



NOTICE OF THE REGULAR MEETING OF THE GENERAL ASSEMBLY

TOWN OF OPHIR, CO 81426

TUESDAY 7:00 PM, JUNE 27, 2023

OPHIR TOWN HALL 36 PORPHYRY ST.

[Join Zoom Meeting](#)

Meeting ID: 867 0143 8435 Passcode: 373146

+16699006833,,86701438435#,,,,*373146# US (San Jose)

AGENDA

1. CALL TO ORDER
2. ADOPTION & SIGNATURE OF FEBRUARY 21, MARCH 21 and APRIL 18, MAY 23 REGULAR GA MEETING MINUTES and MARCH 13 SPECIAL MEETING MINUTES
3. APPROVAL OF AGENDA
4. BUSINESS ITEMS
 - a. Second Reading- Ordinance #2023-01 Adoption of 2018 Residential Building Code (Judah K.)
 - b. Update: SMPA Microgrid Planning Grant (Kim W.)
 - c. Presentation- Rhonda Claridge on Historical Perspective of Town-owned lots
5. STAFF REPORTS
 - a. Town Manager
6. NEW BUSINESS
7. ADJOURN

General Assembly Meeting Memorandum

To: Ophir General Assembly

From: John Wontrobski, Ophir Town Manager

Date: June 23, 2023 for June 27, 2023 GA meeting

4a. **Second Reading- Ordinance #2023-01 Adoption of 2018 Residential Building Code (Judah K.)**

This is a second reading of the update to the Town's LUC to use the 2018 Residential Building Code- only minor changes have been made between what was voted on at the May 23rd meeting and what is being voted on tonight.

4b. **Update: SMPA Microgrid Planning Grant (Kim W.)**

No memo for this item.

4c. **Presentation- Rhonda Claridge on Historical Perspective of Town-owned lots**

No memo for this item.

Town of Ophir General Assembly Minutes- May 23, 2023

CALL TO ORDER

7:09pm

APPROVAL OF MINUTES

Minutes were not available - no motion made

APPROVAL OF AGENDA

Agenda approved by unanimous consent

BUSINESS ITEMS

4A

7:13 attorney client session begins

7:56 Announcement #4 Any concerns? No

7:57 end of attorney client session

4B

Kim proposes data from Bruin yearly volume

Mason motions

Judah seconds

Motion passes by voice vote

4C

Presentation/Discussion of 2018 Residential code and amendments

Mason motions

Jaycee seconds

Motion passes by voice vote

4D

Approval of Resolution #2023-01 2023 San Miguel County All Hazards

Mitigation Plan Update

Andy seconds

Motion passes by voice vote

4E

Nominations for Andy Ward mayor, Ben Foster clerk - no other nominations

Vote passes 10-0

STAFF REPORT

JW reports:

dumpsters almost full

Got rid of old water pipes

New Dominion project looking like 2024 start

W BUSINESS

ADJOURN

Approximately 9pm

THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR, COLORADO

ORDINANCE No. 2023-1

AN ORDINANCE OF THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR, COLORADO FOR THE PURPOSES OF ADOPTING INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AND THE INTERNATIONAL FIRE CODE, 2018 EDITION; DELETING THE GREEN ENERGY CODE, AND MISCELLANEOUS AMENDMENTS TO THE OPHIR LAND USE CODE.

WHEREAS, the Town of Ophir, Colorado (Town), a Colorado home rule municipality, has the authority to regulate the use and development of land located within the Town's incorporated area pursuant to inter alia, the following authorities:

1. Article XX of the Colorado Constitution;
2. Any and all other powers granted to the Town authorized by statute or by common law for the regulation of land uses, subdivisions and real improvements of property, including, but not limited to C.R.S. 31-23-301 et seq.; and

WHEREAS, the Town is also authorized by the provisions of Colorado Revised Statutes ("C.R.S.") §§ 31-16-201-202 to adopt by reference the published codes of any non-governmental organization or institution, including but not limited to building codes, fire codes, plumbing codes, electrical codes and mechanical codes; and

WHEREAS, the Ophir Planning and Zoning Commission has received an application for adoption of the International Residential Code, 2018 edition (2018 IRC) with amendments, and conducted a duly-noticed public hearing thereon on May 10, 2023, and on May 23rd, 2023 as to the 2018 IRC and the International Fire Code, 2018 edition (2018 IFC) and the Land Use Code (LUC) amendments set forth in Section 4, below, and has recommended to the General Assembly adoption of the 2018 IRC together with such amendments to the 2018 IRC as set forth on the attached Exhibit A, together with the additional sections of this Ordinance; and

WHEREAS, the General Assembly desires to adopt the 2018 IRC, subject to the Amendments and Exceptions referenced below, and

including all Appendices attached to the 2018 IRC and expressly acknowledged in the amendments to the 2018 IRC as set forth in Exhibit A; and

WHEREAS, following recommendation of the Town Planning and Zoning Commission for adoption of such building codes with specific amendments, the Town General Assembly has conducted a public hearing pursuant to C.R.S. § 31-16-203 on May 23, 2023 and on June 27, 2023 concerning the adoption of the 2018 IRC, as amended and 2018 IFC by reference and finds and determines that it is necessary to the health, safety and general welfare of the public that the Town regulate conditions hazardous to life and property by the adoption of the 2018 IRC with certain amendments and modifications thereto, and the adoption of the 2018 IFC. The 2018 IRC, as amended, and the 2018 IFC are sometimes referenced as the Town building codes.

NOW, THEREFORE, THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR HEREBY ORDAINS:

SECTION 1 2018 IRC and 2018 IFC Adoption.

A. The Town hereby adopts and incorporates herein by reference as a building code of the Town, the International Residential Code, 2018 Edition; published by the International Code Council, 4051 Flossmor Road, Country Club Hills, IL 60478, except as otherwise provided by amendment or deletion as shown in Exhibit A. Appendices not listed or acknowledged in said Exhibit A are not incorporated or adopted.

