



Gianfranco Palumbo <franco.palumbo@cityofsalida.com>

---

## 304 Two Rivers Road

---

**dswallow@chaffeeconomy.org** <dswallow@chaffeeconomy.org>

Fri, May 20, 2022 at 10:16 AM

To: Gianfranco Palumbo <franco.palumbo@cityofsalida.com>

Cc: pgreen@chaffeeconomy.org, Chad Chadwick <cchadwick@chaffeeconomy.org>, Rachael Van Dyke <rvandyke@chaffeeconomy.org>, Bill Almquist <bill.almquist@cityofsalida.com>

Franco,

If Salida were to grant the side yard setback variance for [304 Two Rivers Road](#), then it would create some code implications that may be difficult or expensive to overcome. IRC Section R302 requires structures regulated by the IRC to be a minimum of 5' from property lines (fire separation distance) or the structure must be 1-hour fire-resistance rated. Although heavy timber construction is not a concept within the IRC, IBC Table 601 Footnote C allows heavy timber to be substituted for 1-hour fire-resistive construction in all occupancies. As it pertains to this proposed deck, heavy timber construction would require 6"x8" wood columns minimum and 6"x10" minimum beams and floor joists (per IBC 602.4). If the deck were constructed of heavy timber materials as outlined, then the deck would comply. Perhaps solid grouted masonry columns and metal B deck capped with 4" of concrete would be another option. The easiest option would be to build a smaller deck that complied with Salida's 5' setbacks. If the variance is granted, then the plans submitted would need to address this concern or they would be disapproved. My recommendation is to either deny this variance request or, if it is approved, it should be approved contingent upon meeting the fire-resistive construction requirements of the code. Please let me know if you have any questions.

Dan Swallow

Director of Development Services

Chaffee County, CO

(719) 530-5567

[dswallow@chaffeeconomy.org](mailto:dswallow@chaffeeconomy.org)



--  
This message has been scanned for viruses and dangerous content by **MailScanner**, and is believed to be clean.

---

**2 attachments**

**Agency Review.pdf**

5/20/22, 10:29 AM

City of Salida Mail - 304 Two Rivers Road

127K



**p-304 Deck- Permit Set (3-20-22).pdf**

2209K