



TELLER COUNTY BUILDING CODE

As adopted by the Board of County Commissioners

EFFECTIVE 01/01/2014

“INCLUDING AMENDMENTS THROUGH 12/06/13”

TELLER COUNTY BUILDING CODE

ARTICLE I - BOARD OF REVIEW

A. General

In order to carry out and accomplish the provisions and objectives of this code, there is hereby created a board to be known as the Teller County Board of Review, composed and constituted as hereafter provided, and said board shall have the authority to consider contractor licenses under and enforce licensing standards of Article II of the Teller County Building Code, and, subject to the approval of the Board of County Commissioners, to make and adopt such rules, regulations and standards as may be necessary to accomplish the purposes and objectives of the code. Such rules, regulations and standards may include requirements or standards, based upon occupancy, and types of construction; engineering regulations; regulations or standards relating to quality and design of materials; construction regulations relating to excavation, foundations, retaining walls, roofs, stairs and chimneys; fire resistive standards or fire protective standards; property and public streets; regulations relating to plastering, lathing, and prefabricated construction; such rules and regulations to include the adoption of the International Code Council or like codes, with such additions or deletions deemed necessary. Such rules and regulations upon adoption shall be reduced to writing, and kept available for public inspection in the offices of the building official and the County Commissioners.

B. Appeals

1. Initial Appeal

The Board of Review shall review all initial appeals and has the power to make special exceptions to the building code or to interpret disputed language in the building code, so long as it is in harmony with the general purpose and intent of the code. The filing fee for an appeal to the Board of Review shall be \$75.00.

Any person, firm or corporation, or public officer, department or board, aggrieved by any decision or order of a Building Inspector may appeal that decision to the Board of Review. Each appeal must be made by filing a written notice of appeal within ten (10) days from the date of the decision or order of the Building Inspector and by paying the filing fee. The notice of appeal shall be lodged with the Secretary of the Board of Review, and shall contain appropriate reference to the decision or order and shall specify the grounds of appeal. An appeal shall stay all proceedings in connection with the decision or order unless the Building Inspector certifies that a stay would cause imminent hazard to life or property. All appeals shall be decided by the Board of Review

within 62 days of perfection. Minutes shall be maintained of all meetings and shall be retained as a public record.

2. Subsequent Appeal

The Board of County Commissioners shall hear all appeals from the decision of the Board of Review. The Board of County Commissioners shall review the decision of the Board of Review de novo, based on the record, and to make its own decision as to all matters, including, but not limited to, the facts, law, decision and sanctions, and shall have the power to make special exceptions to the building code or to interpret disputed language in the building code, so long as it is in harmony with the general purpose and intent of the code.

Any person, firm or corporation, public officer, building inspector, department or board aggrieved by any decision of the Board of Review as listed in the preceding subsection may appeal that decision to the Board of County Commissioners. Each appeal must be perfected by filing a written notice of appeal within ten (10) days from the date of the decision of the Board of Review and by paying the filing fee. The notice of appeal shall be lodged with the County Clerk, shall contain appropriate reference to the decision of the Board of Review and shall specify the grounds of appeal. An appeal shall stay all proceedings in connection with the decision unless the Building Inspector certifies that a stay would cause imminent hazard to life or property. The appeal shall be decided by the Board of County Commissioners within thirty (30) days.

3. District Court

After exhaustion of the final appeal to the Board of County Commissioners, the aggrieved party, but not any Officer, employee or department of Teller County, may ask for a review of the decision before the District Court of Teller County under the provisions of Rule 106 of the Rules of Civil Procedure.

4. Fees for appeal

The fee for filing an appeal of the Board of Review decision to the Board of County Commissioners shall be \$55.00 for each appeal, plus the actual costs to produce and obtain a transcript for the hearing for the decision that is being appealed. The building official shall estimate the cost of the transcripts and any overpayment shall be refunded to the appellant, and any underpayment shall be paid by the appellant. The total cost of producing the transcripts paid by the appellant shall be refunded to the appellant if the decision being appealed is overturned by the Board of County Commissioners.

C. Membership

1. Members

The Board shall be appointed by the Board of County Commissioners of the County of Teller, and shall be composed of five (5) regular members and up to four (4) alternate members. The term of service shall be for three (3) years, and terms shall be staggered so that the term of at least one member will expire each year. The Board will be comprised of members who are experienced in the building construction industry, such as architects, engineers, contractors and tradesmen. They shall be residents of Teller County, Colorado. Membership on the Board of Review must also meet the requirements of any Intergovernmental Agreements approved by the Board of County Commissioners. Any member may be removed for cause by the Board of County Commissioners upon written charges and after a public hearing.

