



**BOARD OF REVIEW
CITY OF WOODLAND PARK, BUILDING DEPARTMENT
CITY HALL COUNCIL CHAMBERS
220 W. SOUTH AVENUE, WOODLAND PARK, CO
SPECIAL MEETING WEDNESDAY, APRIL 20, 2022 – 3:30 P.M.**

AGENDA

This meeting is a hybrid in-person & Zoom meeting. The Zoom meeting link is in the calendar at the bottom of the City website (www.city-woodlandpark.org) – click “Read On” under “Board of Review” and click on “Link: Participate via zoom”. Please call the Planning & Building Department at (719) 687-5202 with questions or comments.

I. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MEETING MINUTES – March 30, 2022

IV. CONSENT ITEMS – None

V. COMPLAINTS - None

VI. VARIANCE OR APPEALS HEARINGS:

A. VAR2022-03 (B) – 231 E. Henrietta Avenue, owner is the City of Woodland Park. This is a History Park building, operated and managed by Donna Finicle with the Ute Pass Historical Society. Ryan Railey, owner/contractor of PrimeCo Exteriors, Applicant, requests a variance to the 2015 IRC Section R905.2.8.5 to allow for an exception to eliminate the requirement for a roofing drip edge to retain historical appearance of the roof line. The PPRBD Permit is not yet acquired.

B. VAR2022-04 (B) – 1148 Forest Hill Road, owners John & Claudia Hiestand - Tammi Nogay, Office Manager representing Hardcastle Heating & Air (Applicant) requests a variance to the 2015 IECC Section R402.1.2 to allow for an exception to the garage insulation and heat loss calculation requirements for installation of a heating unit in the owner’s residential attached garage. The PPRBD Permit is not yet acquired.

VII. UNFINISHED BUSINESS – None

VIII. NEW BUSINESS – None

IX. DISCUSSION OR COMMENT - Open

X. ADJOURNMENT

WOODLAND PARK BOARD OF REVIEW
MEETING MINUTES
City Hall Council Chambers
Special Meeting on March 30, 2022
3:30 PM

- I. CALL TO ORDER AND ROLL CALL:** The meeting was called to order at approximately 3:30 p.m. In attendance were Chairman Mac McVicker, Vice-Chair Derrick Carpenter, along with Regular members Jeff Cahill and Jeff Smith. Others in attendance were the City's Planning Director Karen Schminke, Planner I David Burgess, Pikes Peak Regional Building Department (PPRBD) Building Inspector Eric Ramirez, Office Manager for Hardcastle Heating and Air Tammi Nogay, and homeowner Jay James.
- II. PLEDGE OF ALLEGIANCE:** Chairman McVicker led the Pledge of Allegiance.
- III. ELECTION OF OFFICERS:** Derrick Carpenter nominated Mac McVicker for Chairman, and Jeff Smith seconded. For Vice-Chair, Derrick Carpenter nominated Jeff Cahill, and Chairman McVicker seconded. Both nominees were elected unanimously. These office terms run through December 31, 2022.
- IV. APPROVAL OF MEETING MINUTES:** The July 15, 2021 minutes were approved unanimously as presented.
- V. CONSENT ITEMS:** None.
- VI. COMPLAINTS:** None.
- VII. VARIANCE OR APPEAL HEARINGS:**
- A. VAR2022-02(B)** – 3110 Regent Drive (Owners Jay & Jennifer James), PPRBD Permit #N92994 – Tammi Nogay, Office Manager representing Hardcastle Heating & Air, Applicant, requests a variance to the 2015 IECC Section R402.1.2 to allow for an exception to the garage insulation and heat loss calculation requirements for installation of a heating unit in the owner's residential attached garage.

Chairman McVicker asked Inspector Ramirez for PPRBD's position for this variance. Mr. Ramirez asked what the garage space is being used for. Mr. James replied he uses it as shop space and has been using space heaters. He needed to replace his whole house furnace, and decided to include a garage space heater with the Building Permit, not realizing the IECC requirements. Mr. Ramirez stated that with the addition of the heater it would now be considered "conditioned space" and he needed to verify that it would not be used as habitable space. With that, PPRBD takes no exception to this request.

The Board discussed the IECC requirements, with Mr. Cahill having personal experience with complying with this particular code provision. Mr. Carpenter asked if the garage was insulated. Mr. James replied he believed so, as it seems to retain heat relatively well. Mr. Smith stated he was familiar with this particular house, and that he knows the garage is insulated.

Mr. Ramirez asked that; if this request were to be approved, that the contractor provide the required IECC form for the permit record at the time of the inspection request so it will be available to the mechanical inspector.

Chairman McVicker asked Mr. James to consider installing a carbon monoxide detector in the garage, since this is a gas appliance, to which Mr. James agreed with. Mr. McVicker asked Mr. Ramirez if there is adequate combustible air available to the unit. Mr. Ramirez replied that the mechanical inspector will be evaluating that when he performs his inspection.

MOTION: Mr. Carpenter moved to approve this variance request, and Mr. Cahill seconded. Motion passed unanimously.

VIII. UNFINISHED BUSINESS: None.

IX. NEW BUSINESS: None.

X. DISCUSSION OR COMMENT:

A. General discussion regarding building code updates and related topics:

Mr. McVicker led a lively discussion regarding the International Code Council (ICC) code update process that PPRBD performed six years ago. For context, the ICC updates its codes every three years, and PPRBD usually adopts updated codes every other code cycle in six-year increments. This year begins a new code cycle update, where PPRBD will be adopting the 2021 ICC family of codes, along with their own Regional Building Code (RBC) that includes additional regionally relative amendments to the ICC family of codes. The IPC (International Plumbing Code) and the NEC (National Electric Code) codes are regulated by the state and were recently updated and adopted. Mr. McVicker detailed the code adoption process, which includes hearings and workshops. Once those are complete and the Board of Review approves the final code versions, the City Council conducts a public hearing and votes on the local adoption for the City of Woodland Park as the jurisdiction having authority. The City then maintains a contract with PPRBD for its building services in conformance with the approved codes.

