



**Town of Paonia
214 Grand Avenue
Monday, June 1, 2026 6:00 PM
Planning Commission Agenda
<https://us02web.zoom.us/j/89927813778>
Meeting ID: 899 2781 3778**

- A) Roll Call
- B) Approval of Agenda
- C) Approval of Minutes
 - 1) Monday, May 4, 2026 Planning Commission Meeting Minutes
- D) Actions & Presentations
 - Public comments must be related to the agenda item, 3-minute time limit.
 - 1) Review Chapter 16, Article 6 for review and revision.
 - 2) Review Town Code Building Permit Submission Guidelines
- E) Adjournment

As Adopted By:
Town of Paonia, Colorado
Resolution No. 2017-10 – Amended May 22, 2018

I. Rules of Procedure

Section 1. Schedule of Meetings. Regular Board of Trustees meetings shall be held on the second and fourth Tuesdays of each month, except on legal holidays, or as re-scheduled or amended and posted on the agenda prior to the scheduled meeting.

Section 2. Officiating Officer. The meetings of the Board of Trustees shall be conducted by the Mayor or, in the Mayor's absence, the Mayor Pro-Tem. The Town Clerk or a designee of the Board shall record the minutes of the meetings.

Section 3. Time of Meetings. Regular meetings of the Board of Trustees shall begin at 6:30 p.m. or as scheduled and posted on the agenda. Board Members shall be called to order by the Mayor. The meetings shall open with the presiding officer leading the Board in the Pledge of Allegiance. The Town Clerk shall then proceed to call the roll, note the absences and announce whether a quorum is present. Regular Meetings are scheduled for three hours, and shall be adjourned at 9:30 p.m., unless a majority of the Board votes in the affirmative to extend the meeting, by a specific amount of time.

Section 4. Schedule of Business. If a quorum is present, the Board of Trustees shall proceed with the business before it, which shall be conducted in the following manner. Note that all provided times are estimated:

- (a) Roll Call - (5 minutes)
- (b) Approval of Agenda - (5 minutes)
- (c) Announcements (5 minutes)
- (d) Recognition of Visitors and Guests (10 minutes)
- (e) Consent Agenda including Approval of Prior Meeting Minutes (10 minutes)
- (f) Mayor's Report (10 minutes)
- (g) Staff Reports: (15 minutes)
 - (1) Town Administrator's Report
 - (2) Public Works Reports
 - (3) Police Report
 - (4) Treasurer Report
- (h) Unfinished Business (45 minutes)
- (i) New Business (45 minutes)
- (j) Disbursements (15 minutes)
- (k) Committee Reports (15 minutes)
- (l) Adjournment

* This schedule of business is subject to change and amendment.

Section 5. Priority and Order of Business. Questions relative to the priority of business and order shall be decided by the Mayor without debate, subject in all cases to an appeal to the Board of Trustees.

Section 6. Conduct of Board Members. Town Board Members shall treat other Board Members and the public in a civil and polite manner and shall comply with the Standards of Conduct for Elected Officials of the Town. Board Members shall address Town Staff and the Mayor by his/her title, other Board Members by the title of Trustee or the appropriate honorific (i.e.: Mr., Mrs. or Ms.), and members of the public by the

appropriate honorific. Subject to the Mayor's discretion, Board Members shall be limited to speaking two times when debating an item on the agenda. Making a motion, asking a question or making a suggestion are not counted as speaking in a debate.

Section 7. Presentations to the Board. Items on the agenda presented by individuals, businesses or other organizations shall be given up to 5 minutes to make a presentation. On certain issues, presenters may be given more time, as determined by the Mayor and Town Staff. After the presentation, Trustees shall be given the opportunity to ask questions.

Section 8. Public Comment. After discussion of an agenda item by the Board of Trustees has concluded, the Mayor shall open the floor for comment from members of the public, who shall be allowed the opportunity to comment or ask questions on the agenda item. Each member of the public wishing to address the Town Board shall be recognized by the presiding officer before speaking. Members of the public shall speak from the podium, stating their name, the address of their residence and any group they are representing prior to making comment or asking a question. Comments shall be directed to the Mayor or presiding officer, not to an individual Trustee or Town employee. Comments or questions should be confined to the agenda item or issue(s) under discussion. The speaker should offer factual information and refrain from obscene language and personal attacks.

Section 9. Unacceptable Behavior. Disruptive behavior shall result in expulsion from the meeting.

Section 10. Posting of Rules of Procedure for Paonia Board of Trustees Meetings. These rules of procedure shall be provided in the Town Hall meeting room for each Board of Trustees meeting so that all attendees know how the meeting will be conducted.

II. Consent Agenda

Section 1. Use of Consent Agenda. The Mayor, working with Town Staff, shall place items on the Consent Agenda. By using a Consent Agenda, the Board has consented to the consideration of certain items as a group under one motion. Should a Consent Agenda be used at a meeting, an appropriate amount of discussion time will be allowed to review any item upon request.

