



**Boulder County
Land Use Department
Publications**

Temporary Emergency Housing Units

Land Use Department
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**Building Safety & Inspection
Services Division:**
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Office Hours:
Monday – Friday 8:00 AM to 4:30 PM

Building Permits can be applied for
and issued until 4:00 PM

Temporary Emergency Housing Units

Per Section R327 of the 2006 Boulder County Building Code Amendments for One and Two Family Dwellings.

General

If the permanent dwelling on the property was destroyed by the fire or damaged so that it can no longer be occupied, the owner may be able to obtain a permit for temporary emergency housing.

Timing

The permit may be issued when:

- A building permit has been issued for the repair or rebuild of the permanent dwelling.
- The owner has provided an acceptable plan and timetable for rebuilding the permanent dwelling prior to obtaining the temporary emergency housing permit. The plan and timetable should confirm that the permanent dwelling building permit will be applied for by September 30, 2012.

Types of Temporary Emergency Housing Units

Temporary Emergency Housing Units may be of several types:

- **Site Built Accessory Structure:** For properties with existing accessory structures that were either destroyed or survived the fire, an accessory structure such as a garage or other outbuilding may be constructed or converted into a temporary dwelling unit meeting the minimum requirements of the county's adoption of the International Residential Code (IRC). The temporary living quarters are to be converted into a lawful accessory use, such as a non-habitable garage, prior to the issuance of a Certificate of Occupancy for the rebuilt permanent dwelling on the property.
- **"IRC Modular" Manufactured Housing:** This is a factory built housing unit that has been inspected in the factory and certified by the Colorado Division of Housing as meeting the requirements of the International Residential Code (IRC).
- **"HUD-Standard" Manufactured Housing:** This is a factory built housing unit that meets federal HUD standards for manufactured homes (formerly known as "mobile homes"). These units are also inspected in the factory and certified by the Colorado Division of Housing as meeting the HUD standards for manufactured housing.
- **Recreational Vehicles (RVs):** These are units that are inspected and certified in the factory as meeting either ANSI Standard A119.2 (NFPA 1192) as a recreational vehicle or ANSI Standard A119.5 as a recreational park trailer.
- **Permits and Fees:** Building permits are required to be issued prior to moving temporary emergency housing units onto the property and final inspection approvals are required prior to occupying the units. At this time, it is anticipated that the fee will be the county's minimum fee, which is under \$40.00. For rebuilding and/or converting accessory structures as temporary emergency housing units, the fee will be based upon the valuation of the work.

- **Location:** Site plans are to be provided at the time of permit application. Temporary emergency housing units must be located outside of road rights-of-way and so as to meet minimum zoning setbacks. Care should be taken in locating the units in order to avoid hazards from damaged trees or areas subject to erosion, wildland fire, flooding or debris flows.
- **Foundations and Tiedowns:** Site built or converted accessory structures are to be placed upon code-conforming foundations. IRC modular housing units are to be placed upon code-conforming foundations or may be placed upon acceptable temporary foundations with approved wind tiedowns. HUD standard mobile homes are to be installed and tied down in accordance with the Colorado Division of Housing's installation standards. Recreational Vehicles are to be tied down or anchored in an approved manner and in accordance with the applicable provisions of the Colorado Division of Housing's installation standards for mobile homes.
- **Sewage Disposal:** Units are to be connected to an OWS that has been approved by the Boulder County Public Health Department or an alternative waste disposal system approved by Public Health. Care should be taken to avoid damaging an existing OWS when moving the temporary unit onto the property or locating it with respect to the OWS.
- **Other Utilities:** Other connections, such as the electrical service and connections to propane (LPG) tanks, are to be inspected by building inspectors with the Boulder County Land use Department.
- **Other Conditions:** Depending upon the individual circumstances, additional reasonable conditions may need to be placed upon the permitting, installation, location and use of the temporary emergency housing unit.
- **Removal:** Temporary Emergency Housing Units are to be removed from the property prior to the issuance of a Certificate of Occupancy for the rebuilt permanent dwelling.