

**EXHIBIT A  
LA PLATA COUNTY CODE  
CHAPTER 18  
BUILDINGS AND BUILDING REGULATIONS**

**Article I. General**

**Article II. Building Standards.**

**Section 18-31 Adoption of the International Building Code.**

The volumes, parts, chapters and appendices of the International Building Code 2003 edition, as published by the International Code Council, together with amendments and deletions as set forth in sections 18-32 are hereby adopted pursuant to C.R.S. § 30-28-201 et seq.

**Section 18-32 Amendments, additions and deletions to the International Building Code.**

**Chapter 1.** Delete Chapter 1. in its entirety and substitute the following:

**Section 101  
General**

**101.1 Title.** These regulations shall be known as the Building Code of La Plata County, hereinafter referred to as "this Code."

**101.2 Scope.** The provisions of the 2003 International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

**Exception:** Detached one and two-family dwellings and multiple single family dwellings (townhouses,) not more than three stories high with a separate means of egress and their accessory structures shall comply with the 2003 International Residential Code, as modified herein.

**101.2.1 Appendices.** Provisions in the appendices of the 2003 edition of the International Building or Residential Code shall not apply unless specifically adopted.

**101.2.2 Date effective.** (a) This Resolution shall be and is hereby declared to be in full force and effect, from June 1, 2004. This Code shall apply to all permits issued after June 1, 2004. All prior resolutions and building codes previously adopted are hereby repealed and revoked in their entirety as to permits issued after June 1, 2004.

**101.2.3 Standards.** Whenever any State law or regulation imposes higher or more stringent standards than are required by this Code, the provisions of that law or regulation

shall govern. Whenever the standards imposed by this Code are higher or more stringent than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.

**101.3 Intent.** The purpose of this Code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

**101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.4 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

**101.4.1 Gas.** The provisions of the *International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems, extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

**101.4.2 Mechanical.** The provisions of the *International Mechanical Code* shall apply to the installation, alteration, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilation, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

**101.4.3 Plumbing.** The provisions of the *International Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

**101.4.4 Energy.** The provisions of the *International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

## Section 102

### Applicability

**102.1 General.** Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**102.2 Other laws.** The provisions of this Code shall not be deemed to nullify any

provisions of local, state or federal law.

**102.3 Referenced codes and standards.** The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

**102.4 Partial invalidity.** In the event any part, sentence, clause, phrase, sections, or provision of this Code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts, sentences, clauses, phrases, sections, or provisions.

**102.5 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code.

## **Section 103**

### **Building Department**

**103.1 Creation of enforcement agency.** The Building Department is hereby created and the official in charge thereof shall be known as the building official.

**103.2 Appointment.** The building official shall be appointed by the La Plata County Manager.

**103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the La Plata County Board of County Commissioners, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

## **Section 104**

### **Duties and Powers of Building Official**

**104.1 General.** The building official is hereby authorized and directed to enforce the provisions of this Code. For such purposes, he shall have all the powers granted to him pursuant to the law.

**104.2 Applications and permits.** The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Code.

**104.3 Notices and orders.** The building official shall issue all necessary notices or

orders to ensure compliance with this Code.

**104.4 Inspections.** The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the La Plata County Board of County Commissioners.

**104.5 Identification.** The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this Code.

**104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this Code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this Code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this Code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

**104.7 Department records.** The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

**104.7.1 Records.** The building official shall keep a permanent, accurate account of all fees and other monies collected or received under this Code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

**104.8 Liability.** The building official, members of the board of appeals or employees charged with the enforcement of this code, while acting within their scope of employment in accordance with Colorado law, in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and are 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. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code, specified in this code or by other recognized test standards.

**104.9 Approved materials and equipment.** Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

**104.9.1 Used materials and equipment.** The use of used materials which meet the requirements of this Code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

**104.10 Modifications.** Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this Code impractical and the modification is in compliance with the intent and purpose of this Code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Department of Building Safety.

**104. 10.1 Areas prone to flooding.** The building official shall not grant modifications to any provision related to areas prone to flooding as established by Table R301.2 (1) of the International Residential Code.

**104.11 Alternative materials, design and methods of construction and equipment for specific permits.** The provisions of this Code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this Code, provided that any such alternative has been approved. An alternative material, design or method of construction for a specific permit may be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code, and that the material, method or work offered is, for the limited purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability and safety.