2. Meetings

The Board shall meet regularly, to consider applications for contractor licenses, building code variances, appeals, and such other matters as are presented before the Board. The Board shall elect a chairman and a vice chairman annually as its first official act. Any member of the Board who has a personal or private interest in any matter proposed or pending before the Board shall disclose such interest and shall not vote thereon, and shall refrain from attempting to influence the decisions of the other members of the Board in voting on the matter.

D. Liability

Any member of the Board acting in good faith and without malice for the County of Teller, or any other governmental entity with which Teller County has contracted for services from the Board of Review, in the discharge of their duties as provided herein, shall not thereby render themselves liable personally and they are hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required, or by reason of any act or omission related to the discharge of their duties. Any suit brought against a member or members of the Board because of such act or omission performed by them in the discharge of their duties shall be defended by the Commissioners until final termination of the proceedings.

E. Contracts With Other Governmental Entities

Teller County may contract with any municipality within Teller County, whereby the County will provide inspection services for the municipality pursuant to the municipality's codes. In the event there is such a contract in effect, the Board of Review, upon appropriate written agreement between the County and the municipality, may serve as initial appellate body of the decision of the municipality's building inspector or official under the same terms and conditions as provided in Article I, Section B.1. of this Building Code. Any appeal from the decision of the Board of Review involving a municipal building code shall not be heard by the Board of County Commissioners, but shall be heard by the governing body of the municipality.

TELLER COUNTY BUILDING CODE

ARTICLE II - LICENSES AND REGISTRATION

Section 100 Severability

Should any section, subsection, or provision of this Building Code be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of this Building Code as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 101 Definitions

Building Contractor

Means a Building Contractor who for compensation directs, supervises, or undertakes any work for which a county building permit is required, excluding a person whose sole function in the work for which a county building permit is required is to perform labor under the supervision or direction of a building contractor. It also excludes an Electrician required to be licensed by the State pursuant to Article 23 of Title 12, C.R. S. , or a Plumber required to be licensed by the State pursuant to Article 58 of Title 12, C.R.S..

Homeowner Builder

The (or if more than one then all of the) owner(s) of record of the property on which a dwelling is, or is to be, constructed. Each and all of them shall sign the application for the building permit, and each and all of them shall be the Homeowner Builder. An owner(s) using a licensed Teller County General Contractor to secure the building permit is not a Homeowner Builder.

Exceptions:

1. A Homeowner Builder(s) may secure a building permit to construct only one new dwelling, as defined herein, in any twenty-four (24) month period. Only two (2) new dwelling building permits may be issued to any Homeowner Builder(s) in any ten (10) year period. The second dwelling building permit may only be applied for after the date that is twenty-four (24) months after the Certificate of Occupancy date on the prior dwelling, where the prior dwelling has been owned and occupied by the Homeowner Builder(s) as his/her/their primary residence for at least twelve (12) months, as shown by the sworn affidavit of the Homeowner Builder(s) and such other information and/or documentation as is presented to or known by the Building Department. If such information and documentation does not evidence such required primary residency, the second dwelling building permit may only be applied for after the date that is sixty (60) months after the Certificate of Occupancy date on the prior dwelling. Any subsequent permits for or that include any Homeowner Builder shall establish that the Homeowner Builder is a contractor and shall require compliance with licensing requirements.

Owners or agents may not perform any work requiring permits in accordance with this Code on a building other than their residence unless they are licensed or registered in accordance with this chapter.

Nothing in this Article II shall be construed to require any individual to hold a license to perform repair or maintenance work on his or her own property, nor shall it prevent a person from employing an individual on either a full-time or part-time basis to perform repair or maintenance work on his or her own property who is not licensed under the provisions of this Article II.

Dwelling

A building unit, constructed onsite or in a factory, designed or used as a residence, with one kitchen (excluding wet bar), living, sanitary, and sleeping facilities. The preceding also includes buildings or structures accessory thereto, intended for the homeowner's own personal use and occupancy.

Examinee

An examinee is an individual who has passed a test required by the building official evidencing satisfactory knowledge of the examinee, and who has been found qualified by the Board of Review as to training and experience to do the type of work allowed by the type of license applied for. An examinee may be the examinee for only one contractor at any given time and shall be employed by that contractor. Where no testing is required, the examinee shall be the individual designated by the contractor as the contact for the Building Department on all matters concerning the license and any permits issued to the company.