Section 2. General Guidelines. Items for consent are those which usually do not require discussion or explanation prior to action by the Board, are non-controversial and/or similar in content, or are those items which have already been discussed or explained and do not require further discussion or explanation. Such agenda items may include ministerial tasks such as, but not limited to, approval of previous meeting minutes, approval of staff reports, addressing routine correspondence, approval of liquor licenses renewals and approval or extension of other Town licenses. Minor changes in the minutes such as non-material Scribner errors may be made without removing the minutes from the Consent Agenda. Should any Trustee feel there is a material error in the minutes, they should request the minutes be removed from the Consent Agenda for Board discussion.

Section 3. Removal of Item from Consent Agenda. One or more items may be removed from the Consent Agenda by a timely request of any Trustee. A request is timely if made prior to the vote on the Consent Agenda. The request does not require a second

or a vote by the Board. An item removed from the Consent Agenda will then be discussed and acted on separately either immediately following the consideration of the Consent Agenda or placed later on the agenda, at the discretion of the Board.

III. Executive Session

Section 1. An executive session may only be called at a regular or special Board meeting where official action may be taken by the Board, not at a work session of the Board. To convene an executive session, the Board shall announce to the public in the open meeting the topic to be discussed in the executive session, including specific citation to the statute authorizing the Board to meet in an executive session and identifying the particular matter to be discussed "in as much detail as possible without compromising the purpose for which the executive session is authorized." In the event the Board plans to discuss more than one of the authorized topics in the executive session, each should be announced, cited and described. Following the announcement of the intent to convene an executive session, a motion must then be made and seconded. In order to go into executive session, there must be the affirmative vote of two thirds (2/3) of Members of the Board.

Section 2. During executive session, minutes or notes of the deliberations should not be taken. Since meeting minutes are subject to inspection under the Colorado Open Records Act, the keeping of minutes would defeat the private nature of executive session. In addition, the deliberations carried out during executive session should not be discussed outside of that session or with individuals not participating in the session.

The contents of an executive session are to remain confidential unless a majority of the Trustees vote to disclose the contents of the executive session.

Section 3. Once the deliberations have taken place in executive session, the Board should reconvene in regular session to take any formal action decided upon during the executive session. If you have questions regarding the wording of the motion or whether any other information should be disclosed on the record, it is essential for you to consult with the Town Attorney on these matters.

IV. Subject to Amendment

Section 1. Deviations. The Board may deviate from the procedures set forth in this Resolution, if, in its sole discretion, such deviation is necessary under the circumstances.

Section 2. Amendment. The Board may amend these Rules of Procedures Policy from time to time.

Town of Paonia
214 Grand Avenue
Monday, May 4, 2026 6:00 PM
Planning Commission Meeting Minutes

RECORD OF PROCEEDINGS

Vice-Chair Doherty calls the meeting to order at 6:00 PM.

A) Roll Call

Present:

Vice-Chair Doherty (via Zoom)

Commissioner Fischer

Commissioner Smith

Commissioner Wynn

Absent:

Chair Bachran (Excused)

Commissioner Hunter (Recused)

B) Approval of Agenda

Commissioner Smith makes a motion to approve the agenda. Seconded by Commissioner Wynn.

The motion carries unanimously.

D) Approval of Minutes

Commissioner Smith makes a motion to approve the April 6, 2026 Planning Commission Meeting Minutes. Seconded by Commissioner Fischer.

The motion carries unanimously.

E) Public Hearing

The Planning Commission held a quasi-judicial public hearing to consider an application, from Emily Sinclair and Jay Kenney, for a special use review of the off-street parking requirement in Paonia Municipal Code §16-6-10 at the property located at 232 Grand Avenue, Paonia, CO 81428.

Vice-Chair Doherty opens the Public Hearing at 6:02 PM.

Vice Chair Doherty explained the quasi-judicial hearing procedures, including the order of presentations, public testimony procedures, and deliberation process.

Staff confirmed that proper notice of the hearing had been provided.

Commissioners present stated they had no disclosures or conflicts regarding the matter.

Town Utility & Permit Coordinator Bachran presented the staff report regarding the proposed remodel of the former gym space into a café, bookstore, and cider tasting room. Staff reviewed the applicable parking provisions contained in Section 16-6-10 of the Town Code and discussed differing interpretations regarding whether the proposed remodel constituted a “change of use” requiring a special review and off-street parking compliance. Staff outlined parking calculations under several possible use classifications, including retail and restaurant uses, and noted that the applicants currently provided three off-street parking spaces. Staff further discussed prior Planning Commission precedent involving parking agreements for downtown businesses. Staff concluded by presenting possible motions for the Commission’s consideration, including dismissal, approval with conditions, or denial.

Applicants Jay Kenney and Emily Sinclair were sworn in and presented testimony regarding the proposed remodel and business operations. Mr. Kenney stated that the business consisted primarily of retail uses, including a bookstore, coffee shop, and cider sales room. He testified that the uses were permitted by right within the C-1 zoning district and argued that no special review was required because there was no qualifying change of use under the Town Code. The applicants also described the operational hours of the businesses, parking availability, and customer activity patterns. Mr. Kenney further stated that the application had been submitted proactively in an effort to address any possible concerns before construction proceeded.

