

Demolition and Relocation FAQ regarding Ordinance 34, Series 2019

1. Are there any buildings this ordinance doesn't apply to?

This Ordinance doesn't apply to buildings less than 200 square feet (sf). However, in order to demolish a building less than 200 sf, the project must be taken to the BOZAR for review first and then a building permit may be required.

Historic buildings, both primary buildings and accessory buildings, are not eligible for demolition, as they are protected.

2. Does this apply if I am only proposing to demolish a portion of my non-historic home or accessory building?

If you are proposing to demolish greater than 25% of the overall sf of the building, then you will have to comply with the requirements of the ordinance and supply the information on the submittal checklist. If it is determined to be 25% or less of the overall sf of the building, then the project must be taken to the BOZAR for review and approval with any additions that are proposed. Then, a building permit will be required.

3. If my home is 50 years of age, does this mean that it is historic?

This is no longer a provision within the code. Only buildings within the period of significance (1880-1952) are considered historic. A historic building survey was done in 1998-2001 and we have surveys on each building surveyed. These are available to anyone who would like to know more about a specific historic building.

4. Can my non-historic home or accessory building be relocated on my property or on a different property in town or out of town?

Yes, part of Ordinance 34, Series 2019, refers to relocation. If **relocation is proposed for your site**, a design professional, engineer or contractor will need to show that the building can be relocated with the proper stabilization methods. As built plans will need to be provided, as part of this review. A detailed list of these plans can be found on the submittal checklist. A written narrative must be provided with the following: explaining the reason for relocation; architectural style or era; streetscape photos; and if there are any deed restricted housing units on the property.

If **relocation is proposed for another site within the Town of Crested Butte**, the following will need to be provided:

*Written narrative: explaining the reason for relocation; architectural style or era; streetscape photos; and if there are any deed restricted housing units on the property.

*Transportation route

*Identification of structural and/or physical constraints

*Methods for resolution for these constraints

*Proposed site plan with the subject building/structure located on the receiving site in conformance with specific zoning requirements (i.e. setbacks, heights, FAR, width, etc.) and neighborhood context

If **relocation is proposed for a site outside of the Town of Crested Butte**, the following will need to be provided:

- *Written narrative: explaining the reason for relocation; architectural style or era; streetscape photos; and if there are any deed restricted housing units on the property.

- *Transportation route

- *Identification of structural and/or physical constraints

- *Methods for resolution for these constraints

- *Proposed site plan with the subject building/structure located on the receiving site in conformance with specific covenants or municipality requirements

- *A letter from the HOA (if applicable) stating approval of said structure's relocation.

5. What does the requirement of replacement housing mean?

Replacement housing applies if the primary residence will be demolished. As-built plans will be required to calculate and/or confirm the FAR. If the proposal for the new home is larger in sf than what is existing, there will be a requirement to provide replacement housing, which is an accessory dwelling unit, which as defined in the code serves as a deed-restricted, long term rental unit.

If the proposal for the new home is the same size or smaller in sf than what is existing, there is no requirement for replacement housing.

6. What is the condition assessment report and when is it required?

If demolition is proposed for an existing non-historic home or accessory building, a condition assessment report must be provided by an architect, engineer, contractor, inspector or other qualified person (proof of qualification must be provided). All aspects of the home should be outlined in this report. The following should be reviewed in words and photographic evidence:

- *Site and grounds

- *Foundations and structural framing of walls, columns, intermediate floors and roofs

- *Building envelope

- *Mechanical systems

- *Building components

- *Evidence of disease-causing organisms

- *Regulatory compliance

A detailed list can be found in the submittal checklist.

7. What is the recycle plan?

The recycle plan is required if demolition is proposed. As per the Climate Action Plan adopted by the Town Council, every measure should be taken to ensure items that can be reused from the existing building will be made available to others. All items should be outlined and an estimate of the cubic yards of demolition material to be permanently disposed.

8. Can the building be demolished before there is a plan for a new building?

No, this is a two-step process. Approval must be granted for either demolition or relocation. This approval is good for two years. During this time, a redevelopment plan should be brought before the Board. With an approval for a redevelopment plan, a building permit could then be pulled. This building permit must be for both the demolition and for the new building(s), as approved through the process. Demolition for the purpose of creating vacant or undeveloped property is not permitted. If replacement housing has been required through the process, this will be required to be built at the time of permitting of the main home.

9. Can I submit a demolition application for a non-historic residence or accessory structure simultaneously with a replacement housing plan to save time and expenses?

No, demolition is a sequential 2-step review process that cannot be consolidated: Step 1- Applicant submits a demolition application together with the condition assessment for BOZAR review. The BOZAR determines whether the Standards for Demolition are satisfied prior to allowing demolition of the existing residence and/or accessory structure. Step 2-Applicant submits a General Plan application that includes plans for the new residence and/or accessory structure for BOZAR review. Following BOZAR review and approval of the General Plan, the applicant may apply for a building permit. Once the building permit has been issued by the Building Inspector, the existing structure(s) that were approved for demolition by BOZAR may be demolished and construction can begin on the approved new residence and/or accessory structure.