

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AMENDING CHAPTERS 15.04, 15.12, 15.16, 15.24, AND 15.40 OF THE MAMMOTH LAKES MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, INCORPORATING THE 2022 CALIFORNIA BUILDING CODE (INCORPORATING AND AMENDING THE 2021 INTERNATIONAL BUILDING CODE), THE 2022 CALIFORNIA ADMINISTRATIVE CODE, THE 2022 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2020 NATIONAL ELECTRIC CODE); THE 2022 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2021 UNIFORM MECHANICAL CODE), THE 2022 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2021 UNIFORM PLUMBING CODE), THE 2022 CALIFORNIA RESIDENTIAL CODE (INCORPORATING AND AMENDING THE 2021 INTERNATIONAL RESIDENTIAL CODE), THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, THE 2022 CALIFORNIA EXISTING BUILDING CODE, THE 2022 CALIFORNIA ENERGY CODE, THE 2022 CALIFORNIA REFERENCE STANDARDS CODE; THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE; AND THE 2016 EDITION OF THE AMERICAN CONCRETE INSTITUTE 306R GUIDE TO COLD WEATHER CONCRETING, TOGETHER WITH LOCAL AMENDMENTS THERETO

WHEREAS, pursuant to California Government Code Section 50022.1 et seq. the Town of Mammoth Lakes ("Town") may adopt by reference the California Building Standards Code, 2022 Edition, as provided in Title 24 and 25 of the California Code of Regulations and other codes, including, without limitation, the International Property Maintenance Code; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the 2022 Edition of the California Building Standards Code; and

WHEREAS, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the Town Council held a public hearing on December 7, 2022 at which time all interested persons had the opportunity to appear and be heard on the matter of approving the Codes as amended herein; and

WHEREAS, the Town published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on November 26, 2022, and December 3, 2022.

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Environmental Review. The Town Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment. Staff is directed to file a notice of exemption within five (5) days of the adoption of this ordinance.

Section 3. Amendments to Municipal Code. For the reasons set forth in the staff report accompanying this ordinance, Sections 15.04.030, 15.04.050, 15.04.140, 15.12.020, 15.16.020, 15.16.030, 15.16.050, 15.24.010, 15.40.010, and 15.40.030 of the Mammoth Lakes Municipal Code are hereby amended to read as set forth in Exhibit "A" attached hereto, and Section 15.16.050 is hereby deleted in its entirety.

Section 4. Legislative Findings. The Town Council finds that the changes and modifications to the 2022 Building Standards Codes as set forth in Chapter 15.04 of the Town of Mammoth Lakes Municipal Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in Exhibit "B" attached hereto, and hereby adopted by the Town Council as the findings to support the modifications to the California Building Standards Code.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, then such decision shall not affect the validity of the remaining sections or portions of this Ordinance or part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that any one or more sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 6. Effective Date. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect the later of January 1, 2023 or thirty (30) days from and after the date of its final passage and adoption.

Section 7. Filing. The Building Division of the Community and Economic Development Department shall file copies of this ordinance with the State Building Standards Commission as prescribed in state law.

Section 8. Publication. The Town Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the Town Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the Town Clerk, in accordance with California Government Code Section 36933.

ADOPTED, SIGNED and ***APPROVED*** this 7th day of December, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Lynda Salcido, Mayor

ATTEST:

Jamie Gray, Town Clerk

Exhibit A

Amendments to Municipal Code Chapter 15

15.04.030 - Codes adopted.

Subject to the modifications and amendments contained in this title, the following primary and secondary codes are adopted and incorporated into this Code by reference and as having the legal effect as if their respective contents were set forth in this chapter.