Public Comment:
None

The Commission discussion included the ambiguity of the Town’s parking ordinance, including whether the proposed remodel triggered special review parking requirements. Commissioners reviewed the property’s historic retail use, existing downtown parking conditions, prior Town parking agreements, and the lack of clear definitions within Chapter 16. The Commission generally agreed the proposed uses were permitted by right within the C-1 district and likely did not trigger additional off-street parking requirements.

Vice-Chair Doherty closes the Public Hearing at 6:46 PM.

Commissioner Wynn makes a motion to recommend approval of SR2026-001 because the plan substantially conforms to the Comprehensive Plan and the review criteria and performance standards have been met by the applicant with the following condition that the applicant complete an off street parking agreement for four spaces with the Town of Paonia, prior to receiving a temporary or permanent certificate of occupancy,

The motion failed for lack of a second.

Commissioner Smith makes a motion to dismiss SR-2026-001 because the remodel did not meet the requirements of Section 16-6-10(A) to require off-street parking. Seconded by Commissioner Fischer.

Voting Aye:
Vice-Chair Doherty

Commissioner Fischer
Commissioner Smith
Commissioner Wynn

Voting Nay:
None

The motion carries.

Commissioner Wynn makes a motion to recommend to the Board of Trustees that the Planning Commission be given authority to look at Paonia Municipal Code Chapter 16, Article 6, for review and revision. Seconded by Commissioner Fischer.

The motion carries unanimously.

Commissioner Wynn explained wanting to apply the Special Review application fee as a credit toward future building permit fees because the application was ultimately dismissed after determining that a Special Review was not required for the proposed remodel. Commissioners indicated the applicants had acted proactively and in good faith by submitting the application, despite the ambiguity in the Town's parking code.

Commissioner Wynn makes a motion to add the special use review fee that was paid for this meeting to go toward towards their building permit, final application fee as a credit. Seconded by Commissioner Fischer.

The motion carries unanimously.

F) Actions & Presentations

None

G) Adjournment

Commissioner Wynn makes a motion to adjourn the meeting. Seconded by Commissioner Smith.

Vice-Chair Doherty adjourns the meeting at 7:06 PM.

Ruben Santiago, Deputy Town Clerk

Mary Bachran, Chair

ARTICLE 6. - OFF-STREET PARKING AND LOADING

Sec. 16-6-10. - Off-street parking spaces required.

- (a) The following number of off-street parking spaces shall be provided with the construction, addition or change of use, which requires a special review to any of the buildings, and uses listed in Table 16-5 below.
- (b) Parking spaces shall be at least nine (9) feet by nineteen (19) feet, except that up to twenty-five percent (25%) of the required spaces may be designated for compact cars with a minimum space of eight (8) feet by sixteen (16) feet.
- (c) Table 16-5 below sets forth the parking requirements for uses.

Table 16-5
Off-Street Parking Space Requirements

Use	Parking Requirements
Residential units:	
Efficiency or one-bedroom	1.5 spaces per unit
Two-bedroom	2.0 spaces per unit
Three-bedroom	2.5 spaces per unit
Four or more bedrooms	3.0 spaces per unit
Additional requirements for multiple-family residential and mobile home parks with 6 or more units (guest parking)	0.25 space for each unit
Multiple-family housing for the elderly or the handicapped	1.0 space per unit
Educational facilities:	

Preschool nurseries or child care centers, Kindergarten and elementary schools and middle schools	1.0 space per classroom plus 1.0 space per employee
High schools	1.0 space per employee, plus 1.0 space for every 4 students, plus 1.0 space for every 4 seats in the principal place of assembly (bench capacity is determined as 1.0 seat per 30")
Commercial uses:	
Animal hospitals	1.0 space for every 300 sq. ft.
Business and professional offices	1.0 space for every 250 sq. ft. of floor space
Drive-thru or fast food restaurants	1.0 space for every 2 seats or 1.0 space for every 100 sq. ft., whichever is greater, plus 1.0 largest work shift
Furniture and appliance stores	1.0 space for every 500 sq. ft. of floor area
Hospitals	1.0 space for every 2 beds plus 1.0 space for every employee in the largest work shift
Indoor restaurants and bars	1.0 space for every 3 seats or 1.0 space for every 200 sq. ft. of floor area, whichever is greater
Libraries	1.0 space for every 400 sq. ft. of floor area plus 1.0 space for every 2 employees
Medical and dental offices and clinics	1.0 space for every 200 sq. ft. of floor space
Motels, hotels, lodges and bed and breakfasts	1.0 space per unit plus 2.0 spaces for the owner or manager's unit

Motor vehicle sales	1.0 space for every 500 sq. ft.
Motor vehicle service and repair	1.0 space for every 300 sq. ft. of floor area
Nursing homes and rest homes	1.0 space per 4 beds plus 1.0 space for each employee
Retail businesses except for furniture and appliance stores	1.0 space for every 300 sq. ft. of floor area
Wholesale businesses and warehouses	1.0 space for every 1,000 sq. ft. (excluding offices) or 1.0 space for every 2 employees, whichever is greater
Industrial uses	1.0 space for every 500 sq. ft. (excluding offices) or 1.0 space for every 2 employees, whichever is greater
Places of public assembly such as churches, auditoriums, meeting rooms, funeral homes	1.0 space for every four seats or benches in the principal place of assembly (Bench capacity is determined as one seat per 30 inches)

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2000-02, Art. XIII, 2000; Ord. No. 2003-08, 2003; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 16-6-20. - Combinations of uses.

