise Fund	\$ 1,500,000	RETT based on YTD/trending
- Excise Fund	\$ (1,159,000)	3.2% tax reduction
- Garage Fund	\$ (643,500)	Sale of Assets
- General Fund	\$ 305,552	Cost sharing, IGA
- General Fund	\$ 327,192	Recreation
- General Fund	\$ 380,000	Building Permits, Plan check fees
- Golf Fund	\$ 272,821	Green fees, lessons
- Housing Fund	\$ (1,603,000)	Sales Tax \$1.2M, Grant delay \$400K
- Marketing Fund	\$ 179,000	Business Licenses, Sales Tax
- Open Space Fund	\$ 800,000	Sales Tax
- Utility Fund	\$ 1,178,054	Utility-CO River COOP Agreement

Total	\$ 2,537,119	
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LEVEL 1 TO ORIG. BUDGET COMMENTS - EXPENDITURES		
- All Funds	\$ 606,960	Payroll vacancy rate & benefit credit
- Utility Fund	\$ 2,500,000	Updated proforma
- Golf Fund	\$ (178,000)	Updated proforma
- Housing Fund	\$ 1,112,978	Runway project updates
- Garage Fund	\$ 484,246	Updated proforma
- Facilities Fund	\$ 577,489	Updated proforma
- Special Projects Fund	\$ (195,000)	Grants
- Special Projects Fund	\$ 360,000	Breck History
- Special Projects Fund	\$ (348,000)	Breck Create
- Capital Fund	\$ 7,128,923	Updated proforma
- Childcare Fund	\$ 1,500,000	Montessori delayed to 2026
Total	\$ 13,549,596	

Note: Comments speak to more prominent variances versus to every variance

ALL FUNDS
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	BUDGET FY25	YTD			MONTH		
		ACTUAL FY25 YTD	BUDGET FY25 YTD	ACTUAL vs BUDGET FY25 YTD	ACTUAL OCT	BUDGET OCT	ACTUAL vs BUDGET OCT
FUND BALANCE, JANUARY 1, 2025	\$ 260,069,341	\$ 260,069,341	\$ 260,069,341				
REVENUE SUMMARY							
GENERAL GOVERNMENT (GF)	\$ 87,800	\$ 61,720	\$ 73,010	\$ (11,290)	\$ 8,040	\$ 7,141	\$ 899
EXECUTIVE MANAGEMENT (GF)	\$ 1,394,000	\$ 1,288,076	\$ 1,165,162	\$ 122,914	\$ 123,228	\$ 124,527	\$ (1,299)
MISCELLANEOUS (GF)	\$ 28,953,739	\$ 25,404,724	\$ 24,958,822	\$ 445,902	\$ 1,997,628	\$ 2,014,776	\$ (17,148)
FINANCE (GF)	\$ 14,500	\$ 18,966	\$ 14,250	\$ 4,716	\$ 240	\$ 125	\$ 115
PUBLIC SAFETY (GF)	\$ 77,050	\$ 60,274	\$ 72,075	\$ (11,801)	\$ 37,003	\$ 4,463	\$ 32,540
COMMUNITY DEVELOPMENT (GF)	\$ 1,307,830	\$ 1,278,564	\$ 1,221,796	\$ 56,768	\$ 234,477	\$ 90,847	\$ 143,630
PUBLIC WORKS (GF)	\$ 926,484	\$ 905,299	\$ 840,953	\$ 64,346	\$ 112,131	\$ 58,369	\$ 53,763
RECREATION (GF)	\$ 4,740,971	\$ 4,222,000	\$ 3,809,170	\$ 412,830	\$ 284,610	\$ 225,253	\$ 59,357
UTILITY FUND	\$ 13,883,167	\$ 11,099,641	\$ 10,310,254	\$ 789,387	\$ 1,238,353	\$ 756,958	\$ 481,395
CAPITAL FUND	\$ 10,057,444	\$ 8,848,353	\$ 8,437,420	\$ 410,933	\$ 843,796	\$ 960,012	\$ (116,216)
MARKETING FUND	\$ 5,340,272	\$ 4,786,559	\$ 4,481,610	\$ 304,948	\$ 296,631	\$ 296,280	\$ 350
GOLF COURSE FUND	\$ 4,698,395	\$ 5,366,842	\$ 4,648,458	\$ 718,384	\$ 110,390	\$ 46,968	\$ 63,421
EXCISE TAX FUND	\$ 50,012,053	\$ 46,823,935	\$ 44,282,644	\$ 2,541,291	\$ 3,980,719	\$ 3,422,536	\$ 558,183
WORKFORCE HOUSING FUND	\$ 21,726,963	\$ 15,391,790	\$ 16,932,292	\$ (1,540,502)	\$ 1,371,772	\$ 2,010,991	\$ (639,219)
OPEN SPACE ACQUISITION FUND	\$ 3,990,210	\$ 4,567,829	\$ 3,532,699	\$ 1,035,130	\$ 336,816	\$ 272,826	\$ 63,990
CONSERVATION TRUST FUND	\$ 55,542	\$ 42,876	\$ 41,696	\$ 1,180	\$ -	\$ 48	\$ (48)
GARAGE SERVICES FUND	\$ 6,262,986	\$ 5,133,011	\$ 5,170,383	\$ (37,372)	\$ 689,433	\$ 649,984	\$ 39,449
INFORMATION TECHNOLOGY FUND	\$ 2,228,384	\$ 1,886,631	\$ 1,856,536	\$ 30,095	\$ 186,396	\$ 185,924	\$ 472
FACILITIES MAINTENANCE FUND	\$ 3,698,254	\$ 3,218,158	\$ 3,144,166	\$ 73,992	\$ 378,905	\$ 372,686	\$ 6,219
SPECIAL PROJECTS FUND	\$ 3,768,498	\$ 3,060,802	\$ 3,140,209	\$ (79,407)	\$ 305,998	\$ 314,144	\$ (8,146)
MARIJUANA FUND	\$ 420,521	\$ 358,282	\$ 371,893	\$ (13,611)	\$ 22,264	\$ 28,264	\$ (6,000)
CEMETERY FUND	\$ 26,029	\$ 62,760	\$ 24,797	\$ 37,963	\$ 30,396	\$ 616	\$ 29,780
CHILD CARE FUND	\$ 479,226	\$ 450,087	\$ 397,630	\$ 52,457	\$ 44,443	\$ 40,798	\$ 3,645
PARKING & TRANSPORTATION FUND	\$ 15,090,812	\$ 13,045,713	\$ 13,215,293	\$ (169,581)	\$ 556,322	\$ 684,985	\$ (128,663)
HEALTH BENEFITS FUND	\$ 5,509,273	\$ 4,683,453	\$ 4,651,894	\$ 31,559	\$ 477,245	\$ 426,939	\$ 50,306
SUSTAINABILITY FUND	\$ 5,148,546	\$ 4,226,376	\$ 4,071,352	\$ 155,024	\$ 455,377	\$ 426,215	\$ 29,162
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,035,945	\$ 6,966,502	\$ 7,009,600	\$ (43,098)	\$ 34,930	\$ 41,176	\$ (6,246)
TOTAL REVENUES	\$ 196,934,894	\$ 173,259,221	\$ 167,876,064	\$ 5,383,157	\$ 14,157,543	\$ 13,463,852	\$ 693,691
EXPENDITURES BY CATEGORY							
PERSONNEL	\$ 39,956,196	\$ 32,661,331	\$ 33,834,124	\$ 1,172,793	\$ 3,006,970	\$ 3,207,528	\$ 200,558
MATERIALS & SUPPLIES	\$ 6,143,516	\$ 4,404,775	\$ 5,261,131	\$ 856,357	\$ 331,841	\$ 440,507	\$ 108,666
CHARGES FOR SERVICES	\$ 36,449,290	\$ 29,677,422	\$ 30,108,168	\$ 430,746	\$ 2,592,112	\$ 2,528,443	\$ (63,669)
MINOR CAPITAL	\$ 56,750,656	\$ 29,052,242	\$ 50,372,169	\$ 21,319,927	\$ 6,438,282	\$ 5,502,912	\$ (935,370)
FIXED CHARGES	\$ 1,137,879	\$ 1,161,087	\$ 1,132,074	\$ (29,013)	\$ 8,055	\$ 15,155	\$ 7,100
DEBT SERVICES	\$ 7,077,554	\$ 6,505,829	\$ 4,192,986	\$ (2,312,843)	\$ 4,552,244	\$ 1,672,105	\$ (2,880,140)
GRANTS/CONTINGENCIES	\$ 4,792,755	\$ 4,657,631	\$ 4,535,250	\$ (122,381)	\$ 300,040	\$ 769,250	\$ 469,210
ALLOCATION	\$ 5,108,808	\$ 4,257,340	\$ 4,257,340	\$ -	\$ 425,734	\$ 425,734	\$ -
TRANSFERS	\$ 59,472,964	\$ 49,832,341	\$ 49,560,803	\$ (271,538)	\$ 4,947,747	\$ 4,956,080	\$ 8,333
TOTAL EXPENDITURES BY CATEGORY	\$ 216,889,618	\$ 162,209,999	\$ 183,254,046	\$ 21,044,047	\$ 22,603,025	\$ 19,517,713	\$ (3,085,312)
EXPENDITURES BY PROGRAM							
GENERAL GOVERNMENT (GF)	\$ 1,094,541	\$ 841,661	\$ 925,827	\$ 84,167	\$ 78,243	\$ 85,796	\$ 7,553
EXECUTIVE MANAGEMENT (GF)	\$ 4,268,479	\$ 3,239,029	\$ 3,622,949	\$ 383,920	\$ 264,117	\$ 296,687	\$ 32,570
MISCELLANEOUS (GF)	\$ 1,053,401	\$ 1,126,345	\$ 580,351	\$ (545,993)	\$ 476,833	\$ 28,677	\$ (448,155)
FINANCE (GF)	\$ 1,425,755	\$ 1,227,649	\$ 1,214,118	\$ (13,530)	\$ 108,362	\$ 103,067	\$ (5,296)
PUBLIC SAFETY (GF)	\$ 5,941,562	\$ 4,858,803	\$ 4,947,572	\$ 88,769	\$ 499,463	\$ 550,099	\$ 50,636
COMMUNITY DEVELOPMENT (GF)	\$ 2,354,545	\$ 1,850,574	\$ 2,000,041	\$ 149,467	\$ 163,863	\$ 177,695	\$ 13,832
PUBLIC WORKS (GF)	\$ 10,737,350	\$ 8,441,371	\$ 8,971,327	\$ 529,956	\$ 881,029	\$ 772,209	\$ (108,820)
RECREATION (GF)	\$ 7,945,168	\$ 6,422,126	\$ 6,709,773	\$ 287,647	\$ 599,795	\$ 611,330	\$ 11,535
UTILITY FUND	\$ 16,389,927	\$ 9,548,023	\$ 14,199,482	\$ 4,651,459	\$ 1,938,647	\$ 516,620	\$ (1,422,027)
CAPITAL FUND	\$ 23,996,447	\$ 14,286,211	\$ 21,649,871	\$ 7,363,660	\$ 2,726,138	\$ 1,774,668	\$ (951,470)
MARKETING FUND	\$ 6,265,075	\$ 5,443,172	\$ 5,223,967	\$ (219,206)	\$ 370,754	\$ 518,455	\$ 147,701
GOLF COURSE FUND	\$ 5,632,841	\$ 4,567,297	\$ 5,482,482	\$ 915,186	\$ 379,664	\$ 891,079	\$ 511,415
EXCISE TAX FUND	\$ 51,072,325	\$ 42,401,333	\$ 42,159,640	\$ (241,693)	\$ 4,473,573	\$ 4,217,072	\$ (256,501)
WORKFORCE HOUSING FUND	\$ 22,711,449	\$ 15,170,911	\$ 16,879,673	\$ 1,708,762	\$ 4,031,124	\$ 2,236,529	\$ (1,794,596)
OPEN SPACE ACQUISITION FUND	\$ 6,107,040	\$ 3,791,720	\$ 5,915,860	\$ 2,124,140	\$ 189,296	\$ 181,403	\$ (7,893)
CONSERVATION TRUST FUND	\$ 55,010	\$ 45,835	\$ 45,841	\$ 6	\$ 4,583	\$ 4,586	\$ 3
GARAGE SERVICES FUND	\$ 7,460,884	\$ 5,668,566	\$ 6,589,667	\$ 921,101	\$ 627,112	\$ 1,219,626	\$ 592,513
INFORMATION TECHNOLOGY FUND	\$ 2,319,876	\$ 1,549,406	\$ 1,916,921	\$ 367,515	\$ 72,686	\$ 185,710	\$ 113,025
FACILITIES MAINTENANCE FUND	\$ 2,636,518	\$ 969,091	\$ 2,383,329	\$ 1,414,238	\$ 93,175	\$ 304,223	\$ 211,048
SPECIAL PROJECTS FUND	\$ 4,397,000	\$ 4,446,101	\$ 4,192,000	\$ (254,101)	\$ 452,010	\$ 829,250	\$ 377,240
MARIJUANA FUND	\$ 391,868	\$ 319,062	\$ 332,724	\$ 13,662	\$ 28,631	\$ 37,424	\$ 8,792
CEMETERY FUND	\$ 25,600	\$ 1,794	\$ 21,667	\$ 19,873	\$ 167	\$ 167	\$ 0
CHILD CARE FUND	\$ 2,334,075	\$ 742,771	\$ 1,553,400	\$ 810,629	\$ 151,796	\$ -	\$ (151,796)
PARKING & TRANSPORTATION FUND	\$ 14,311,416	\$ 12,816,909	\$ 12,398,421	\$ (418,488)	\$ 2,724,314	\$ 2,522,720	\$ (201,594)
HEALTH BENEFITS FUND	\$ 5,400,079	\$ 4,414,866	\$ 4,462,181	\$ 47,314	\$ 502,905	\$ 468,959	\$ (33,946)
SUSTAINABILITY FUND	\$ 3,621,112	\$ 2,262,857	\$ 3,098,900	\$ 836,043	\$ 202,964	\$ 410,432	\$ 207,468
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,940,275	\$ 5,756,516	\$ 5,776,062	\$ 19,546	\$ 561,780	\$ 573,231	\$ 11,451
TOTAL EXPENDITURES BY PROGRAM	\$ 216,889,618	\$ 162,209,999	\$ 183,254,046	\$ 21,044,047	\$ 22,603,025	\$ 19,517,713	\$ (3,085,312)
PROJECTED FUND BALANCE DECEMBER 31, 2024	\$ 240,114,617	\$ 271,118,562	\$ 244,691,358				