B. Pursuant to Section 32-1-1002(1)(d), C.R.S., which authorizes the adoption and enforcement of fire codes by fire protection districts within the boundaries of a municipality upon the consent of the municipality, the General Assembly does hereby adopt the 2018 IFC, and consents to, empowers and delegates to the Telluride Fire Protection District (“TFPD”) the adoption, administration and enforcement of the 2018 IFC, as amended, within the Town. Permits as required by the Fire District shall be as set forth in its adopted permit fee schedule. In the event of any conflict or inconsistency between the 2018 IFC and the International Fire Code as adopted and amended by the TFPD, the latter shall control.

Section 2. Copies on file.

At least one (1) copy of the 2018 IRC, certified to be a true copy, has been and is now on file in the office of the Town Clerk or Town Manager, except that copies of the 2018 IFC are available in the office of the Fire Marshal of the Telluride Fire Protection District. Copies may be inspected by any interested person between the hours of 8 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The Town building codes as finally adopted shall be available for sale to the public through the office of the Town Clerk or the Fire Marshal.

Section 3. Amendments.

The 2018 IRC as adopted by the Town is hereby amended as follows: See Exhibit A, including Appendix 1 to Exhibit A, REMP Calculations, attached hereto and incorporated herein by this reference.

SECTION 4. LUC AMENDMENTS.

A. SECTION 107 OF THE OPHIR LUC IS HEREBY AMENDED IN ITS ENTIRETY TO READ AS FOLLOWS:

§107. ADOPTION OF INTERNATIONAL RESIDENTIAL CODE. THE TOWN OF OPHIR HAS ADOPTED THE INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION, AS PROMULGATED BY THE INTERNATIONAL CODE COUNCIL AS AMENDED BY EXHIBIT A TO ORDINANCE 2023-1, INCLUDING APPENDIX CHAPTERS A, B, F, I, J, L, Q, R, S AND T (THE “2018 IRC”). THE 2018 IRC AS AMENDED SHALL APPLY AND TAKE EFFECT EXCEPT WHERE IT DIRECTLY CONFLICTS WITH THE PROVISIONS OF THIS LUC. THE 2018 IRC, AS AMENDED, SHALL BE CONSIDERED A TOWN BUILDING CODE.

B. SECTION 108 OF THE OPHIR LUC IS HEREBY AMENDED TO READ AS FOLLOWS:

§108. ADOPTION OF SAN MIGUEL COUNTY AND TOWN OF OPHIR PRESCRIPTIVE ENERGY CODE. THE TOWN OF OPHIR HAS ADOPTED THE SAN MIGUEL COUNTY AND THE TOWN OF OPHIR PRESCRIPTIVE ENERGY CODE. SEE APPENDIX B FOR SUCH CODE. The Prescriptive Energy Code shall be considered a Town Building Code.

SECTION 5. PUBLICATION.

THIS ORDINANCE SHALL BECOME EFFECTIVE UPON THE DATE OF PUBLICATION OF NOTICE OF ITS PASSAGE, TOGETHER WITH THE PENALTY CLAUSE AS SET FORTH IN SECTION 11, BELOW, IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN THE TOWN OF OPHIR. After final adoption, notice of passage shall be published in the manner prescribed by the Town Charter.

Section 6. Board of Adjustment and Appeals.

Section 1501.13 of the LUC is hereby amended and replaced in its entirety, to read as follows:

Appeals from orders, determinations or decisions made by the Building Official relative to the application, enforcement and interpretation of any of the 2018 IRC, as amended shall be processed and heard by the Board of Adjustment and Appeals. The Board of Adjustment and Appeals shall be empowered to adopt rules and regulations for processing appeals and for conducting its business and shall render decisions and findings in writing to the appellant with a duplicate copy to the Building Official. The Town Planning and Zoning Commission Members are hereby designated as the Board of Adjustment and Appeals for all of the Town building codes, except as to the International Fire Code, and shall have and exercise all of the rights, powers, and obligations set forth in C.R.S. 31-23-301, et seq. Each present or future member of the Planning and Zoning Commission shall also be a member of the Board of Adjustment and Appeals without need for separate appointment. There are no other qualifications required to serve as a member of the Board of Adjustment and Appeals. The building official shall be an ex officio member of said Board but shall not have a vote on any matter before the Board. Additional provisions in the 2018 IRC that relate to appeals shall apply to the extent not inconsistent with this Section 1501.13.

Section 7. Non-Abatement.

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending

under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.

Section 8. Repealer; Conflict.

This Ordinance shall supersede and replace all ordinances and codes or portions thereof not consistent with this Ordinance. In the event of any inconsistency between any provisions of the 2018 IRC, as amended, or the 2018 IFC, and this Ordinance, the provisions of this Ordinance shall control.

Section 9. Permit Fees.

All IRC plan review and permit fees shall be as set forth in 2018 IRC Appendix Chapter L. With respect to the International Fire Code, 2018 edition, plan review and inspection fees shall be identical to those adopted by the Telluride Fire Protection District pursuant to TFPD Resolution No. 2019 – 3, a Resolution Adopting and Amending the International Fire Code, 2018 edition, published by the international code council, and establishing plan review and Inspection fees pursuant to the statutes of the State of Colorado, 32-1-1002, a copy of which Resolution is incorporated herein by this reference.

Section 10. Official Liability.

