

CONSTRUCTION RECOMMENDATIONS

Arrowhead Improvements Association Design Review Committee

If you are planning to build at Arrowhead, the following tips accumulated from years of experience should be considered and discussed with your architect, planner, or builder.

1. Review and understand the AIA Design Regulations.
2. Understand the drainage patterns on your lot and build accordingly.
3. Your septic tank clean out port should be accessible for regular maintenance.
4. Perform a radon gas test on your building site before construction so that mitigation procedures can be incorporated in foundation construction, if needed.
5. Plan the plumbing system so that full drainage of the house can be easily accomplished.
6. If needed, a pressure reducer can be installed where the water line enters the house.
7. Metal roofs are required for fire safety reasons. In addition, they provide a good surface for the snow to slide off. Gutters are not recommended as they encourage ice build-up.
8. Roof lines should avoid valleys whenever possible, as ice dams will form in the valleys and may cause roof damage and leakage. Carefully consider placement of doors and decks in relation to the roof line. Large amounts of snow and ice will slide off the roof and onto what ever is below causing damage or inconvenience.
9. Chimney flues should be placed near the roof peak to minimize snow load on the flue and maximize chimney height within the structure.
10. Vent pipes should be covered with a "snow-splitter" to prevent damage by snow sliding down the roof.
11. Outside doors on the ground level should open inward so they are not blocked by snow.
12. Roofs and decks should be built to hold a snow level of 90 pounds per square foot. Gunnison County requires an engineering approval.
13. Recommended exterior walls are 1 ½ inches thick and recommended insulation values are R13 for foundations, R24 for walls, and R38 for roofs.
14. Ringed nails or screws should be used to secure exposed decks.
15. Electrically powered smoke detectors are required and CO2 detectors are recommended.
16. Contact the Gunnison County Planning Department at 970-641-1011 to obtain the County building code.

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