

TEMPORARY CERTIFICATE OF OCCUPANCY for *Commercial or*

Multi-Family buildings covered by the IBC shall mean a Temporary Certificate of Occupancy that may be issued when, but not limited to, the following components of a project are complete and approved by the Eagle County Building Official.

1. The following items are complete:
 - a) Address Numbers.
 - b) Handrails at stairways/ramps.
 - c) Guards.
 - d) Landings.
 - e) Fire resistive separations.
 - f) Exit signs/lighting.
 - g) Exterior wall covering and roofing.
 - h) Bathrooms.
2. Heat source is operable.
3. Final Electrical, Fire Alarms, Fire Sprinklers (if required), ISDS (Septic) if required, Plumbing, and Mechanical approvals and Wildfire or ECO build if required.
4. Fire department review and approval of project.
5. All site improvements/parking and access roads complete.
6. Site drainage complete as per grading plans.
7. All accessible parking, signage, walkways, ramps and other items installed.
8. Where the landscaping, re-vegetation, drainage or culvert installation, required under Eagle County Land Use Regulations for the purposes of preventing land erosion, improper drainage, damage to properties and unsightliness in residential zones containing multifamily dwellings and in all portions of lots in CL, CG, I, and PUD Zone Districts, is not complete, or where Public Improvements are required under Eagle County Land Use Regulations, a Temporary Certificate of Occupancy may be issued upon submittal and approval of a properly executed **Construction Improvement Agreement**. If the improvements required for issuance of a final Certificate of Occupancy have not been completed within one year of the date of issuance of the Temporary Certificate of Occupancy, the County may arrange such completion using the collateral. Should compliance be attained any time prior to the expiration of one year, the collateral will be returned to the applicant upon issuance of the Final Certificate of Occupancy.

9. Sufficient roadway access for emergency vehicles. Required improvements collateralized under a subdivision improvements agreement to which the County is a party may not be required to be further collateralized under this sub-section.

The Temporary Certificate of Occupancy for Commercial or Multi-Family Dwellings shall have a time period of up to, but not more than, one year from date of issuance, where a project does not have a Construction Improvement Agreement.

The Temporary Certificate shall be posted in a conspicuous place on the premises until final approval for occupancy is complete.