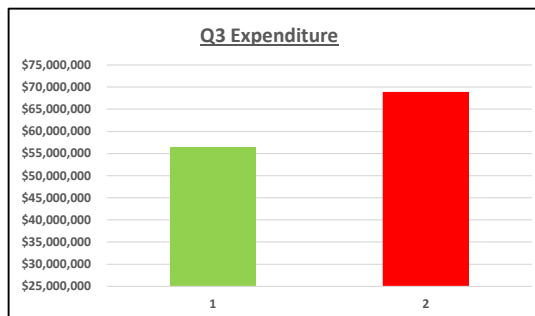
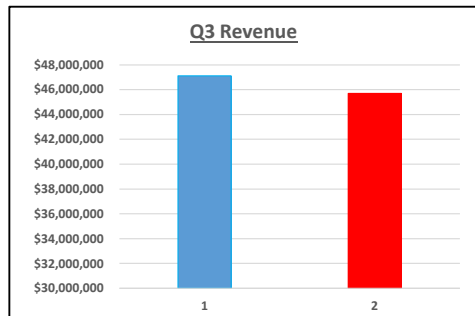
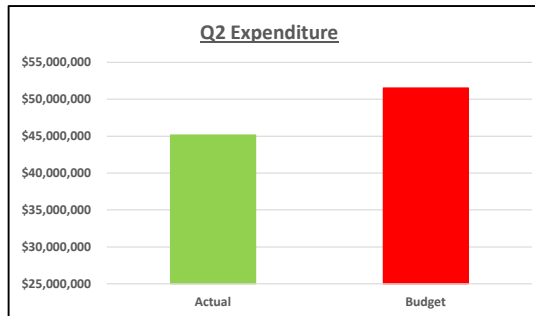
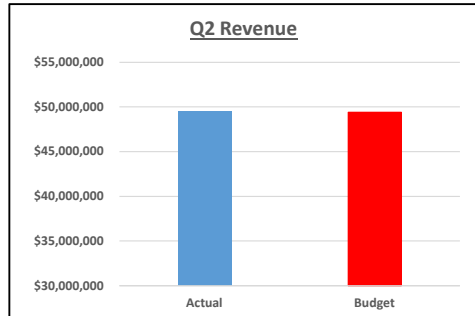
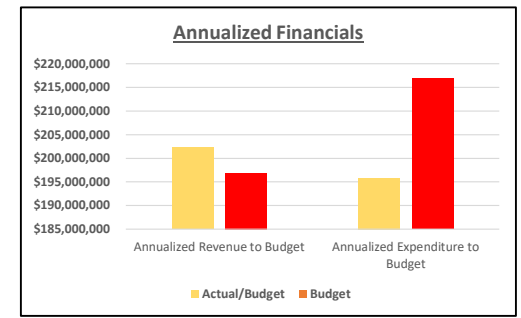
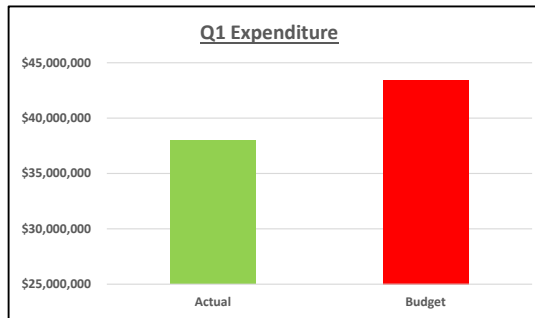
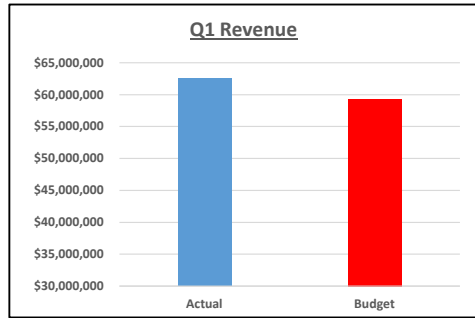
Town of Breckenridge