Section 1501.3 of the LUC is hereby amended and replaced in its entirety to read as follows:

1501.3 The building official, and each member of the board of appeals or employee charged with the enforcement of the building codes, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. The Building Official and Fire Official shall be entitled to all immunities and limitations as provided to public employees under the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S. The

building codes shall not be construed to relieve or lessen the responsibility of any person owning, operating or controlling any building or structure for any damage to persons or property caused by defects on or in such premises, nor shall the building codes enforcement agency or official, any employee thereof or the Town of Ophir be held as assuming any such responsibility or liability by reason of the adoption of the Town building codes or by the exercise of inspections authorized and carried out thereunder or by the issuance of any permits or certificates issued pursuant to the building codes. Any suit brought against the Building Inspector, Enforcement Official, his or her employee, or any member of a public body of the Town of Ophir when acting in his or her official capacity, shall be defended by the Town of Ophir.

Section 11. Penalty; Fee.

Section 1502.1 of the LUC is hereby amended and replaced in its entirety to read as follows:

A. It shall be unlawful for any person, including an owner, occupant or builder, to excavate for a building or structure, erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the Town, or cause the same to be done, contrary to or in violation of any of the provisions of any of the Town building codes. A violation of any of the provisions of the Town building codes shall constitute a civil violation, punishable by a civil penalty fine of not more than One Thousand Dollars (\$1,000) for each separate offense. A separate violation shall be deemed committed on each day or portion thereof that the violation of any of the provisions of the Town building codes occurs or continues unabated after any time limit set for abatement of the violation. The Building Official shall have discretion to issue, impose, adjust or waive any civil penalty fine in order to secure compliance with the Town building codes. Any penalty fine may be enforced or collected by an action commenced in San Miguel County Court, San Miguel County District Court, or the Ophir Municipal Court, State of Colorado.

B. In addition to any civil penalty fine, any person, including an owner, occupant, or builder, who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal

to the cost of the what the required permit would be, or a minimum of \$100.00, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

SECTION 12. SEVERABILITY.

If any one or more sections or parts of this Ordinance is adjudged unenforceable or invalid by a court of competent jurisdiction, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various provisions herein are severable.

SECTION 11. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon publication of notice of final adoption. Notwithstanding the foregoing, a project may be evaluated, inspected and permitted by the applicable pre-existing code that was in effect prior to the date of publication up and until June 30, 2023. Projects that have a currently active building permit will continue to be evaluated per the requirements of the pre-existing code . All projects submitted after June 30, 2023 shall be evaluated per the requirements of this Ordinance.

Introduced, Read and Referred to Public Hearing at First Reading by the General Assembly on the 23rd day of May, 2023.

Approved and Adopted as amended on Second and Final Reading by the General Assembly of the Town of Ophir on the _____ day of June, 2023.

Town of Ophir Ordinance 2023-1

By: _____
Andy Ward, Mayor

Attest: _____
John Wontrobski, Town Manager

Stephen B. Johnson

Approved as to Form: Town Attorney

EXHIBIT A to Ordinance 2023-1

Amendments for Ophir 2018 International Residential Code

References to jurisdiction in Section R101.1 (Title) and elsewhere shall mean the Town of Ophir.

Section R102.7 is amended to read:

The legal occupancy of any structure existing on the date of the adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

Sections R104.10.1, R105.3.1.1, R301.2.4, R309.3 and R322 are hereby amended to read:

Consideration of Avalanche Hazards and Flood Hazards shall be as adopted by Article XIII and Article IX of Ophir's Land Use Code.

Section R105.1 is amended to add a subsection for clarification:

R105.1.1 Re-roofing Permit. A permit is required to reroof any structure governed by the IRC.

Section R 105.2 Work Exempt from permit is amended to read as follows:

Building:

1. One story detached accessory structures used as tool and storage sheds or playhouses, provided the floor area does not exceed 200 square feet is hereby deleted. All structures shall go through the proper application and approval process.
2. Fences not over 3'-0" high. However, all materials for fences, and temporary construction fences, shall go through the P&Z approval process per LUC Article 3, Section 303.5.

Exemptions 9 and 10 are hereby deleted as stated in the IRC, and are replaced with the following exemptions:

9. Door replacements provided no structural changes are needed or proposed.

Electrical: All exemptions are subject to the laws established by the Colorado Electrical Board.

Plumbing: All exemptions are subject to the laws established by the Colorado Plumbing Board.

Section R105.5 (Expiration) is amended to read:

1. Work must commence within 180 days of issuing the permit.
2. Unless determined otherwise by the Building Official because of the size or complexity of the project, each inspection must be completed within 180 days of the previous mandated inspection according to the following schedule:
 - Reinforcement in footings or structural (monolithic) slab.
 - Reinforcement in stem-wall or basement-wall.
 - Wall and roof sheathing (as required by AHJ)

- Framing (which implies that plumbing, electrical and mechanical have already passed inspection or will be inspected at the time of the framing inspection).
- Insulation.
- Drywall or other interior wall coverings.
- All final inspections.

Section R108.2 (Schedule of permit fees) is amended to read: Per Appendix Chapter L

Section R108.3 (Building permit valuations) is amended to read: Valuations shall be determined by the Building Official, at \$375 per square foot.

Section R108.6 (Work commencing before permit issuance) is amended to read: Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee per Article 15, Section 1502.1 of Ophir's LUC.

Section R112 (Board of Appeals) is amended to read:

R112.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals per Article XVI, Section 1608.2.1 of Ophir's LUC.

Section R112.3 (Qualifications) is hereby deleted.

Section R113 (Violations) is amended to read: Violations shall be processed pursuant to Article XV, Section 1502 of Ophir's LUC.

Table R301.2(1) (Climatic and Geographic Design Criteria) is amended to read:

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Windborn debris zone		Weathering	Frost line depth	Termite				
Refer to ASCE 7 or Colorado Design Snow Loads, SEAC 2016	115 (see footnote "a" below)	NO	NO	NO	C	Severe	See footnote "b" below	Consult pest management professional	-6 F	YES	2000	40 degrees F

1. Footnotes:

a). Exposure C will be assumed unless otherwise noted on sealed construction drawings prepared by a licensed engineer.

b.) If elevation is $x > 7500'$, then 48" inches from grade to B.O.F.

