



ENGINEERING DEPARTMENT

Post Office Box 1190
Fort Collins, Colorado 80522-1190

(970) 498-5700
FAX (970) 498-7986

MEMORANDUM

TO: Rob Helmick, Larimer County Planning Department

FROM: Clint Jones, Larimer County Engineering Department *CJ*

DATE: July 12, 2017

SUBJECT: Wolf II – Special Review

Project Description/Background:

This is a Special Review for a pet animal facility for W.O.L.F. The proposal includes a wolf/dog shelter on approximately 180 acres located on the north side of CR 74E at CR 68.

Review Criteria:

Larimer County Engineering Department staff has reviewed the materials that were submitted to our office under these guidelines and per the criteria found in the Larimer County Land Use Code (LCLUC), Larimer County Rural Area Road Standards (LCRARS), Larimer County Stormwater Design Standards (LCSDS) and pertinent Intergovernmental Agreements.

Comments:

1. This project has frontage along County Road 74E. The Larimer County Transportation Plan, adopted in November of 2006, functionally classifies CR 74E as an arterial road that requires a 120 foot right-of-way (60 foot half right-of-way). The applicant is proposing to meet this standard
2. The preferred primary access location would be across County Road 68C; however we recognize this may not be economical for the applicant due to topography and existing building locations.
3. Per LCLUC Section 8.6.3.C, all off-road, multi-family and non residential parking areas must be paved with asphalt or concrete. Currently the proposal does not meet any of the criteria to waive this requirement.
4. Per Section 9.5 and 9.6 of the LCLUC, Engineering Staff would like to notify the applicant that Transportation Capital Expansion Fees will be required within 90 days after approval by the Board of County Commissioners. Currently the fee for 128 trips per day is \$53,215.

Staff Recommendation:

As long as the above comments are noted, the Larimer County Engineering Department would support an approval of this application. Please feel free to contact me at (970) 498-5727 or e-mail me at cdjones@larimer.org if you have any questions. Thank you.


cc: lmartin@landmarkltd.com
file



DEPARTMENT OF HEALTH AND ENVIRONMENT

1525 Blue Spruce Drive
Fort Collins, Colorado 80524-2004
General Health (970) 498-6700
Environmental Health (970) 498-6775
Fax (970) 498-6772

To: Rob Helmick
Larimer County Planning Department

From: Lea Schneider 

Date: July 24, 2017

Subject: WOLF II Special Review - Public Hearing; 16-ZONE2038

The WOLF II special review is a proposal to relocate the existing facility from Risk Canyon to an approximate 180 acre property on County Road 74E to house up to 60 animals and provide accessory uses such as an office, shop, visitor center and caretaker residence.

I visited the existing WOLF location and the property proposed for WOLF II, and spoke with the applicants on June 30, 2017. This was very useful for understanding the operations and identify issues to be addressed for WOLF II.

Noise. Noise has been an important issue and has been presented by the residents neighboring the WOLF II property in Red Feather. Larimer County has a noise ordinance, available at www.larimer.org/policies/noise.htm/. It contains standards for maximum sound levels at residential property lines. As requested, the applicant has submitted a sound study conducted by Engineering Dynamics Incorporated dated May 15, 2017, for public hearing review. The sound study predicts wolf barking and howling at nearby residential property lines of WOLF II using standard acoustical engineering equations and sound measurements.

Modeled maximum noise levels at WOLF II property lines range from 24 to 53 decibels (dBA). These levels account for noise reductions achieved from the use of topography in the design and placement of the enclosures throughout the WOLF II property. The modeled noise levels can be compared with the County's noise ordinance. The ordinance specifies that daytime noise (between 7:00 AM and 7:00 PM) may not exceed 55 dBA, and nighttime noise (7:00 PM to 7:00 AM) may not exceed 50 dBA. The discussion in the applicant's noise study indicates that the north property line noise level of 53 dBA is adjacent to BML land and therefore vacant so the daytime noise levels were used as the compliance criteria. We would agree that although this is higher than the nighttime noise level allowed at the north property line, the actual residential receptors in the surrounding areas beyond the vacant land would not be exposed to levels above 50 dBA, as the predicted sounds levels range from 11 to 36 decibels (dBA).