When one (1) building is planned to include a combination of different uses, the minimum parking required will be determined by applying the above requirements based upon the floor area for each use. The minimum number of parking spaces required for the building shall be the sum of the requirements for each separate use.

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2000-02, Art. XIII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 16-6-30. - Parking requirements for uses not listed.

For specific uses not listed, the Planning Commission shall determine the appropriate number of parking spaces required based upon the type of activity, intensity, number of employees and similarity to listed uses.

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2000-02, Art. XIII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 16-6-40. - Off-site parking.

For any business use, the off-street parking requirements may also be met as follows:

- (1) Additional off-street parking spaces may be provided on a site within three hundred (300) feet of the lot that generates the parking requirements, provided that the site is owned by the owner of the parking generating property;
- (2) The owner of the lot generating the need for parking spaces may participate in a parking district or joint venture requiring the payment of a fee in lieu of providing on-site parking. The fees collected by the district or joint venture would be then used to provide off-street parking and assure that the Town's requirements were met. All such parking districts or joint ventures shall be subject to the approval of the Board of Trustees; or
- (3) When a business use is unable to provide the required on-site parking and/or loading requirements, the property owner or applicant shall be required to contribute to the Parking Fund a sum as set forth in Section 16-5-50 below per required parking space.

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2003-08, 2003; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 16-6-50. - Parking Fund.

[Suspended.]

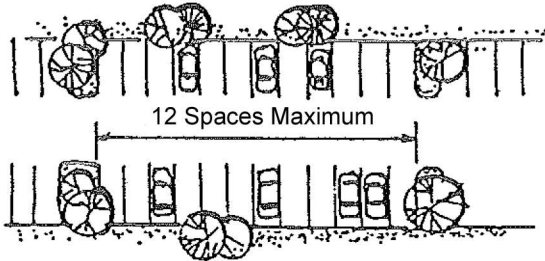
(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 99-02, 1999; Ord. No. 2003-08, 2003; Ord. No. 2014-04, § 1, 1-13-2015)

Editor's note— * The provisions of this Section are suspended indefinitely.

Sec. 16-6-60. - Design requirements for parking areas.

- (a) All off-street parking areas shall be unobstructed and free of all other uses.
- (b) All off-street parking spaces shall have unobstructed access to and from a street, except that in single-family areas parking spaces provided on the garage apron or driveway may be counted as a part of meeting off-street parking requirements in addition to parking in garage or a carport.
- (c) All off-street parking areas except those for single-family or two-family dwellings shall be surfaced with asphalt or concrete or other dustless surface approved by the Planning Commission.

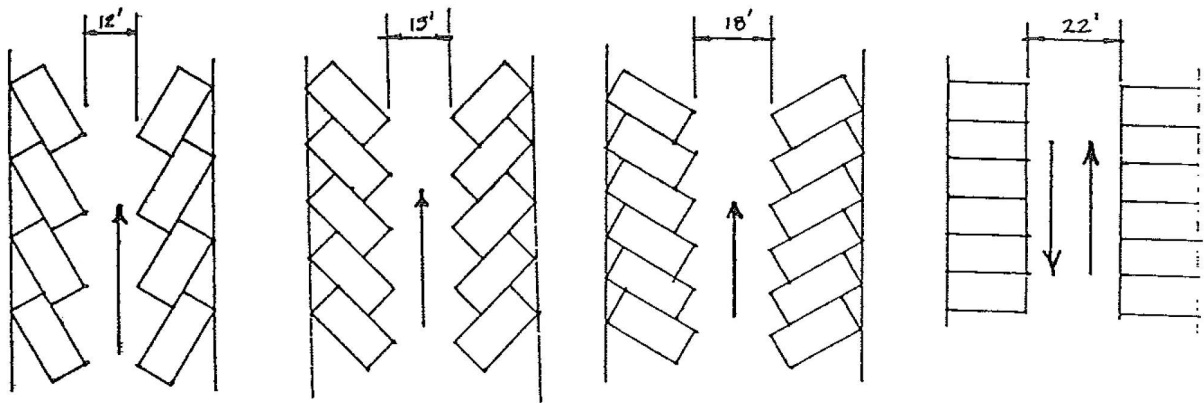
- (d) Off-street parking areas with six (6) or more spaces shall be adequately landscaped with a plan approved by Planning Commission special review.
- (e) Lighting from any parking area shall not be directed toward any adjacent residential area or public street.
- (f) Off-street parking areas may be located to jointly serve two (2) or more buildings or uses, provided that the total number of spaces is not less than that required for the total combined number of buildings or uses.
- (g) Bicycle parking spaces may be acceptable in lieu of vehicle spaces in the ratio of six (6) bicycle spaces for one (1) vehicle space, provided that not more than ten percent (10%) of the off-street parking requirements are met with bicycle parking. A bicycle parking space shall include secured stanchions and racks that enable the bicycle frame, not just a wheel, to be anchored. At least two (2) feet of spacing should be provided between the bicycle racks so that cyclist may place or remove the bikes with minimum risk of damage to other bikes.
- (h) No more than twelve (12) parking spaces shall be permitted in a contiguous row without being interrupted by a landscaped area of at least five (5) feet wide and ten (10) feet long. These areas will provide drainage for runoff, with additional areas as needed.



