

BACHELOR GULCH DESIGN GUIDELINES AND REGULATIONS

Single Family Residential Homesites

Adopted by the Bachelor Gulch Design Review Board at the January 9, 2014 meeting

Addendum to Section 3.2.7 Roofs

Roofs are to be gable or clipped gable or hipped forms with slopes of 6:12 to 12:12. Flat roofs or lesser slopes may be approved by the DRB in very limited areas. (See Figure 30)

Long roof overhangs are to be incorporated, especially where shading of windows is necessary. Roof structures are to be designed to express traditional log or timber construction. Traditional trusses, braces, brackets, and column spacing are to be used where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of the visible logs and/or timbers.

Roofing materials are to be fire resistant composite shakes or an approved artificial material that closely resembles wood shakes in terms of size, texture and color. Patterns, such as a rhythmic double coursing of shingles, are to be used to emphasize horizontality. Copper roofs (shingle or standing seam with a pre-patina finish) may be approved by the DRB in limited areas, specifically low-pitched (typically less than 4:12) roof elements. Copper may not be used on entire roof structures. Concrete tile or synthetic shakes may be considered for approval by the DRB on a case by case basis. Wood shake, glazed tile or asphalt/fiberglass shingles are not permitted.

Roof replacement or roof repair, on or as an addition to an existing structure which has wood shake roofing, may be permitted using wood shakes providing that (i) the roof area to be constructed, replaced or repaired constitutes no more than twenty-five percent (25%) of the total roof area of the existing structure, (ii) the wood shakes are installed in combination with an underlayment product that results in a "Class A" rating for the roof assembly, as defined in the Eagle County Building Code, as amended from time to time, and (iii) the Design Review Board determines that the wood shakes proposed for use in the new construction, replacement or repair, match in size, pattern and texture, the roof shakes which exist on the structure. For purposes of this section, the total roof area of a structure shall be determined by measuring all roof areas of a structure horizontally from the ridge of any roof form to the edges (eaves) as depicted on a to-scale roof plan. While the use of wood shake roofing material may be permitted in the limited instances described in this section, the continued use of wood shakes is strongly discouraged due to their combustible nature and the fact that they are detrimental to the fire-wise, life safety goals of the Community.

All roofing materials are subject to DRB review and approval.