**104.11.1 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that a material or method does not conform to the requirements of this Code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

## Section 105

## **Permits**

**105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**105.2 Exempted work.** A building permit will not be required for the following:

### **Building:**

1. One-story, detached accessory buildings used as tool and storage sheds, play houses, and similar uses, provided the floor area does not exceed 200 square feet.
2. Fences
3. Oil derricks.
4. Retaining Walls, except when acting as an integral part of a building or structure, or in excess of 4 ft. above grade.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter does not exceed 2 to 1.
6. Platforms, walks, decks and driveways not more than 30 inches above grade and not over any basement or story below.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work
8. Temporary motion picture, television and theater stage sets and scenery.
9. Swimming pools not within an enclosure.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems
11. Swings and other playground equipment.
12. Window awnings supported by an exterior wall of Group R, Division 3, and Group U occupancies when projecting not more than 54 inches.
13. Movable cases, counters and partitions not over 5 feet 9 inches in height.

Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this

Code or any other laws or resolutions of this jurisdiction.

**Gas:**

Portable heating appliance.  
Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

Portable heating appliance;  
Portable ventilation equipment;  
Portable cooling unit;  
Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code;  
Replacement of any part which does not alter its approval or make it unsafe;  
Portable evaporative cooler;  
Self-contained refrigeration system containing 10 pound (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing**

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drain-pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

**105.2.2 Repairs.** Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure effecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, or mechanical or other work affecting public health or general safety.

**105.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Building Department for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

**105.3.1 Action on application.** The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of this Code, pertinent laws, or County regulations, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this Code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

**105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**105.4 Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of the Code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure in violation of this Code or of any other ordinances of this jurisdiction.

**105.6 Suspension or revocation.** The building official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code.

## **Section 106**

### **Construction Documents**

**106.1 Submittal documents.** Construction documents, special inspection and structural observation programs, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, as determined by the building official, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

**Exception:** The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this Code.

**106.1.1 Information on construction documents.** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules and regulations, as determined by the building official. The first sheet of each set of plans shall give the exact locations of the work to be done and the person who prepared such plans and specifications.

**106.1.2 Manufacturer's installation instructions.** Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of

inspection.

**106.2 Site plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

**106.3 Examination of documents.** The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this Code and other pertinent laws or ordinances.

**106.3.1 Approval of construction documents.** When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed" One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or his authorized representative.

**106.3.2 Previous approvals.** This Code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this Code and has not been abandoned.

**106.3.3 Phased approval.** The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this Code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

**106.3.4 Design professional in responsible charge.**

**106.3.4.1 General.** When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design

professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where special structural observations and or special inspections are required, they shall be done in accordance with Section 1704 and 1709 of the 2003 edition of the International Building Code.

**106.3.4.1.1. Responsibility for preparation of plans and specifications.** In accordance with Section 106.3.4.1 the building official shall require plans, computations, and specifications to be prepared, designed, and stamped by an engineer or architect licensed in the State of Colorado when, but not limited to:

Foundations are constructed on caissons or any other method other than spread footings conforming to the requirements of Chapter 4.

Floor framing, roof framing or wall framing is "other than standard" construction not conforming to the requirements of Chapters 5, 6, & 8.

Foundations located on designated "Highly Expansive" soils as indicated on the map prepared by the U.S. Department of Agriculture, Soil Conservation Service

**106.3.4.2 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

**106.4 Amended construction documents.** Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents prior to those changes being

made.

**106.5 Retention of construction documents.** One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

## Section 107

### Temporary Structures And Uses

**107.1 General.** The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

**107.2 Conformance.** Temporary structures and uses shall conform to the structural, strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this Code as necessary to ensure the public health, safety and general welfare.

**107.4 Termination of approval.** The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

## Section 108

### Fees

**108.1 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid

**108.2 Schedule of permit fees.** A fee for each building permit shall be paid to the building official as set forth in Table 1-A. The determination of value or valuation under any of the provisions of this Code shall be made by the building official with reference to valuation information maintained by the International Code Council at: <http://www.iccsafe.org/>. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued. The building official may waive the building permit fee for any public entity or non-profit group when such entity or group is applying for a building permit for a governmental use or to provide for the greater public good.. All Building Permit Fees which contain a fraction of a dollar will be rounded to the next highest dollar.