- (i) In multiple-family areas, areas included in driveways or otherwise required to move cars in and out of parking spaces shall not be considered to meet off-street parking requirements.
- (j) Spacing between rows of parking shall be determined based upon the parking angle in accordance with the following schedule:

Parking Angle	Minimum Aisle Space Between Two Rows
30 degrees	12 feet
45 degrees	15 feet
60 degrees	18 feet
90 degrees	22 feet

Spacing between Rows



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- (k) A minimum of one (1) parking space for the handicapped shall be required for each use that requires fifteen (15) parking spaces. For uses requiring more than fifteen (15) spaces, one (1) additional space designated for the handicapped shall be provided for each additional twenty (20) spaces required. Parking spaces for handicapped persons shall be twelve (12) feet wide.

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2000-02, Art. XIII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 16-6-70. - Off-street loading areas.

For all business and industrial uses, off-street loading spaces containing five hundred (500) square feet with no dimension less than ten (10) feet shall be required for new construction or major additions involving an increase in floor area as follows:

- (1) New floor area between five thousand (5,000) and twenty thousand (20,000) square feet: one (1) off-street loading space.
- (2) New floor area in excess of twenty thousand (20,000) square feet: one (1) off-street loading space for each twenty thousand (20,000) square feet or fraction thereof.

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2000-02, Art. XIII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)



**TOWN OF PAONIA
BOARD OF TRUSTEES MEETING
STAFF REPORT**

AGENDA ITEM:	Review Town Code Building Permit Submission Guidelines
SUBMITTED BY:	Daoine Bachran, Utility Billing & Permit Coordinator
DATE:	5-29-2026
BACKGROUND:	<p>Appendix C of the Town of Paonia’s Municipal Code requests two sets of paper plans in several places. Our building permits request electronic copies of the plans.</p> <p>Staff would like the code amended to reflect the electronic permit requirement, as we do not have access to a scanner larger documents, and use electronic documents for all of our review processes.</p>
BUDGET:	\$0
RECOMMENDATION:	Staff recommends the Appendix be amended to provide consistent messaging.
ATTACHMENT:	Town of Municipal Code Appendix C

APPENDIX C. - BUILDING SPECIFICATIONS

General Provisions.

The requirements of the Town of Paonia for building, remodeling and certain repairs within the Town are those of the most recent edition of the International Building Code officially adopted by action of the Board of Trustees. This set of specifications also sets forth certain additional local requirements of our Town.

Building permit applications are made in the Town Office during regular business hours.

Separate publications that may also apply to specific projects include the latest edition of "Paonia Land Development Regulations" and "Paonia Standard Specifications" copies of which are available on request, as well as office reference to the Building Code, Fire Code, Federal Accessibility Standards (ADA), Manufactured Housing Standards, etc.

Plumbing, electrical, fuel storage and manufactured hosing permits are serviced by the applicable stated inspectors.

Provisions in this set of specifications were hereby officially approved and adopted by the Town Council of the Town of Paonia through ordinance on January 21, 2001.

Building Procedures.

- A. Provide two (2) sets of building plans and one (1) plot plan.
- B. Include foundation plan stamped on set.
- C. Complete application for building permit. Have new address assigned, if required.
- D. Complete excavation permit, if required - four hundred dollar (\$400.00) bond fee.
- E. Complete flood plain permit, if required - one hundred dollar (\$100.00) fee.
- F. Obtain street cutting permit, if required.
- G. Obtain water and sewer tap.
- H. Pay all fees due - Building permit, plan check fee, water and sewer tap fee, excavation permit and street cutting permit paid in full before construction can begin.
- I. Permit issued and construction can begin.
- J. Builder/Owner must have curb, gutter and sidewalk or any street repairs installed according to specifications of the Town of Paonia Public Works Department.

Contacts:

Building Inspector: 970-527-2487

Town Administrator: 970-527-4101

Design Guidelines.

Climate design criteria:

Snow load	40 lbs.
Wind load	70 mph
Frost depth	36 inches

Inspection Schedule.