Chairman McVicker expressed his gratitude toward PPRBD in that they pay great attention and respect to the needs of Woodland Park, even though we are a relatively small jurisdiction.

Chairman McVicker elaborated on the stringent nature of the 2021 IECC (International Energy Conservation Code) and the projected return on the investment costs to comply, which he calculated to be approximately 38 years, and which PPRBD administrators advised him that they calculate this to be approximately 40 years. He checked with Douglas County in Colorado, and they will not be adopting the 2021 IECC, but the 2018 IECC due to the added costs the 2021 code creates. In his discussions with PPRBD administrators, they confirm that the PPRBD will likely amend some of the requirements substantially, which Inspector Ramirez confirmed. Other changes, such as having to pre-wire for solar panels and electric vehicle chargers, were discussed.

The conversation also included the Marshall Fire, which devastated parts of Boulder County in late December 2021. Contractors were beginning the rebuilding process and discovered that there was exorbitant costs involved for them to rebuild and comply with the 2021 codes, which had been already been adopted there. As an example, it costs over \$77,000 in additional building costs to rebuild an

approximate \$850,000 home. They are now appealing to the Boulder County Board of Review to revert to the previously adopted codes to give those folks a chance to be able to afford to rebuild.

In the last code cycle in 2016, Chairman McVicker was instrumental in working with PPRBD administrators to include Appendix 'J' of the RBC, which included amendments specific to the City of Woodland Park. He looks forward to working with PPRBD in this code cycle as well.

There was additional discussion regarding the ice and water shield requirements for Woodland Park, and the current consensus of the Board is that the entire roof be required to be covered with the shield, due to ice damming potential at this elevation.

B. 2021 year-end report:

Mr. Burgess reviewed the Planning and Building Department's December 2021 report and specified what data is compiled. The December report's highlight topic was the welcoming of the City's new Planning Director, Karen Schminke. Ms. Schminke is highly qualified and experienced and the City Staff is grateful to have her as the new department head.

Mr. Burgess went over some of the data, most significantly being that the City had approximately \$26 million in development activity by the end of 2021, compared to approximately \$20 million in development activity at the end of 2020. The volume of development applications was up as well to 375 in 2021, compared to 309 in 2020. In conclusion, 2021 was a very busy year in spite of the supply chain and labor shortage issues.

XI. ADJOURNMENT: Chairman McVicker adjourned the meeting at approximately 4:15 p.m. by unanimous voice consent.

Recorded by:

David J. Burgess, Planner I

Approved this _____ day of _____, 2022

Mac McVicker, Chairman

VAR2022-03 (B)

231 E. Henrietta Avenue
History Park Building
Roof Drip Edge Variance Request

Planning Application Entry Form

Print Record



Go To Development Fees Receipt Form



ID

Permit Number 202204078

Project # EXT/Case # VAR2022-03 (B)

Development Case ☐

Date Received 4/7/2022

Date Routed 4/12/2022

Date Initial Permit Approved

*Date Permit Paid

Open Permit Comments

*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type VAR

Project Type Number 11

Project Classification Building Variance

Non-Profit, Residential or Commercial Commercial

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPs

Project Name Brockhurst Cabin Reroof

Site Address Number 231

Site Address Name E. Henrietta Ave.

Lot Number 4-11

Block Number 11

Subdivision Steffas

Filing # 1

Applicant Business Name PrimeCo Exteriors

App First Name Ryan

App Last Name Railey

App Phone Number 719-684-3507

PO Box 7931

Mailing Address Street #

Mailing Address Street Name

City Woodland Park

State CO

Zip Code 80863

Owner First Name Ute Pass Historical S

Owner Last Name Donna Finicle

Zone Class CBD

Applicant Project Value \$0.00

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

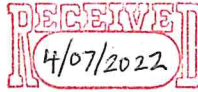
Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area: Planner 1 Office



**2022 BUILDING CODE
VARIANCE REQUEST
Woodland Park Board of Review
(Revised 1/1/2022)**

VAR2022-03(B)

Project # 2022-04078
Date Received: _____
Fee: \$75.00

TYPE: ☒ Variance ☐ Appeal ☐ Complaint

Note: The City relies upon information found in this application. You are encouraged to obtain a proper survey to verify lot lines and other information.

1. Applicant Information

- a. Applicant Name Ryan Railey
b. Contractor ☒ Property Owner ☐

2. Property Owner Information

- a. Name Ute Pass Historical Society- Donna Project Contact: Yes ☒ No ☐
b. Mailing Address 231 E Henrietta Ave
c. E-mail Address uphs@utepasshistoricalsociety.org
d. Phone Numbers: Home _____ Work 719-686-7512 Mobile _____

3. Contractor Information

- a. Name PrimeCo Exteriors Project Contact: Yes ☒ No ☐
b. Mailing Address PO Box 7931
c. E-mail Address ryan@primecoexteriors.com
d. Phone Numbers: Home _____ Work 719-648-1616 Mobile 719-684-3507
e. Contractor License # _____ WP Business License # 008837

4. Site Information

- a. Site Address 231 E Henrietta Ave
b. Lot _____ Block _____ Subdivision _____
c. Property Zoning _____ Lot Size _____ Acres ☐ Square Feet ☐

