

Changes to Chapter 14-10 Design Review Standards and Guidelines

Existing Code Language	Proposed Code Language	Summary of Change	Possible Effects
14-10-5 : Building Materials and Design			
None. New Introductory Paragraph	The Town of Vail is situated within the wildland urban interface where community values intersect with the potential consequences of wildland fires. Wildland fires both big and small have the potential to destroy homes and neighborhoods within the town. The architecture and chosen materials of a building greatly affect the survivability of that structure in the face of a wildfire. The use of Class A roof coverings and ignition resistant building materials decrease the hazards to the individual structure as well as the surrounding homes.	A new introductory paragraph highlights the importance of recognizing the hazards of wildfires in the design and construction of homes and other buildings.	Increase awareness of wildfires and how decisions regarding materials and design can affect a structure's survivability.
A. The use of noncombustible building materials and designs intended to prevent the spread of fire are highly encouraged. Predominantly natural building materials shall be used within the town of Vail. The exterior use of wood, wood siding, native stone, brick, concrete, stucco, and EIFS may be permitted. Concrete surfaces, when permitted, shall be treated with texture and color; however, exposed aggregate is more acceptable than raw concrete. The exterior use of the following siding materials shall be prohibited: stucco or EIFS with gross textures or surface features that appear to imitate other materials, simulated stone, simulated brick, plastic and vinyl.	A. The use of ignition resistant building materials and associated design practices intended to prevent the spread of fire are highly encouraged. Vail Fire and Emergency Services is available to provide more information on the use of ignition resistant materials and designs. Predominantly natural building materials shall be used within the town of Vail. The exterior use of wood, wood siding, native stone, brick, concrete, stucco, and EIFS may be permitted. Concrete surfaces, when permitted, shall be treated with texture and color; however, exposed aggregate is more acceptable than raw concrete. The exterior use of the following siding materials shall be prohibited: stucco or EIFS with gross textures or surface features that appear to imitate other materials, simulated stone, simulated brick, plastic and vinyl.	The changes to this paragraph are the replacement of "noncombustible" with "ignition resistant" a term defined in the Building Code and the inclusion the availability of the Vail Fire and Emergency Services to provide technical assistance.	The changes continue the perspective established with the opening paragraph about the importance of considering building materials suitable for a location within a wildland urban interface.

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F. All structures shall have class A roof assemblies or shall have class A roof covering materials, as defined by the adopted building code. The use of concrete tile, slate, metal, asphalt shingle, fiberglass shingle, and built up tar and gravel roofing may be permitted. Metal roofing, when permitted, shall not reflect direct sunlight onto an adjacent property and shall be surfaced with a low gloss finish or be capable of weathering to a dull finish. Metal roofing, when permitted, shall be of a heavy gauge and designed to provide visual relief to the roof surface (including, but not limited to, a standing seam). Asphalt and fiberglass shingles, when permitted, shall weigh no less than three hundred (300) pounds per roofing square. The use of wood shake, wood shingles and rolled roofing shall not be permitted. Two-family and multi-family dwellings shall be required to have uniform roof covering materials, except when the design review board determines that the materials are compatible, are integral to the architectural style of the structure and different materials do not share any ridges or planes, but may share a valley.	F. All structures shall have class A roof assemblies or shall have class A roof covering materials, as defined by the adopted building code. The use of concrete tile, slate, metal, asphalt shingle, fiberglass shingle, and built up tar and gravel roofing may be permitted. Metal roofing, when permitted, shall not reflect direct sunlight onto an adjacent property and shall be surfaced with a low gloss finish or be capable of weathering to a dull finish. Metal roofing, when permitted, shall be of a heavy gauge and designed to provide visual relief to the roof surface (including, but not limited to, a standing seam). Asphalt and fiberglass shingles, when permitted, shall be designed to provide visual relief through texture, dimension and depth of appearance. The use of wood shake, wood shingles and rolled roofing shall not be permitted. Two-family and multi-family dwellings shall be required to have uniform roof covering materials, except when the design review board determines that the materials are compatible, are integral to the architectural style of the structure and different materials do not share any ridges or planes, but may share a valley.	<p>The proposed change removes “Asphalt and fiberglass shingles, when permitted, shall weigh no less than three hundred (300) pounds per roofing square” and replaces it with “Asphalt and fiberglass shingles, when permitted, shall be designed to provide visual relief through texture, dimension and depth of appearance. “ This change removes an outdated design requirement and replaces it with a qualitative standard.</p> <p>The weight of a roofing square use to be an indicator of the design quality of a roofing material. Changes in the industry have made this standard obsolete. Staff has proposed a qualitative standard as its replacement.</p>	The proposed change focuses on the intent of the regulation which was to require asphalt shingles to display design qualities through texture, dimension and relief.
1. Nonconforming Structures: All structures that do not have a class A roof assembly or class A roof covering material, or structures with wood shake or wood shingles shall come into compliance as follows:	1. Nonconforming Structures: All structures that do not have a class A roof assembly or class A roof covering material, or structures with wood shake or wood shingles shall replace the roof covering as follows:	The proposed change replaces “come into compliance” with “replace the roof covering”	The proposed change makes it clear to the community that the way to bring nonconforming roofs, especially those with wood shingles or shakes, into compliance is to replace the roof with a material more suitable for an area prone to wildfires.

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a. Repair And Maintenance: Repair and maintenance of twenty five percent (25%) or more of the roof area of a single-family dwelling, a side of a two-family dwelling, or of an entire multiple-family dwelling within a twelve (12) month period, or fifty percent (50%) or more of the total roof area in any time period shall require compliance of the entire roof of the single-family dwelling, the affected side of a two-family dwelling, or an entire multiple-family dwelling.	None. Language Stricken	The proposed change strikes the paragraph on repair and maintenance. It is proposed to be re-written and placed in the Building Code. Removing this paragraph changes the numbering of the subsequent paragraphs.	As repair and maintenance are more a function of the building department and not an element of design, relocation into the Building Code seems appropriate.
c. Two-Family Structures: Upon reroofing one side of a two-family dwelling, the other side may be required to be reroofed if the two (2) sides have roof systems that share ridges or planes. Different materials on each side of the two-family dwelling may be permitted by the design review board if the materials are deemed compatible, integral to the architectural style of the structure and share a valley or do not intersect.	b. Two-Family Structures: Upon reroofing one side of a two-family dwelling, the other side shall be required to be reroofed if the two (2) sides have roof systems that share ridges or planes. Different materials on each side of the two-family dwelling may be permitted by the design review board if the materials are deemed compatible, integral to the architectural style of the structure and share a valley or do not intersect.	Replacement of “may” with “shall” to emphasize that roof systems on two-family structures that contain wood shakes or shingles that share ridges or planes cannot be replaced independent of one another. Change in numbering	Although appearing substantive, the replacement of “may” with “shall” in this instance is not. In practice, the community development department has not permitted re-roofs of two-family dwellings units independently that share ridges or planes.