Mitigation options were listed as part of the sound study as well as in the project description. The distribution of the enclosures over the property will allow use of

topography and distance for noise relief. The addition of topography was recommended for the southern enclosures to help with noise to the south and southeast residences. In addition, delaying breakfast feeding times, locating less vocal wolf-hybrids to the southern enclosures, and reducing human activity near vocal wolf enclosures, were also recommendations that the applicant intends to follow.

Based on the neighborhood comments regarding noise, I expect that the proximity of the WOLF II property to more residences than the previous location will be a challenge. We have found that noise levels below those specified in the ordinance can still be bothersome to neighbors, as noise is subjective. When noise complaints occur they are very difficult to resolve. In these situations it is important for an operator to be vigilant about noise, and be willing to work to minimize levels wherever feasible.

A process that our Department found helpful for other noise-generating operations involved providing neighbors the operator or caretaker's phone number so they could report high noise levels. When noise issues occurred this process allowed a quicker feedback for clarification of elevated noise or adjusting the situation if possible. WOLF II can then make appropriate adjustments to their mitigation efforts as needed to lower the noise levels.

Water. It has been acknowledged that water supply for the property is currently provided by five springs and permitted for domestic and stock watering. Colorado water law provides for the approval of various types of well permits, depending on the size of parcel, the intended use of the water, and the possibility of injury to other water rights. As part of Phase I, the applicant is working with the Colorado Department of Water resources on obtaining a commercial, exempt well to support the garage shop. We would defer to the Colorado Department of Water Resources for their determination on adequate water rights for this property as well as obtaining the correct permits for the type of supply.

Phase I anticipates 40 visitors to the site, in addition to the total employees and volunteers. As a result, a well water supply may be deemed a public water supply which requires the operation to registration as a non-community water supply system with water treatment. Prior to construction activities, we would ask the applicant to consult with the Colorado Department of Public Health and Environment's Water Quality Control Division regarding the treatment requirements for the type of operation and population served. Please be advised that CDPHE's Water Quality Control Division may require all facilities on the property to receive treated water, including the caretaker cabin. The use of spring water for public drinking water systems can be under the influence of surface water and will also require additional treatment methods and frequent water quality testing.

If the applicant pursues a water cistern for the visitor center, the water must be hauled from an approved, potable source. The combination of a water cistern and well water supply on the same property must be discussed with the Colorado Division of Water Resources' Department of Natural Resources.

Wastewater. Wastewater for the existing and future facilities is by on-site wastewater treatments systems. Our office has been working with the applicant regarding the existing septic system capacities as well as the future sewer needs of the proposed operations.

The exiting garage shop and cabin to the east of the shop will remain. The proposed uses for the garage shop include maintenance, veterinarian care, raw meat storage and preparation, offices and employee restroom. It has been discussed that the existing shop will be required to install a new on-site wastewater treatment system (OWTS) as part of Phase I. The existing caretaker cabin has undergone the necessary upgrades per the health department.

Vaulted, waterless restrooms are proposed for the lower staging area for visitor use as part of Phase I. As part of Phase II, a visitor center with restrooms will be constructed. The completion of Phase II could take many years. Per discussions with our water quality department, there are concerns that adequate visitor restrooms are not provided throughout the sanctuary as part of the upper tour area. It is recommended that a single vaulted, waterless restroom be installed in the absence of the visitor center. As an alternative, the maintenance building restroom may be made available for visitors with the construction of an entrance that limits access to the other service areas conducted in the shop.

The visitor center to be constructed in Phase II is proposed to have an instructional classroom, restrooms, offices and a gift shop. A second potential caretaker cabin may also be constructed at a later date. Both of these structures will require new, individual OWTS.

Prior to remodeling and new construction of the shop, lower parking structures, and visitors' center, the applicant will be required to obtain building permits. The applicant will also be required to apply for septic permits for each facility including all vaulted visitor restrooms. At that time, each septic system will be reviewed to meet all current design and setback requirements to adequately treat wastewater as it returns to groundwater. Please be advised, the submitted Natural Resources Conservation Service Custom Soil Resource Report will not be adequate for the OWTS applications. Soil testing and profile hole inspections must be conducted at the proposed absorption field site for each OWTS.

