



THE VILLAGE OF TAOS SKI VALLEY HIGH ALTITUDE CONSTRUCTION STANDARDS

The Village of Taos Ski Valley ranges in elevation from 9,200 to 10,500 feet. Standard building practice and adopted codes do not address the unique environment as it pertains to ice formation, snow loading, cold temperatures, and frost protection. The following are requirements for design and construction;

THE BUILDING ENVELOPE:

1. Roof snow loads shall be designed for 85 psf ground snow load with no reduction for elevations below 9,800 feet.
2. Roof snow loads shall be designed for 100 psf ground snow load with no reduction for elevations above 9,800 feet.
3. Footing depth to be 48 inch minimum measured from the top of the footing to grade and water proofed.
4. Ice Dam (ice and water shield) entire roof.
5. Minimum insulation R-49 /Roof, R-26/ Exterior Walls, slab on grade/R-16 depth of four feet, basement and crawl space/R-19 or as approved by the Building Official, perimeter footing R-9
6. All roof ceiling assemblies and attic space shall be vented.
7. All domestic and fire protection water lines shall be protected from freezing. (No lines permitted in exterior walls or ceiling assemblies)
8. All exits protected from snow and ice accumulation.
9. All liquid propane tanks, meters, exposed lines and regulators to be protected from falling snow and ice
10. Roof Venting ?

OUTSIDE THE BUILDING ENVELOPE:

1. All site plans to accommodate on site snow storage
2. All exterior utility lines shall conform to VTSV Public Works requirements
3. Water supply to be designed to protect from freezing.