5. Request

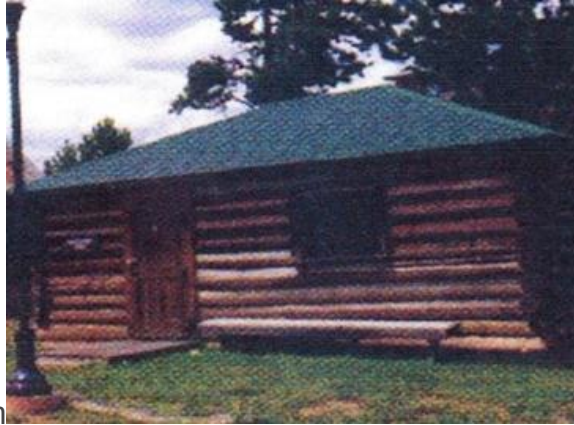
- a. Cite applicable Code sections: IRC 2015 Section 905.2.8.5
b. Description and reason of request (Attach appropriate materials, photographs, sketches or plans) Historial Building. We are re-roofing to Old Look of the way Building use to look.
Rolled Roofing in Green Color with No Drip Edge.
Historical Society is requesting we not use Drip Edge to hold the same look as when building was built in 1928

➡ Builder/Applicant Signature Ryan Railey Date 4/5/22
➡ Property Owners Signature Donna M. Fencel Date 4/5/22

The applicant MUST ATTEND meetings to represent the request.

UPHS Brockhurst Cabin





The Brockhurst Cabin

The Brockhurst Cabin was used by the Brockhurst Riding Academy of Green Mountain Falls. Henry and Lulu Brockhurst operated a dude ranch from 1928 to 1962, with guest cabins, ranch lodge, and a dining hall.

“As romantic as yesterday, as near as tomorrow, as truly western as the historic Pikes Peak Region of Colorado in which it is located, the Brockhurst Dude Ranch offers visitors healthful, zestful, recreational opportunities for rest and vacations such as only the colorful mountain country affords.”

– Brockhurst Ranch brochure

The ranch served both adults and children. Henry and Lulu had excellent riding skills, and range riding was a favorite activity among the guests. The cabin was used to store riding tackle and other equipment.

Some years later, Mr. and Mrs. Kwapil of Grand Rapids, Michigan, bought the cabin. In 1978, they leased it to the recently formed Ute Pass Historical Society for \$1. The following year, they donated the cabin to the society.

The cabin was moved to the new Pikes Peak museum site in Cascade in the summer of 1986. It was moved again when the museum opened at the Brazenhead restaurant building in Woodland Park in 1991.

The cabin was moved one last time in 2002, to its current History Park site. It now features historic exhibits that represent Ute Pass history.



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
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Property Record Database

Account Information (provided by Assessor)

Account No R0021999

Parcel Id 6329.241380010

2021 Values [A PDF of the 2021 Notice of Value](#)

Actual \$4,150,390

Assessed \$1,203,620

Tax Dist 63

Acct Type Exempt

School Dist RE-2

Acres 3.0900

Map No. 3029-24

Owner Name CITY OF WOODLAND PARK

Mailing PO BOX 9007

Address WOODLAND PARK, CO
808669007

Physical 210 E MIDLAND AVE
Address

Area STEFFAS

Brief Legal Desc L4-11 L24-27 B11 STEFFAS 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning CBD

Land Information (provided by Assessor)

Land Type Abst Code Acres

Exempt 9149 3.0900

TOTAL 3.0900

Building Information (provided by Assessor)

Building ID 1

Occupancy Lecture Hall Bldg	Abst code 9249	
Style School - Classroom	% Occ 100%	Year build 1953
SQFT 8,645		Adj Yr Blt 1953
Bed Rooms	Baths	Remodeled
Rooms 10	Stories 1	% Remodeled
Exterior	Story Ht 16	Roof Type Flat
Interior	Foundation	Roof
Quality Fair	Condition Badly Worn	HeatType Forced Air

Inventory Building ID 1

Type	Description	Units
Add On	Asphalt Avg	11305
Garage	Garage	2275

Building ID 2

Occupancy Library - Public	Abst code 9249	
Style Library - Public	% Occ 100%	Year build 2003
SQFT 19,522		Adj Yr Blt 2003
Bed Rooms	Baths	Remodeled
Rooms 21	Stories 2	% Remodeled
Exterior	Story Ht 12	Roof Type Irregular
Interior	Foundation	Roof
Quality Average Plus	Condition Average	HeatType Forced Air

Inventory Building ID 2

Type	Description	Units
Add On	Asphalt Avg	33634
Add On	Masonry Sgl 2 Story Fireplace Very Good	1
Basement	Finished	10963

Building ID 3

Occupancy Community Recreation Center	Abst code 9249	
Style Community Recreation Center	% Occ 100%	Year build 1890
SQFT 1,260		Adj Yr Blt 1920
Bed Rooms	Baths	Remodeled 1950
Rooms 3	Stories 1	% Remodeled 0%
Exterior	Story Ht 8	Roof Type Gable
Interior	Foundation	Roof
Quality Low Plus	Condition Average	HeatType Forced Air

Inventory Building ID 3

Type Description Units
Add On Shed Block 420

Building ID 4

Occupancy Museum	Abst code 9249	
Style Cottage	% Occ 100%	Year build 1921
SQFT 624		Adj Yr Blt 1938
Bed Rooms	Baths	Remodeled 1955
Rooms 3	Stories 1	% Remodeled 0%
Exterior Finished Cottage	Story Ht 8	Roof Type Gable
Interior Plaster	Foundation	Roof Composition Shingle
Quality Low	Condition Badly Worn	HeatType Forced Air

Inventory Building ID 4

Type Description Units
Porch Cvr'd Wood Deck 208

Building ID 5

Occupancy Museum	Abst code 9249	
Style Cabin	% Occ 100%	Year build 1947
SQFT 1,024		Adj Yr Blt 1958
Bed Rooms	Baths	Remodeled 2003
Rooms 3	Stories 2	% Remodeled 0%
Exterior Pine Finished Cabin	Story Ht 8	Roof Type Gable
Interior Plaster	Foundation 12 Concrete	Roof Composition Shingle
Quality Low Plus	Condition Average	HeatType Floor/Wall Furnace