**108.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the

valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

**108.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee up to an amount equal to the permit fee or such other amounts as may be established by the building official.

**108.5 Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

**108.6 Plan review fee.** When submittal documents are required by Section 106.1, a plan review fee shall be paid. Said plan review fee shall be 45 percent of the building permit fee as shown in Table 1-A. (Except single family residences and their accessory buildings as noted in Table 1-A)

The plan review fees specified in this section are separate fees from the permit fees specified in Section 108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.

**TABLE 1-A  
BUILDING PERMIT FEES**

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Single Family Residence:

- a. Single family homes, within exterior dimensions of structure including closets stairwells and storage areas .....\$.55 per sq. ft.
- b. Basements which are not defined as habitable space.....\$.35 per sq. ft.
- c. Garage, accessory to single family dwelling, attached or detached.....\$.35 per sq. ft.
- d. Shop or outbuilding.....\$.35 per sq. ft.
- e. Carport or pole type structure.....\$.28 per sq. ft.

Manufactured Type Homes:

- a. Mobile homes - following minimum set-up requirements .....\$ 50.00
- b. Mobile homes - with permanent foundation systems .....\$120.00
- c. Modular homes .....\$160.00
- d. Off site constructed conventional homes..... \$160.00

2. For each water heater	\$ 7.00
3. For each lawn sprinkler system	\$ 7.00
4. For each back-flow prevention device	\$ 7.00

**Other fees**

The Building Official may add a \$20.00 “Trip Charge” to minor permits.

(Ref. Sec. 106.6.2 International Plumbing Code)

**Table 24-A  
Fuel Gas Fees**

Unit fee schedule

1. For each piping outlet	\$1.00
2. For each yard line	\$25.00

Other fees

The Building Official may add a \$20.00 “Trip Charge” to minor permits.

(Ref. Sec. 106.5.2 International Fuel Gas Code.)

**108.7 Expiration of plan review.** Applications for which no permit is issued within sixty (60) days following the date of application shall expire by limitation and plans submitted for checking may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding sixty (60) days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and plan review fee. Said plan review fee shall be 45% of the building permit fee as shown in Table 1-A.

**108.8 Fee refunds.** The building official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

**108.8.2 Permit fee.** The building official may authorize the refunding of not more than 50% of the permit fee paid when no work has been done under a permit issued in

accordance with this Code.

**108.8.3 Plan review fee refunds.** The building official may authorize the refunding of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

**108.8.4 Fee refund application.** The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than sixty (60) days after the date of the fee payment.

**108.10 Reinspections.** A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with Table 1-A or as set forth in the fee schedule adopted by the jurisdiction.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

**108.11 Investigation fees.** Work without a permit.

**108.11.1 Investigation.** Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

**108.11.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this Code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1-A. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalty prescribed by law.

## **Section 109**

### **Required Inspections**

**109.1 General.** Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible

and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**109.2 Inspection record card.** Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted an inspection record card in a conspicuous place on the premises and in a position as to allow the building official to make the required entries conveniently thereon regarding inspection of the work. The address of the building site must be posted in a conspicuous place readily visible from the public road. This card shall be maintained in such position by the permit holder until all inspections have been made and final approval has been granted by the building official.

**109.3 Required inspections.** The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

**109.3.1 Footing inspections.** To be made after trenches are excavated, forms erected and reinforcing steel, if any, placed and before any footings are poured.

**109.3.1.1 Drilled pier inspections.** Will be made after piers have been drilled and reinforcing, if any, is in place but prior to placing of concrete in piers, In the event pier drilling and placement of concrete is in a continuous fashion making a single inspection impractical, the engineer of record or his authorized representative shall inspect drilling, reinforcement and placement of concrete as required..

**109.3.1.2 Foundation wall inspections.** Will be made after the footings or piers have been poured. The foundation walls will be formed and reinforcing steel and void material is in place.

**109.3.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections, when specifically required by the engineer of record, shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed.

**109.3.3 Nailing inspection.** A roof nailing inspection shall be performed when the roof is completed, prior to the installation of felt or ice and water shield. A wall sheathing nailing inspection will be made before the exterior walls are covered.

**109.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wires, pipes and ducts are approved.

**109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**109.3.8 Other inspections.** In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this Code and other laws that are enforced by the Building Department.