- (1) Site inspection (building corners staked in place).
- (2) Footer forms and rebar in place.
- (3) Stem wall forms and rebar in place.
- (4) Rough framing and roof sheathing.
- (5) Insulation.
- (6) Sheetrock nailing or screw patterns.
- (7) Final inspection - before occupation.

*Note: It is the responsibility of owner/contractor to schedule inspections with the Building Inspector.

Minimum Information Required.

- (1) Plan Check Review:
 - a. Owner of building.
 - b. General contractor.
 - c. Provide two (2) sets of legible plans showing job address.
 - d. Provide fully dimensioned lot plan (Building or addition in relation to property lines, roads, easements or other structures located on property).
 - e. Submit copies of all specially engineered designs where required.
 - f. Submit a minimum of four (4) elevations for new structures; front, rear and both sides, two (2) for additions showing relationship to existing building.

(2) Concrete.*

a. Footer Stem wall Foundation.

1. Show end view of footer and stem wall, showing all dimensions in inches and strength of concrete mix (3000# minimum).
2. Specify size and placement of rebar, #4 bar (one-half [1/2] inch) minimum, twenty-four (24) inches laps with two (2) ties.
3. Show depth of footer and stem wall in relation to finished final grade (minimum six [6] inches of stem wall exposed).
4. Show all anchor bolts, size and placement.

b. Foundation Plan.

1. Show all pads or continuous footers used within foundation perimeter.
2. Show depths (thickness) of all flat work (sidewalks, patios, garage slabs or porches) specify all reinforcement steel, wire mesh, etc.

*Refer to reference sheet of this handout for typical cross-section of concrete foundations.

(3) Framing.

a. General.

1. Show dimensioned floor plan for each floor of building; include planned use for each room (bedroom, bath, kitchen, etc.)
2. Specify grade and type of wood materials to be used.

b. Floor Section.

1. Illustrate and specify location and spacing for all floor construction members. (Posts, beams, girders, etc.)
2. Specify spacing and length of floor joists.
3. Show thickness and grade of sub floor to be used.
4. Show type and location of bridging to be used.
5. Specify all wood plates to be in contact with concrete walls, footings, etc., to be of an approved treated wood or wood with natural resistance to decay (redwood).
6. Illustrate and specify all doubled joists at stairwells or other openings in floors.
7. In crawlspaces, show distance from bottom of floor joists to finished grade (eighteen [18] inches minimum required).

c. Wall Sections.

1. Show ceiling height (minimum required).
2. Show and specify type of wind bracing to be used.

3. Show double plates on top of all stud walls.
 4. Describe all headers with clear spans over forty-eight (48) inches (Type of material, how built and size).
 5. Specify interior and exterior wall coverings (show type and R-value of insulation used in exterior walls (minimum R-19).
- d. Roof Section.
1. Show spacing, length of span and pitch to be used for trusses, beams, rafters, ceiling joists, etc.
 2. Specify roof underlayment and sheathing to be used.
 3. Specify type of roofing to be used.
 4. Specify type of material to cover ceiling.
- (4) Windows.
- a. Show dimensions for all window openings (See Section 1205A-C of UBC for minimum requirements).
 - b. Show locations of all window openings.
 - c. All windows to be double-glazed.
 - d. Specify safety glass, where applicable, within eighteen (18) inches of floor or within twenty-four (24) inches of doors.
 - e. UBC requires all windows between house and carport/garage to be fixed.
- (5) Fire Safety.
- a. Specify at least one (1) egress window in each bedroom that does not have a door leading directly to the outside. (See UBC section on windows for sill height forty-four [44] inches maximum) and minimum net clear opening (5.7 sq. ft.).
 - b. Show location of all smoke/fire alarms.
 - c. Specify all common walls between house and garage to have minimum one-hour fire rating.
 - d. Specify use of a twenty-minute fire resistant self-closing door between attached garage and dwelling.
 - e. Show all fireplaces or woodstoves and size of hearth extensions.
- (6) Ventilation.
- a. Specify bath or laundry rooms not having an opening window to have mechanical ventilation.
 - b.