Sanitation. The most common method to manage sanitation regarding animal feces is to provide regular pickup of droppings for storage in a covered receptacle with frequent pickup by a commercial hauler. In discussing the cleaning operations with the applicant, the front feeding section (catchup area) of the enclosures are cleaned daily to remove animal waste and any leftover food not consumed by the wolf-hybrids. Waste from the larger areas of the enclosures is removed weekly.

Licensing. WOLF is currently licensed by the United States Department of Agriculture (USDA) as a Class C Exhibitor, and by Colorado Parks and Wildlife as a Wildlife Sanctuary, and intends to transfer those licenses to the new facility.

Veterinary Care. WOLF provides regular veterinary care for the animals. To comply with licensure requirements, animals receive the rabies vaccine as well as traditional treatments required of new puppies such as distemper, parvo and heartworm. As part of the new location, on-site veterinarian facilities will be provided in the remodeled garage shop for routine care.

Rabies. Concerns have been raised regarding the increased risk of rabies to the Red Feather area due to the presence of wolf-hybrids which may not be adequately vaccinated from rabies. As a result, we contacted Jen House, the veterinarian for the Colorado Department of Public Health and Environment. Doctor House indicated that a rabies vaccine for wolves and wolf-hybrids has not been adequately recognized for efficacy. Despite this, Dr. House indicated that the presence of the wolves and wolf-hybrids will not increase the risk of rabies in the Red Feather area. As a precaution though, Doctor House recommended that staff with direct contact with the animals undergo the rabies vaccine series.

The new location will be open for guided tours. For an increased fee, some visitors may have direct interaction with the ambassador animals. Due to rabies being endemic in Larimer County and the lack of testing for efficacy of the rabies vaccine on wolf-hybrids, Dr. House recommended that the direct interaction of visitors and the sanctuary animals not be permitted. As an alternative option, if visitors are to be allowed to interact with the sanctuary animals, Dr. House recommended that the applicant seek legal counsel to compose a waiver for visitors. The waiver should indicate that in the incident of a bite from one of the sanctuary animals, the sanctuary must report the bite and have the animal tested for rabies to determine if the victim must undergo the post-exposure vaccine series. The Colorado Department of Public Health and Environment has published recommendations for hybrid wolves regarding vaccination, bite follow-up and exposure to rabies on its website at <https://www.colorado.gov/pacific/cdphe/colorado-rabies-resource-guide>. Our office refers to that guidance for bites involving humans.

In an effort to minimize wolf-hybrid and terrestrial mammal interactions, the enclosures will be constructed to the requirements for animal exhibitors. Each vertical enclosure fence wall will be installed to extend below grade (2-3 feet if possible) with a horizontal chainlink dig guard. The dig guard will attach near the base of the vertical fence walls and extend horizontally 3 feet into the enclosure. A perimeter fence will also be installed around each pod of enclosures as an additional barrier. In an effort to minimize additional pests from entering the enclosures, it is recommended that the kibble feeders be discontinued at the new location. During the site visit to the Risk Canyon location, it was discussed that these kibble feeders may be discontinued as they attract birds and smaller rodents.

cc: Shelley Coldiron via email: scoldiron@wolfsanctuary.net
Lee Martin of Landmark Engineering via email: lmartin@landmarkltd.com



GLACIER VIEW FIRE PROTECTION DISTRICT

July 6, 2017

WOLF II Special Review
16-ZONE2038

Glacier View Fire Protection District has the following comments on this special review.

All internal access roads that serve habitable structures must meet Larimer County standards for emergency access.

All existing structures must meet the current Build Code requirements for the intended use.

All new structures must meet the current Larimer County standards for emergency access and water supply for fire suppression.

Previous contact with the applicant indicated that the WOLF organization would participate in an alternative funding system for fire and emergency services in lieu of property tax revenue.

Warren D. Jones
Fire Chief



COLORADO

Parks and Wildlife

Department of Natural Resources

Fort Collins - Area 4
317 West Prospect Rd
Fort Collins, CO 80526
P 970.472.4300 | F 970.472.4458

RECEIVED
JUL 17 2017

July 9, 2017

Mr. Rob Helmick- Senior Planner
Larimer County Planning Department
P.O. Box 1190
Fort Collins, CO 80522-1190

RE: WOLF II Special Review

Dear Mr. Helmick:

Thank you for the opportunity to comment on file number 16-ZONE2038, concerning the WOLF II Special Review Public Hearing application with a proposed site location of 16278 County Rd 74E, Livermore, CO. Colorado Parks and Wildlife (CPW) is familiar with the proposed site and has read over the updated current proposal plan.