**109.3.10 Final inspection.** The final inspection shall be made after all work required by the building permit is completed and prior to occupancy.

**109.4 Inspection agencies.** The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

**109.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this Code.

**109.6 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this Code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

**109.7 Responsibility** It shall be the duty of every person who performs work for the installation or repair of building, structure, gas, mechanical, or plumbing systems, for which this code is applicable, to comply with this code.

**109.8 Fabrication, Installation, and Manufacturer.** Preparation, fabrication and installation of members and their fastenings shall conform to accepted engineering practices and to the requirements of this code. All members shall be aligned, anchored, tied, and braced to develop the strength and rigidity necessary for the purposes for which they are used.

**109.8.1 Enforcement Policies, and Code Interpretations.** The Building Official may create additional policies, rules and or interpretations, for the purpose of standardization of enforcement. These rules may include references to standard tolerances used by the residential construction industry, or they may include specific tolerances for inspection items where necessary.

## **Section 110**

### **Certificate of Occupancy**

**110.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.

**110.2 Change in use.** Changes in the character or use of an existing structure shall not be made except as specified in Chapter 34 of the 2003 International Building Code.

**110.3 Certificate issued.** After the building official inspects the building or structure and finds no violations of the provisions of this Code or other laws that are enforced by the Building Department, the building official shall issue a certificate of occupancy that shall contain the following:

- The building permit number.
- The address of the structure.
- Property owners name.
- A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code
- The occupancy classification.
- The type of construction.
- The name of the building official.

**110.4 Temporary occupancy.** The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. Should the permittee fail to obtain a certificate of occupancy within the prescribed time set forth on the temporary certificate, the building official shall notify the permittee, in writing, of his intention to record in the office of the County Clerk and Recorder, the lack of compliance with Section R110.1 above. If the permittee fails to take the required corrective action the building official may record a Certificate of Noncompliance. The building official, in his

discretion, may use all legal enforcement remedies to halt the use and occupancy of the building or structure.

**110.5 Revocation.** The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this Code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this Code.

## Section 111

### Service Utilities

**111.2 Temporary connection.** The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

**111.3 Authority to disconnect service utilities.** The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this Code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

## Section 112

### Board Of Appeals

**112.1 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 consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. The Board of Appeals shall be compromised of five (5) members and four (4) alternates appointed by, and serving at the pleasure of, the Board of County Commissioners, La Plata County, Colorado.

**112.2 Terms.** Three (3) terms shall expire on January 31, 2006 and one (1) term shall expire on January 31, 2005, one (1) term shall expire on January 31, 2004. Two of the Alternates terms shall expire on January 31, 2005, and two shall expire on January 31, 2006. Subsequent

appointees shall serve staggered terms of three (3) years each. Members of the Board of Appeals shall serve until their successors are appointed.

**112.3 Vacancies.** Vacancies shall be filled by special appointment made by the Board of County Commissioners of La Plata County, Colorado.

**112.4 Eligibility.** All members must be residents of La Plata County Colorado and shall have reached the age of 18 years on the effective date of their appointment. Members appointed to the Board of Appeals shall be experienced in building construction. The Building Official shall be an ex-officio member of the Board of Appeals but shall have no vote on any matter before the board.

**112.5 Officers.** The Board of Appeals members shall elect from their membership a chair, vice chair, and any other officers they deem appropriate for the accomplishment of their task. Meetings of the Board of Appeals shall be open to the public and conducted in accordance with the Colorado Sunshine Act. Notices and agendas of public meetings of the Board of Appeals shall be posted at the La Plata County Courthouse located at 1060 East Second Avenue, Durango, Colorado.

**112.6 Notice of meetings.** Meetings of the Board of Appeals shall be held at the call of the Chair and at such other times as necessary to fulfill its responsibilities. Meetings shall be conducted in accordance with C.R.S. § 30-28-207. The presence of a majority of the Board of Appeals shall constitute a quorum for the transaction of business. Such Board of Appeals shall have the powers and duties as provided in C.R.S. § 30-28-206 et seq.

**112.7 Authority.** The Board shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. The Board of Appeals may, in appropriate cases and subject to appropriate principles, standards, rules, conditions and safeguards set forth in the La Plata County Building Code, make special exceptions to the terms of the La Plata County Building Code in harmony with their general purpose and intent. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of the La Plata County Building Code.