Registrant

A registrant is a master plumber, master electrician, Manufactured, Factory Built, and mobile Home Installer, or other contractor licensed by the State of Colorado and registered with the Teller County Building Department pursuant to Section 105 hereof.

Residential Construction Consulting

All persons or entities that engage in the business of residential construction as defined in Section 101 under Building Contractor are prohibited from engaging in this conduct or work unless the person or entity has first met the licensing requirements and obtained the appropriate license to perform the construction work. This provision is not intended to regulate the activities of licensed design professionals.

Section 102 Requirements**102.a. Licenses and Registrations Required**

Licenses and Registrations shall be required as hereinafter specified in this section and it shall be a violation of this code for any Building Contractor to perform any work covered by the Building Codes, the Roadway Design and Construction Standards, or the Sewage Disposal Regulations, without a license or registration except as allowed by this code. No permits shall be issued to any contractor who has not first obtained a license or registration as required in this code or who is delinquent in the payment of his/her annual fee, does not have current insurance certificates on file with the Building Department, or whose license or registration has been suspended or revoked by action of the Board of Review or Board of Health.

102.b. Applications

Applications for licenses and registrations shall be on such forms as are supplied by the Teller County Building Department and shall furnish such information as the Board of Review may prescribe, and shall be accompanied by a fee of twenty-five dollars (\$25.00) for each application/examination Applicants must be at least eighteen (18) years of age.

102.c. Examination

Examinations shall be given at regular intervals. All applicants for a Building Contractor A, Building Contractor B, Building Contractor B-1, Building Contractor C, Building Contractor C-1, Heating Contractor, Excavator - Full (Road), ISDS Contractor, and Sewage Disposal System

Cleaner, licenses as specified in this Article II, shall take and pass a written examination, except as provided by Section 102.e. of this article. Examinations taken at the Pikes Peak Regional Building Department shall be sufficient, provided proof of passing score is provided and the examinee is the same, except Excavator - Road, ISDS Contractor, and Sewage Disposal System Cleaner licenses, for which only tests given by Teller County shall be accepted. The application fee of twenty-five dollars (\$25.00) shall be paid before any examination is given.

The passing score shall be no less than 90%, except ISDS Contractor and Sewage Disposal System Cleaner, which shall be specified in the Teller County Sewage Disposal Regulations. If the applicant does not receive a passing score, he/she may, upon payment of an additional twenty-five dollars (\$25.00), take the examination again following thirty (30) days from the date of the first test. If the applicant fails the test a second time he/she may, upon payment of an additional twenty-five dollars (\$25.00), take the examination again following six (6) months from the date of the second test.

102.d. Examinee

If the applicant is a firm, co-partnership, corporation, association, or other organization, then it shall designate one of its members as the examinee, who shall take and pass the examination. If the designated examinee terminates his/her affiliation with the applicant/contractor, then another examinee shall be designated, and shall take and pass the appropriate examination within 30 days of the termination of the affiliation with the original examinee, and shall provide adequate letters of reference pursuant to Article II, Section 102.h of the Teller County Building Code, and shall provide evidence of their work experience and evidence of their most recent work performed. The matter shall be scheduled for consideration by the Board of Review in the same manner as the Board of Review's consideration of the qualification of an original examinee, including without limitation the examinee's qualification as to training and experience to do the type of work allowed by the type of license held by the licensee, and also consideration of any restrictions on the examinee or licensee. If the examinee's qualification is determined by the Board of Review to be for a lower class, the Board of Review shall also consider the reduction of the licensee's license class, and the effect on any open building permits issued to the Contractor requiring a higher license class.

102.e. Exemption from Testing

The testing requirement will be waived if the examinee or contractor for whom the examinee is the licensee holds a **NON CONDITIONAL and / or limited** license which is equal to the license under consideration issued by the Pikes Peak Regional Building Department or holds an equivalent current certification to the license under consideration from the International Code Council (ICC).

102.f. Financial Responsibility

The applicant for all licenses or registrations shall furnish evidence of his/her financial responsibility and solvency at the applicant's own expense. Acceptable forms for proof of financial responsibility include letters supplied by a bank and a major creditor. The statements must reflect the applicant's financial history within the last year. Any license or registration may be denied if the Board of Review finds that the applicant is not reasonably financially responsible to undertake the kind and scope of contracts, which are authorized by the particular license or registration being requested.