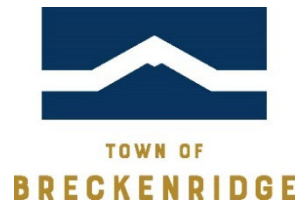
October 2025 Financial Review

Budget Year Ending: 12/31/2025

Current Month Ending: 10/31/2025

	Q1			Q2			Q3			Q4			FY2025		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Actual/Budget	Budget	Variance	Actual/budget	Budget	Variance
Beg. Fund Balance															
Revenue	\$ 62,465,435	\$ 59,308,937	\$ 3,156,498	\$ 49,520,735	\$ 49,405,174	\$ 115,561	\$ 47,115,508	\$ 45,698,101	\$ 1,417,407	\$ 43,216,373	\$ 42,522,682	\$ 693,691	\$ 202,318,051	\$ 196,934,894	\$ 5,383,157
Expenditure	\$ (37,976,846)	\$ (43,433,469)	\$ 5,456,624	\$ (45,135,587)	\$ (51,508,379)	\$ 6,372,791	\$ (56,494,541)	\$ (68,794,485)	\$ 12,299,944	\$ (56,238,596)	\$ (53,153,285)	\$ (3,085,312)	\$ (195,845,571)	\$ (216,889,618)	\$ 21,044,047
Net Income	<u>\$ 24,488,589</u>	<u>\$ 15,875,468</u>	<u>\$ 8,613,121</u>	<u>\$ 4,385,148</u>	<u>\$ (2,103,204)</u>	<u>\$ 6,488,352</u>	<u>\$ (9,379,033)</u>	<u>\$ (23,096,384)</u>	<u>\$ 13,717,351</u>	<u>\$ (13,022,224)</u>	<u>\$ (10,630,603)</u>	<u>\$ (2,391,621)</u>	<u>\$ 6,472,480</u>	<u>\$ (19,954,724)</u>	<u>\$ 26,427,204</u>
End. Fund Balance															





Memo

To: Town Council
From: Flor Cruz, Annette Kubek, Jacob Ojeda and Helen Cospolich
Date: 11/20/2025 (for the 11/25/2025 work session)
Subject: Communications and Community Engagement Update

Town Council Goals (Check all that apply)

- | | |
|--|---|
| ☐ More Boots & Bikes, Less Cars | ☐ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☒ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

This memo provides an update to the Council on recent marketing and outreach messaging, communication channels, and initiatives led by the Communications and Community Engagement Division during the last month.

Background

The Communications and Community Engagement Division provides monthly updates to Council. Since its launch in April 2024, the team has developed processes to strengthen message cohesion, improve brand recognition, and expand community engagement.

Public Outreach/Engagement, October-November 2025 Update

Messaging

This month, the Communications and Community Engagement Division shared messaging on a variety of topics ranging from Town operations and Council initiatives to recreation events, public safety, and community engagement. Specific subjects included:

- | | |
|---|---|
| <ul style="list-style-type: none">• Race of the Santas• Dog Park Re-Opening• Pathway to Homeownership• Beginners Guide to Local Government• Town Council Updates• Free Skier Parking | <ul style="list-style-type: none">• Transit Updates• Sustainability Saturdays• I-70 Updates• Connect With Breck• Road construction updates – www.breckroads.com |
|---|---|

Communication Channels

With such a broad range of topics, communication channels are selected strategically to meet audience needs while ensuring information is clear, consistent, and accessible.

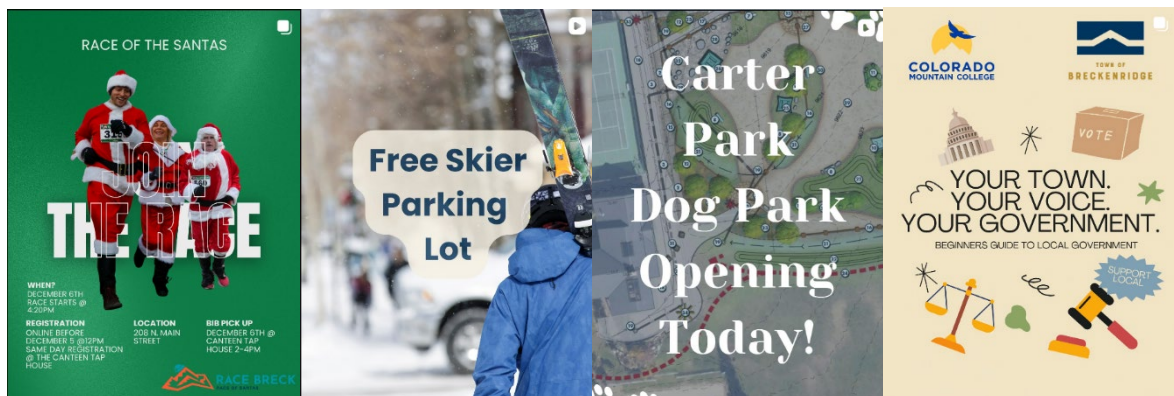
Recent targeted communication initiatives included:

- Race of the Santas – Staff has continued to actively promote the upcoming Race of the Santas event scheduled for December 6th. This year's campaign has focused on building awareness, driving engagement, and encouraging early registration. Current registration is trending similar to past years. Staff used a multi-channel outreach strategy that included posters, social media content, paid digital advertising, and coordinated radio and television spots. Staff also continues to coordinate with the BTO to share messaging about this community-focused holiday event.

- **Free Skier Parking** – Staff has continued efforts to increase awareness of the new location for the free skier parking lot and ensure this information remains clear and visible in all public communications. While our primary goal has been to inform the local community, outreach has also targeted visitors and regional audiences. Social media has been the most effective platform for this campaign, supported by updates on the Town website and in community newsletters. Notably, recent engagement metrics show that of the 11,000 individuals who viewed our free skier parking videos, 65% were non-followers, demonstrating strong success in reaching audiences beyond our existing channels and expanding overall awareness of the free skier parking option.
- **Connect with Breck** – Staff continues to produce the monthly *Connect with Breck* newsletter, delivered via email to keep residents informed about Town news, events, and ongoing initiatives. Each edition features a broad range of topics, including community and recreation programming, sustainability efforts, construction and roadway updates, Council discussions, and other municipal highlights that may not be included in the Council Recap. Individuals can sign up to receive this and other Town communications through the “Sign Me Up!” link at the top of our website. A total of 1,187 people have signed up to receive our newsletters, and we saw a 14% increase in sign-ups over the summer months when we highlighted ways to engage with us at community events. Staff plans to create a spring campaign to further promote signing up for Town communications.
- **Beginner’s Guide to Local Government** - The Beginner’s Guide to Local Government Series has become an effective tool for improving community understanding of how local government functions and how Town departments operate. More than 50 people have participated in the series so far. Town Clerk Mae Watson has successfully coordinated and led this series. To promote the classes, staff utilized a broad communication approach including social media, the Town website, newsletters, and physical flyers. The Communications Division looks forward to supporting continued participation and the further growth of this program.

Social Media - Staff continues to see meaningful growth across all social media platforms as we strengthen both community engagement and outreach to new audiences. In October, 45% of all views came from non-followers, representing a 40% increase from the previous month and demonstrating solid progress in expanding our visibility beyond current followers. Our overall follower count has continued its steady rise and now stands at 13.5k, marking an increase of close to 1,000 followers since August. On Facebook specifically, we recorded 898 interactions, a 12% increase from the previous month, further highlighting improved engagement with our content.