## Section 113

### Violations

**113.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this Code, or cause same to be done, in conflict with or in violation of any of the provisions of this Code.

**113.2 Notice of violation.** The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration,

extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this Code, or in violation of a permit or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**113.2.1 Transfer of ownership.** It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the building official and shall furnish to the building official a signed and notarized statement from the grantee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

**113.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

**113.4 Violation penalties.** Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed by law.

## Section 114

### Stop Work Order

**114.1 Authority.** Whenever the building official finds any work regulated by this Code being performed in a manner contrary to the provisions of this Code or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order.

**114.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work; or posted on the property. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

**114.3 Unlawful continuance.** Any person who shall continue any work after having

been served with a stop work order, except such work as that person is directed to perform by the Building Official to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

## **Section 115**

### **Unsafe Structures and Equipment**

**115.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

**Exception:** Agricultural buildings, which have no human occupancy.

**115.2 Record.** The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**115.3 Notice.** If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

**115.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner of the property personally; (b) sent certified or registered mail addressed to the owner at the last known address as shown on the County Assessors property tax roles, with the return receipt requested; (c) posted in a conspicuous place in or about the structure affected by such notice, or (d) delivered in any manor as prescribed by local law. If the certified or registered letter is returned showing that the letter is not delivered, and a copy thereof was duly posted in a conspicuous place in or about the structure affected by such notice, notice shall be considered legally served.

Service of such notice in the forgoing manor upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**115.5 Restoration.** The structure or equipment determined to be unsafe by the Building

Official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

### **Section 903**

#### **Fire Protection Systems**

Create a new section as follows:

**Section 903.2.10.4 Buildings in Hermosa Cliffs Fire Protection District.** When any floor of a building located within the boundaries of the Hermosa Cliffs Fire Protection District, exceeds 30 feet above fire department access; or when fire apparatus access is not available year round within 150 feet of all the exterior walls of the building, an automatic fire sprinkler system shall be installed in accordance with NFPA 13 or NFPA 13R as applicable

### **Section 1207**

#### **Sound Transmission**

**Section 1207 Sound Transmission.** Delete in its entirety.

### **Section 1612**

#### **Structural Design**

**Section 1612 Flood Loads.** Delete in its entirety and substitute the following:

Buildings or structures constructed or substantially improved within the flood plain must comply with the provisions of Resolution 2001-14.

### **Section 3109**

#### **Special Construction**

**Section 3109.4 Residential swimming pools.** Delete and substitute the following:

Swimming pools, spa's, hot tubs, wading pools, etc. associated with single family dwellings are exempt from Section 3109. Community swimming pools, spa's, hot tubs, wading pools etc. are subject to all of the provisions of Section 3109.

**Section 18-33 Adoption of the International Residential Code.**

The volumes, parts, chapters and appendices of the International Residential Code 2003 edition, as published by the International Code Council, together with amendments and deletions as set forth in sections 18-34 are hereby adopted pursuant to C.R.S. § 30-28-201

**Section 18-34 Amendments, additions and deletions to the International Residential Code.**

Add the following Table:

**TABLE 301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Required minimum roof live load (Snow Load) See TABLE 301.2.(2)  
 Wind speed- 90 MPH (3 sec. gust) Exposure B or C applies  
 Seismic Design Category - C  
 Weathering-Severe  
 Frost depth - 32 inches  
 Termite - Moderate  
 Decay - None to slight  
 Winter design temperature 4 degrees F.  
 Air freezing index-2000  
 Flood Hazard - Community NO. 080097 Date of FIRM 12-15-81  
 HDD - 6930  
 Climate Zone 15

**TABLE 301.2.(2)  
SNOW LOADS-ELEVATIONS AND GEOGRAPHIC AREAS**

$$S=32/k+12 \times (A-K/2)^2$$

S= Snow load in lb. per square foot  
 A = Altitude x .001  
 K = 3 or 4 (from SEAC map)

By using the above formula we have determined loads by elevation for each of the geographic areas.