This proposal would allow for the development of a captive wildlife sanctuary that would hold captive born wolves and wolf hybrids in a sanctuary setting. The facility would be owned, developed and maintained by the W.O.L.F. Sanctuary. Currently, the W.O.L.F. Sanctuary is licensed through CPW to operate a wolf wildlife sanctuary in Larimer County at 1870 Spring Valley Rd, Bellvue, CO.

As mentioned in CPW's land use comment letter on August 15, 2016, the surrounding land, including this 180 acre site, is very valuable habitat for a wide array of wildlife such as deer, elk, mountain lions, black bears and various raptor species. Due to its proximity to neighboring higher and lower elevations, the mixed coniferous/shrub vegetation and southerly facing aspects provide key cover and food sources for migrating deer and elk in the fall and early spring.

This particular proposal site is increasingly important as a wildlife migratory route because in its current state, it is mostly undeveloped. Large residential subdivisions to the west (Red Feather Highlands) and to the southeast (Glacier View) limit migratory route options due to the presence of human activity. If the sanctuary is developed, migrating elk and deer would likely have to shift or disperse their routes to the more sparsely developed Red Feather Highlands and areas to the north.

Also, as discussed last year in CPW's comment letter, the potential negative impacts to migration in the area may be reduced if the facility's footprint is reduced or compacted on both the west and east side of the property, allowing for more open area for wildlife to move across the landscape. Although more restricted, this could allow a migration corridor to continue its existence on the property.



A review of the most current W.O.L.F. development plan submitted to Larimer County by Landmark Engineering on June 12, 2017 allows for some portions of the property to remain undeveloped to aid in wildlife migration and general wildlife use. The majority of the proposed development will take place near the center portions of the property. These more highly developed areas may see less viable site conditions for continued wildlife use.

The west corner, portions of the east side of the property, areas of the south boundary and parts of the wet meadow area on the property's north boundary will remain largely undeveloped. This may be beneficial in allowing wildlife an unhindered passage route through the property onto adjacent lands while also providing some limited grazing and resting opportunities.

While this updated site plan on the W.O.L.F. property may help to lessen negative impacts on wildlife, a few changes can be made to further reduce the negative effect site development may have on future wildlife use.

First, on the eastern side of the property, the "V1" enclosure development could act as a migratory barrier for elk and other big game animals. Removing "V1" or by moving it further to the west to an area directly north of enclosures 1-3 would help consolidate disturbance on the land. This would keep site development more centralized on the property, which allows for a larger undeveloped corridor for wildlife use.

Secondly, page five of the W.O.L.F. II Sanctuary Special Review Public Hearing Project Description document mentions that some site tours may be conducted by utilizing all-terrain vehicles (ATVs) or other similar vehicles. ATV use in wildlife habitat can cause disturbance to wildlife due to noise and vegetative degradation. ATV use should be restricted to previously disturbed surfaces (i.e. developed roadways) to avoid compromising existing vegetative communities on site. This use should also avoid areas on the property set aside for wildlife habitat. This would include the east and west sides of the property.

In addition, ATV use should be limited during periods where wildlife may be more stressed and more vulnerable. For example, late spring and early summer months are times when big game will be calving/fawning and winter months are often conducive to harsh weather conditions that can stress body conditions of various wildlife due to the lack of food sources.

As mentioned in last year's comment letter, CPW Wildlife Commission Regulations outline specific wildlife sanctuary facility requirements that must be met to legally hold captive wildlife species, including wolves, to limit the interaction of these animals with native wildlife, prevent disease exposure and other issues. Escape prevention is also critical to ensure human health and safety is not compromised. These requirements detail minimum fencing standards to prevent escape of captive wildlife. An on-site inspection of the facility's infrastructure to ensure the wildlife sanctuary standards are met will be conducted prior to issuing a CPW Wildlife Sanctuary License.