- A. The 2022 Edition of the California Building Code, together with Chapter 1 and the adopted appendices thereto, as developed by the International Code Council, is adopted by reference as the building code of the town.
- B. The 2022 Edition of the California Plumbing Code, together with Chapter 1 and the adopted appendices thereto, as developed by the International Association of Plumbing and Mechanical Officials, is adopted by reference as the plumbing code of the town.
- C. The 2022 Edition of the California Electrical Code, together with Article 89 and all other adopted chapters and articles thereto, as promulgated by the National Fire Protection Association, is adopted by reference as the electrical code of the town.
- D. The 2022 Edition of the California Mechanical Code, together with Chapter 1 and all other adopted chapters and the appendices thereto, as developed by the International Association of Plumbing and Mechanical Officials, is adopted by reference as the mechanical code of the town.
- E. The 2022 Edition of the California Administrative Code, as developed by the International Code Council, is adopted by reference as the administrative code of the town.
- F. The 2022 Edition of the California Historical Building Code, as adopted by the state of California, is adopted by reference as the historical building code of the town.
- G. Reserved.
- H. The 2022 Edition of the California Existing Building Code, as adopted by the state of California, is adopted by reference as the existing building code of the town.
- I. The 2022 Edition of the California Energy Code, as adopted by the state of California, is adopted by reference as the energy code of the town.
- J. The 2021 Edition of the International Property Maintenance Code, as developed by the International Code Council, is adopted by reference as the property maintenance code of the town.
- K. The 2022 Edition of the California Residential Code, together with Appendix AJ ("Existing Buildings and Structures"), and Appendix AQ ("Tiny Houses") as developed by the International Code Council, is adopted by reference as the residential code of the town.
- L. The 2022 Edition of the California Green Building Standards Code, as adopted by the state of California, is adopted by reference as the green building standards code of the town.
- M. The 2022 Edition of the California Reference Standards Code, as adopted by the state of California, is adopted by reference as the reference standards code of the town.
- N. The 2016 Edition of the American Concrete Institute 306R Guide to Cold Weather Concreting is adopted by reference as the cold weather concreting standard for the town.

15.04.050 - Plans and specifications—California Building Code.

With each application for a building permit, and when required by the building official for enforcement of any provisions of this code, plans, engineering calculations (if required), specifications, diagrams, and other necessary construction documents shall be submitted in accordance with current submittal procedures. All construction documents shall be submitted at one time to affect a complete submittal.

For projects that involve structural design that deviate from substantial compliance with conventional framing requirements for wood frame construction, or where other special conditions exist, the building division shall require plans and specifications to be prepared, stamped and signed by a registered design professional. Due to the town's ground snow load (P_g) being two hundred thirty to three hundred pounds per square foot, conventional light framing provisions found in the California Building Code and the California Residential Code cannot be used.

15.04.140 - Woodstove inserts—California Mechanical Code.

- A. "Woodstove insert" shall mean a factory-built metal solid fuel burning device designed to be inserted into a fireplace constructed of masonry, metal, or other materials.
- B. All woodstove inserts shall meet the following requirements:
 - 1. Dimensions to combustibles: A minimum of forty-eight inches vertically of non-combustible material shall be installed within the chase area measured from the top of the existing prefabricated metal firebox. A minimum of twenty-four inches horizontally of non-combustible material shall be installed within the chase area measured from the edge of the woodstove insert. Some construction exceptions may be permitted due to unforeseen circumstances. Further, should the manufacturer's minimum dimensions be greater than the above dimensions, the manufacturer's dimensions shall prevail.
 - 2. Air channels around enclosure panel: Per NFPA 211, passive circulation shall be maintained in the void space around the woodstove insert and the prefabricated fireboxes. Passive circulation shall be installed in each corner of the panels installed with the woodstove insert.
 - 3. Circulation of air in the prefabricated fireboxes: Passive circulation shall be maintained around the walls of the prefabricated firebox.
 - 4. Lintel bar: All lintels and all supporting material for said lintels shall be of non-combustible material.
 - 5. Flue pipe: Required spacing of not less than two inches shall be maintained for all installations. No exceptions shall be granted for existing non-conforming flue pipes, and all flue pipes shall meet the standards in this Section prior to any final approval being issued.
 - 6. Support of prefabricated fireboxes at the base of unit: Should the woodstove insert assembly weigh more than two hundred pounds then the base of the prefabricated firebox shall be supported by an approved method and means. Should the complete assembly of the woodstove insert exceed more than two stories in height then the base of prefabricated firebox shall be supported regardless of the weight of the woodstove insert.
 - 7. Prefabricated firebox: Any modification to the prefabricated firebox shall be approved by the manufacturer of record. Town inspection and verification shall be required prior to installing decorative panels.
 - 8. Approved manufacturers: Unless otherwise approved by the board of appeals, building official and fire marshal, all woodstove inserts shall be manufactured by the following manufacturers: Quadra Fire, Buck Stoves, Regency Fire, Lopi, Jotul, Sierra Stove, Avalon, Pacific Energy, Napoleon, Enviro, Country Stoves, Hampton, Drolet, and Flame XTD.
- C. All woodstove inserts currently installed into a prefabricated fire box within the Town of Mammoth Lakes shall be removed or be reconstructed to meet the requirements of this section upon the sale of the real property within which the woodstove insert is located (provided that for a property for which escrow is opened in conjunction with the sale, the requirements of this paragraph shall apply only to properties for which escrow is opened after June 30, 2013). If the buyer assumes responsibility, in writing on a form approved by the community and economic development director, for woodstove insert replacement or removal, the deadline for such action shall be extended to sixty calendar days from the date of completion of the sale or transfer. This requirement shall apply to all occupancy types, including single family homes, multifamily residential structures, and commercial structures in which woodstove inserts have been installed.