Website - In addition to social media growth, website analytics reflect continued strong use of the Town of Breckenridge website as a primary information source. Over the past month, the site received more than 15,000 visits. Aside from the Town’s homepage, the Police Department page was the most frequently viewed, with more than 500 visits. These metrics collectively reflect the effectiveness of our ongoing communication efforts and the growing reach of Town messaging within the community and beyond.



Other general communication channels used this month:

- Internal and external email newsletters
- Radio
- Comcast cable/SCTV
- Variable Message Signs
- Social media platforms
- Website updates
- Blog posts

- Digital advertising
- Email –targeted letters and opt-in calendar notifications
- Print media - newspaper and magazine advertisements
- Trolley/bus ads – ongoing through the year

Community Engagement

As part of the division's commitment to community engagement, the team has collaborated with the Social Equity Advisory Commission (BSEAC) to promote several of its initiatives, including:

- **Mobile Mexican Consulate Event** - Over the course of the two days, the Mexican consulate issued approximately 300 documents and served 250 individuals. Several local families who received assistance had very specific and unique circumstances that would have been more difficult to resolve in Denver. Having the consulate nearby allowed these families to speak directly with the appropriate officials, return home for additional documentation, and receive language and access support.
- **Law Enforcement Community Forum** - The Law Enforcement Community Forum had strong participation from law enforcement agencies, with particularly robust representation from the Town of Breckenridge Police Department. Community members asked insightful questions regarding how to identify local law enforcement officers, what to expect during traffic stops, and who to contact for future inquiries. Recent events have reshaped community engagement, highlighting the importance of meeting community members where they are. In response, staff are brainstorming new engagement approaches and leaning into strategies that prioritize accessibility and connection. The team will soon launch video content and collaborate with community partners to continue sharing valuable resources.
- **"Pathway to Homeownership" Housing Sessions** - Both Pathway to Homeownership sessions were very successful, with about 40 attendees in the Spanish session and over 50 in the English session. Both sessions received positive feedback, as the Town Housing Department staff partnered with the Summit Combined Housing Authority and local realtors to provide useful content for all participants. The Spanish session had a particularly strong impact. Participants were highly engaged and asked many questions. By hosting the session during ESL classes at CMC in Breckenridge and partnering with ESL instructors, individuals could choose to attend class or join the session. Attendees expressed deep appreciation for having an event fully in Spanish.

Rocky the Moose, the Town's virtual assistant developed in partnership with Citibot, continues to serve as a key tool for providing 24/7 access to Town information and services via the website and SMS. Since its launch, engagement has steadily increased, with 1,198 individuals interacting with Rocky to date. Staff continues to refine Rocky's content reach based on the questions received by the program.

Upcoming Public Outreach/Engagement, December 2025

In addition to the planned initiatives already mentioned, public engagement for the remainder of the year will focus on Ullr Fest activities and the Rockstar Energy event in Blue River Plaza. Staff will work with the BTO to amplify the Ullr Fest messaging by including key points for the community in upcoming e-newsletters, on the Town website, and on social channels. In addition, staff will share Ullr Fest communications as they are pushed out by the BTO.

For the Rockstar Energy event, staff plans a short marketing campaign highlighting the community impacts of the Main Street closure, with an emphasis on Main Street businesses being open for shopping and dining during that time. We believe this communication will help community members and guests better understand the event and encourage them to frequent the businesses in the area during this busy time. Planned communication methods include social media, radio, e-newsletters, website events and targeted emails. Event-specific information will be handled by Rockstar Energy.

Staff also recognizes that these events will draw additional visitors to Breckenridge, so we will continue to push out communication about parking and other anticipated impacts in order for our community to be prepared and knowledgeable about them.

Financial Implications

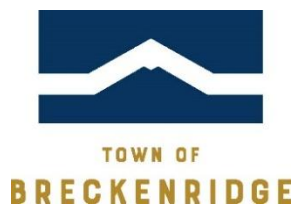
The division continues to work within the existing budget and has a strong financial standing for the remainder of the year.

Equity Lens

The Equity Lens Tool is used when creating communications and marketing initiatives to ensure the audience is reached, the message delivery is appropriate, and community trust increases or remains. The Town's focus remains on translation and ADA accessibility of our messages.

Staff Recommendation

Staff will be available on Tuesday to answer questions from Council.



Memo

To: Town Council
From: Kyle Griffin, Revenue Compliance Auditor
Date: November 13, 2025 (for November 25, 2025)
Subject: 2026 Annual Audit Plan

Town Council Goals (Check all that apply)

- | | |
|---|--|
| ☐ More Boots & Bikes, Less Cars | ☐ Leading Environmental Stewardship |
| ☒ Deliver a Balanced Year-Round Economy | ☐ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

Attached, you will find the 2026 Annual Audit Plan. This document outlines assurance efforts that will be undertaken by the Town's Finance Department staff in 2026 to increase compliance with Title 3 and Title 4 of the Breckenridge Municipal Code. This plan supports transparency and fiscal stewardship by outlining audit priorities for 2026.

Background

Since 2023, the Town of Breckenridge Finance Department has demonstrated a renewed commitment to economic integrity and the enhancement of resources geared toward the business community. This commitment to integrity resulted in the hiring of additional staff to manage business onboarding, assistance, and compliance, as well as the development of an auditing program based upon the authority provided in section 3-2-18 of the Breckenridge Municipal Code. Building on this foundation, the 2026 Annual Audit Plan formalizes and publishes the Town's audit approach to promote transparency and accountability.

Public outreach/engagement

The Annual Audit Plan will be published on the Town's website to promote transparency and public understanding of compliance activities. Staff will also continue to provide outreach and education for local businesses regarding their tax and licensing obligations.

Financial Implications

Tax and licensing compliance efforts by staff in 2025 have resulted in the successful collection of \$900,000 year-to-date. Collections based upon the results of audits account for \$118,000 of this year-to-date figure. Post-audit compliance by auditees results in future collections that are not included in these figures. Auditing also promotes compliance by those taxpayers who are not under audit through an increased awareness that the Town of Breckenridge is willing to engage in assurance efforts.

Equity Lens

A fair, transparent, and consistent audit process ensures that all businesses contribute equitably to the community resources that sustain initiatives of the Breckenridge Social Equity Advisory Commission (BSEAC) and the Diversity, Equity, and Inclusion (DEI) Committee. By promoting voluntary compliance, identifying uncollected revenues, and maintaining public trust in the Town's fiscal stewardship, auditing provides funding assurances that enable equitable access to services, programs, and opportunities for all who live, work and visit.

Staff Recommendation

We recommend that Council approve of this plan and its publication on the Town of Breckenridge website.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Finance Department 2026 Annual Audit Plan



Auditor's Letter

Beginning in 2023, the Town of Breckenridge Finance Department initiated a renewed commitment to economic integrity and the enhancement of resources geared toward the business community. This commitment to integrity resulted in the hiring of additional staff to manage business onboarding, assistance and compliance, as well as the development of an auditing program based upon the authority defined by the Town's municipal code. Moving forward in 2026, that initiative evolves to include the publishing of an annual audit plan.

The annual audit plan increases transparency for all stakeholders within the Town of Breckenridge by communicating the focus and intention of our audit program in the coming fiscal year. When approached with due professional care, auditing has the potential to improve our Town's economic sustainability through the promotion of integrity. The auditing of taxation, licensing, and other statutory requirements provides greater assurance that a level playing field exists for all who choose to conduct business in Breckenridge and deters the development of a competitive edge based upon disregard for municipal code. In the coming fiscal year, Town staff intend to focus on the three major economic sectors of lodging, food & beverage, and construction. Each of these sectors is a cornerstone of our local economy, providing a variety of employment opportunities to our local workforce and supporting other tertiary sectors fueled by tourism.

In pursuing an annual audit plan, Town staff seek to take a holistic approach. Risk-based analysis, prior compliance records, community concern, and direction from Town Council are all channels which contribute to plan development. Functioning as a small team within the Town's Finance Department, we rely on these channels to guide our direction toward the best use of taxpayer resources and welcome stakeholder involvement in the development of the plan. The economic environment in which we operate is constantly evolving, and it is possible that unanticipated events may compel us to shift the focus of our audit plan. Therefore, we treat this plan as a living document that allows us to respond to new risks and opportunities as they arise.

We look forward to 2026 as we strive to provide both assurance and transparency in our process. As a finance department, we are committed to using staff time and the economic resources of our community in the most efficient and effective manner possible. As a Certified Management Accountant and Internal Audit Practitioner, I am bound by codes of ethics and standards of professional practice. I pledge to uphold those ethics and professional standards in my leadership of the audit function.