If general fencing is constructed on the property separate from the wolf holding pens, it is strongly recommended that W.O.L.F. Sanctuary construct them following CPW's friendly wildlife fencing guidelines. These guidelines specify such things as fence wire height and wire type to ensure safe wildlife passage over or under the fences.

Thank you again for the opportunity to comment on this proposed development. If you have any further questions, please contact local District Wildlife Manager Brock McArdle at (970) 218-4941 or at brock.mcardle@state.co.us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ty Petersburg', with a long horizontal flourish extending to the right.

Ty Petersburg
Area Wildlife Manager

CC: B. McArdle, J. George, T. Kroening, W. Padia, M. Leslie, File

Larimer County Community Development Division
Larimer County Building Department

PROJECT MEMO

TO: Rob Helmick, Senior Planner and Shelley Coldiron, W.O.L.F. Sanctuary, Lee Martin,
Landmark Engineering, Applicants

FROM: Stan V. Griep, Codes Consultant/Plans Examiner *Stan*

DATE: August 22, 2016 and June 20, 2017

RE: **W.O.L.F II Special Review 1st & 2nd Submittal Reviews** {16-ZONE2038}

This memo is to make note of preliminary concerns or requirements associated with the above named project at time of Special Review Submittals Review only. No direct response is required at this time, unless specifically required in the individual items below. *{The 2015 International Codes are adopted and enforced by Larimer County.}*

1. Building Permits are required for all New Structures, additions to existing structures **and Changes of Occupancy or Character of Use for existing structures**. All plans for structures on the site will be required to be stamped by a Colorado Registered Engineer (Structural, Mechanical & Plumbing) **and** Colorado Licensed Architect.
2. Under Phase I of the project there is mention of converting a current barn on the property for other uses/occupancies. Such barn shall be inspected by a Colorado Registered Structural Engineer to determine if it is structurally adequate for the proposed uses. Such Engineers letter of structural inspection shall be included with the plans and other submittals for the required building permits. The Engineers letter shall address any required structural upgrades needed to bring the structure into code compliance for the new uses/occupancies. *All items within this memo shall apply to all phases of the proposed project. **Note: in the documentation dated June 12th, 2017 The Proposed building Project information Sheet Lists the Visitor's Center as a Group M occupancy. However after reading the Section 6: Proposed Changes and Improvements piece, the Primary use is listed as educational and the gift shop use is secondary. Thus the Group M occupancy would not be correct for the Primary use. If meetings and events will be held there that could include food or beverage service, the occupancy classification would be either an A-2 or B depending on the actual calculated occupant load. The automatic sprinkler system requirement kicks in for an A-2 occupancy with a calculated occupant load of 100 or more. (**New comment.)*
3. Handicapped accessibility for each structure erected or placed on each site, or converted to a different use/occupancy, will need to be individually addressed upon the plans submitted for the required building permits plans reviews. The number of handicapped parking spaces and the required handicapped accessible routes to each structure shall be well defined upon the ---

-- plans submitted for building permit review. Handicapped accessible facilities within each structure shall be well detailed upon the plans submitted for building permit review as well.

4. Please be sure to consult with the Fire Department having jurisdiction on the Fire Code requirements for each structure and phase of the proposed project.
5. Please see the attachment, "Commercial Plan Submittal Information Required", for a listing of plans that are required at time of actual submittal for Building Permit.
6. On all Non-Residential and Non-Agricultural Buildings and Multi-Family Residential Buildings, both New buildings and Additions;
A wet stamped letter, by a Colorado Licensed Land Surveyor, of Improvements Location Certification **must** be provided on-site for the Building Inspector at the time of the footings inspection. Such letter may be submitted to the Larimer County Building Department, for the project file, prior to the footings inspection and a copy kept on-site for the Building Inspector. The letter is to certify that the building concerned is located as directed by the **Approved** Site Plan for the project. *This is an informational note that applies to the project once the permit has been issued.*
7. All new business, commercial and industrial buildings in unincorporated Larimer County, where a public water system designed and constructed to supply fire flows of 1,000 gallons per minute at 20 pounds per square inch (psi) minimum pressure within 1,000 feet of said buildings is not available, must include a fire sprinkler system designed and installed according to NFPA requirements. Section 8.1.4 – C – Larimer County Land Use Code.
8. This is only a "surface" review of this project. Further in-depth plan review is required before issuance of a building permit.

