

AMENDMENT 6

AN AMENDMENT TO THE GILPIN COUNTY BUILDING CODE ESTABLISHING MINIMUM STANDARDS FOR RESTRICTED OCCUPANCY RESIDENCIES

1. Applicability: This amendment shall apply to the following structures intended for residential occupancy:
 - 1.1 New construction
 - 1.2 Additions to existing structures. In such cases, the resulting finished dwelling unit shall comply with this amendment.
2. Definition
 - 2.1 Restricted Occupancy Residence – A permanent structure intended for residential occupancy not more than 90 days per calendar year
 - 2.2 Fixed – A built-in feature that is not portable.
 - 2.3 Portable – A removable feature capable of being transported to and from the site as needed.
3. Minimum Building Standards
 - 3.1 Structural Specifications (Stamped engineered plans required)
 - Snow Load – According to Gilpin County Snow Load mapping.
 - Wind Load – According to Gilpin County Wind Speed mapping.
 - Foundation and Building Structure – Engineered to accommodate all required live, dead and wind loads
 - 3.2 Sanitation – A fixed toilet is required. Fixed toilets may be of the standard flush variety, or alternatives including, but not limited to, composting, incineration and chemical toilets provided gray-water and black-water waste is treated according to Gilpin County Public Health & Environment Department requirements. Said requirements shall be documented in a “Notice of Restricted Use”.
 - 3.3 Water Supply – A system capable of delivering water to a mandatory fixed sink and mandatory fixed bath and/or shower is required. Said system may be either portable or fixed.

3.4 Plumbing – A fixed system capable of transporting waste-water from required fixtures to an approved disposal system.

3.5 Electric – Not required

4. Notice of Restricted Use

A Notice of Restricted Use shall be recorded with the Gilpin County Clerk and Recorder stating conditions, requirements and limitations including a mandatory 90 days per calendar year residency restriction.

5. Conversion to Permanent Residence

A restricted residence may be converted to an un-restricted residence provided the converted dwelling is in full compliance with Gilpin County Building Code Amendment 6 - *Minimum Standards for Unrestricted Single Family Dwellings*