Kyle Griffin MSF, CMA, IAP
Revenue Compliance Auditor
Town of Breckenridge

Audit Focus Details

Lodging Sector

The provision of lodging is an essential element of the tourism sector that drives secondary and tertiary businesses locally, providing many citizens with the opportunity to live and work in our community. Due to the expansive scale of this sector, the variety and complexity of business models used by lodging providers is noteworthy. Our experience in several audits of this sector show that the risk of tax and licensing misapplication is moderate, but the consequence of that misapplication is high due to prevailing price levels in the current market. Therefore, further audits are warranted. At times, individual audits may carry forward from prior fiscal years into the next. If this pattern proves to be the case, holdover audits that span fiscal years will be highlighted in future audit plans. As it happens, audits which will carry forward from 2025 are based in the lodging sector.

Food & Beverage Sector

There are over 125 licensed food and beverage businesses located within the Town of Breckenridge, a figure which demonstrates the scale and importance of this sector to both visitors and local citizens. According to the Bureau of Labor Statistics, the national average annual employee turnover rate of this sector is 65%. Additionally, an estimated 17% of restaurants close within a year of opening, and 50% of restaurants close within five years. These trends produce a more volatile environment that weakens internal controls and leads to inaccuracies in tax and licensing compliance, despite the best of intentions. Although overall the financial consequences of errors are smaller in this sector, the probability of errors occurring is high. Therefore, audits are warranted. A major goal of audits in this sector is to provide guidance and, if applicable, help businesses enhance their internal control environment to be more resilient to changes in staffing or leadership.

Construction Sector

Any project providing buildings or other infrastructure translates to the hiring of many local and regional general contractors, subcontractors, and suppliers that provide the necessary components to bring blueprints to life. Due in part to multiple layers of municipal code compliance required in this sector, as well as the nature of professional trade businesses, increasing awareness of local taxation and licensing statutes has historically been a focus of the Finance Department. Recent experience and inquiries indicate that there continues to be a high occurrence of tax misapplication on supplies and licensing noncompliance of on-site service providers. Due to the high costs involved in construction, the consequences of each occurrence are generally moderate or high in terms of tax liability, indicating that selective audits are warranted to increase awareness and compliance.

Audit Selection Process

The annual audit plan brings together audit leads from a variety of sources, both internal and external. Though all audit leads are valuable, those which are determined to have the highest frequency of occurrence and greatest consequence per occurrence are given priority considering the limited resources available for pursuit. Generally, audit leads are generated from the sources listed below.

- Prior noncompliance with statutes
 - Non-filing, non-payment, assessment or lien in tax, licensing, or other statutes
- Community whistleblowers
 - Concerned citizens who call attention to potential compliance issues
- Media
 - Advertisements, upcoming public events, or news stories referencing organizations which are not licensed to conduct business locally
- Municipal partners
 - Risks identified by other local governmental entities that could also impact our community
- Sector focus
 - Deliberate engagement within sectors that are known to have higher risk profiles
- Municipal operations
 - Risks that are identified in the course of ongoing work that involves the Town of Breckenridge
- Contracted auditor
 - Offers of a coordinated audit provided by external contractors among similar municipalities, or municipalities where a business is known to operate
- Post audit follow up
 - Periodic audits that are performed on a routine basis per industry or individual organization based upon persistent noncompliance or recommendations by previous auditors assigned

Phases of Audit Performance

1. Diligence
 - The auditor gathers information and leads on prospective auditees. These leads are then prioritized in order of the risk profile.
2. Audit Authorization
 - The auditor presents potential cases to their supervisor, who provides further review and approval for engagement if appropriate.
3. Notice of Engagement
 - Notice issued to auditee via email, mail, and phone. An initial meeting date is set to discuss the engagement.
4. Initial Meeting & Engagement Plan
 - In-person meeting or video conference. Introductions are made and points of contact agreed upon. Initial inquiries by both parties lead to the engagement plan being created. This plan will guide the auditor through the review process.
5. Records Request
 - Electronic or physical evidence is requested by the auditor. Provisions for alternative formats may be agreed upon based on availability or necessity.
6. Audit Documentation & Interim Communications
 - Often considered the core product of the audit, audit documentation analyzes evidence and compares records provided against external sources and statutes. Clarifications on records are made through additional communications, exceptions are noted, and findings are outlined.
7. Draft Audit Report
 - Draft audit documentation is issued to the auditee, and findings are outlined in a draft audit report. This information is presented to the auditee for inspection and follow-up, particularly when questions of fact are not agreed upon.
8. Final Audit Meeting
 - Final engagement documents and audit reports are produced by the auditor and presented to the auditee. In most cases, all parties involved agree that the conclusions of the audit are trustworthy and correct.
9. Assessment or Refund
 - Audits may conclude with an assessment of liabilities due, a refund of overpayments, or the conclusion that the auditee has performed duties according to statute and no further action is required.



Memo

To: Town Council
From: Scott Reid, Deputy Town Manager
Date: November 13, 2025 (for November 25, 2025)
Subject: Town Commission Appointment Process

Town Council Goals

- | | |
|--|--|
| ☐ More Boots & Bikes, Less Cars | ☐ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☐ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

Staff seek guidance from Town Council regarding the preferred appointment process for vacancies on Town code-based advisory commissions. In particular, the Planning Commission (PC), Liquor and Marijuana Licensing Authority (LMLA), and Open Space Advisory Commission (BOSAC) are code-mandated commissions that require Town Council approval for member appointments. Council direction regarding the appointment process for these code-based commissions will enable staff to implement the process for upcoming scheduled vacancies.

Background

Town Council and staff greatly value the time, effort, and insight provided by all Town commissions, including those mandated by [Town code](#)- the Planning Commission, Liquor and Marijuana Licensing Commission, and the Open Space Advisory Commission. Several other staff advisory committees also serve critical roles as staff sounding boards and community communication conduits but have less formal, staff-driven selection processes. Examples of the non-code mandated committees include the Police Advisory Committee, Golf Advisory Committee, and Recreation Advisory Committee. The Breckenridge Social Equity Advisory Commission (BSEAC) was formed by resolution as a temporary commission so that residents from outside Town limits can serve. The commissioner appointment process for BSEAC has been based on a subcommittee recommendation approved by Town Council vote. The attached table outlines the Town's commissions and committees, term lengths, current appointment processes, and upcoming appointment timeframes.

In the coming year, commissioner vacancies are scheduled for BOSAC (April 2026), PC (October 2026), and LMLA (December 2026). In preparation for these vacancies, staff seek Town Council guidance regarding the preferred appointment process for these three commissions.

Currently, applicants for these three commissions submit letters of interest, are interviewed by Town Council during a work session, and are then voted on by Town Council during the regular meeting. The current process provides Town Council a somewhat limited (3-5 minute) timeframe in which to evaluate applicants in-person and has also proven challenging when large numbers of applicants apply and applicant interviews comprise a significant portion of the Town Council's work session agenda.

To address these challenges, staff recommend Town Council consider alternate appointment processes for any or all of the three Town Council-appointed commissions. Potential appointment process options could include:

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

1. Retain the current approach where Town Council interviews candidates during work session and then votes during the regular meeting to confirm appointments.
2. Appoint a sub-committee (potentially including a current commissioner(s), staff member(s), and Council liaison (BOSAC only)) to implement a longer format interview separate from the Town Council work session and then vote on the sub-committee recommendation at the Town Council regular meeting.
3. Appoint a sub-committee (similar to #2 above) to implement a longer format interview separate from the Town Council work session and then interview a smaller number of subcommittee-recommended "finalists" during work session prior to a Town Council regular meeting vote.

Public outreach/engagement

Town commissions and committees provide essential forums for public outreach and engagement that greatly benefit Town Council in their deliberations. Town commission vacancies are advertised widely and in multiple languages to solicit numerous qualified applicants. However, public outreach for this discussion regarding the appointment process was based on standard public noticing as required by Town code.

Financial Implications

None.

Equity Lens

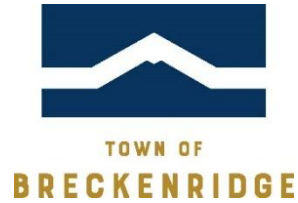
In evaluating the process for candidate appointments, staff strived to ensure that untapped and marginalized groups are represented in the candidate pools for Town commissions and committees. The intention of this appointment process discussion is to ensure that candidate interviews provide a thorough opportunity to evaluate candidates' diverse and meaningful skills and backgrounds. The process for soliciting and approving applicants for Town commissions and committees is designed to be inclusive, thereby providing members of the Breckenridge community with an opportunity to serve, while building trust and communication paths.

Staff Recommendation

Staff recommend Town Council review and consider the attached table and the suggested options above and then provide guidance to staff regarding the process of appointing Town commissions and committee members.