If you have any questions please feel free to contact me by reply email or at (970) 498-7714. (M-T-W Only – Part-Time)



COMMERCIAL PLAN SUBMITTAL INFORMATION

2015 International Codes adopted and enforced

The following information/plans will be required for full plan submittals for Building Department review. Please read all items over very carefully:

Plans are to be stamped by a Colorado Licensed Architect and Colorado Registered Engineer(s).
All plans are to be drawn to scale, such as 1/4"=1' or 1/8"=1'.

1. At least 5 sets of the Site Plan. Show distances from building to property lines and other structures on same site. "Approved" site plans will be required on most Commercial projects.
2. Three sets of floor plans for each level. Indicate uses of all rooms or areas on floor plans.
3. Two sets of building section details showing all components of construction from bottom of footing to top of roof.
4. Two sets of all wall framing/assembly details, showing all parts of the wall assemblies.
5. **Design block (or Code Analysis) must** be on all Commercial plans. Show Occupancy Classification, Type of Construction, indicate fully sprinkled or non-sprinkled, square footage of each level and provide calculations showing the building area is in compliance with the International Building Code requirements & exceptions. **The wind speed design must comply with the adopted Larimer County Ultimate Wind Speed Map.**

*****Energy Code Compliance Requirements*****

An **Energy Code** Compliance Report prepared by the designing/project architect shall be provided as a part of the plans submittal for building permit. The structure must be designed to comply with either ANSI/ASHRAE/IESNA 90.1 or Chapter 4 [CE] and applicable tables for Climate Zone 5 of the 2015 International Energy Conservation Code (IECC). A Com Check energy Code analysis of the structure will be accepted as part of the required compliance report. (Com Check is a three-part report: Building Envelope, Mechanical & Electrical).

An Air Leakage Test is required on all new structures and large additions.

The following items shall be addressed within the Required Energy Code Compliance report in addition to the items noted above;

- Electrical Power & Lighting Systems shall indicate specific compliance with Section C405 of the 2015 International Energy Conservation Code (IECC).
- Buildings shall comply with at least one of the following 2015 IECC Section C406.1 options;
 - a. Efficient HVAC performance in accordance with Section C406.2;
 - b. Reduced lighting power density in accordance with Section C406.3;
 - c. Enhanced lighting controls in accordance with Section C406.4;
 - d. On-site supply of renewable energy in accordance with Section C406.5;
 - e. Provision of a dedicated outdoor air system for certain HVAC equipment in accordance with Section C406.6;
 - f. High-efficiency service water heating in accordance with Section C406.7

Note: Individual Tenant Spaces shall comply with Section C406.2, C406.3, C406.4, C406.6 or C406.7 unless documentation is provided that demonstrates the entire building is in compliance with Section C406.5 – 2015 IECC.

****Section C408 – 2015 IECC requires HVAC and Electrical Systems to be commissioned in accordance with Sections C408.2 and C408.3 – 2015 IECC. Final Commissioning Reports shall be provided to the Building Department and the Building Owner in compliance with each section. (**New structures not exceeding 15,000 sq. ft. in floor area, additions and alterations are exempt from HVAC commissioning requirements.)**

