



Community Development Policy and Procedure Statement

FROM: Chad Root, Chief Building Official (CBO)

SUBJECT: Fire Damaged Foundations

DATE: January 5, 2022

Purpose: The purpose of this policy is to clarify when a fire damaged structure's foundation is required to be replaced after a fire has occurred at a residence or commercial building.

Policy: The Building Safety Department considers foundations for all destroyed buildings from a fire to be structurally compromised. In order to show that the foundation is not structurally compromised from a fire to the structure, the owner or contractor must get a Colorado licensed structural engineer to provide a stamped engineer letter verifying that the foundation is structurally sound. The Building Official may require that as well as the original engineer, a third party engineer will need to verify that the foundation is structurally sound for the proposed new structure. The Building Official will look at partially burnt structures and determine if the foundation was damaged by the heat from the fire. A foundation may be deemed okay if the upper part of the building burnt with no fire damage on the main level of the home or structure.