Town of Breckenridge Commissions and Committees

Commission	Type	Term Length	Term Limits	Current Appointment Process	Appointment Timeframe
Planning Commission (PC)	Town Code-based , quasi-judicial	4 years	3 consecutive terms (12 years)	Interview by Council, vote in open session	Four commissioners to be appointed in October 2026
Liquor and Marijuana Licensing Authority (LMLA)	Town Code-based , state mandated, quasi-judicial	4 years	2 consecutive terms (8 years)	Interview by Council, vote in open session	Three commissioners to be appointed in December 2026
Breckenridge Open Space Advisory Commission (BOSAC)	Town Code-based	4 years	2 consecutive terms (8 years)	Interview by Council, vote in open session	Three commissioners to be appointed in April 2026
Breckenridge Social Equity Advisory Commission (BSEAC)	Temporary	3 years	n/a	Subcommittee recommendation to Council, vote in open session	One commissioner to be appointed in December 2026
Police Department Advisory Committee	Staff Advisory	n/a	n/a	Staff selected	n/a
Recreation Department Advisory Committee	Staff Advisory	n/a	n/a	Staff selected	n/a
Golf Advisory Committee	Staff Advisory	n/a	n/a	Staff selected	n/a



Memo

To: Town Council
From: Chris Kulick, AICP, Assistant Community Development Director
Date: 11/19/2025 (for 11/25/2025 work session)
Subject: Neighborhood Preservation Policy Phase 2

Town Council Goals (Check all that apply)

- | | |
|--|---|
| ☐ More Boots & Bikes, Less Cars | ☒ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☒ Hometown Feel & Authentic Character |
| ☐ Organizational Need | |

Summary

This memo provides a framework for discussing potential Phase 2 neighborhood preservation policies (NPP) desired by the Town Council. Given the multi-layered potential impact on the community, staff will present information on steps taken and feedback collected following the adoption of the Phase 1 NPP code amendments on September 9, 2025.

Neighborhood Preservation Policy Mission Statement

The Town of Breckenridge values the diversity of homes throughout its neighborhoods, including diversity in home size, unit type, and architecture. The variety of different types of homes reflect the deep and colorful history of Breckenridge, from its small mining town roots through its evolution to a world-class resort destination. The recent trends of demolishing existing homes and replacing them with large residences that dominate the viewshed compromise the character of our town and neighborhoods and do not align with multiple Town goals and community values, including Community Character, Natural Resources, the Built Environment, and Sustainability.

Background

In fall 2024, the Town Council directed staff to revisit the Town's NPP policies in response to current development trends and identified concerns. Following a six-month public engagement process that incorporated feedback from local architects, builders, the Planning Commission, and community members, the Town Council adopted "Phase 1" NPP code amendments. These amendments reduced positive points for EV chargers, eliminated positive point opportunities for above-average landscaping on single-family properties, and made greater setbacks an Absolute Policy requirement for single-family homes.

Beyond the Phase 1 NPP amendments, Council directed staff to explore additional Phase 2 amendments such as new positive point opportunities and the introduction of bulk plane regulations or floor area limits above the main level of single-family homes. In response, staff convened a work group of local architects, Andy Stabile, Mickey Florio, and Tim Gerken, along with Planning Commissioner Mike Giller to evaluate potential amendments. On November 18th, the Planning Commission held a work session to further evaluate the potential amendments. At this Town Council work session, staff will present updated recommendations influenced by feedback provided by the work group and the Planning Commission for Council's consideration.

Work Group Recommendations

Bulk Plane/ Limiting Floor Area Above the Main Level

The Council suggested exploring bulk plane regulations to control the perceived scale of a home without having to reduce allowed density or maximum height. Based on this suggestion, the work group reviewed bulk plane information from Frisco, Wheat Ridge, and the Spring Ranch Neighborhood in Evergreen, which all have differing policies related to bulk plane. The work group also reviewed policies that limit floor area above the main level from Pitkin County, Mountain Village, Denver, Mt. Crested Butte, Ft. Collins, and Menlo Park, California.

Typically, bulk plane regulations are implemented in more urbanized settings where the regulations are deployed to preserve solar access on smaller lots. Breckenridge does not generally have the same small lot size issue, with lots in the NPP neighborhoods mostly exceeding 12,000 sq. ft. Understanding that the main Council goal of instituting a bulk plane or similar policy is to reduce the appearance of size, the group suggested we consider establishing policy, such as the draft code amendments related to Policies 3A and 5R included in the attachment to this memo. The proposed amendments would regulate unbroken wall planes and limit floor area above the main level for homes that are larger than 4,500 sq. ft. in NPP neighborhoods to address perceived scale. The work group recommended this approach as an alternative to creating bulk plane regulations. Based on their experience, the group found that the combination of limiting floor area above the main level and regulating unbroken wall planes would be more effective for the Town's NPP neighborhoods based on the larger size of lots in those neighborhoods. The work group determined that the best approach for achieving the human scale sought by Council would combine three elements: limiting upper floor space, counting lofted areas with floor-to-ceiling heights exceeding 12 feet as density on two levels, and requiring breaks in wall planes for larger homes.

The work group believes the recommended amendments could be successful as either Absolute or Relative Policies. Adopting the amendments as Absolute Policies would require all homes to comply whereas adopting as a Relative Policies would incentivize a desired form but still allow some deviation from the recommended form for those that wished to overcome negative points. Staff recommends establishing floor area maximums above the main level and counting lofted areas with floor-to-ceiling heights exceeding 12 feet as density on two levels as an Absolute Policy to limit bulk on upper-level floors and adopting regulations on unbroken wall planes as a Relative policy option to allow greater architectural diversity, which the majority of public engagement participants desired. Under a Relative policy, developments that choose to forgo unbroken wall plane compliance would likely have to eliminate other non-desirable design attributes such as excessive site disturbance or outdoor heated paving that would produce cumulative negative point totals difficult to offset. Additionally, most architectural compatibility regulations for development outside of the Conservation District have been adopted as Relative policies, not as required Absolute policies. Following extensive discussion of this approach's advantages and disadvantages, which are detailed in the Planning Commission minutes included in this packet, the Commission expressed general support while providing substantial feedback. Staff has further refined the proposed amendments based on that input.

Does the Council support adopting policy to limit floor area above the main level?

Does the Council support adopting a policy that counts lofted areas with floor-to-ceiling heights exceeding 12 feet as density on two levels?

Does the Commission support adopting policy to regulate unbroken wall planes?

Does the Commission support adopting these regulations as a mixture of Absolute and Relative policies?

Policy 7R Revisions

The work group identified Policy 7R Site and Environmental Design as the main source of negative points that were being applied to single-family homes. They find the policy as written to be redundant, that it does not provide allowances for unique lot conditions, that the policy features competing goals (e.g. the policy's emphasis on greater setbacks and physical screening encourages longer driveways as a by-product), and that the policy does not

differentiate between mature tree removal and disturbing ground cover that can easily be reestablished. In response to this feedback, staff propose amendments to Policy 7R that include:

- Streamlined introductory language that directs the intent of the policy
- Combining "Site Design and Grading" with "Driveways and Site Circulation Systems" since both existing sections address minimizing site disturbance and reference access
- Eliminating repetitive language about minimizing disturbance
- Providing relief from the assignment of negative points for driveways that are necessary to achieve required grade on platted lots featuring steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right-of-way or provides access to a more environmentally logical building site
- Balancing aesthetic character and visibility with site disturbance related to the location of garages
- Encouraging development on existing highly disturbed sites such as parking lots and dredge mined areas
- Consolidating similar concepts while maintaining all specific requirements

At the Planning Commission work session, all Commissioners supported the proposed Policy 7R amendments, finding that they clarified the policy's intent and provided discretion for unique lot conditions while maintaining the Planning Commission's authority over final point determinations. However, one Commissioner noted that positive point eligibility for development on highly disturbed sites, such as dredge mined areas or parking lots, would likely favor only Town projects.

Does the Council support the proposed amendments to Policy 7R?

Additional Opportunities for Positive Points

In addition to providing feedback on the topics above, the workgroup suggested additional positive point opportunities, as requested by the Town Council. Below is a list of their suggestions with potential point awards assessed by staff. Staff acknowledge that maintaining a balanced point system in the Code precludes adopting all suggestions and requested that Commissioners highlight their preferred options. The positive point options receiving the most support appear higher on the list and are shown in bold. The Commission also noted the need for some low point options but suggested they should be updated more frequently as they become normalized, similar to the progression EVSE chargers.

