

Marshall Fire Rebuilding Process

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

The City will be hiring additional staff and assigning them to the rebuild process. These additional staff members will be committed to assisting property owners during the rebuilding process.

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

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

www.LouisvilleCO.gov/MarshallFire

1. DEBRIS REMOVAL AND DEMOLITION

The first step in the rebuilding process will be debris removal and demolition. We understand this is the most pressing concern. At this time, we are currently developing the permitting requirements and what you can expect in the coming weeks. More information on this will be shared soon.

2. DESIGNING YOUR NEW HOME

Working with a design professional, you'll need to create or update a set of plans for your new home. A design professional can be a Colorado licensed architect, engineer or a drafts-person/residential designer. You may be able to access the original plans by contacting the original designer or complete a Permit Records Request online.

KEY ACTIVITIES:

- Hire design professional
- Retrieve original plans, if any and discuss code changes; or
- Begin the design of a completely new home
- If applicable, coordinate reviews with your homeowner's association (HOA)
- Attend Marshall Fire community meetings – details will be made available on the City website.

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

3. PLAN REVIEW & PERMITTING

A key milestone in building your new home will be applying for and receiving your building and associated permits. One way to save time and money is to first work with your design professional to ensure your application submittal packet is 100 % complete. Please refer to the City of Louisville Building and Safety Department for complete list of submittal packet requirements. Review timelines will vary depending on scope and size of work, but we intend to expedite and prioritize permits for affected properties..

KEY ACTIVITIES:

- Work with design professional to complete submittal packet
- Select and hire a licensed contractor (must be licensed with the City of Louisville)
- Apply for Building Permit

4. CONSTRUCTION & INSPECTIONS

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

KEY ACTIVITIES:

- Work with your contractor to manage building schedule
- Coordinate with your contractor to schedule and manage inspections

As your contractor is nearing completion, they can help you coordinate with City staff to ensure the timely activation of your electric, sewer, and water utilities, as well as your final Certificate of Occupancy inspection. Let us be the first to say, "Welcome Home!"



FAQ

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

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

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

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

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

Yes, a Demolition Permit and Right of Way (ROW) permit are required but no fee will be issued with a Demolition Permit or Right of Way permit. More information will be provided in the coming days and weeks on this permit process.

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

Yes. A permit is required for repairs, additions, remodels of existing buildings. Please visit the City's website Building Safety Department for additional permitting information www.louisvilleco.gov/local-government/government/departments/building-safety/permit-information

If a repair appears to be superficial and there is a question as to whether a permit is required or not, you can contact the Building Department to obtain direction this is applicable to your specific case. Some situations may necessitate that a Colorado licensed structural engineer signed plans for repair. The Construction Documents Submittal Requirements for Remodels and/or Additions to Residential Projects shall be followed for repair permit submittals. This can be found on the City of Louisville website under Building Permits.

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

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

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

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

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

Applications can be submitted electronically through our Citizen Self Service (CSS) Online Portal at www.LouisvilleCO.gov/CSS

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

All coordination with other agencies will be managed by the City.

- City Planning & Building
- City Public Works and Engineering
- City Water (water and sewer needs and fees)
- City of Louisville Fire Protection

9. Are fire sprinklers required for my new structure?

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