102.g. Insurance Requirements

Before a license can be issued, renewed or reactivated the contractor shall file with the building official a certificate signed by a qualified agent of an insurance company stating that the policy or policies required in this Code have been issued to the licensee for employees' liability insurance and worker's compensation insurance, public liability insurance and public property damage insurance. The certificate shall state the name of the company, the effective date of such policies and the expiration date of such policies. Exception - State Agencies.

The following insurance coverage, at the minimum, shall be required in the name of the licensee:

License Category	Bodily Injury	Property Damage
Class A	\$500,000/\$1,000,000	\$100,000
Class B		
Class C	\$300,000/ \$600,000	\$100,000
Class D		
Electrical		
Plumbing		
Mechanical		
Roofing		
Excavator		

A certificate of current Worker's Compensation Insurance or private insurance acceptable to the State shall be required. . No Worker's Compensation Insurance is required if the Contractor has no employees, has filed with the County a Certificate to that effect, and no Worker's Compensation Insurance is required by State law or regulation.

Each certificate of insurance shall identify the specific applicable type of coverage of the policy in the Description of Operations section of the certificate. It will be the responsibility of the contractor and examinee to insure that the current insurance certificates are provided to the Building Department in a timely manner. The cancellation or reduction of insurance below that required by this code shall result in automatic suspension of the license until the required coverage is reinstated. Automatic suspension under this provision means that no building permits can be obtained, nor can any work already under permit be continued or inspected. All policies shall be kept in force for the period of the license.

102.h. Letters of Reference

Upon making application for license the examinee shall provide three (3) letters of reference on the examinee's experience from minimum of two (2) different projects. These letters shall come from a combination of architects, engineers, building owners, etc. who are qualified to comment on the examinee's experience and be dated within 36 months of the date of application. Letters shall reference the examinee by name and comment on the skills and abilities of the examinee on projects equivalent to or better than the License being applied for, along with sufficient information of the particular project being referenced. Form letters and letters by partners,

relatives, or sub-contractors are not acceptable.

102.i. State Licenses

Whenever the laws of the State of Colorado require that a particular trade be licensed, then such license shall be a prerequisite for applicants for registration with the Building Department.

Section 103 Issuance of License

103.a. General

1. The Board of Review shall consider all applications for Class A, B, and C licenses. The building official shall publish in a local newspaper with regional coverage a list of all pending licenses and solicit commentary from the public at least one (1) week prior to their consideration of the license. If, in the opinion of the Board of Review, the applicant is qualified, it shall direct the building official to issue the applicant a license, upon payment of the annual fee prescribed in this code. The annual fee shall be in addition to the examination fee. If the annual fee is not paid and the license is not issued within 90 days of approval by the Board of Review, application shall be destroyed, and reexamination and re-application shall be required.
2. If a Building Contractor applying for a license complies with the requirements for obtaining a license established by this code, a provisional license will be issued to the Building Contractor no later than seven business days after the Building Contractor has submitted a complete application. Any failure to issue a non provisional license within forty five days after submission of a complete application to a building contractor who has otherwise satisfied all other requirements for obtaining a license shall not preclude the Building Contractor from engaging in the business of being a Building Contractor and applying for a building permit.

103.b. Denial of License - INTENTIONALLY OMITTED

103.c. Temporary Permits

The building official may, at his/her discretion, issue temporary permits to contractors licensed in other cities, or counties in Colorado whose applications have been filed pending action of the Board of Review providing the full first year's license fee and insurance certificates have been deposited with the Building Department. Such temporary permits may be revoked if the application for a license is denied by the Board or at the discretion of the building official.

103.d. Conditional Licenses – INTENTIONALLY OMITTED

103.e. Responsibility of Contractor and Examinee

The contractor and the contractor's examinee shall be responsible for all work included in his/her contract whether or not such work is done by him directly or by one of his/her subcontractors. On any work requiring a licensed contractor, permits shall be issued only to the contractor.

103.f. Continuation of Business, Re-examination

The respective licensee's right to hold its license shall be dependent upon the continued retention of an approved examinee. Whenever the examinee terminates his/her affiliation with the licensee or otherwise becomes inactive, the licensee shall immediately notify the building official in writing. There shall be a thirty (30) day grace period in order to acquire a proper

examinee to take and pass the appropriate examination, provide adequate letters of reference pursuant to Article II, Section 102.h of the Teller County Building Code, provide evidence of their work experience and evidence of their most recent work performed, and appear before and obtain approval of the Board of Review. The license shall terminate automatically if within thirty (30) days the holder fails to do so.

