



## YURTS, TENTS & OTHER MEMBRANE STRUCTURES

September 23, 2019

Membrane structures such as yurts may be used as permanent structures (more than 180 days) if proof is provided to the Larimer County Chief Building Official that the membrane structure meets:

- Minimum fire-resistive requirements,
- Energy Code requirements (if heated), and
- Wind and snow load specifications for the proposed area and use<sup>1</sup>.

The following requirements also apply to membrane structures, including temporary yurts:

- The Larimer County Department of Health & Environment must approve an adequate wastewater disposal system if the structure has plumbing.
- The unit must meet mitigation requirements in Wildfire Hazard Areas. Minimum Class "B" roof covering required in foothills area and minimum Class "C" roof covering required along the front range.
- Roof, sidewall and interior lining membranes need to meet flame-spread classification of Class III or better.
- Permit and inspection approval from the State Electrical Board for electrical work and hookups are required regardless of the power source.

Permanent membrane structures are not allowed in the east half of Range 70 except in Townships 11 and 12. Please contact the Building Department to determine if your property falls into the above category.

<sup>1</sup> Determinations of the Building Official may be appealed to the Larimer County Building Board of Appeals.



If approved for placement, a completed building permit application form needs to be submitted to the Larimer County Building Department along with the following documentation:

1. Seven copies of a site plan, drawn to scale, showing all existing structures on the property, including the proposed structure, identifying the use of each structure, and showing distances of the proposed unit to property lines, roadways and waterways (see plot plan handout).
2. Two copies of the manufacturer's installation instructions for foundation/tie-downs, energy code, wind & snow loads and building components.
3. Three copies of a floor layout plan, drawn to scale, showing the use of the interior, including:
  - (a) Door and window sizes and locations;
  - (b) Location of all permanently installed equipment such as heating/cooling units, water heaters, stoves, cabinets, closets, etc.

Examples of other items that may relate to membrane structures such as yurts requiring permits and inspection approvals:

- Propane tanks— 125 to 500 gal tanks must be 10' from structures and property lines; 501 to 2000 gal tanks must be 25' from structure and property lines *[this distance may be reduced to no less than 10' for a single container of 1200 gal or less, provided the container is at least 25' from any other LP-Gas container of more than 125 gal]*
- Decks greater than 30" above ground, decks that exceed 200 sq. and decks serving as entryways to structures
- Installation of underground propane lines, woodstoves or other utilities.