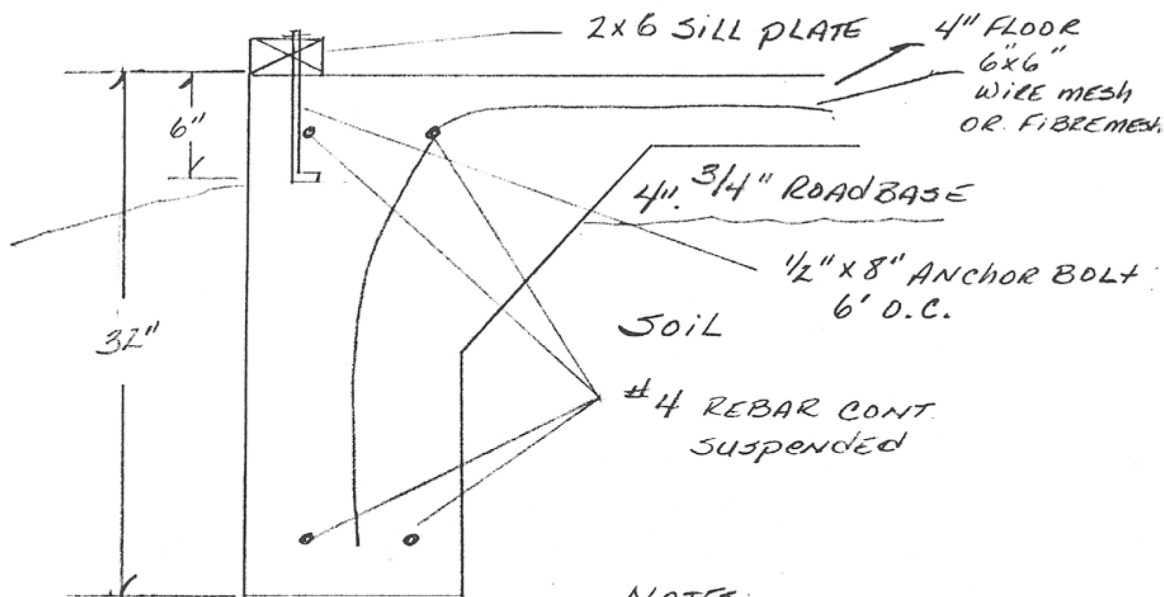
All attic or crawlspaces to have one (1) square foot of vent for each one hundred fifty (150) square feet of floor space. (Combination of attic/soffit vents required).

(7) Miscellaneous.

- a. Show "R" value of insulation used (minimum of R-19 walls, R-30 ceilings, R-11 floor).
- b. Show height of chimney(s) above roof line.
- c. Show size of supporting members of porches and decks.
- d. Show width of all stairs and hallways (three (3) feet minimum).
- e. Specify tread length, riser height and headroom for all stairs.
- f. Minimum height for all doors is six (6) feet eight (8) inches.
- g. Show height of all handrails (minimum is thirty-four [34] inches; maximum is thirty-eight [38] inches).
- h. Specify height of all guardrails other than stairway guardrails (thirty-six [36] inches minimum height).
- i. Specify size of openings in guardrails (a four-inch sphere cannot pass through).
- j. Submit any other data required to comply with current UBC in use by the Town of Paonia.
- k. Any corrections or additions to original plan must be approved by Building Department.
- l. All water lines must be buried a minimum of thirty-six (36) inches and be of three-quarter inch minimum copper to within five (5) feet of building.
- m. All sewer lines shall be a minimum of four-inch diameter and be installed to accommodate a two-percent grade. (Some variations are permissible; consult building inspector or public works for more information).

(Ord. No. 2001-01, 2001)

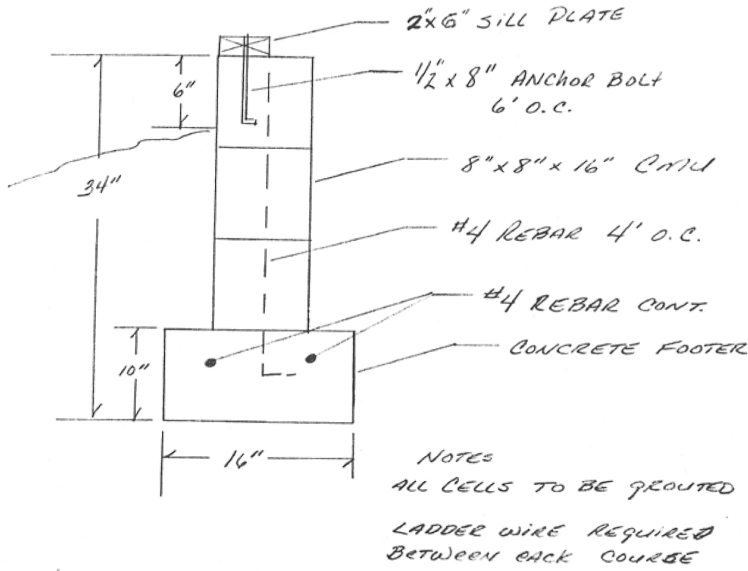
Typical Monolithic Foundation
Not drawn to scale.



NOTES:
 SAME REQUIREMENTS
 AS WITH FOOTER/STEM-
 -WALL

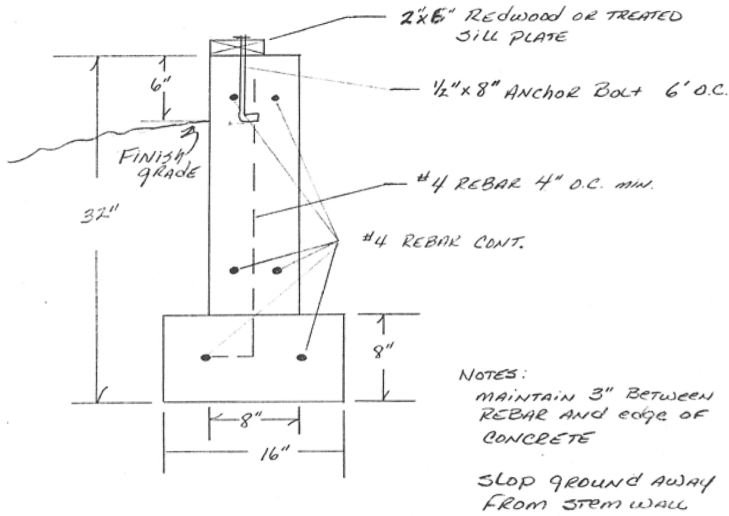
Minimum monolithic foundation requirements