	<u>K-4 (SOUTH)</u>	<u>ELEVATION</u>	<u>K-3 (NORTH)</u>
Pounds per	40.5	6,500	53.3
SQ. FT.	42.3	6,600	55.5
Live Load	44.2	6,700	57.5
	46.0	6,800	60.0
	48.0	6,900	62.1
	50.0	7,000	64.5

52.0	7,100	66.9
54.0	7,200	69.3
56.2	7,300	71.7
58.3	7,400	74.2
60.5	7,500	75.8
62.7	7,600	79.4
65.0	7,700	82.0
67.3	7,800	84.6
69.6	7,900	87.3
72.0	8,000	90.1
84.5	8,500	104.5
98.0	9,000	120.0
112.5	9,500	136.0
128.0	10,000	154.1
144.5	10,500	172.8

**R305.1 Maximum height.** Delete Exception 2 and substitute as follows.

**Exception 2:** All habitable basements in new dwelling units shall have ceiling heights as required for habitable space.

**R311.5.3.3 Profile.** Delete the last sentence. Delete exception No. 2.

**R312.2 Guard opening limitations.** Delete in its entirety and substitute the following:

Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter.

**Exceptions:**

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of stairways are permitted to be of such a size that a sphere 6 inches in diameter cannot pass through.
2. The openings between stair treads (open risers) do not require guard protection.

**R318 Moisture vapor retarders.** Delete in its entirety.

**R323 Flood-Resistant Construction.** Delete in its entirety and substitute the following:

Buildings or structures constructed or substantially improved within the flood plain must comply with the provisions of Resolution No. 2001-14.

**Create a new Section:  
R328 Fire Sprinkler Systems.**

**R328 Residential Fire Sprinklers.** Within the boundaries of Hermosa Cliff Fire Protection District the following shall apply:

An automatic fire-extinguishing system shall be installed throughout dwellings when any floor exceeds 30 feet above fire department access or when fire apparatus access is not available year round within 150 feet of all exterior walls of the building and/or when the dwelling exceeds 3600 sq. ft. excluding the garage. Residential quick-response standard sprinklers shall be used within the building. The system must comply with NFPA 13 D or NFPA 13R an approved automatic smoke-detection system is required and it is recommended the smoke detection system by supervised by an approved central alarm agency.

**EXCEPTION:** A single family residence may be exempted from the above requirements when the Chief of the Fire Department/Fire Marshal and Building Official agree on the exemption or upon successful appeal to the La Plata County Board of Appeals.

**R402.2 Concrete.** Delete in its entirety.

**R403.1.1 Minimum size.** Delete R403.1.1 Minimum size. And substitute the following:

The minimum size for concrete footings will be as indicated on the "Foundation Details - Minimum Requirements" Standard Drawing Number 101 thru 105 or as designed by licensed design professional.

**Table R402.2** Delete in its entirety.

**Table R403.1** Delete in its entirety.

**Figure R403.1(1)** Delete in its entirety.

**R403.1.8** amend by the addition of a second exception as follows:

Exception 2): Foundations for mobile homes, garages, barns and other outbuildings.

**R404.1.1 Masonry foundation walls.** Delete in its entirety. Substituting as follows:

Concrete masonry foundation walls shall be constructed in accordance with standards as approved by the Building Official, or as designed by a licensed design professional.

**R404.1.2 Concrete foundation walls** Delete in its entirety. Substituting as follows:

Concrete foundation walls shall be constructed in accordance with standards as approved by the Building Official, or as designed by a licensed design professional

**Table R404.1.1(1)** Delete in its entirety.

**Table R404.1.1(2)** Delete in its entirety.

**Table R404.1.1(3)** Delete in its entirety.

**Table R404.1.1(4)** Delete in its entirety.

**Table R404.4(1)** Delete in its entirety.

**Table R404.4(2)** Delete in its entirety.

**Table R404.4(3)** Delete in its entirety.

**Table R404.4(4)** Delete in its entirety.

**Table R404.4(5)** Delete in its entirety.

**R404.4.1** Delete in its entirety.

**R404.4.2** Delete in its entirety.

**R404.4.3** Delete in its entirety.

**R404.4.6.2** Delete in its entirety.

**R404.4.6.3** Delete in its entirety.

**R802.10.3 Bracing** Add a second paragraph as follows:

All trusses shall be supported laterally at all points of bearing by either solid blocking, sheathing, bridging or other approved methods.