6. Two sets of floor and roof framing plans. Show all header and beam sizes, spacing, span and type of joists and rafters. Include engineered floor and roof truss layouts if trusses used. **Indicate all design loads used.**
7. Two sets of section through stairway, detail plans showing rise, run, headroom, graspable handrails and their extensions.
8. Two sets of engineered foundation plans with section details indicating reinforcement and anchor bolts, design information, etc. **Indicate all design loads used.**
- 9.* Two sets of detail drawings of all fire wall assemblies and listing number of such assemblies.
* See "Special Note" on next page. **All such assemblies require full inspection.**
- 10.* Two sets of detail drawings of all roof /ceiling or floor/ceiling fire-rated assemblies and listing number of such assemblies.
* See "Special Note" on next page. **All such assemblies require full inspection.**
11. Two sets of HVAC plans showing all duct sizes, fire/smoke damper locations (if required), BTU's of all appliances. Show locations of all HVAC units and water heaters and provisions for outside combustion air. Indicate on plans how outside air & ventilation requirements will be satisfied.
12. Two sets of plumbing plans showing size of piping (DWV), fixture and clean-out locations; indicate type of materials to be used.
13. Two sets of gas piping plans showing sizes and length of runs for all gas piping. Provide a list of BTU's of appliances connected thereto.
14. Two sets of building elevation plans showing all sides..
15. Two sets of ceiling plans showing all Exit signs locations and provisions for Exit Illumination. (These items may be shown on floor plans, if so desired.)
16. Two sets of complete door hardware and window schedules.
(Sizes of all doors and windows and complete door hardware listings required.)
17. Two sets of room finish schedules (floors, walls and ceilings).
18. **For engineered steel buildings only:** Provide two sets of wet-stamped building plans or two wet-stamped Design Certification letters from the steel building manufacturer certifying that the building will comply with Larimer County Wind and Snow loading requirements. Also provide anchor bolt setting plans with the size, diameter and embedment depth of the anchor bolts called out. **These are required in addition to the other requirements listed above.**
19. **For footing and foundation only permits, provide:**
 - (1) Two sets of engineered footing and foundation plans with sections and design information including soils report number and soils engineering firm.
 - (2) Two sets of underground plumbing plans.
 - (3) Site plans and other information as noted in item # 1 of this handout.
 - (4) Design Block as noted in item # 5 of this handout.
20. **If kitchen hoods** are part of your project, the following is required in addition to above items:
 - (1) Two sets of plans for the hood. For Type I hoods, provide two sets of fire extinguishing system plans.
 - (2) Two sets of plans for the hood, duct and shaft. For Type I hoods, provide detail plans of shaft and listing number for the minimum 1-hour fire rating of the shaft.
21. **For woodworking businesses**, provide two full sets of engineered plans and calculations for the entire dust collection system. See Dust, Stock and Refuse Conveying Systems provisions of the 2015 International Mechanical Code, as well as the 2015 International Fire Code. Dust collection systems must be interlocked with all dust producing machines.

22. For Tenant Finish projects in “strip mall” or Condominium situations, provide a “Key Plan” showing the location of the tenant space being finished in the building **AND** the occupancy groups of the tenants on each side and above or below the space being finished.

***Special Note concerning items 9 & 10 above:** Details of how penetrations in fire rated assemblies are to be protected are required, along with the listing number of the material or system to be used, per Section 107.2.2 - 2015 IBC. Approval of such systems or materials is required prior to actual use of such materials of systems. **All such assemblies require full inspection.**

GENERAL NOTES:

- A) Specialty plans, such as those indicated in items 20 & 21 of this handout, are required on items that are not typical to all types of commercial construction, such as Spray Painting operations using flammable finishes which need approved paint booths and mixing rooms.
- B) Toilet room “blow-up” details are always good to verify that accessibility requirements are met.
- C) Notations or markings in red-ink are not permitted on plans; “red-lines” are reserved for Building Department review notes and corrections.

This handout is not intended to be all-inclusive, merely to give a good basic outline as to plan submittal requirements.

APPROVALS FROM OTHER AGENCIES ARE REQUIRED:

Fire Department Review and Approval:

The applicant for Building Permit must take **two sets** of plans for the project to the Fire Department having jurisdiction. The Fire Department concerned then reviews the plans and issues the Larimer County Building Department a letter of project approval after they have reviewed and approved the plans. **Until the Fire Department having jurisdiction issues an “approval letter,” no building permit will be issued for the project concerned.**

Health Department Review and Approval: {Drinking & Dining establishments, Pet Shops.}

The applicant must take a set of all plans to the Larimer County Health Department for review and approval. **The health department must sign off/approve plans in the computer system prior to issuance of a building permit.** Obtain a copy of the Larimer County Health Department Plan Review Requirements pamphlet for further direction.

State of Colorado Electrical Board:

Larimer County Building Department does not review electrical plans. A separate review and permit are required from the State of Colorado Electrical Board. The State of Colorado Electrical inspectors perform all electrical inspections. (2014 National Electrical Code enforced as of July 1, 2014.)

For further information on requirements for your specific project, please call Larimer County Building Department at (970) 498-7700.