Section R302.1 is amended to read:

R302.1 Exterior walls.

Exceptions 2, 3, and 4 are hereby deleted.

Tables R302.1(1) and R302.1(2) are amended to require a minimum Fire Separation Distances (FSD) of six feet (6'-0") for Exterior Walls and Projections or per Ophir's LUC Article IV when the FSD is with regard to Property Lines – the most restrictive shall apply.

Sections R309.5, R313, and P2904 (Automatic Fire Sprinklers) are hereby deleted.

Section R310 Emergency Escape and Rescue Openings is hereby amended to add a new Subsection R310.2.3.3 to read as follows:

R310.2.3.3 Roof Section Required. Every window well serving as an Emergency Means of Egress shall have a roof section that extends beyond the window well footprint.

Section R311.2 Egress door is hereby amended to add a new Subsection R311.2.1 which shall read:

R311.2.1 Egress doors shall be provided with protection from ice and snow shedding.

Section R318 (Subterranean Termites) is hereby deleted.

Section R326.1 (Swimming Pools and Spas) is hereby deleted.

Section R403.6 (Mechanical Ventilation) is hereby amended to add:

Mechanical ventilation must be provided with use of an HRV or ERV, or similar method as approved by the building inspector.

Section R908 is amended to add a new subsection (R908.7). R908.7 shall read: Attic ventilation shall be made to comply with Section R806 (Roof Ventilation).

Section R1004.4 (Unvented Gas Log Heaters) is amended to read: Unvented Gas Log Heaters are prohibited.

Section R1004 (Factory Built Fireplaces) is amended to add subsection R1004.6 which shall read:

Section 1004.6 All factory-built gas fireplaces shall be sealed units.

Section M1401.3 is amended to add subsection M1401.3.1 which shall read:

M1401.3.1 All fuel-fired appliances shall be sealed combustion units, with efficiency ratings of 95% or higher.

Section M1414.1 (Fireplace Stoves - General) is amended to add subsection M1414.1.1.

Section M1414.1.1 shall read: Wood-burning appliances: All wood-burning fireplaces and wood stoves must have outside combustion air with tight fitting doors and shall be designed not to require indoor combustion air. Wood stoves must be EPA certified or listed as an exempt device.

Section G2445 (Unvented Room Heaters) is amended to read: Unvented Room Heaters are prohibited.

Section G2406.2 (Appliance prohibited locations) is amended to delete Exceptions #3 and #4.

Section G2425.8 (Appliances not required to be vented) is amended to delete item #7.

Section N1101.4 is amended to add subsections N1101.4.1 and N1101.4.2 which shall read:

N1101.4.2 Electric-ready (at least state minimum). All new residences, accessory structures, alterations, and additions shall comply with the state of Colorado's requirements developed to comply with Colorado House Bill 22-1362 to be electric-ready.

N1101.4.1 PV-ready. (IRC Appendix T or state minimum). All new residences, accessory structures, alterations, and additions shall comply with the state of Colorado's requirements developed to comply with Colorado House Bill 22-1362 to be PV-ready.

Section N1101.13 Item #3 is amended to read:

3. The energy rating index (ERI) approach in Section N1106. Projects shall not include onsite renewable energy systems in their preliminary rating design and score.

Section N1101 is amended to add Sections N1101.15 and N1101.16 which shall read:

N1101.15 Renewable Energy Mitigation Program (Mandatory). Add Section N1101.15 to read: Town of Ophir's Renewable Energy Mitigation Program (REMP) is designed to encourage the design and construction of 100% electric homes and accessory structures and to help offset the effects of fossil fuel energy consumption that contribute to the effects of greenhouse gas emissions. The provisions of REMP shall be applied as follows:

N1101.15.1 Scope. Fossil fuel sources (such as Propane) used for the home to provide space heating, heat domestic water, or serve appliances such as cooking stoves, clothes dryers, etc. for all new residences, accessory structures, alterations, and additions shall be mitigated through REMP and shall comply with N1101.15.1 through N1101.15.3.

N1101.15.1.1 Space Heating. All space heating designed to use a fossil fuel anywhere on the property shall be offset by REMP. Estimated annual heating energy use shall be calculated in accordance with ACCA Manual J or other approved heating calculation methodology.

N1101.15.1.2 Domestic hot water. All domestic hot water systems designed to use a fossil fuel located on the property shall be offset by REMP. Estimated annual hot water heating energy use shall be as provided by the manufacturer with the appliance or calculated in accordance with an approved hot water heating calculation methodology.

N1101.15.1.3 Cooking stoves, clothes dryers and other appliances. All cooking stoves, clothes dryers and other appliances designed to use a fossil fuel located on the property shall be offset by REMP. Estimated annual fossil fuel energy use shall be as estimated by the U.S. Government EnergyGuide, Department of Energy ENERGY STAR program, or other annual manufacturer energy use values provided with the appliance.

N1101.15.2 Energy Use Calculation. The total fossil fuel energy use that must be mitigated with renewable energy or payment made as a payment in-lieu as allowed in these regulations will be provided by the owner/agent and verified by the County Building Official using the Town of Ophir REMP Worksheet (“Worksheet”). The Worksheet is attached at end of IRC amendments as Appendix 1 and a fillable version can also be found at <https://townofophir.colorado.gov/planning-and-zoning>. The Worksheet calculations were developed using the greenhouse gas emissions factor for propane and cost of installing solar PV to offset GHG emissions. The Worksheet will be updated regularly according to market fluctuations and may be amended by resolution.

N1101.15.2.1 Renewable Energy Credit Calculation. Mitigation of fossil fuel energy use may be achieved by onsite renewable energy systems approved by the Building Official. The payment in lieu shall be calculated using the Worksheet.

N1101.15.2.1.1 Alternative technology. As new technology or other offsite renewable energy projects develop, they may also be considered as approved mitigation systems by the Building Official.

