



# Rebuilding Neighborhood Impacts

## Frequently Asked Questions

*Updated 9/14/2022*

### **What is the City doing to prepare for rebuilding?**

The City is committed to administering the rebuilding permit and inspection process quickly and efficiently. The Planning and Building Safety Department has hired an additional Plans Examiner and Building Inspector, as well as five part-time, on-call Plans Examiners to help expedite permit review. The City also has two consultant teams in place that can conduct plan reviews and inspections if demand cannot be met with City staff. The Public Works Department has contracted with a consultant team to provide additional inspection and monitoring, as well.

The City has striped a roughly 8-foot wide area within the right-of-way on each side of streets within affected areas, which will be used temporarily. Twenty (20) feet of clearance in the center of streets is required at all times to ensure emergency response and fire access. The City reserves the right to provide notice for removal of any item(s) or material within this clearance.

Damages to public infrastructure (streets/sidewalk, curb/gutter, water/sewer mains) will be repaired by the City following completion of most homes being rebuilt. Contractors and sub-contractors are required to repair any damage they cause during rebuilding, however.

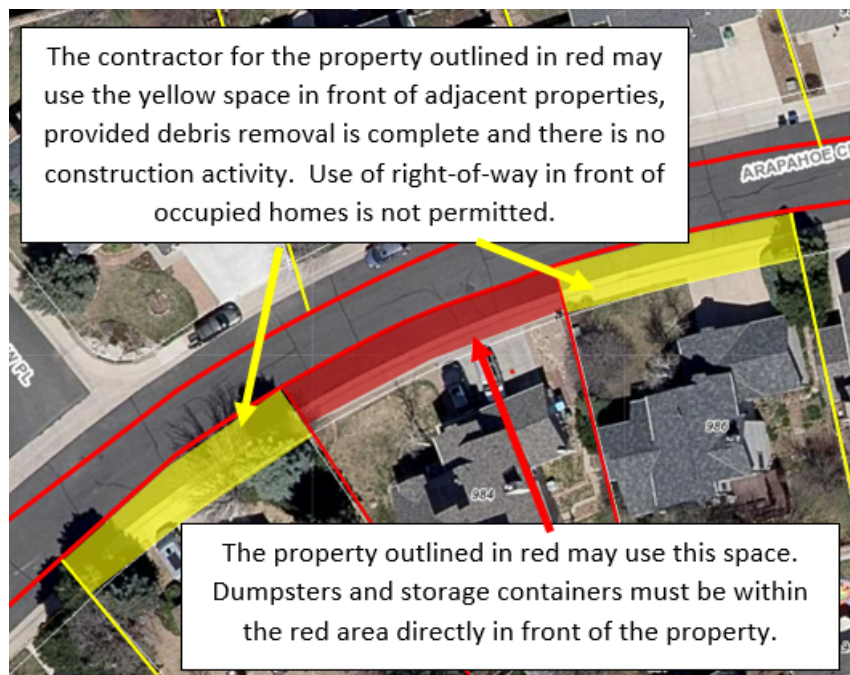
### **What are the general permit conditions for rebuilding sites?**

- Construction work is limited to the hours of 7 AM to 8 PM on weekdays and 8 AM to 8 PM on weekends and holidays.
- Permission from adjoining property owners is required in order to enter onto adjoining properties. Trespassing without permission may result in a stop work order or other enforcement actions by the City.
- Storage of materials is not permitted on City-owned property such as parks, open space, trails, and other City-owned property. Access to the property is only permitted from the right-of-way.
- Storage of materials on adjacent private property is not permitted without permission from the property owner.
- Construction fences are required until excavated areas are backfilled and the floor structure is complete.

- The contractor/applicant is responsible for restoring or replacing all sidewalk, curb and gutter, bike paths, other hard surfaces, asphalt or concrete pavements, striping, signage, utilities, public landscaping, irrigation facilities, or any other public improvement(s) damaged as a result of work activities by the contractor/applicant or sub-contractors.

### What work is permitted in the right-of-way?

- Contractor parking, storage of materials, and loading/unloading of deliveries.
- If dumpsters, storage containers, and other similar items are placed within the right-of-way, a lighted barricade or reflectorized cone shall be placed on both sides of the dumpster/storage containers. If placed near an intersection, these shall be placed a minimum of 30 feet from the intersection corner.
- Use of the right-of-way may extend beyond the permitted property, provided the debris removal is complete, there is no construction activity underway, and there is not an occupied home onsite (see image below). The City reserves the right to restrict use of the right-of-way on adjacent properties.
- To protect paved surfaces, wood/rubber pads should be provided for equipment outriggers, buckets, and attachments.
- Rubber tire marks on concrete walk or curb surfaces caused by contractor activities shall be removed prior to final inspection.
- Dirt ramps in gutter pans or over walk surfaces are not permitted.
- The contractor/applicant is responsible for any damage to the street, gutter pan, or sidewalk as a result of placement of the dumpster/storage containers or any use of the right-of-way.



