



Major Engineering Design

Project Disturbance Thresholds Which Trigger a Major Engineering Submittal City of Aspen Engineering Department

Project Type Criteria

A Major Engineering Plan and Report is required if the following threshold is exceeded for the specific project type.

Project Type	A Major Engineering Plan and Report is Required If...
New Construction - Structures/driveways/patios	Disturbance Area exceeds 1,000 sf
Structure Addition	The floor area of the addition exceeds 1000 sf. This includes basements and second floor additions.
Interior Only Alterations/Remodels	If the pre project Impervious area lot coverage is greater than 50% of the property and the interior remodel is greater than 50% of the building footprint a major grading plan is required. If the pre project Impervious area lot coverage is less than 50% of the property and the interior remodel is greater than 75% of the building footprint a major grading plan is required. Refer to Interior Remodel Definition below.
Combination of Partial Interior Remodel, Addition, and Exterior Grading/Landscaping	If the percentage of interior remodel triggers a major review based on the above criteria a Major Engineering Plan and Report is required If the exterior disturbance area exceeds 1,000 sf a Major Engineering Plan and Report is required. If the square footage of the addition triggers a major review based on the above criteria a Major Engineering Plan and Report is required. If the exterior disturbance plus the addition footprint exceeds 1,000 sf a Major Plan and Report is required. If none of the individual components (remodel, exterior disturbance plus addition) trigger a major engineering review then a major engineering review is not required.
Demolition - Partial or Complete	Greater than 1000 sf of disturbance area. If the site will be left empty a major plan and report is still required to demonstrate no negative changes to existing drainage patterns and proper abandonment of all utilities.
Repair	Greater than 1000 sf of disturbance area.



Major Engineering Level 1 and Level 2 Criteria

Greater than 1,000 sf of disturbance area or over the interior remodel threshold And <u>Less than 25% of the project property</u>	<ol style="list-style-type: none">1. Major Level 1 Engineering Review<ol style="list-style-type: none">a. The <u>disturbed area</u> must be brought into compliance with COA stormwater requirements.b. Existing public improvements that are noncompliant are <u>not</u> required to be upgraded to meet City Standards
Greater than 1,000 sf of disturbance area or over the interior remodel threshold And <u>Greater than 25% of the project property</u>	<ol style="list-style-type: none">1. Major Level 2 Engineering Review<ol style="list-style-type: none">a. The <u>entire property</u> must be brought into compliance with COA stormwater requirements.b. All public Improvements adjacent to the project must be brought into compliance with City Standards. This includes sidewalks, curb and gutter, ditches, curb cuts, ADA ramps, and removal of head in or non-compliant parking spaces.2. If existing or proposed infrastructure does not have appropriate easements such easements will be required to be in place prior to permit issuance.

NOTES AND CLARIFYING DEFINITIONS:	
Disturbance Area Definition:	Disturbance is defined by the exterior area of the building where the ground is disturbed. This includes but not limited to soil grading, landscaping, removing impervious area, adding impervious area, replacing impervious area, layback areas, construction access areas, and stockpile areas.
Interior Remodel Definition:	Interior alteration shall be defined as a Level 2 Alteration of the work area within the building as described in the 2015 IEBC: Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment. Pre-project lot coverage is determined by dividing the total hardscape footprint on the lot (house, driveway, patios, sidewalks, etc.) by the total lot area. Interior demolition is measured by the square footage of the room renovated/modified divided by the total square footage of the structure
Special Circumstances:	Any work, regardless of amount or size, performed on historic properties, in environmentally sensitive areas, geologic hazard areas, in jurisdictional or non-jurisdictional floodplains, or work that impacts trees may be required to submit information for permit review and may be required to provide a more detailed drainage analysis and design than suggested in the table above.
Cumulative Work:	The de minimis threshold for minor projects applies only to a single addition on a given piece of property. If cumulative additions on a property over a three-year period after the CO is issued increase the impervious area by more than 1000 square feet, "major" project requirements and evaluations will apply to all impervious areas that are in addition to the "baseline" imperviousness determined from the 2008 aerial photography.