Building Information (provided by Assessor)**Building ID 6**

Occupancy Museum	Abst code 9249	
Style Cottage	% Occ 100%	Year build 1895
SQFT 280		Adj Yr Blt 1895
Bed Rooms	Baths	Remodeled
Rooms 1	Stories 1	% Remodeled
Exterior Finished Cottage	Story Ht 8	Roof Type Gable
Interior Plaster	Foundation 12 Concrete	Roof Composition Shingle
Quality Low Plus	Condition Badly Worn	HeatType Electric Baseboard

Building Information (provided by Assessor)**Building ID 7**

Occupancy Museum	Abst code 9249	
Style Cottage	% Occ 100%	Year build 1895
SQFT 349		Adj Yr Blt 1895
Bed Rooms	Baths	Remodeled
Rooms 3	Stories 1	% Remodeled
Exterior Finished Cottage	Story Ht 8	Roof Type Gable
Interior Plaster	Foundation 12 Concrete	Roof Composition Shingle
Quality Low Plus	Condition Badly Worn	HeatType Electric Baseboard

Building Permits

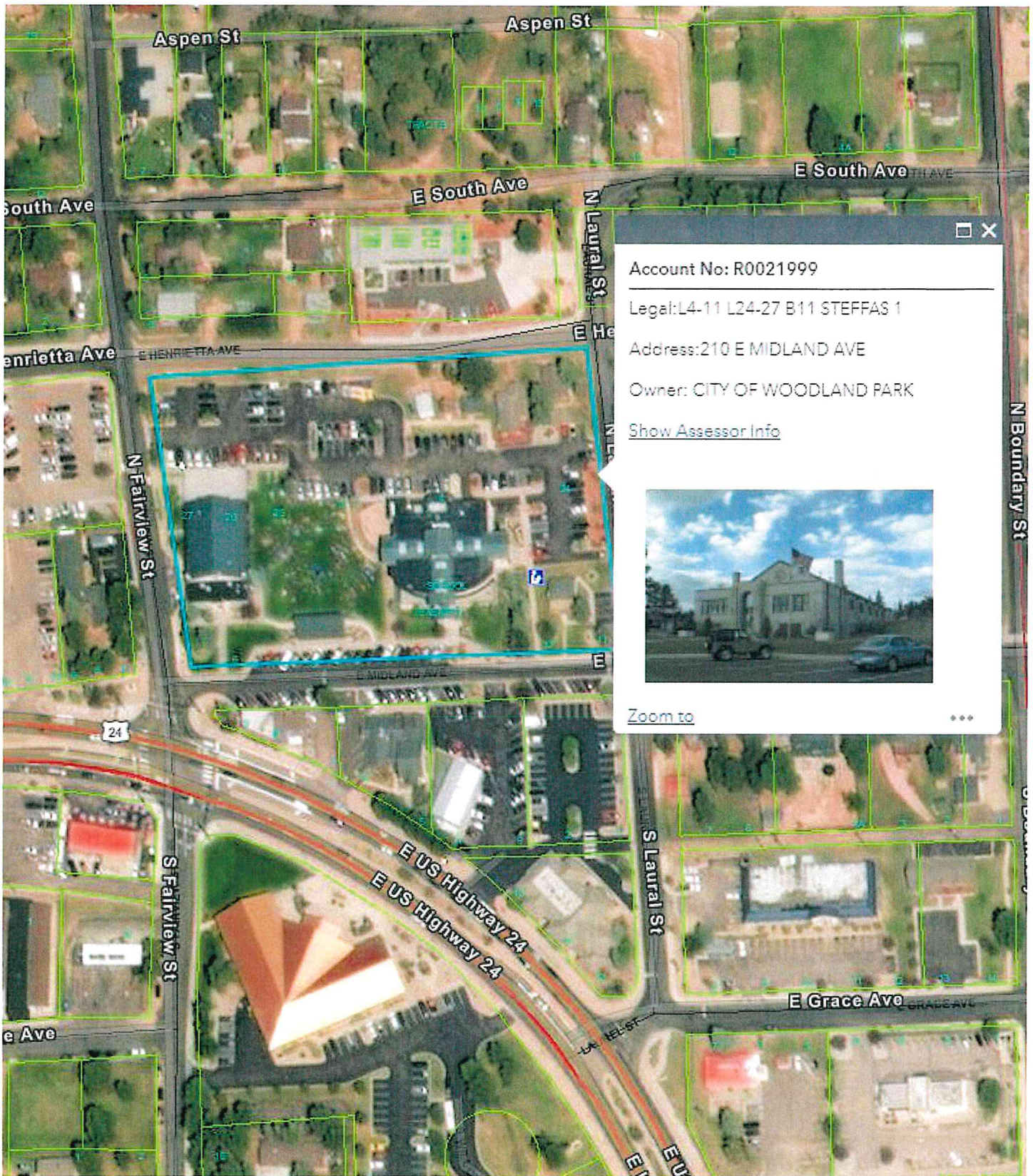
Date	Permit No.	Description	Permit Issued By
11/17/1995	A06246	Commercial	Teller County
01/18/1996	A07239	COMMERCIAL	Teller County
01/13/1997	A09764	Commercial	Teller County
06/27/1997	A10879	None	Teller County
08/21/1998	A14262	None	Teller County
02/12/2001	A19933	Commercial	Teller County
05/04/2001	A20307	Commercial	Teller County
05/04/2001	A20308	Commercial	Teller County
05/04/2001	A20309	Commercial	Teller County
10/01/2001	A21456	BUSINESS	Teller County
05/01/2002	A23873	Commercial	Teller County
07/07/2003	A25817	CABIN	Teller County
12/05/2006	A32027	Sign	Teller County
12/17/2008	A35527	Commercial	Teller County
06/03/2009	A36066	Commercial	Teller County
05/12/2010	A37535	Reroof Tear Off	Teller County
07/26/2010	A37935	Other	Teller County
07/27/2010	A38029	None	Teller County
07/30/2010	A38088	Commercial	Teller County
04/22/2011	A41920	ENCLOSE SIDES OF EXISTING PAVILLION	Teller County
08/04/2011	A42710	TENT FOR ARTS FESTIVAL	Teller County
09/14/2012	A44518	ELECTRICAL OUTLETS AND LIGHTS, SERVICE UPGRADE	Teller County
10/14/2013	A46226	FOUNDATION REPAIR	Teller County
02/26/2014	J08444	FOUNDATION REPAIR	Woodland Park
10/02/2019	M53665	SERVICE CHANGEOUT AND ELECTRICAL REMODEL ONLY	Woodland Park
06/15/2020	J32939	POWER FOR BIKE RACE	Woodland Park
07/07/2020	M93221	FREE STANDING SIGN ILLUMINATED	Woodland Park
02/15/2022	N85681	DECK	Woodland Park