**Exception:** Where the truss heel height is less than 4 inches.

**N1102.1 Detached one and two-family dwellings.** Delete item 1. and replace with the following:

1. Meeting the requirements of this chapter; for buildings with a glazing area that does not exceed 20 percent of the gross area of exterior walls: or

**N1101.2.2 Townhouses.** Delete item 1. and replace with the following:

1. Meeting the requirements of this chapter for buildings with a glazing area that does not exceed 30 percent of the gross area of exterior walls; or

**N1102.1 Thermal performance criteria.** Delete the second paragraph, and replace with the following:

Detached one-and -two family dwellings with greater than 20 percent glazing area; and townhouses with greater than 30 percent glazing area; shall determine compliance using building envelope requirements of Chapter 4 or 5 of the *International Energy Conservation Code*.

**N1102.1.4 Floors.** Delete in its entirety.

**N1102.4 Replacement fenestration.** Delete in its entirety.

**TABLE N1102.1** Delete in its entirety and substitute the following:

**TABLE N1102.1A**

Maximum Glazing U-Factor	Minimum Ceiling R-Value.	Minimum Wall R-Value	Minimum Floor R-Value	Minimum Basement Wall R-Value	Minimum Slab Perimeter R-Value and depth	Minimum Crawl space wall R-Value
U-.40	R-38	R-19	R-19	R-11	R-9, 4 ft.	R-19

### **Residential Mechanical Code**

Add the following Sections.

**M1307.7 Securing appliance.** Appliances designed to be fixed in position shall be

securely fastened in place.

**M1307.1.1 LPG appliances.** LPG appliances shall not be installed in a pit or an underfloor space which forms a pit.

**M14.1.1 Unvented room heaters.** Unvented room heaters must be installed in accordance with Section G2406.

### **Residential Fuel Gas Code**

Add the following:

**G2406.2 Prohibited Locations.** Add item number 5. LPG appliances.

LPG appliances shall not be installed in a pit or an underfloor area which forms a pit.

**G2416.4.1 Test pressure.** Delete Section G2416.4.1 and substitute as follows.

The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (69 kPa gauge,) irrespective of design pressure.

### **Residential Plumbing Code**

**P2501.1 Scope.** Add a second paragraph:

The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict, the more restrictive shall apply.

**P2903.10 Hose Bibb.** Delete exception and substitute as follows:

**Exception:** Frost-proof hose bibbs installed such that the stem extends through the building insulation into a heated or semi-heated space need not be separately valved. For clarification a crawl space is considered a semi-heated space. Interior walls within the dwelling are considered heated spaces.

**P3114.3 Where required.** Delete in its entirety, and substitute the following: Individual vents and branch vents shall be permitted to terminate with a connection to an air admittance valve.

**P3114.4 Location.** Delete in its entirety and substitute the following: Individual and branch air admittance valves shall be located a minimum of 4 inches above the horizontal

branch drain or fixture drain being vented. Air admittance valves shall not be installed in attics or in freezing environments.

**Chapters R33 through R42** Delete in their entirety.

The following Appendix Chapters of the International Residential Code are hereby adopted and enforced by La Plata County, Colorado.

**Appendix Chapter A : Sizing and Capacities Of Gas Piping.**

**Appendix Chapter B: Sizing of Vent Systems.**

**Appendix Chapter C: Exit Terminals of Mechanical Draft Systems.**

**Appendix Chapter D:** Deleted in its entirety.

**Appendix Chapter E: Manufactured Homes Used As Dwellings.** Deleted in its entirety and replaced with the following:

**Appendix Chapter E: Manufactured Homes.**

Manufactured homes are subject to installation permits and standards developed by the building official.

**Appendix Chapter F: Radon Control Methods.** Delete in its entirety.

**Appendix Chapter G: Swimming Pools, Spas and Hot Tubs.** Delete in its entirety.

**Appendix Chapter J: Existing Buildings and Structures.** Delete in its entirety.

**Appendix Chapter K: Sound Transmission.** Delete in its entirety.

**Appendix Chapter L: Electrical Provisions.** Delete in its entirety.

### **Article III. Mechanical Standards.**

#### **Section 18-66. Adoption of the International Mechanical Code.**

**The volumes, parts, chapters and appendices of the International Mechanical Code 2003 edition, as published by the International Code Council, together with amendments, and deletions as set forth in sections 18-67 are hereby adopted pursuant to C.R.S. § 30-28-201 et sec.**