103.g. Special Limited Licenses

The Board of Review shall have the authority to grant to any applicant a special limited license, for the sole purpose of evaluating the experience of any applicant who does not meet the experience requirements of section 104, but who has otherwise fulfilled all the code requirements prerequisite to the granting of any contractor's license.. The special license shall be for the specific contractor's license applied for by the applicant, and it shall terminate after the completion of work done on one permit. The building official shall, after reviewing the completed work, report his/her comments concerning the applicant's experience qualifications for the license to the Board of Review. The Board shall then reconsider the original application for the contractor's license requested by the applicant.

103.h. Requirements

Requirements of Section 102 must be satisfied to the Building Department, prior to scheduling a hearing before the Board of Review, or the issuance of the license, where no Board of Review hearing is required. The Building Department must be promptly notified, in writing, of any changes to the information contained in the original application.

Section 104 Experience

104.a. Experience

All Building Contractor A applicants shall have held, and have been actively working under a Building Contractor B license or better, for at least two (2) years.

All Building Contractor B and B-1 applicants shall have held, and have been actively working under a Building Contractor C license or better, for at least two (2) years.

All Building Contractor C applicants shall have been actively working as a project manager, supervisor, or foreman in responsible charge of building projects or held and have actively been working under a class C-1 or D license or better, for at least two (2) years.

Any of the foregoing experience requirements shall be satisfied by satisfactory evidence of the applicant presently holding and actively working under a license issued by another jurisdiction, which is at least equivalent to or better than the one for which he is applying and providing evidence of most recent work performed demonstrating the examinee's skills and abilities along with details of the scope and range of the individual projects. The judgment of the Teller County Board of Review shall be conclusive as to the question of equivalence. The experience requirements may be met by the examinee showing satisfactory performance in another job or occupation which is substantially the same as, or similar to, the requirements for the license applied for.

Section 105 Licenses and Registrations

There are hereby established the following categories of licenses and registrations. The building

official shall review applications and conduct examinations for the building and heating classes of contractor licenses when accompanied by the annual fee as prescribed for each class and issue licenses where all requirements have been met or make appropriate recommendations to the Board of Review.

105.a. Building Contractor A (General)

This license shall entitle the holder to contract for the construction, alteration or repairing of any type or size of structure permitted by the International Codes. The annual fee shall be two hundred dollars (\$200.00). Testing is required. License must be approved by the Board of Review.

105.b. Building Contractor B (General-Limited)

This license shall entitle the holder to contract for the construction, alteration, or repairing of any type and occupancy classifications allowed by this code with the exception of any building that requires type I and type II fire resistive construction, and also A, E, and I occupancies as specified in the International Codes. The annual fee shall be one hundred seventy five dollars (\$175.00). Testing is required. License must be approved by the Board of Review.

105.c. Building Contractor B-1 (Remodel)

This license entitles the holder to contract for remodeling in all occupancies, with the exception of (a) any building that requires type I and type II fire resistive construction, (b) A, E, and I structures & occupancies, more than one story in height and/or more than 7500 square feet in area, or (c) construction of R-1 occupancies of more than two stories in height and/or more than 21,000 square feet in total area. The annual fee shall be one hundred fifty dollars (\$150.00). Testing is required. License must be approved by the Board of Review.

105.d. Building Contractor C (Home Builder)

This license shall entitle the holder to contract for construction, alteration and repair of R-3 and U occupancies of two stories and less. The annual fee shall be one hundred twenty-five dollars (\$125.00). Testing is required. License must be approved by the Board of Review.

105.e. Building Contractor C-1 (Maintenance, Remodeling, and Minor Additions)

This license entitles the holder to contract for and obtain permits and inspections for additions up to a total of 750 square feet (including basements) and a maximum of 2 stories in height (excluding basements), and minor repair and remodeling, of R-3 occupancies, and for the construction and repair of private, U-1 occupancies (such as garages, car ports, sheds, barns, etc.). This license shall also allow the holder to contract for and obtain permits and inspections for construction and repair of roofs, fences, decks, windows, and patios. The annual fee shall be one hundred dollars (\$100.00). Testing is required. License must be approved by the Board of Review.