Account number: R0021999 was not found

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

04/13/2022 11:52:17 AM



Account No: R0021999

Legal: L4-11 L24-27 B11 STEFFAS 1

Address: 210 E MIDLAND AVE

Owner: CITY OF WOODLAND PARK

[Show Assessor Info](#)



[Zoom to](#)

VAR2022-04 (B)

1148 Forest Hill Road
Hardcastle Heating & Air
And owners
John & Claudia Hiestand
Garage Space Heater Variance Request

Planning Application Entry Form

Print Record



Go To Development Fees Receipt Form



ID

Permit Number 202204080

Project # EXT/Case # VAR2022-04 (B)

Development Case ☐

Date Received 4/7/2022

Date Routed 4/13/2022

Date Initial Permit Approved

*Date Permit Paid

Open Permit Comments

*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type VAR

Project Type Number 11

Project Classification Building Variance

Non-Profit, Residential or Commercial Residential

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPs

Project Name Hiestand - Garage Heater

Site Address Number 1148

Site Address Name Forest Hill Rd.

Lot Number 3

Block Number 2

Subdivision Forest Edge Park

Filing # 3

Applicant Business Name Hardcastle Heating a

App First Name Tammi

App Last Name Nogay

App Phone Number 719-686-6742

PO Box

Mailing Address Street # 1212 1/2

Mailing Address Street Name US Hwy 24

City Woodland Park

State CO

Zip Code 80863

Owner First Name John & Claudia

Owner Last Name Hiestand

Zone Class SR

Applicant Project Value \$0.00

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area:

Planner 1 Office



**2022 BUILDING CODE
VARIANCE REQUEST
Woodland Park Board of Review
(Revised 1/1/2022)**

VAR2022-04(B)

Project # 202204080
Date Received: 4/14/2022
Fee: \$75.00

TYPE: ☒ Variance ☐ Appeal ☐ Complaint

Note: The City relies upon information found in this application. You are encouraged to obtain a proper survey to verify lot lines and other information.

1. Applicant Information

- a. Applicant Name Hardcastle Heating and Air
b. Contractor ☒ Property Owner ☐

2. Property Owner Information

- a. Name John or Claudia Hiestand Project Contact: Yes ☐ No ☒
b. Mailing Address 1148 Forest Hill Road
c. E-mail Address jchiestand@comcast.net
d. Phone Numbers: Home _____ Work _____ Mobile 708-256-6825

3. Contractor Information

- a. Name Hardcastle Heating and Air Project Contact: Yes ☒ No ☐
b. Mailing Address 1212 1/2 US HWY 24
c. E-mail Address tammi@hardcastleheat.com
d. Phone Numbers: Home _____ Work 719-686-6742 Mobile _____
e. Contractor License # _____ WP Business License # 7298

4. Site Information

- a. Site Address 1148 Forest Hill Road
b. Lot 3 Block 2 Subdivision Forest Edge Park 3
c. Property Zoning R Lot Size 0.5000 Acres ☒ Square Feet ☐

5. Request

- a. Cite applicable Code sections: _____
b. Description and reason of request (Attach appropriate materials, photographs, sketches or plans) Installing garage heater

➡ Builder/Applicant Signature [Signature] Date 3/29/2022
➡ Property Owners Signature Claudia Hiestand Date 3/29/2022

The applicant MUST ATTEND meetings to represent the request.

Pikes Peak REGIONAL Building Department

INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

RESIDENTIAL INSULATION CERTIFICATE - WOODLAND PARK ONLY

This certificate is based on the 2015 International Energy Conservation Code (IECC), as amended by the 2017 Pikes Peak Regional Building Code. This certificate is applicable to One- and Two- family Dwellings as well as Townhouses, R2, R-3 and R-4 buildings three stories or less in height. *This certificate is required to be submitted as part of the plan review package.*

ADDRESS OR MASTER #: 1148 FOREST HILL Rd Woodland Park Co 80863

METHOD OF ENERGY CODE COMPLIANCE:

The IECC provide various option for compliance with minimum standards. Check the box to indicate the method of compliance.

- | | |
|---|---|
| ☐ 1. Prescriptive Method (IECC Section R402.1.2) | ☐ 5. Simulated Performance Alternative ² (IECC Section R405). Available only to design professionals licensed in the State of Colorado or by qualified persons as approved by the Building Official. |
| ☐ 2. U-factor Alternative ¹ (IECC Section R402.1.4) | ☐ 6. Energy Rating Index Compliance Alternative ² (IECC Section R406). Available only to design professionals licensed in the State of Colorado or by qualified persons as approved by the Building Official. |
| ☐ 3. Total UA Alternative ¹ (IECC Section R402.1.5) | |
| ☐ 4. ResCheck ¹ (IECC Section R402.1.5) | |

¹ Please attach documentation and calculations to substantiate compliance.