### **How can I safely navigate rebuilding areas?**

Different hazards can occur at construction sites. Remember to stay alert and limit distractions, avoid any heavy machinery or areas where is a lot of activity, and follow any traffic control guidance or devices.

### **How can I monitor air quality throughout rebuilding?**

People living, working, or traveling in and around the burn areas can opt-in for text and email alerts to access instant, real-time, air quality information 24/7 from 25 particulate monitors strategically positioned throughout Boulder County. Learn more [here](#).

### **If located near a rebuilding site, what should you do if you experience additional on-street parking?**

At this time, the City will not be restricting on-street parking in residential neighborhoods adjacent to affected areas. If negative impacts from construction-related parking become severe, the City may consider other measures to reduce construction parking overflow in occupied neighborhoods, such as providing off-site parking, requiring shuttle service, and/or implementing a permit system. If your driveway becomes blocked from a parked vehicle, the quickest solution is to ask the contractor to move their vehicle/equipment. If you're not able to contact the contractor, you can call the Planning and Building Safety Department at 303.335.4584.

### **If rebuilding, what can you do to help mitigate impacts on neighboring properties?**

You can ask your contractor to be mindful of neighboring properties and adhere to all permit conditions in an effort to lessen the impacts on occupied homes.

### **What public infrastructure needs to be repaired?**

There were numerous damages to City-owned infrastructure, including streets and sidewalks, water meters and service lines to homes, fire hydrants, fences in parks and open space, irrigation systems, road infrastructure (i.e. medians, signals, signs), storm water infrastructure, etc.

The fire also caused damage to private utility-owned infrastructure, including Xcel (natural gas and electric) as well as Comcast and CenturyLink (telecommunications). The City has limited control over these repairs as this infrastructure is the property of these utilities.

### **Who is responsible for public infrastructure repairs?**

The City is working to repair all damaged infrastructure with City staff where possible and with contractors where damage requires specialized design and/or labor to complete repairs. New City-provided water meters and water/sanitary sewer service lines will be installed by private contractors as part of the construction of new homes. The City will also repair damaged hydrants, streets, and sidewalks. The City does not anticipate that this work will cause a delay for homeowners to re-occupy their property.

Xcel Energy has committed to rebuilding the electric distribution system that was destroyed by the Marshall Fire to meet the City's current building/energy requirements. Community members who lost their homes in the Marshall Fire and are attempting to rebuild in burn areas will not incur the cost of

upgrades to Xcel's distribution system or the service to their home that may be required to comply with the City's building/energy requirements or to provide 400A service to those residences as they are reconstructed. Please share this information with your contractors to ensure that home owners are not charged for these upgrades.

All repairs to Xcel, Comcast, and CenturyLink infrastructure will be managed by their own contractors. The City will continue to work with utilities to complete repairs quickly. While we anticipate that utilities service will be restored for homeowners reoccupying their homes, there are alternatives that could possibly be explored (i.e. generators) if needed.

### **What is the estimated timing for repairs?**

The repair timeline for public infrastructure will vary depending on the type of infrastructure and timing with other elements. Some of the City's damage has already been repaired or is undergoing repairs, while other work will be timed to align with the reconstruction and occupancy of homes (i.e. road/sidewalk). Temporary measures may be utilized until all homes are constructed to prevent further damage from occurring or having to redo repairs (i.e. patching street damage and repaving). We do not anticipate that any City infrastructure repairs will cause a delay for homeowners to re-occupy their homes, but there could be timing conflicts with other critical elements of the rebuild process, such as street repairs closing a road that may interfere with a move-in date, for example.

### **What work needs to be done before residents can re-occupy their homes?**

In addition to the clearing of debris and preparing home sites for reconstruction, all utilities must be fully and safely reconnected before residents can re-occupy their homes. Once the private contractors have installed the new water service lines and water meter, the City will perform inspections and water quality testing. These efforts can occur while construction is still in process and should not cause a delay for homeowners to re-occupy their homes.

All water mains have been tested and cleared for use and are not scheduled for replacement by the City. In the unlikely event that a problem is encountered during testing of water service lines installed during rebuilding, the City will work with individual homes that are impacted. Testing can be scheduled as soon as the meter, service line, and internal plumbing are installed, which would provide time to address any potential problems with the City mains prior to re-occupying the home.

The repair of streets and sidewalks as a result of the fire and debris removal process will also be aligned with rebuilding. Streets repairs will be managed on a case-by-case basis. The City will be making repairs to existing damage caused by the fire. Any new damage caused by private contractors during home reconstruction will be the responsibility of the private contractors to repair.

### **What work does NOT need to be done before residents can re-occupy their homes?**

Work in public spaces, such as rebuilding fences or park amenities, is not a prerequisite for residents to re-occupy their homes. However, due to these processes already being underway at the City, we anticipate that many of these elements will be installed and completed before or as residents return home. Public input will be part of the process to determine a final design for replacement parks and playgrounds.

### **What is the City doing to speed up repairs?**

The City has been working with local, state, and federal partners to repair damage. We have documented damages and are working with the City's insurance provider and FEMA to get public infrastructure repairs underway. We have already begun the contracting process for reconstruction of numerous elements of public infrastructure.