105.e.1 Building Contractor C-2 (Manufactured, Factory Built, and Mobile Home Installer)

This license entitles the holder to contract for and act as general contractor for the installation of manufactured, factory built, and mobile homes on engineered permanent foundations including basements, and the holder of this license may also contract for and construct any framing walls, decks, and stairs associated with the installation of the home. The annual fee shall be one hundred dollars (\$100.00). Testing is required. License must be approved by the Board of Review. If such contractor is also installing or setting the unit on the foundation as installation is defined in C.R.S. 24-32-3315, the contractor must also be the holder of a Colorado factory built

installer registration.

105.f. Building Contractor D (Specialty)

This license shall authorize the holder to contract for, or obtain permits and inspections for one trade such as, but not limited to, those listed below. Such license may include only one trade and an additional license is required for an additional trade. Each Class "D" license shall be required an examinee. The annual fee shall be fifty dollars (\$50.00) per license and testing is not required.

Licenses: Framing, Lath/Stucco/Plaster, Roofing, Concrete placement, Masonry, Elevator, Demolition, Drywall, Sign, Insulation, Irrigation system installer, Fire Systems: Sprinklers, Alarms, and Detectors, Grease Hood Suppression system.

1. One trade only

This license limits the licensee to contract for work only in the single trade and its related trades designated on the license.

2. Wrecking

This license shall be issued to wrecking contractors and shall entitle the holder thereof to deal also in second-hand building materials. No wrecking shall be done, except by a licensed wrecking contractor, except that a licensed general contractor may wreck minor buildings or remove portions of buildings where such wrecking is a portion of a program of alteration or remodeling. This contractor shall show proof of inclusion of the X, C, and U provisions of his/her liability insurance policy prior to the issuance of each permit.

3. Landscape irrigation systems

This license shall be issued to Irrigation system contractors or landscape contractors who install irrigation systems. They shall be permitted to do plumbing work necessary for the installation of their equipment to the source of water supply directly and shall not perform other work requiring licensing elsewhere in this section without holding the applicable license to do that work.

105.g. Mechanical Contractor

Mechanical Contractor A

This license shall authorize the holder to contract for and obtain permits and inspections for gas piping installation, and the installation, repair and venting of: air-conditioning systems, ventilation systems, exhaust systems, heating systems, boiler systems, duct replacement, gas and solid fuel fireplaces, and other appliances. The annual fee shall be seventy-five dollars (\$75.00). Testing is required.

Mechanical Contractor B

This license shall authorize the holder to contract for, obtain permits and inspections for the installation, repair and venting of: heat systems (Not to include boiler heat systems), ventilation systems, exhaust systems (Except: Type I hoods, Flammable and combustible liquids or vapors, or hazardous exhaust systems as detailed in the 2009 International Mechanical code), duct replacement or additional duct lines, gas or solid fuel fireplaces or other appliances. The annual fee shall be fifty dollars (\$50.00). Testing is required.

Exception: A "B" Mechanical Contractor may not install any gas piping except the supply line to the appliance, and then only within ten feet of the appliance they are replacing or installing.

105.h. Water Connected Appliance Contractor

This license shall authorize the firm or company holding the license to sell, take out permits to install, and install one of the following specific items:

1. Ice Cube Maker
2. Lawn Sprinkler Systems
3. Water Softeners
4. Humidifiers

The annual fee shall be fifty dollars (\$50.00). Testing is not required.

105.i.1. Excavator / Limited

This license entitles the holder to excavate on private property, not in the County road right-of-way, such as foundations. The annual fee shall be twenty-five dollars (\$25.00). Testing is not required.

105.i.2. Excavator / Full (Road)

In addition to excavation on private property, this license entitles the holder to obtain permits for work in Teller County road rights-of-way as described in the Teller County Roadway Design and Construction Standards. A surety bond in the amount of the cost of the public improvements, but not less than \$5,000 payable to Teller County shall be required in the name of the licensee. Where the cost of the public improvements exceeds \$5,000 the Road and Bridge Department may require an increased bond prior to commencement of work. The bond shall be in effect and assure recovery by the County of any expense incurred within a 12-month period, following expiration of any permit, due to a failure of the contractor to comply with the County standards or to other wise cause expense to the County as a result of work performed.