**Section 18-67 Amendments Additions and Deletions to the International Mechanical Code:**

Add the following sections:

**Section 106.5.2 Fee schedule.** is hereby amended to include a fee schedule as follows:

Table 12-A is to be used to determine the permit fees for all mechanical permits:

**301.17 Securing appliance.** Appliances designed to be fixed in position shall be securely fastened in place.

**303.3.1 LPG appliances.** LPG appliances shall not be installed in a pit or an underfloor space which forms a pit.

**303.9 Unvented room heaters.** Unvented room heaters must be installed in accordance with Section 620 of the International Fuel Gas Code.

**Article IV. Plumbing Standards.**

**Section 18-101 Adoption of the International Plumbing Code.**

**The volumes, parts, chapters and appendices of the International Plumbing Code 2003 edition, as published by the International Code Council, together with amendments and deletions as set forth in sections 18-102 are hereby adopted pursuant to C.R.S. § 30-28-201 et sec.**

**Section 18-102 Amendments, Additions and Deletions to the International Plumbing Code:**

**101.2 Scope.** Add second paragraph as follows:

The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict, the more restrictive shall apply.

**Section 106.6.2 Fee schedule.** is hereby amended to include a fee schedule as follows:

Table 21-A is to be used to determine the permit fees for all plumbing permits:

**917.3 Where required.** Delete in its entirety, and substitute the following:

Individual vents and branch vents shall be permitted to terminate with a connection to an air admittance valve.

**917.4 Location.** Delete in its entirety and substitute the following:

Individual and branch air admittance valves shall be located a minimum of 4 inches above the horizontal branch drain or fixture drain being vented. Air admittance valves shall not be installed in attics or in freezing environments.

## **Article V. Electrical Standards.**

### **Section 18-136 Adoption of Regulations in addition to the electrical board regulations and electrical requirements.**

(See Section 12-23-104, C.R.S., and State Electrical Board Regulations adopted pursuant thereto.)

Add the following Sections.

**E101.4.1.** Enforcement of these regulations shall be administered by the Colorado State Electrical Board and/or their inspector as provided by Chapter 12 Article 23 of the Colorado Revised Statutes of 1973 as amended.

**E101.4.2** No electrical utility or other person, company or association shall connect any electrical transmission or distribution lines or generating equipment to any building or structure until a sticker of approval is attached to the service meter enclosure and an electrical inspection report stating that the electrical wiring has been approved, has been issued by the State Electrical Inspector.

**E101.4.3** No such certificate and report shall be issued until such time as a Certificate of Occupancy has been issued by the La Plata County Building Department.

**E101.4.4** The electric inspection and report for rough-in inspection shall clearly state whether the wiring is approved or is to be kept accessible for corrections and no workman shall insulate, lath, seal, or in any manner conceal any electrical wiring until it has been approved by said state electrical inspector.

**E101.4.5 Defective wiring.** Whenever any electrical wiring or apparatus shall, in the opinion of the state electrical inspector, become unsafe or in a defective or insecure condition, the state electrical inspector shall notify the owner, in writing, to remove or replace same, and upon the owner's failure to comply within ten (10) days, the state electrical inspector shall notify the owner or occupant of the property to appear before the La Plata County Board of Appeals to show cause why the electrical service should not be disconnected.

**E101.4.6 Outside Service Disconnect Required.** An outside service disconnect shall be required at or near (within 50 feet) the point the electrical service enters the building.

## **Article VI. Fuel Gas Standards.**

**The volumes, parts, chapters and appendices of the International Fuel Gas Code 2003 edition, as published by the International Code Council, together with amendments and deletions as set forth in sections 18-172 are hereby adopted pursuant to C.R.S. § 30-28-201 et sec.**

### **Section 18-172 Amendments Additions and Deletions to the International Fuel Gas Code:**

**106.5.2 Fee schedule.** is hereby amended to include a fee schedule as follows:

Table 24-A is to be used to determine the permit fees for all mechanical permits:

#### **Add the following.**

**406.4.1 Test pressure.** Delete Section 406.4.1 and substitute as follows.

**406.4.1 Test pressure.** The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (69 kpa gauge,) irrespective of design pressure.

Appendix Chapters A, B, and C of the International Fuel Gas Code are hereby adopted.