N1101.15.2.1.2 Combination of measures. If the amount of renewable energy capable of being produced onsite by one system is not sufficient to mitigate exterior energy use as outlined, a combination of renewable energy methods may be used as approved by the Building Official.

N1101.15.2.2 Payment in-lieu. If preferred by the property owner, the owner may make a one-time payment to Town of Ophir in-lieu of providing onsite mitigation by a Town approved renewable energy system. Town of Ophir may also accept partial payment in lieu from the affected property owner when only partial onsite mitigation of exterior energy use occurs. The owner shall make payment prior to receiving the building permit. The payment in- lieu shall be calculated using the Worksheet.

N1101.15.2.2.1 Appropriation of Funds. All REMP payments in lieu received by the Town shall be deposited into a separate fund called the “Town of Ophir Energy Fund” (Fund). All monies deposited into such Fund shall be used solely within Town of Ophir for the purposes of:

1. funding capital expenses associated with purchase, installation, and/or construction of renewable energy or energy conservation facilities;
2. and/or funding projects that help to mitigate greenhouse gas emissions.

The Town of Ophir shall approve expenditures from the Fund after receiving recommendations from Town Staff or through a town-approved REMP community grant program.

N1101.15.3 Approved Renewable Energy Systems. All renewable energy systems proposed as a means of exterior energy use mitigation must be approved in advance by the Building Official. An

engineering analysis may be required for calculating the renewable energy mitigation credit produced by an onsite or offsite system. Review of the system by a Town engineering consultant, if needed, will be at the expense of the owner.

N1101.15.3.1 Perpetuity of onsite mitigation. Onsite renewable energy systems provided to mitigate exterior energy are required to be maintained and operated for the lifetime of the structure, through a written agreement with the property owner and a covenant on the property.

N1101.15.3.2 Off-site Mitigation. Off-site renewable mitigation shall only be approved by the Building Official if, through a written agreement:

1. the system is legally tied to the property using exterior energy use with the inability to transfer to another property;

the Town, at any time, can verify through audits that the offsite renewable energy system continues to provide renewable energy as provided for herein, with no restrictions on the Town's ability to access renewable energy utility information.

N1101.16 Renewable energy offset requirement: 100% of the electricity use for the home and any accessory buildings must be provided with renewable energy, either produced on-site or purchased through a Green Power production program, such as SMPA's Totally Green program. The Building Official will require proof of participation in the program prior to CO. Creative alternative options will be considered by the Building Official.

Section N1102.1 Exception #2 is amended to add subsections a, b, and c, and to read:

2. Log Homes shall comply with the requirements of ICC400. They shall also be required to obtain a blower door test with results of 3ACH50 or less.

a). WINDOW TO FLOOR AREA Ratio = 18% maximum

b). Allowable percentage of window area measured by rough opening sizes. R-value for windows is a combination of glass, frame and spacer certified by the National Fenestration Research Council (NFRC). Replacement windows shall meet the same criteria as the aforementioned.

c). Alternative path for more than 18% is the Performance Path, requiring ERI of 61 or less.

Section N1102.1.6 is amended to added to read:

N1102.1.6 WINDOW TO FLOOR AREA Ratio shall be a maximum of 18%.

(Allowable percentage of window area measured by rough opening sizes. R-value for windows is a combination of glass, frame and spacer certified by the National Fenestration Research Council (NFRC). Replacement windows shall meet the same criteria as the aforementioned.)

Alternative path for more than 18% is the Performance Path, requiring ERI of 61 or less.

Section N1103.5.1 is amended to read as follows:

N1103.5.1 Heated water circulation and temperature maintenance systems (When installed).

When these systems are installed, heated water circulation systems shall be in accordance with Section N1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N1103.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

Section N1103.5.2 is amended to read as follows: When installed, demand recirculation water systems shall have controls that comply with both of the following:

1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The controls shall limit the temperature of the water entering the cold-water piping to not greater than 104°F (40°C).

Section N1103.5.4 is amended to read as follows: When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.

Section N1103.9 is amended to read:

Snow Melt Systems are hereby prohibited.

Section N1106.3 is amended to read:

The Energy Rating Index (ERI) shall be determined in accordance with RESNET/ICC 301.

Energy used to recharge or refuel a vehicle used for transportation on roads that are not on the building site shall not be included in the ERI reference design or the rated design.

Section N1106.4 is amended to add Section N1106.4.1 which shall read:

N1106.4.1 4. Insulation minimum backstop requirements:

If the Performance Path is followed, then the minimum allowable "Insulation and fenestration requirements by component" must be in accordance with Table R402.1.2 and all footnotes. Table 402.1.4 also applies.

The following Appendix Chapters to the 2018 IRC are hereby adopted:

A, B, F, I, J, L, Q, R, S and T.

APPENDIX 1 – Town of Ophir REMP Worksheet – Adopt worksheet as referenced in N1101.15.2 and as attached below:

Ophir - Propane Energy Use Worksheet					
Instructions:					
Fill in all grey cells that are relevant to your project. Submit REMP Calculation with your signature and check made out to "Town of Ophir" for the Energy Mitigation Fee, if required. Complex systems using heat recovery strategies may apply for alternative calculation methods.					
Project Information:		Equipment Information:			
Name:	Ophir Project	Building Space Heat type:	Select Type Propane	Efficiency 95%	
Address:	Project Address	Domestic Hot Water Type:	Propane	93%	
Town/County:	Town of Ophir				
Annual Propane Energy Use					
Type of use	Annual Energy Use		Efficiency	kBtu/yr	Lbs CO ₂ /yr
Building heat	0	kBtu/yr	95%	0	0
DHW	0	Therms/yr	93%	0	0
Cooking stove, clothes dryer, other appliances total:	0	kWh/yr	N/A	0	0
Total Carbon Usage					0
Renewable Energy Production Credit (on-site)					
Type of use	Installed capacity		kBtu/yr	Lbs CO ₂ /yr	
Solar Electric (PV) (kW)	0.0		0	0	
Solar Hot Water (sq ft of panel or tubes)	0.0		0	0	
Wind Generation (on-site) (kW)	0.0		0	0	
Total Carbon Reduction					0
Off-Site Renewable Energy - Not Currently Available					
Type of use	Installed capacity		kBtu/yr	Lbs CO ₂ /yr	
Solar Electric (PV) (kW)	0.0		0	0	
Total Carbon Reduction					0
Annual Fossil Fuel Energy Use					
Net Carbon Emissions	0		Lbs CO ₂ /yr		
Carbon Mitigation Rate	\$1.39		\$/Lbs CO ₂		
Mitigation Percentage Required	100%				
Carbon Mitigation Fee	\$0				
Innovatively Engineered Energy Efficient Systems					
Alternate Engineered Design kBtu/yr	0		kBtu/yr		
Engineered Design Carbon Emissions	0		Lbs CO ₂ /yr		
Reduction in Carbon Emissions	0		Lbs CO ₂ /yr		
Carbon Mitigation Rate	\$1.39		\$/Lbs CO ₂		
Mitigation Percentage Required	100%				
Carbon Mitigation Fee Reduction	\$0				
Total Carbon Mitigation Fee					\$0
Name:	Ophir Project				
Signature:	Date:				

Town of Ophir

Check Detail

January 1 - May 1, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
10-000-11010	2019 General Fund Checking					
01/02/2023	Bill Payment (Check)	521	Telluride Newspapers		R	-23.22
						-23.22
01/02/2023	Bill Payment (Check)	520	CenturyLink		R	-132.18
						-132.18
01/02/2023	Bill Payment (Check)	522	Ferrellgas	6514321	R	-1,199.14
						-1,199.14
01/04/2023	Bill Payment (Check)	EFT	US Post Office		R	-60.00
						-60.00
01/06/2023	Bill Payment (Check)	EFT	Amazon.com		R	-737.95
						-737.95
01/06/2023	Bill Payment (Check)	EFT	Adobe Inc.		R	-19.99
						-19.99
01/12/2023	Bill Payment (Check)	523	Timberline Ace Hardware	237668	R	-4.38
						-4.38
01/12/2023	Bill Payment (Check)	524	Ground Pounders		R	-2,387.50
						-2,387.50
01/12/2023	Bill Payment (Check)	525	CIRSA		R	-8,152.99
						-8,152.99
01/12/2023	Bill Payment (Check)	526	CEBT Payments	AA59	R	-976.80
						-976.80
01/12/2023	Bill Payment (Check)	527	Stephen B. Jonhson Law Firm P.C.		R	-520.00
						-520.00
01/12/2023	Bill Payment (Check)	528	SMPA		R	-89.35
						-89.35
01/17/2023	Bill Payment (Check)	EFT	RemotePC		R	-39.50
						-39.50
01/18/2023	Bill Payment (Check)	EFT	Ebay		R	-28.07
						-28.07
01/24/2023	Bill Payment (Check)	EFT	Ebay		R	-24.27

Town of Ophir

Check Detail

January 1 - May 1, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
						-24.27
02/01/2023	Bill Payment (Check)	529	Timberline Ace Hardware	237668	R	-102.32
						-102.32
02/06/2023	Bill Payment (Check)	EFT	Village Market		R	-2.80
						-2.80
02/06/2023	Bill Payment (Check)	EFT	Amazon.com		R	-245.22
						-245.22
02/06/2023	Bill Payment (Check)	EFT	Adobe Inc.		R	-19.99
						-19.99
02/07/2023	Bill Payment (Check)	530	Telluride Newspapers		R	-16.79
						-16.79
02/07/2023	Bill Payment (Check)	531	Telluride Bytes		R	-533.75
						-533.75
02/07/2023	Bill Payment (Check)	532	Stephen B. Jonhson Law Firm P.C.		R	-2,520.50
						-2,520.50
02/07/2023	Bill Payment (Check)	533	Honnen Equipment Co.		R	-209.62
						-209.62
02/07/2023	Bill Payment (Check)	534	Ground Pounders		R	-1,792.50
						-1,792.50
02/07/2023	Bill Payment (Check)	535	CenturyLink		R	-136.44
						-136.44
02/07/2023	Bill Payment (Check)	536	CEBT Payments	AA59	R	-976.80
						-976.80
02/19/2023	Bill Payment (Check)	537	SMPA		R	-116.92
						-116.92
02/23/2023	Bill Payment (Check)	538	Parish Oil Co, Inc.		R	-2,150.36
						-2,150.36
03/02/2023	Bill Payment (Check)	EFT	Ebay		R	-37.75
						-37.75

Town of Ophir

Check Detail

January 1 - May 1, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
03/02/2023	Bill Payment (Check)	EFT	Timberline Ace Hardware	237668	R	-173.43 -173.43
03/05/2023	Bill Payment (Check)	539	Timberline Ace Hardware	237668	R	-64.64 -64.64
03/05/2023	Bill Payment (Check)	541	Telluride Bytes		R	-354.00 -354.00
03/05/2023	Bill Payment (Check)	540	Stephen B. Jonhson Law Firm P.C.		R	-3,936.00 -3,936.00
03/05/2023	Bill Payment (Check)	542	CEBT Payments	AA59	R	-976.80 -976.80
03/06/2023	Bill Payment (Check)	EFT	Adobe Inc.		R	-19.99 -19.99
03/10/2023	Bill Payment (Check)	EFT	Ebay		R	-21.10 -21.10
03/10/2023	Bill Payment (Check)	EFT	Ebay		R	-66.38 -66.38
03/20/2023	Bill Payment (Check)	544	Schoonover's Services, Inc.			-774.12 -774.12
03/20/2023	Bill Payment (Check)	543	Mountain Trip Internationsl (v)			-369.80 -369.80
03/20/2023	Bill Payment (Check)	545	Ground Pounders		R	-1,980.00 -1,980.00
03/20/2023	Bill Payment (Check)	546	Ecoaction Partners		R	-1,500.00 -1,500.00
03/20/2023	Bill Payment (Check)	547	CenturyLink		R	-136.60 -136.60
03/20/2023	Bill Payment (Check)	548	SMPA		R	-116.21 -116.21
03/20/2023	Bill Payment (Check)	549	Ferrellgas	6514321	R	-1,659.63 -1,659.63