The increased bond may be waived in the following cases:

1. The proposed work is included in the scope of a current development improvement agreement approved by the Board of County Commissioners for which security has been posted and accepted.
2. The proposed work is to be performed for a Local Improvement District, Metropolitan District, etc., where an Intergovernmental Agreement with Teller County has been executed.
3. The Proposed work is to be performed for Teller County and the contractor has provided the County with a Performance/Payment Bond.
4. Municipalities, quasi-governmental agencies, special districts, mutual companies, electric, gas and communication utilities, may provide a Letter of Responsibility The Letter of Responsibility shall be on forms provided by the Building Department.

The annual fee shall be fifty dollars (\$50.00). Testing is required.

105.j. Registrations

In addition to the requirements of Section 102, it shall be the duty of any registration applicant to furnish the Teller County Building Department with a copy of his/her current state issued electrical, well pump installation or plumbing license, and send updates as the license expires, and to provide any other information which may be necessary for the Teller County Building Department to verify the authenticity and current good standing of the same. No permits for electrical wiring, well pump installation or plumbing work may be issued to any applicant until such state license is properly verified and registered.

105.k. Electrical Contractor

There shall be no annual fee for registering the State Master's License.

105.l. Plumbing Contractor

There shall be no annual fee for registering the State Master's License.

105.m. Well Pump Installation Contractor

This registration shall entitle the holder to contract for the installation and repair of well pumps as stated on the holder's license issued by the State of Colorado, and to obtain permits and inspections for such work. The annual fee shall be \$25.00. Testing is not required.

105.n. Alternative Energy Installation Contractor

This license shall entitle the holder to contract for and obtain permits and inspections for the installation and repair of alternative energy systems. The annual fee shall be \$50.00. Testing is not required.

The following Contractors shall follow the industry standards for their applicable field, respective codes and/or design prepared by a State of Colorado licensed design professional:

Photovoltaic Solar Electric, Wind/Water Generated Electric, Solar Hot Water, Solar Heat (Active Space Heating), or geothermal energy, and other alternative means of electric generation, heating, and cooling.

105.o. Sewage Disposal System Cleaner

This license entitles the holder to clean and pump sewage disposal systems in accordance with the Teller County Sewage Disposal Regulations. Standards and procedures for issuance, performance and revocation or suspension of the Sewage Disposal System Cleaner License are described in and controlled by the Teller County Sewage Disposal Regulations. The annual fee shall be fifty dollars (\$50.00). Testing is required.

105.p. ISDS Contractor (Individual Sewage Disposal System)

In addition to excavation on private property, this license entitles the holder to obtain permits for the installation of individual sewage disposal systems, in accordance with the Teller County Sewage Disposal Regulations. Standards and procedures for issuance, performance and revocation or suspension of the ISDS contractor license are described in and controlled by the Teller County Sewage Disposal Regulations. The annual fee shall be fifty dollars (\$50.00). Testing is required.

Property owners installing an individual sewage disposal system on their property for personal use will be required to pass a test. An owner may install no more than one ISDS in any calendar year and no more than two ISDS's in a lifetime, additional installations shall require licensing as a contractor. The fee shall be forty-five dollars (\$45.00).

105.q. Registered Installer MI (Manufactured, Factory Built, and Mobile Home)

This registration shall entitle the holder to only contractor for, install, and set manufactured, factory built, and mobile homes on the foundation as installation is defined by C.R.S. 24-32-3101 *et seq.* The annual fee for registering the State registration shall be fifty dollars (\$50.00). Testing is not required.

Section 106 Expiration of Licenses and Registrations

All licenses and registrations shall expire on the last day of the twelfth calendar month following the date of issuance, unless otherwise provided. No building permits may be obtained, nor may any work already under permit be continued, until the license or registration has been reissued.

All applicants for a reissued license shall meet all current requirements for that particular license, except that any examination requirements shall be waived if the application for re-issuance occurs before the expiration date of the presently valid license, or within forty-five (45) days from said expiration date. Annual license and registration fees shall not be prorated for any portion of a year. Licenses renewed after the forty-five (45) day grace period will necessitate a re-activation fee of seventy-five (\$75.00) dollars, re-application, re-examination, and review by the Board of Review if and as required in Section 105 hereof.

Section 107 License Revocation, Reduction or Suspension

107.a. General

The building official, upon the verified complaint in writing of any person, may at his/her own discretion, require a contractor to appear before the Board of Review for hearing of the complaint of said person or the official. The contractor shall be given a written notice of said hearing at least fifteen (15) days prior to the hearing, which shall be posted by certified mail to said contractor's last known post office address.