² If the Simulated Performance or ERI Alternative is selected please attach necessary documentation to show compliance. Complete third party documentation of compliance must be submitted at time of final inspection.

MINIMUM INSULATION VALUES FOR PRESCRIPTIVE METHOD

Door and Window U-Factor	Skylight U-Factor	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value/Depth	Crawlspace Wall R-Value
0.35	0.55	49	19 or 15+2 ^h	13/17	30	10/13	10/2 ft	15/19

^h 15+2 means R-15 cavity insulation plus R-2 insulated sheathing. If the building is continuously sheathed with structural panels, insulated sheathing may be omitted.

INSULATION DATA:

Enter the appropriate values for the scope of work that coincide with the compliance method selected above. This data is required for all methods of compliance

Ø Wall R-Value (wood frame or mass)

N/A Crawlspace Wall R-Value

Ø Ceiling R-Value

Ø Slab perimeter R-Value (24" minimum)

Ø Floor R-Value

Ø Glazing U-Factor

N/A Basement Wall R-Value

Ø Door(s) U-Factor

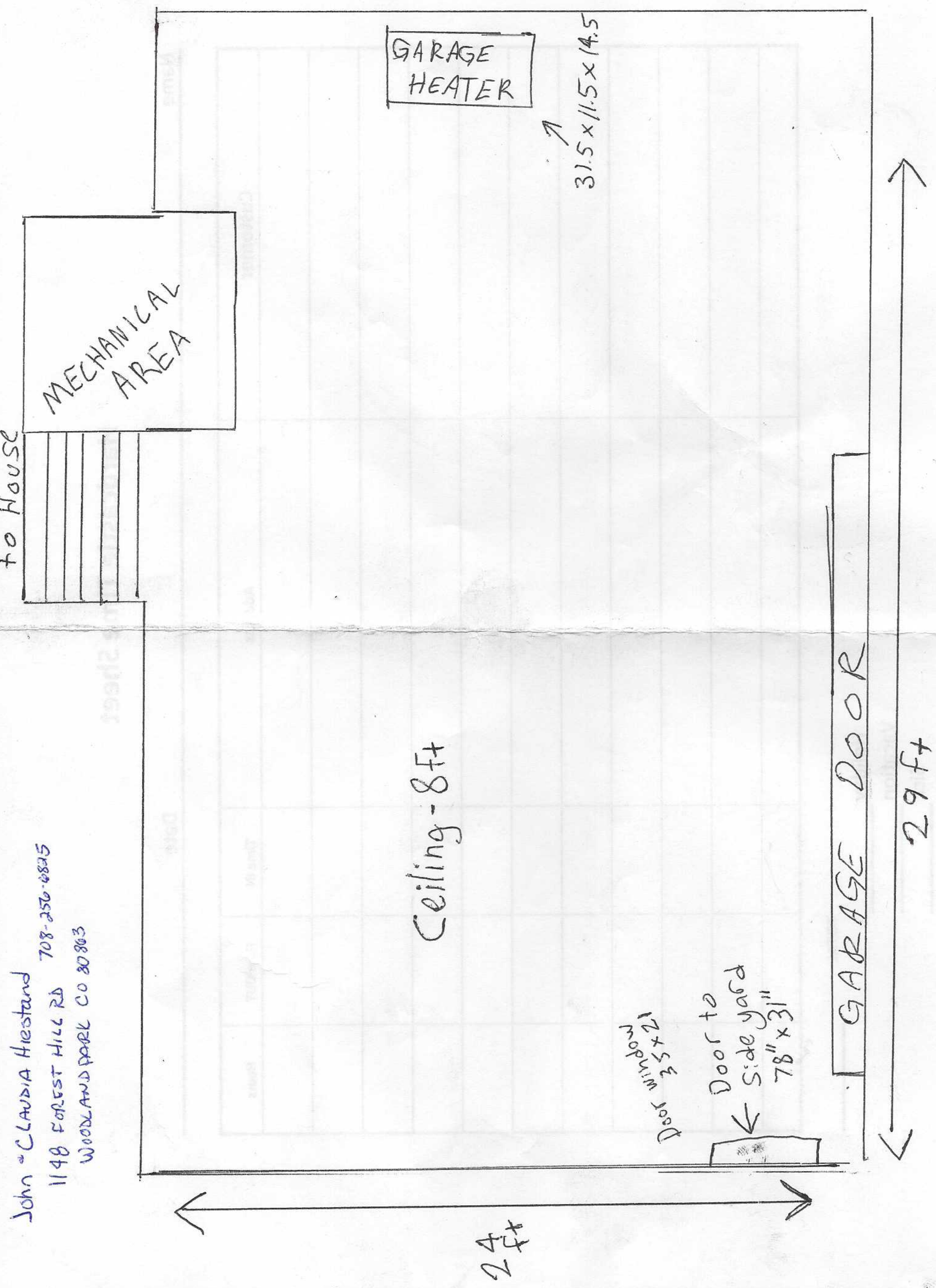
INSPECTION REQUIREMENTS:

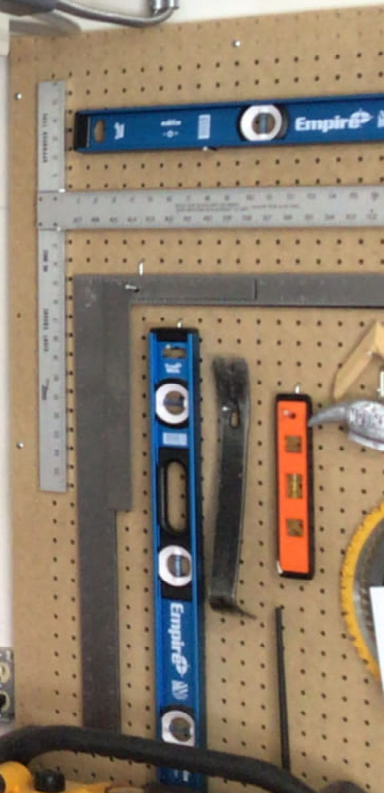
Section R402.4 of the IECC requires the thermal envelope to be sealed to limit infiltration. The IECC requires the thermal envelope to be visually inspected and tested to demonstrate compliance with building envelope tightness requirements. Selection of the method of compliance shall occur when the Building Frame Inspection is scheduled. Below is a summary of the methods.