- D. The building official and fire marshal may enforce the provisions of this section. Neither the building official nor fire marshal shall finally approve any building permit for a woodstove insert without determining that the insert complies with the provisions of this section. This subsection is not intended to and does not modify or abrogate any town immunities set forth in the Government Code.
- E. Pursuant to Section 1102.6(a) of the California Civil Code, sellers of residential real property shall disclose to purchasers of such property the provisions of this section. This disclosure obligation shall be satisfied by providing to each purchaser a "Local Option Real Estate Transfer Disclosure Statement" specified by the town and by providing a copy of this section.

15.12.020 - Building permit fees—California Building Code.

A fee for each building permit shall be paid to the building division as set forth in the master fee schedule. The building official shall make the determination of value or valuation under any of the provisions of this code. The valuation to be used in computing the permit fees shall be the total value of all construction work for which the permit is issued, as well as roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.

15.16.020 - Strong motion indicator program fee.

Fees are collected per the master fee schedule under a participation program with the state for seismic studies.

15.16.030 – New development fees.

Every person completing new residential, commercial and industrial development shall pay to the Town a sum as established by resolution of the Town Council. The fee shall be applied to gross building area only, exclusive of parking and open walkway and deck areas.

15.24.010 - Wind design—California Building Code.

The minimum wind speeds are established for the Town of Mammoth Lakes, including the Mammoth Yosemite Airport:

- A. One- and two-family dwellings (R-3 occupancies): Ninety five miles per hour (mph), nominal design three-second gust wind speeds.
- B. Residential structures other than one- and two-family dwellings (R-3 occupancies) and non-residential structures, nominal design three second gust wind speeds:
 - 1. Ninety miles per hour for Risk Category I buildings and other structures.
 - 2. Ninety-five miles per hour for Risk Category II buildings and other structures.
 - 3. One hundred miles per hour for Risk Category III buildings and other structures.
 - 4. One hundred five miles per hour for Risk Category IV buildings and other structures.

15.40.010 - Definitions.

"Hazardous conditions" means any conditions/installations, which present an apparent risk of explosion and/or fire. The hazard may be "imminent" or "seasonal."

"Installation" means a storage tank designed for the containment of liquefied petroleum gas or liquefied petroleum gas distribution system for use by a customer for residential, commercial, or industrial purposes, together with appurtenant pipes, risers, gauges and related equipment.

"Interruption of service" means change in vendor or any stoppage of gas, for whatever period of time, due to hazardous conditions, or to make modifications to the system. Temporary shut-off of gas to affect minor repairs shall not constitute interruption of service.

"LPG" means liquefied petroleum gas.

"LPG facilities" means all supply piping (above or below the ground), risers, fittings, gauges, regulators, and related equipment used for the conveyance of LPG on the property.

"Nonconforming installation" means any residential, commercial, or industrial installation, which does not comply with the requirements of this chapter.

"Safety inspection" means visual inspection, performed by the gas vendor, of exterior portions of LPG system, for purposes of observing, reporting and correcting obvious hazardous conditions, including danger of failure under snow load.

"Vendor" means any person or business, which sells, at retail, liquefied petroleum gas for residential, commercial or industrial use.

15.40.030 - General installation requirements.

LPG systems for single or multiple users shall be installed in accordance with the most recently adopted version of NFPA 58, relevant portions of the California Plumbing and Mechanical Codes, and applicable portions of the California Administrative Code. These requirements shall apply to all new LPG installations, existing installations that experience an interruption of service, and any installation that in the opinion of the building official or fire marshal is hazardous.

A. Two Stage Regulators Required. Two stage regulator systems shall be installed on all LPG installations. Combination regulators (two stage combination regulators) or other methods of installation meeting the intent of these regulations are subject to the approval of the Mammoth Lakes building division and/or Mammoth Lakes fire protection district.

B. First Stage. The first stage regulator shall be installed in accordance with manufacturer's instructions. The first stage regulator shall be plumbed from the tank with an approved looped soft-copper pigtail or other approved means to allow flexibility should tank shifting occur. The riser from the yard piping shall be located not more than three feet, horizontally from the walls of the tank. The transition from underground piping to above ground piping shall be accomplished via an approved sweep/riser or other approved method.