Town of Ophir

Check Detail

January 1 - May 1, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
03/28/2023	Bill Payment (Check)	EFT	Timberline Ace Hardware	237668	R	-25.59 -25.59
03/28/2023	Bill Payment (Check)	EFT	Cindybread		R	-36.11 -36.11
03/28/2023	Bill Payment (Check)	EFT	Intuit		R	-915.00 -915.00
03/28/2023	Bill Payment (Check)	EFT	Zoom		R	-158.75 -158.75
03/29/2023	Bill Payment (Check)	550	Timberline Ace Hardware	237668		-32.75 -32.75
03/29/2023	Bill Payment (Check)	551	Parish Oil Co, Inc.			-1,605.55 -1,605.55
03/29/2023	Bill Payment (Check)	552	Alpine Lumber			-88.03 -88.03
03/29/2023	Bill Payment (Check)	553	CenturyLink			-136.60 -136.60
04/04/2023	Bill Payment (Check)	554	Telluride Newspapers			-17.78 -17.78
04/04/2023	Bill Payment (Check)	555	Stephen B. Jonhson Law Firm P.C.			-2,158.50 -2,158.50
04/06/2023	Bill Payment (Check)	EFT	Adobe Inc.			-19.99 -19.99
04/11/2023	Bill Payment (Check)	556	SMPA			-146.48 -146.48
04/15/2023	Bill Payment (Check)	557	Telluride Bytes			-348.75 -348.75
04/15/2023	Bill Payment (Check)	558	CEBT Payments	AA59		-976.80 -976.80
04/17/2023	Bill Payment (Check)	1	Office Depot			-104.50

Town of Ophir

Check Detail

January 1 - May 1, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
						-104.50
04/19/2023	Bill Payment (Check)	560	Ground Pounders			-3,080.00
						-3,080.00
04/19/2023	Bill Payment (Check)	559	Garfield & Hecht, PC			-11,558.75
						-11,558.75
04/19/2023	Bill Payment (Check)	2	GoDaddy.com			-47.88
						-47.88
04/24/2023	Bill Payment (Check)	3	GoDaddy.com			-59.88
						-59.88
04/24/2023	Bill Payment (Check)	4	Harland Clarke			-284.82
						-284.82
04/24/2023	Bill Payment (Check)	5	GoDaddy.com			-131.76
						-131.76
04/24/2023	Bill Payment (Check)	565	Shums Coda Associates, Inc.			-1,822.50
						-1,822.50
05/01/2023	Bill Payment (Check)	562	Timberline Ace Hardware	237668		-71.52
						-71.52
05/01/2023	Bill Payment (Check)	561	Parish Oil Co, Inc.			-734.35
						-734.35
05/01/2023	Bill Payment (Check)	563	Alpine Lumber			-22.78
						-22.78
05/01/2023	Bill Payment (Check)	564	CenturyLink			-134.93
						-134.93
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21-000-11010	Open Space Fund Money Market					
01/12/2023	Bill Payment (Check)	602	San Miguel County Vegetation Management		R	-566.72
						-566.72
01/12/2023	Check	SVCCHRG		Service Charge	R	-40.00
						40.00

Town of Ophir

Check Detail

January 1 - May 1, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
22-000-11010 Broadband Checking						
01/12/2023	Bill Payment (Check)	1164	SMPA		R	-99.19
						-99.19
02/19/2023	Bill Payment (Check)	1165	SMPA		R	-115.55
						-115.55
03/20/2023	Bill Payment (Check)	1166	SMPA		R	-116.83
						-116.83
04/11/2023	Bill Payment (Check)	1167	SMPA			-128.45
						-128.45
40-000-11010 Capital Projects Fund -Checking						
02/07/2023	Bill Payment (Check)	10126	Schmueser Gordon Meyer, Inc.		R	-3,670.50
						-3,670.50
04/04/2023	Bill Payment (Check)	10127	Schmueser Gordon Meyer, Inc.			-2,473.00
						-2,473.00
60-000-11010 Enterprise Fund Alpine Checking						
01/02/2023	Bill Payment (Check)	11265	RB Builders, LLC		R	-562.50
						-562.50
01/02/2023	Bill Payment (Check)	11266	Ferrellgas	6514321	R	-1,263.52
						-1,263.52
01/12/2023	Bill Payment (Check)	11267	Stephen B. Jonhson Law Firm P.C.		R	-312.00
						-312.00
01/12/2023	Bill Payment (Check)	11268	San Miguel Power Assoc. Inc		R	-43.48
						-43.48
01/12/2023	Bill Payment (Check)	11269	Waste Management		R	-1,673.55
						-1,673.55
01/13/2023	Check	SVCCHRG		Service Charge	R	-35.00
						35.00
02/01/2023	Bill Payment (Check)	11270	RB Builders, LLC		R	-512.50
						-512.50