Typical CMU Foundation
*Not drawn to scale



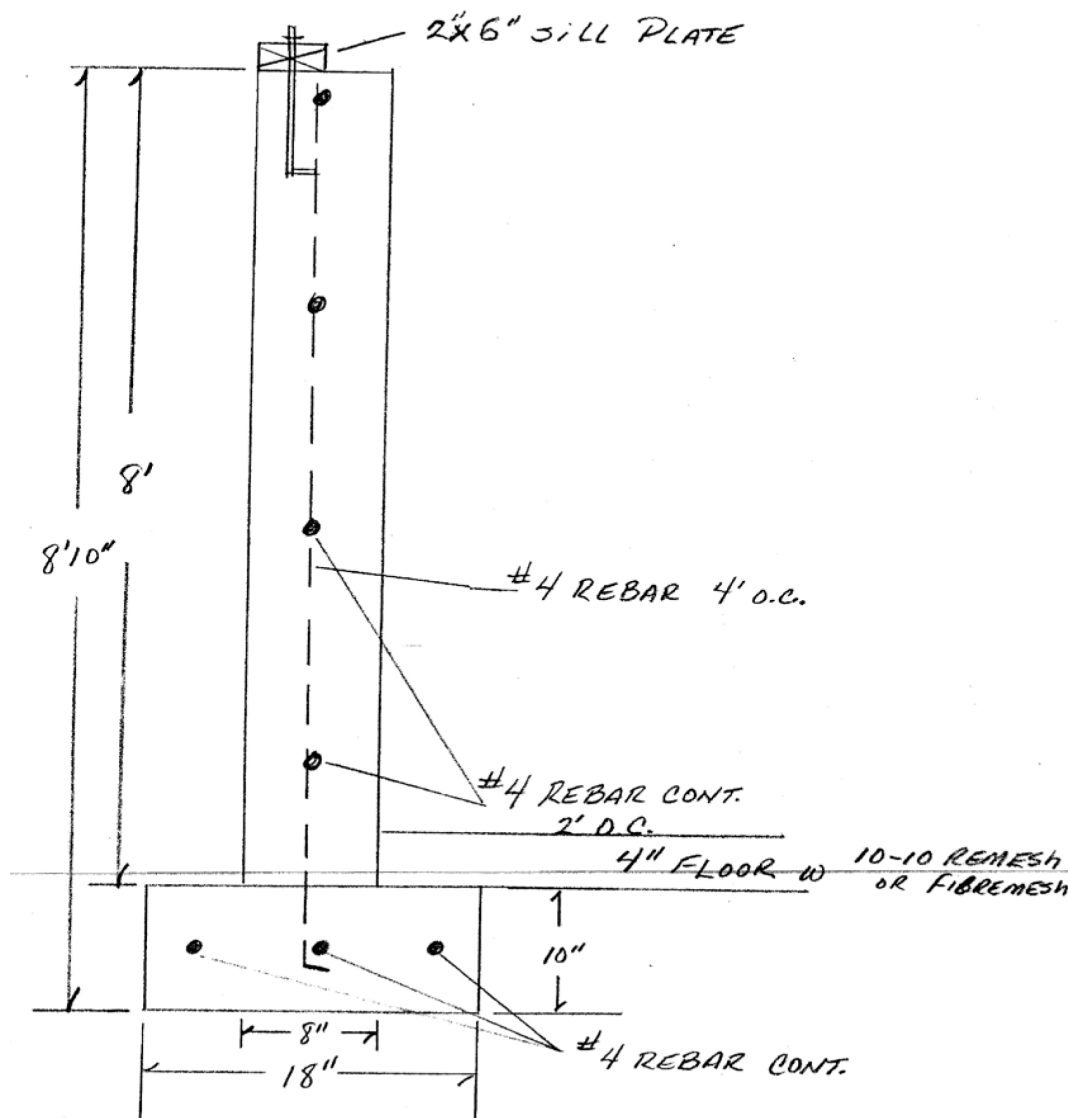
Cinderblock foundation

Typical Crawlspace Foundation
*Not drawn to scale



Minimum footer/stem wall requirements
(or as approved by the Building Official)

Typical Basement Wall/Floor
*Not drawn to scale



Minimum basement wall/ footer requirements
*Not drawn to scale

(Ord. No. 2001-01, 2001; Ord. No. 2014-04 § 1, 1-13-2015)