- **Building Hardening - Feedback was provided at a previous work session (+2,+4,+6)**
- **Positive points for interior sprinklers when not required (+3)**
- **Below density development - Would require density sunset covenant to track and enforce (+2/ +4 based on amount sunsetted, one Commissioner suggested that density could be transferred to a workforce housing density bank instead of being sunsetted.)**
- **Enhanced Controls on Heat Tape – Similar to other design features that reduce energy usage (+1)**
- **Smart breaker panels – Similar to other design features, panels that educate the owner of energy use (+1)**
- **Waste Diversion – Points for projects that complete a Materials Management Plan checklist for the recycling of construction site materials, coupled with verification that the materials are recycled at the Summit County Resource Allocation Park (+2)**
- Water conservation – gray water – deactivate irrigation after 2 summer seasons (+2) – Commissioners were interested in gray water but wanted to understand the recently adopted State law and how it relates to the Sanitation District before endorsing further.
- Adaptive reuse positive points for not scraping - Only apply to buildings outside historic period of significance. (+2 for 50% or more of building materials maintained) Commissioners wanted to understand if there may be any potential conflicts with the updated building hardening regulations.
- Green Roofs or Walls - Points for projects that incorporate vegetated roofs or vertical landscaping (+3)

Staff requests that the Council review the above list and identify which suggestions in the list should be included as positive point opportunities in the upcoming set of Phase 2 NPP code amendments.

Financial Implications

Staff anticipates work on the NPP in the short-term will result in more staff time dedicated to the topic from the Planning Division.

Equity Lens

Related to the Town's Equity Blueprint, this policy does not further any of the Blueprint's goals since it pertains to preserving the character of single-family neighborhoods that are among the Town's most expensive and likely feature low levels of diversity. None of the potential possible outcomes, including no action to incorporating new development restrictions, will likely have any impact related to the four overarching goals of the Equity Blueprint.

Staff Recommendation

Staff look forward to receiving the Council's direction on these topics. Staff will be available on Tuesday to answer any questions.

Attachment

9-1-5: DEFINITIONS:

Main Level: predominant floor of a structure which is at or nearest to grade level as viewed from the front setback(s). The main level is not necessarily the same floor as the living quarters, kitchen and living areas, of a residence. The main level does not necessarily include the formal entryway to the structure.

9-1-19-3A: POLICY 3 (ABSOLUTE) DENSITY/INTENSITY:

I.

6. The floor area of any level above the main level of a single-family home or duplex outside of the conservation district that is larger than 4,500 sq. ft. in total density, on a parcel that does not have a building or disturbance envelope shall be limited to no more than 75% of the floor area of the level below it. This measurement excludes portions where the ceiling height is less than 5 feet. Any interior space with a floor to ceiling height of 12 feet or greater, as measured from the finished floor to the underside of the structural members of the floor/ceiling assembly above, shall be calculated as density on two levels of a structure.

9-1-19-5R: POLICY 5 (RELATIVE) ARCHITECTURAL COMPATIBILITY:

3 x (-1/0) D. Single-family homes and duplexes outside of the Conservation District that are larger than 4,500 sq. ft. in total density should achieve a pedestrian scale by "breaking up" or differentiating parts of the building. Elements that help to create a pedestrian scale include individual rooms, wings, entries, or expressive elements such as balconies, porches, or dormers. An appropriate scale can also be achieved by expressing larger buildings as a series of smaller modules or as smaller modules attached to a larger central mass. Offsets or indentations in wall planes create visual interest and add depth via shadow lines. Unbroken wall planes should not exceed 40 feet in length. When the limit is reached, one of the following should occur:

1. The wall line must be offset a minimum of four feet (including projections for porches or entries, etc.)
2. The building must bend at least 15 degrees

Building walls should not extend more than 20 feet in height without a horizontal offset in the vertical plane. Offsets may include porches, decks, low roofs, and horizontal indentations of greater than 3 feet. Offsets must be structural and substantial rather than simply changing the texture of an exterior material. The use of two to four different exterior materials is encouraged to limit the apparent mass of a building.

9-1-19-7R: POLICY 7 (RELATIVE) SITE AND ENVIRONMENTAL DESIGN:

Attachment

Statement of Intent:

2 x (-
2/+2) The Town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner that reflects the natural capabilities and limitations of the property. ~~The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property.~~ This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.

~~The existence of~~ Constraining physical conditions on some properties (including ravines, topography, adverse soils, shape, and existing easements) may render some portion(s) of these sites unsuitable for development. ~~Constraining physical conditions may consist of, but are not limited to: ravines, the shape or topographical conditions of the specific property involved, adverse soils conditions and existing easements.~~ As a result of these conditions, buildings and other aspects of development should be located elsewhere on the site. The development rights associated with the non-developed areas of the sites should either be transferred off site, in accordance with section 9-1-17-12 of this chapter, or incorporated into the remainder of the site. If they can be incorporated into the remainder of the site, it should be done in such a way to allow the development to remain consistent with the development character and function intent of the applicable land use district guideline(s) or approved master plan. Due to site characteristics, the acceptable intensities recommended in the land use guidelines or approved master plan may not be achievable.

The overall design objectives shall be:

- To blend development into the natural terrain and character of the sitesurrounding area.
- To minimize the negative impacts of offsite views of grading and building massing.
- To minimize site surface disruption; reduce the potential for erosion and other environmental degradation.
- To generally develop in a visually cohesive manner while providing privacy for the occupants of the site and buffering to the neighboring properties ~~as well~~.

Scoring Criteria

Development plans will incur points based upon the criteria above and their design so as to:

- 2 x (-
2/+2) A. Site Design, ~~And Grading and Circulation: In order to reduce the amount~~ Developments should minimize of-site disturbance, including vegetative removal, and developments should be designed in a manner that minimizes the amount of cut and fill on a site, particularly those areas visible from adjacent properties and rights-of-way. Placement of buildings on the site should be accomplished in a manner that balances site buffering and further ~~minimizes new grading and any~~ vegetative removal with new grading necessary for site access.

Attachment

desired improvements and drainage. Grading large areas to create a flat "benched" building pad is strongly discouraged unless disruption is planned to be minimized with a-Town-approved mechanical shoring methods. ~~The Town must approve any such plan.~~

Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that balances providing safe access to the site by adhering to Town's engineering standards with adequate site buffering through physical separation and tree retention not in conflict with required wildfire mitigation listed under section 9-1-19-22A(C). Long or double switchback drives are discouraged provided they are not necessary to achieve required grade on platted lots that feature steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right of way, or provide access to a more environmentally logical building site. Garages should be sited in a manner that balances aesthetic character and visibility with site disturbance.

Development located in highly disturbed areas such as existing parking lots or previous dredge mining is encouraged and eligible for positive points.

- 2 x (-4/+4) B. Site Buffering: Developments should be buffered from adjacent properties and public rights-of-way ~~and should attempt to provide a maximum degree of privacy for occupants of both the site and surrounding properties. To achieve this, b~~Buildings and other development impacts should be located in a manner that allows for site buffering, which should emphasize:- Buffering between the developments and neighboring properties may include, but are not limited to:-

- Preservation of existing mature tree stands or specimen trees-
- The physical distance from property edge to the development-
- Landscaped berms at the property perimeter (neighborhood or multifamily level)-

Providing greater buffers than those required by building envelopes, disturbance envelopes, designated building locations, and/or recommended setbacks are encouraged. However, no positive points may be awarded under this policy for new landscaping. Positive points for new landscaping shall only be awarded under section 9-1-19-22R, "Policy 22 (Relative) Landscaping", of this chapter of development.

- 2 x (-2/+2) C. Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged ~~to be provided to retain slopes and make up/manage grade changes in grade~~ rather than cut/fill ~~areas for slopes retention~~.

Retaining wall systems made of, or faced with, natural materials such as rock ~~or timbers~~ are preferred. Other materials ~~that are with~~ similar ~~in the nature of the~~ finishes may be considered on a case by case basis, particularly if they are fire resistant, but are not recommended for use in locations visible from streets or public areas.

Smaller retaining wall systems generally not exceeding 4 feet in height that incorporate vegetation between walls without creating excessive site disturbance are preferred. ~~It is understood that, Heights may vary~~ depending on the slope of the site, ~~the height of retaining walls may vary~~ to minimize site disruption. ~~If an alternative site~~ Alternative

Attachment

layouts that incorporates retaining walls taller than 4 feet ~~but that~~ causes less site grading and compl~~y~~ies with all other relevant Development Code policies ~~is viable, then it shall not be assessed negative points because of its~~for height.