C. Second Stage. The second stage regulator and riser pipe shall be installed on the non-shed side of the building and directly attached to the building wall. The riser and exposed piping shall be installed in a manner to allow flexibility and movement. The transition from underground piping to above-ground piping shall be accomplished via an approved sweep/riser or other approved method, and shall be installed as close to the side of the building as possible in order to minimize snow and ice accumulation between the riser pipe and the building. The riser, including the regulator and gas shut-off, shall be securely attached to the building and shall extend to a point so that the gas shut-off is located at least five feet, but not more than seven feet above finish grade and within six inches of the regulator. Buildings or structures served by LPG facilities containing multiple meters of three or more shall be equipped with an emergency shut-off valve located at the building or structure and capable of disconnecting the entire service to the structure. A two-inch diameter or equivalent reflector shall be secured to the

structure directly above the shut-off within three feet of the roof overhang and a minimum of ten feet above the meter/regulator assembly or other approved location. The gas shut-off shall be readily accessible.

Exception 1: Existing facilities installed before November 15, 1994 located on the snowshed side of structures need not be relocated if protected by an approved enclosure and the installation complies with all other provisions of this code.

Exception 2: The Mammoth Lakes building division and/or the Mammoth Lakes fire protection district may approve other locations, installations and riser heights provided accessibility to the shut-off valve is provided under all conditions and all other provisions of this chapter are in compliance.

D. Protection of LPG Facilities. The LPG regulator, meter and gas piping installed at or attached to any structure shall be protected from physical damage by an enclosure or other structure approved by the Mammoth Lakes Building Division.

Exception: LPG meters and regulators located above the anticipated ground snow level and not subject to impact loads need not be protected by an enclosure.

E. No Gas Piping Embedded in Concrete. Gas piping shall not be embedded in concrete, asphalt or similar materials. Gas piping passing through these materials shall maintain a one-inch clearance or be sleeved with an approved material.

F. Underground Gas Piping. Gas pipe installed below grade shall be approved for such use. All gas piping shall be installed a minimum of eighteen inches below grade. Nonmetallic gas piping shall be installed with a listed electrically continuous corrosion resistant tracer tape or tracer wire (minimum 14 gauge) or other approved material to facilitate locating the pipe. One end of the tracer wire shall be brought above ground at a building wall or riser. The tracer wire shall not be in direct contact with the gas pipe.

G. Exposed Exterior Gas Piping. Gas piping and fittings installed in exposed exterior locations and transition gas piping and fittings installed in the exterior wall of a building or structure shall have a minimum wall thickness of Schedule 40. Piping shall be supported by metal clamps or other approved methods at intervals not to exceed two feet and within six inches of either side of a fitting. Piping shall be installed in a manner to allow for adequate movement.

H. Exposed Gas Piping Installed on Roofs. Exposed gas piping and fittings installed on roofs or other horizontal surfaces shall have a minimum wall thickness of Schedule 80. The gas piping shall be supported its entire length. The installation shall employ methods to provide adequate flexibility and movement.

I. Inspection and Testing. All new or modified installations shall require an inspection and approval by the Mammoth Lakes building division. All gas piping shall be air tested by the installer and the test of all gas piping shall be visually inspected by the Mammoth Lakes building division. Rough gas piping test shall be a minimum fifteen PSI of air for fifteen minutes. Other testing methods are subject to the approval of the Mammoth Lakes building division.

1. The approval for connection of LPG to the structure will be indicated by the attachment of a tag on the building LPG piping at the point it exits the structure.

2. Any connection of LPG to any structure without approval of the Mammoth Lakes Building Division is in violation of this chapter and applicable sections of the California Mechanical Code and California Plumbing Code.

3. Locks shall be provided by the serving LPG vendor at the shut off valve for meters and assemblies that are incomplete and/or not inspected and approved by the Mammoth Lakes Building Division.

J. Plot Plan. Prior to connection of service the vendor shall submit to the Mammoth Lakes fire protection district a plot plan identifying the LPG system. The plot plan shall be drawn on an approved form. A verification of approval must be provided to the Mammoth Lakes building division prior to the issuance of a certificate of occupancy or final letter.

The plot plan shall include, but not be limited to:

1. The tank location and distance from structure;
2. Number of tank(s) and capacity in U.S. gallons;
3. Location of the riser pipe and shut-off at the building;
4. Property boundaries;
5. An outline of all buildings on the lot and a depiction of the ridgeline of any building to be supplied with LPG;
6. Location of the Property. Street address, lot number, subdivision, assessor's parcel number, and condominium project name if applicable;
7. LPG supplier and phone number;
8. Building permit number and final date.