1. Third party visual inspection and testing with documentation required at time of final inspection.
2. RBD visual inspection and third party testing with documentation required at time of final inspection.

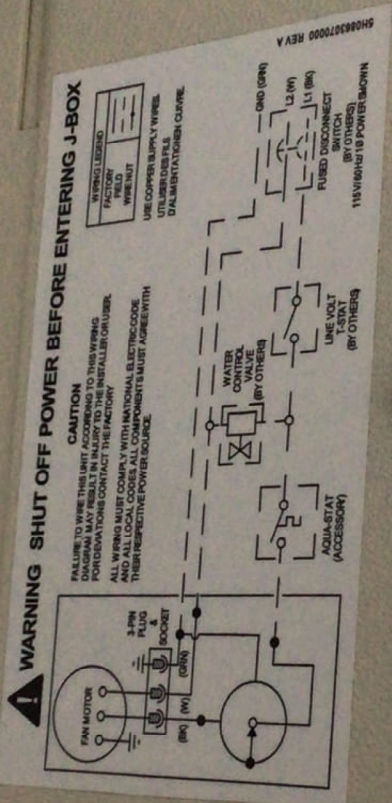
NOTE: The Simulated Performance and Energy Rating Index Alternatives requires third party inspections.

John - CLAUDIA Hiestand
1148 FOREST HILL RD
WOODLAND PARK CO 80803
708-250-6835





HOT
DAWG
MODINE



WARNING:
Cancer and Reproductive Harm
www.P65Warnings.ca.gov
5H0807146120 Rev ~

**1-500.3**

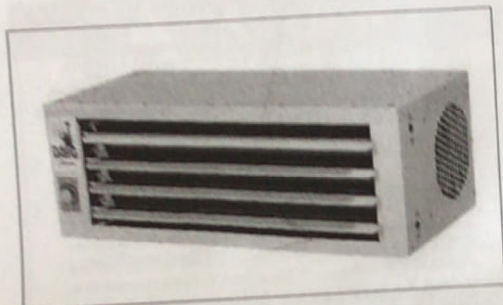
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April, 2018

INSTALLATION AND SERVICE MANUAL

HOT DAWG H₂O® - Low Profile Hot Water Unit Heater

Model HDD



WARNING

Improper installation, adjustment, alteration, service or maintenance can cause property damage, injury or death. Read the installation, operating and maintenance instructions thoroughly before installing or servicing this equipment.

IMPORTANT

The use of this manual is specifically intended for a qualified installation and service agency. A qualified installation and service agency must perform all installation and service of these appliances.

General Information

Installation and service instructions in this manual are applicable to model HDD, low profile hot water unit heaters, which should be installed in their proper applications for their most effective function as heating units.

The water coils are warranted for operation at water pressures up to 150 psi and temperatures up to 200°F.

Motors are designed for continuous duty. They can operate in a maximum ambient temperature of 104°F (40°C).

The unit heaters are listed by ETL as certified. Units not approved for use in potable water systems.

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Inspection upon Arrival

1. Inspect unit upon arrival. In case of damage, report immediately to transportation company and your local factory sales representative.
2. Check rating plate on unit to verify that the power supply meets available electric power at the point of installation.
3. Inspect unit received for conformance with description of product ordered (including specifications where applicable).

Note: Modine Manufacturing Company has a continuous product improvement program, and therefore reserves the right to change design and specifications without notice.

THIS MANUAL IS THE PROPERTY OF THE OWNER.
PLEASE BE SURE TO LEAVE IT WITH THE OWNER WHEN YOU LEAVE THE JOB.



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

[Teller Home](#)
[County Offices](#)
[Contributing Offices](#)
[New Search](#)
[Mapping Application](#)
[Foreclosures](#)

Property Record Database

Account Information (provided by Assessor)

Account No R0022793

Parcel Id 6031.183080030

2021 Values [A PDF of the 2021 Notice of Value](#)

Actual \$442,141

Assessed \$31,610

Tax Dist 60

Acct Type Residential

School Dist RE-2

Acres 0.5000

Map No. 3031-18

Owner Name Hiestand, John I & Claudia F

Mailing 1148 Forest Hill Rd

Address Woodland Park, CO
808631219

Physical 1148 Forest Hill Rd
Address

Area Forest Edge Pk

Brief Legal Desc L3 B2 Forest Edge Park 3



Brief Legal Description is not intended for use on legal documents

[Show Map](#)
[Show Sales Map](#)
[Comparable Residential Sales](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning SR

Land Information (provided by Assessor)

Land Type Abst Code Acres

Residential 1112 0.5000

TOTAL 0.5000

Building Information (provided by Assessor)

Building ID 1

Occupancy Single Family Residential	Abst code 1212	
Style Split Level	% Occ 100%	Year build 1995
SQFT 1,569		Adj Yr Blt 1997
Bed Rooms 4	Baths 3.25	Remodeled 2021
Rooms 5	Stories 1	% Remodeled 0%
Exterior Frame Stucco	Story Ht 8	Roof Type Gable
Interior Drywall	Foundation 18 Concrete	Roof Comp Shingle Heavy
Quality Average	Condition Average	HeatType Hot Water Baseboard