Town of Ophir

Check Detail

January 1 - May 1, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
02/01/2023	Bill Payment (Check)	11271	Mesa County Health Dept. Regional Lab		R	-20.00 -20.00
02/07/2023	Bill Payment (Check)	11272	Stephen B. Jonhson Law Firm P.C.		R	-1,842.50 -1,842.50
02/19/2023	Bill Payment (Check)	11273	Waste Management		R	-1,682.66 -1,682.66
02/19/2023	Bill Payment (Check)	11274	San Miguel Power Assoc. Inc		R	-47.62 -47.62
02/19/2023	Bill Payment (Check)	11275	Colorado Analytical Laboratories, Inc.		R	-220.00 -220.00
03/01/2023	Bill Payment (Check)	11276	Mesa County Health Dept. Regional Lab		R	-20.00 -20.00
03/05/2023	Bill Payment (Check)	11277	Waste Management		R	-1,655.49 -1,655.49
03/05/2023	Bill Payment (Check)	11278	Stephen B. Jonhson Law Firm P.C.		R	-165.00 -165.00
03/20/2023	Bill Payment (Check)	11279	RB Builders, LLC			-575.00 -575.00
03/20/2023	Bill Payment (Check)	11280	Mesa County Health Dept. Regional Lab		R	-20.00 -20.00
03/20/2023	Bill Payment (Check)	11281	San Miguel Power Assoc. Inc		R	-47.62 -47.62
03/20/2023	Bill Payment (Check)	11282	San Miguel Power Assoc. Inc		R	-36.11 -36.11
03/28/2023	Bill Payment (Check)	11283	Timberline Ace Hardware	237668		-368.29 -368.29
04/04/2023	Bill Payment (Check)	11284	RB Builders, LLC			-487.50 -487.50
04/04/2023	Bill Payment (Check)	11285	Stephen B. Jonhson Law Firm P.C.			-82.50 -82.50

Town of Ophir

Check Detail

January 1 - May 1, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
04/11/2023	Bill Payment (Check)	11286	Waste Management			-1,633.13 -1,633.13
04/11/2023	Bill Payment (Check)	11287	San Miguel Power Assoc. Inc			-113.57 -113.57
04/15/2023	Bill Payment (Check)	11288	Filter Tech Systems, Inc.			-5,790.92 -5,790.92
04/19/2023	Bill Payment (Check)	11289	Mesa County Health Dept. Regional Lab			-42.00 -42.00
04/24/2023	Bill Payment (Check)	11290	Mesa County Health Dept. Regional Lab			-22.00 -22.00
04/26/2023	Bill Payment (Check)	Wire	Colorado Water Resources & Power Develop	D09Z252		-12,500.00 -12,500.00
05/01/2023	Bill Payment (Check)	11291	Timberline Ace Hardware	237668		-11.99 -11.99

Town of Ophir

Check Detail

May 1 - June 13, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
10-000-11010 2019 General Fund Checking						
05/01/2023	Bill Payment (Check)	562	Timberline Ace Hardware	237668		-71.52
						-71.52
05/01/2023	Bill Payment (Check)	561	Parish Oil Co, Inc.			-734.35
						-734.35
05/01/2023	Bill Payment (Check)	563	Alpine Lumber			-22.78
						-22.78
05/01/2023	Bill Payment (Check)	564	CenturyLink			-134.93
						-134.93
05/10/2023	Bill Payment (Check)	566	Telluride Bytes			-465.00
						-465.00
05/10/2023	Bill Payment (Check)	567	CEBT Payments	AA59		-976.80
						-976.80
05/10/2023	Bill Payment (Check)	568	SMPA			-165.16
						-165.16
05/20/2023	Check	569	San Miguel County Treasurer			-100.00
				hazmat disposal		100.00
05/20/2023	Check	EFT	3R			-30.00
				electronics recycling		30.00
05/24/2023	Bill Payment (Check)	570	Shums Coda Associates, Inc.			-1,552.50
						-1,552.50
06/07/2023	Bill Payment (Check)	571	Telluride Bytes			-155.00
						-155.00
06/07/2023	Bill Payment (Check)	572	Lizard Head Cycling Guides			-2,470.00
						-2,470.00
06/07/2023	Bill Payment (Check)	573	CenturyLink			-134.93
						-134.93
06/07/2023	Bill Payment (Check)	574	CEBT Payments	AA59		-976.80
						-976.80
06/07/2023	Bill Payment (Check)	575	Telluride Newspapers			-11.86
						-11.86
06/07/2023	Bill Payment (Check)	576	SMPA			-115.95
						-115.95
22-000-11010 Broadband Checking						
05/10/2023	Bill Payment (Check)	1168	SMPA			-120.38
						-120.38
06/07/2023	Bill Payment (Check)	1169	SMPA			-76.51

Town of Ophir

Check Detail

May 1 - June 13, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
						-76.51
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60-000-11010	Enterprise Fund Alpine Checking					
05/01/2023	Bill Payment (Check)	11291	Timberline Ace Hardware	237668		-11.99
						-11.99
05/10/2023	Bill Payment (Check)	11292	RB Builders, LLC			-512.50
						-512.50
05/10/2023	Bill Payment (Check)	11293	Mesa County Health Dept. Regional Lab			-22.00
						-22.00
05/10/2023	Bill Payment (Check)	11294	San Miguel Power Assoc. Inc			-47.62
						-47.62
05/10/2023	Bill Payment (Check)	11295	Waste Management			-60.93
						-60.93
05/18/2023	Bill Payment (Check)	11296	Mesa County Health Dept. Regional Lab			-42.00
						-42.00
05/24/2023	Bill Payment (Check)	11297	San Miguel Environmental Services			-575.00
						-575.00
06/07/2023	Bill Payment (Check)	11298	Timberline Ace Hardware	237668		-71.56
						-71.56
06/07/2023	Bill Payment (Check)	11299	Mesa County Health Dept. Regional Lab			-22.00
						-22.00
06/07/2023	Bill Payment (Check)	11300	San Miguel Power Assoc. Inc			-47.62
						-47.62
06/07/2023	Bill Payment (Check)	11301	Bruin Waste Management	Acct # 101142		-3,416.30
						-3,416.30
06/12/2023	Bill Payment (Check)	11302	RB Builders, LLC			-600.00
						-600.00
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