K. Snow States. The location of the center of LPG tanks shall be permanently marked by a snow stake of sufficient height to rise above the anticipated depth of snow. The upper twelve inches of the stake shall be painted bright orange with the top three inches of the stake painted the color assigned the individual vendor. The stake shall be located near the riser pipe and may be attached directly to, provided the installation will not apply additional stress to the riser pipe. The installation and maintenance of the snow stake is the responsibility of the LPG vendor. The building division shall assign colors to each vendor.

L. Tank Installation. Tanks shall be securely fastened on a four-inch-thick concrete pad reinforced with a minimum of #4 rebar at the perimeter. Pad shall be set below grade, with horizontal dimensions twelve inches greater than the tank's leg spacing and shall be located to be safe from disturbance by snow removal operations. In lieu of a concrete slab, prefabricated reinforced blocks may be used (design subject to approval of the Mammoth Lakes building division and the Mammoth Lakes fire protection district). Use of prefabricated blocks shall be limited to existing residential installations and shall be limited to LPG tanks with capacities of five hundred gallons or less.

M. Temporary Tank Installations. Temporary LPG tank installations shall be limited to emergency installations only. The placement and design of the system shall be subject to the approval of the Mammoth Lakes fire protection district and the Mammoth Lakes building division.

N. Property Line Setback Variance. To accommodate multiple users, a LPG tank may be located on or closer to property lines than the required setback specifications of NFPA 58. The encroachment shall require the mutual approvals of all property owners involved. Setback requirements to building and/or structures shall maintain the minimum distances specified in the California Fire Code.

O. Excessive Flow Valves. Excessive flow valves shall be installed on all residential systems with a LPG storage capacity in excess of two thousand gallons.

Exception: Residential occupancies equipped with an approved, monitored fire detection and suppression system may omit the excessive flow valve on the system.

P. Alternate Methods and Materials. The building official and fire marshal may approve alternate designs, methods and materials provided the alternate methods and materials meet or exceed the provisions of this chapter.

Q. Separations. LPG meters shall be separated from electric meters by a minimum of two feet, and a minimum of eighteen inches for plumbing fixtures (such as hose bibs) that extend more than six inches from a wall surface. Second stage regulator venting shall be separated from window, door, and similar openings by a minimum of three feet from such openings. Second stage regulator venting shall also be no less than five feet from any source of ignition, openings into direct vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

Exhibit B

Findings to Support Amendments to the 2022 Edition of the California Building Standards Code

This Exhibit B provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the Town of Mammoth Lakes' amendments to the 2022 Edition of the California Building Standards Code as reasonably necessary because of local climatic, geologic or topographic conditions.

Amendments to 2022 California Building Standards Code

Amendment Section	Amendment	Justification (see below key to justifications)
15.04.020	Definitions	A
15.04.050	Plans and specifications	A
15.04.060	Permit expiration	A/B
15.04.070	Zoning compliance	A/B
15.04.080	Utility connection	A/B/C/D
15.04.090	Certificate of occupancy	A
15.04.100	Driveway encroachment	A

15.04.110	Lot surveys	A
15.04.130	Woodstoves	A/B/C/D
15.04.150	Licensed contractors	A
15.04.160	Violations	A

Justifications KEY: Findings to Support Amendments to California Building Standards Code

A – This amendment is necessary for administrative clarification and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the Town of Mammoth Lakes.

B – This amendment is reasonably necessary because of the following local climatic conditions:

- (i) During the winter the Town experiences of periods of very cold temperatures accompanied by periods of significant snowfall and high winds; and
- (ii) During the summer months relatively hot temperatures with periods of low humidity and high winds. The vegetative environment surrounding the Town varies from meadow/high desert vegetation communities (grass/brush) to densely populated stands of timber.
- (iii) These conditions require building conditions suitable for these wildland environments.

C – This amendment is reasonably necessary because of the following local geological conditions:

- (i) The Town is within an active seismic/volcanic area; and
- (ii) A significant earthquake could render emergency responders incapable of providing adequate emergency response.

D – This amendment is reasonably necessary because of the following local topographical conditions:

- (i) The Town is located in a geographically challenging environment with elevations ranging from approximately 7,500 feet to over 11,000 feet. Slopes vary from relatively flat to hillsides exceeding 60 degrees; and these conditions require building conditions addressing these challenges.