- 2 x (-
4/+4) D. ~~Driveways And Site Circulation Systems:~~
~~Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that results in the minimum site disturbance possible to provide safe access to the site.~~
~~Garages should be located in a manner that eliminates the need for long or double switchback drives and reduces overall site disturbance. In some instances, this may require that a garage be placed in the front yard, or near a public right-of-way, rather than hidden behind a building.~~
- 2 x (-
0/+2) ~~ED.~~ Wetlands: Enhance wetlands, if present, beyond ~~the Town regulatory~~ requirements ~~of the Town's applicable regulations~~. Enhancements may include: the reintroduction of natural water flow, flora, fauna, and wildlife habitat.
- 2 x (-
2/+2) ~~FE.~~ Significant Natural Features: Avoid development within areas of significant natural features, if present on site. Significant natural features may include, but are not limited to:
- Knolls or ridgelines.
 - Rock outcroppings.

If development in these or similar areas can be avoided, then every effort should be made to do so. (Ord. 1, Series 2019)



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Clif Cross, Planner II
Date: November 19, 2025 (for 11/25/2025 work session)
Subject: Structure Hardening and Site Requirements

Town Council Goals (Check all that apply)

- | | |
|--|---|
| ☐ More Boots & Bikes, Less Cars | ☒ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☒ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

The purpose of the work session is to evaluate the recommendations of Planning Commission and staff regarding code amendments to align with the Colorado Wildfire Resiliency Code (CWRC) which requires minimum standards for structure hardening and site requirements. Below staff outlines changes to Policy 5R ([Architectural Compatibility – Exterior Building Materials](#)) and potential positive point opportunities to incentivize community-wide wildfire protection.

Background

The Colorado Wildfire Resiliency Code (CWRC), adopted in 2025, establishes statewide minimum standards for wildfire mitigation in the Wildland-Urban Interface (WUI). The CWRC requires Class 1 or Class 2 ignition-resistant construction depending on mapped fire hazard zones. Requirements include noncombustible or ignition-resistant exterior walls, roofs, decks, and fences, as well as defensible space management. To review the entire CWR code, [click here](#).

The Planning Commission discussed the topic during two work sessions on August 5th and October 7th, which included a downtown site tour to review materials prior to the meeting in October. Commissioners generally agreed to remove negative points under Policy 5R for CWRC compliant materials and to create a relative policy awarding positive points for installing compliant materials when not required or exceeding CWRC requirements. Several members noted that maintaining variety in façade materials is important and expressed concern about entire buildings being clad in a single material. Additionally, Commissioners supported treating historic properties separately, since state law allows historic exemptions from structure hardening requirements. Non-historic properties within the Historic and Conservation Districts must comply with CWRC regulations.

As mentioned above, Policy 5R currently emphasizes the use of historically natural materials and assigns negative points to many noncombustible claddings such as metal siding, fiber cement, stucco, and brick. For example, composite wood siding beyond 33% of a façade is assigned negative six points; metal siding is assigned negative points beyond 25% coverage; and fiber cement siding is assigned negative three points unless paired with natural wood accents. These negative point assignments conflict with the CWRC, which requires noncombustible materials for construction in the Wildland Urban Interface. Staff recommends revising Policy 5R to reduce or in some cases eliminate negative points for CWRC compliant noncombustible or ignition resistant materials such as metal, fiber cement and masonry. This provides greater flexibility for wildfire resiliency while balancing the desire for a variety of materials and architectural design.

Staff recommends the following changes:

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Material	Current Code	Recommended Amendment
Brick	- Allowed as an accent or on smaller elements up to 25% of each façade with no negative points 25-50% of any façade warrants negative two (-2) points 50-75% of any façade warrants negative four (-4) points 75-100% of any façade is prohibited with some exceptions per section 9-1-19-5A(B)	- Allowed as an accent or on smaller elements up to 33% of each façade with no negative points 33-66% of any façade warrants negative two (-2) points 66-80% of any façade warrants negative four (-4) points 80-100% of any façade is prohibited with some exceptions per section 9-1-19-5A(B)
Composite Wood Siding	0-33% of any façade warrants negative two (-2) points 33-66% of any façade warrants negative four (-4) points 66-100% of any façade warrants negative six (-6) points	No negative points shall be awarded for the utilization of Composite Wood Siding.
Metal Siding	- Up to 25% per façade warrants no negative points 25-50% of any façade warrants negative two (-2) points 50-75% of any façade warrants negative four (-4) points 75-100% of any façade is prohibited per section 9-1-19-5A(B)	- Up to 33% per façade warrants no negative points 33-66% of any façade warrants negative one (-1) points 66-80% of any façade warrants negative two (-2) points 80-100% of any façade is prohibited per section 9-1-19-5A(B)
Fiber Cement Siding	Warrants negative three (-3) points when applied with no supplemental natural materials	No negative points shall be awarded for the utilization of Fiber Cement Siding.
Stucco	- Up to 25% per façade warrants no negative points 25-50% of any façade warrants negative two (-2) points 50-75% of any façade warrants negative four (-4) points 75-100% of any façade is prohibited per section 9-1-19-5A(B)	- Allowed as an accent or on smaller elements up to 33% of each façade with no negative points 33-66% of any façade warrants negative two (-2) points 66-80% of any façade warrants negative four (-4) points 80-100% of any façade is prohibited with some exceptions per section 9-1-19-5A(B)

As previously mentioned, the need for incentives to encourage voluntary retrofits on existing structures and smaller additions that do not trigger CWRC thresholds can be achieved with positive point opportunities. Staff proposes creating new positive point allocations under a Relative Policy to encourage voluntary structure hardening and site defensible space beyond baseline requirements.

1. Phased Structure Hardening & Defensible Space (+2 to +6 points, depending on situation and amount of effort.) – Checklist-based system allowing incremental credit for retroactive work not otherwise triggered by building permit thresholds (e.g., will not be required by the CWRC).
 - a. +2 – Basic measure: Completion of rudimentary measures for site requirements and structure hardening opportunities (e.g., install non-combustible base up to 6 inches, 0-5 ft clear defensible space zone).
 - b. +4 – Intermediate measure: Extension of defensible space into the 30 ft zone with material upgrades (e.g., non-combustible siding, roof-to-wall flashing, deck/fence retrofits).
 - c. +6 – Comprehensive measure: Comprehensive hardening and defensible space management equivalent to CWRC standards, when not required.

Example Situation: A duplex owner proposes a deck extension which encroaches into a required relative side setback and incurs negative three points. The property owner performs intermediate measures as part of the project to offset the negative points with positive points.

2. Interior Fire Sprinkler Systems (+3 points) – Recognizes the significant public benefit of containing fires at the source and protecting adjacent properties.
 - a. Voluntary installation of interior sprinklers in residences below the required building code square footage threshold (currently 6,000 sq. ft., proposed to be reduced to 4,500 sq. ft.).

Example Situation: The property owner of a single-family house is proposing a major interior remodel but also wants to add 1,300 square feet of heated driveway/snowmelt which incurs negative two points. The property owner installs a fire sprinkler system during the major remodel to offset the negative points.

3. Incentivizing the Use of a Variety of Materials (+2 points) - Encourage diverse façades by retaining incentives for mixed materials and limiting the amount of any single material on a façade.
 - a. Designs of exterior materials which incorporate three or more different types of materials or material variations (e.g., Hardie Board planks and board & batten) CWRC approved material may be awarded +2 points. Projects will not be eligible for these positive points if they are assigned negative points under the Policy 5R Section B materials table.

Example Situation: A developer is building a new single-family house which would be required to utilize CWRC approved materials. Per Policy 6R, the project will incur negative one point for an unbroken ridge line greater than 50 feet. The utilization of three or more materials allowed by the CWRC rewards the developer positive points to offset the negative point.

Public outreach/engagement

In the upcoming months, staff will coordinate with the Building Department to provide educational sessions to contractors and design professionals in the community. Staff estimates full adoption with outreach starting in early spring 2026. Additionally, staff will conduct any supplemental outreach and notifications required for the code amendments. Public outreach regarding this specific topic has not been conducted to date.

Financial Implications

Staff understands that the requirements of the CWRC will have an impact on the cost of construction, but recognizes that these materials are already utilized regularly on both private construction and Town projects.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, any code amendments required by the state to the Development Code would be neutral as they would apply to all non-historic properties.

Staff Recommendation

Staff seek Council's feedback on the questions below:

- Does the Council believe Policy 5R should be amended to reduce or eliminate penalties for CWRC-compliant noncombustible materials (e.g. metal, fiber cement, masonry)?
- Does the Council agree positive points should be awarded based on effort for the voluntary implementation of CWRC standards (i.e., for buildings and situations not required to conform with the CWRC)?
- Does the Council agree that a variety of building materials and architectural design are important to the character of our community, and thus, positive points should be awarded for such designs?
- Does the Council agree that positive points should be awarded for interior fire sprinkler systems that are installed in residences below the required square footage threshold of the Building Code?
- Does the Council have any additional comments?