Inventory Building ID 1

Type	Description	Units
Add On	Concrete Slab Average	1483
Add On	Gas Log Fireplace Conversion	2
Basement	Bsmnt Conc 8 ft	780
Basement	Finished	780
Basement	Walkout	1
Garage	Built In	720
Porch	Cvrd Wood Deck	110
Porch	Open Slab	44
Porch	Open Slab	163
Porch	Wood Deck	10
Porch	Wood Deck	140
Porch	Wood Deck	380

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
03/02/1981	291725	Warranty Deed	\$8,000
05/27/1982	302667	Warranty Deed	\$13,500
09/30/1993	412083	Warranty Deed	\$19,900
08/15/2001	522241	Warranty Deed	\$257,700
06/19/2020	726584	Warranty Deed	\$403,000
07/02/2021	740209	Warranty Deed	\$554,500

Building Permits

Date	Permit No.	Description	Permit Issued By
03/29/1995	A05211	Res w/ Attach. Garag	Teller County
08/24/2010	A38802	Reroof Tear Off	Teller County
11/24/2021	N69970	BOILER REPLACEMENT	Woodland Park
11/29/2021	N83731	SWITCH FOR MECHANICAL ROOM HEATER	Woodland Park

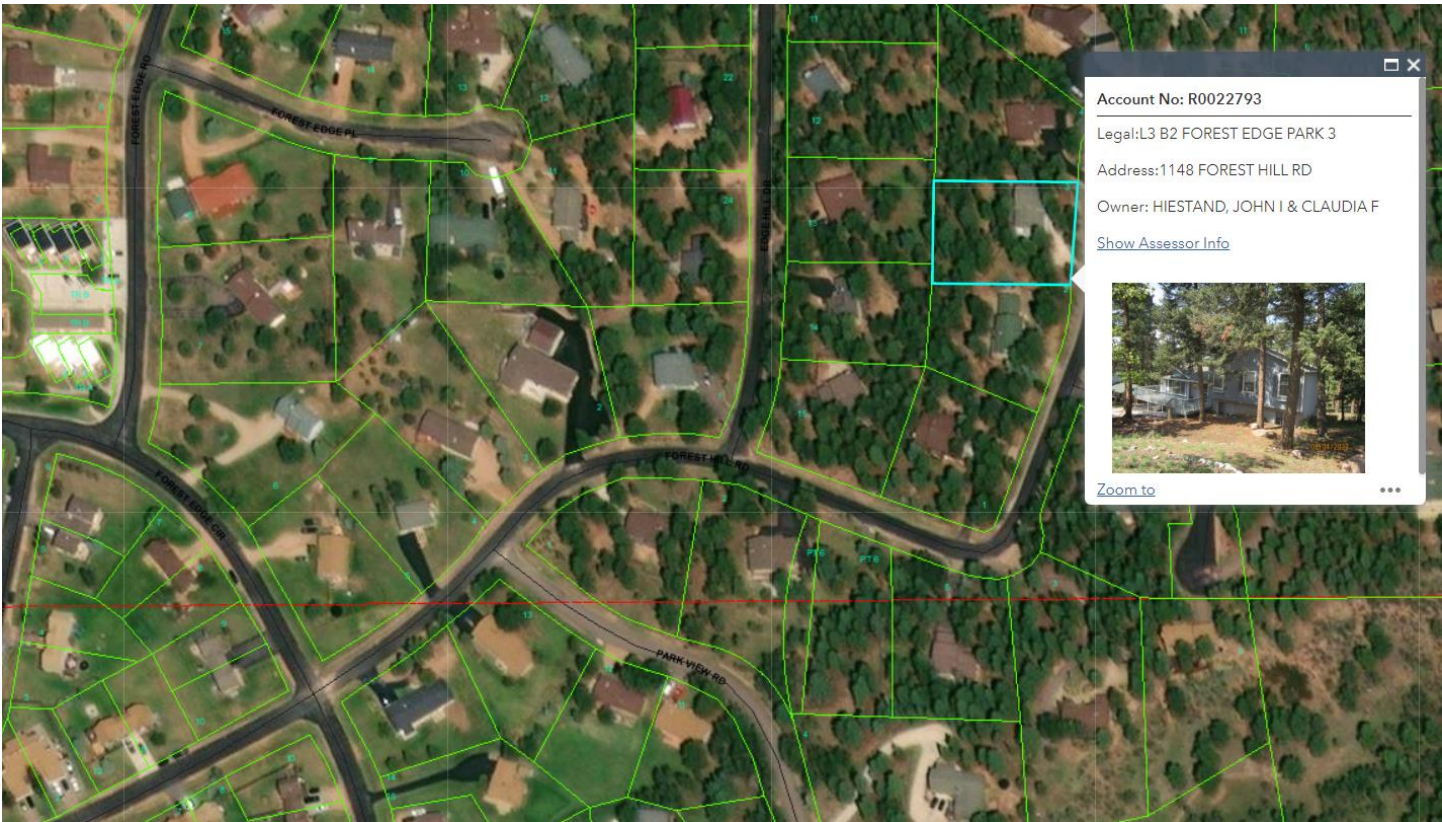
Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\).](#)

Tax Year	Tax Amount
2017	\$1,171.18
2018	\$1,169.24
2019	\$1,788.90
2020	\$1,801.08
2021	\$2,552.04

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)
04/13/2022 11:54:45 AM



Account No: R0022793

Legal:L3 B2 FOREST EDGE PARK 3

Address:1148 FOREST HILL RD

Owner: HIESTAND, JOHN I & CLAUDIA F

[Show Assessor Info](#)



[Zoom to](#)