At the hearing before the Board of Review the contractor, and its examinee, in the event that the contractor and the examinee are different persons or entities, shall have the right to present his/her or its case by oral and documentary evidence; to submit rebuttal evidence; to conduct such cross-examination as may be required for a full and true disclosure of the facts. The contractor, and its examinee, shall be entitled at said hearing to have the benefit of legal counsel of his/her or its own choosing and at his/her or its own expense.

107.b. Action

The Board of Review, after review of the evidence presented, shall have the power to take and impose one or more of the following actions:

- I. Take no action.
- II. Instruct the contractor with the owner's consent, to correct code violations and report back to the Board of Review before any action is taken or decision is made.
- III. Have the building department monitor the contractor's work for a stated period and appear before the Board of Review with inspections and reports from the building department before any action is taken or decision is made.
- IV. Issue a letter of reprimand composed by the building department and placed in the contractor file for a period of two years.
- V. Reduce the contractor's license, suspend the contractor's license for up to twelve months, or revoke the contractor's license, and/or suspend or revoke the contractor's right to act as an examinee for any other licensed contractors, and/or suspend or revoke the right of the examinee to be an examinee for any other partnership, joint venture, corporation, or other entity, in each case if the evidence supports a finding that the

contractor and/or it's examinee committed one or more of the acts or omissions listed below.

VI. Acts or Omissions

1. Abandonment of a contract, where a court having competent jurisdiction has ruled that the contractor did abandon the contract.
2. Departure from approved plans or specifications without authority from the owner, or the owner's authorized representative and the Building Department.
3. Any violations of the Teller County Building Code including any building-related codes which are adopted by reference, except such violations that result only in trivial imperfections in or omissions from the structure or work to which the code applies.
4. Failure to comply with any lawful order of the building official or of any other authorized representative of the building department pertaining to the administration of the building code and those codes adopted by reference.
5. Misrepresentation by an applicant of material fact when applying for a contractor's license.
6. Failure to obtain a proper permit for any work for which a permit is required by virtue of this code.
7. Conviction by a court having competent jurisdiction of the contractor or the examinee of fraudulent use of funds or property received by virtue of contract.
8. Failure to file current certificates of insurance and any other documents as required or requested by this Code, the Board or the building official.
9. Failure to answer any question, or provide any documentation or information requested, by the Board concerning the charges against the contractor.
10. Continuing work during an automatic suspension and/or failure to comply with any Insurance requirements under Section 102.g.

Reduction of a license will be the lowering of the current license class held by the examinee or contractor by the maximum of two (2) class levels. Suspension shall be the loss of the use of the license, or the ability to act as examinee for another license, for a period of one (1) to twelve (12) months. The number of class levels of a license reduction and length of suspension will be determined by the Board. Revocation of a license will be the loss of the license with the option of reinstatement being granted only by the Board. Suspension for more than one (1) month, reduction, or revocation shall be imposed only upon a finding of willful, substantial, reckless, or repeated (of either the same or different violation(s)) commission of one or more of the above-listed violations(s), or the commission of one or more of the above listed violations(s) which causes, or could cause, personal injury, substantial damage to property, or substantial economic harm.

107.c. Voluntary Suspension

Upon written, dated, and signed request from the examinee to place their license on inactive status, the license will be placed on inactive status for up to a maximum of three years. If

suspension of the inactivation is more than three years, Section 106 will be applicable to any requested reactivation. Annual dues will still be required on all requested inactive licenses; however Insurance Requirements under Section 102.g will not need to be in effect during inactivation. To re-activate the license during the three year period, a written request, signed and dated by the examinee providing an effective date of re-activation, all annual dues for the reactivation period, is required along with compliance of all Insurance Requirements under Section 102.g will be required.

The Board of Review may voluntarily suspend licenses upon the written consent and approval of the licensee.

Section 108 License Reinstatement

The Board may reinstate a license to any contractor whose license has been revoked, reduced, or early reinstatement of a suspended license, provided a majority of the Board votes in favor of such reinstatement for such reason, as the Board may deem sufficient.

TELLER COUNTY BUILDING CODE

ARTICLE III – INTERNATIONAL RESIDENTIAL CODE

There is hereby adopted by reference as if set out at length the “International Residential Code”, 2009 edition, including Appendix Chapters: A, B, C, F, G, H, J, and N as published by the International Code Council Inc., 4051 West Flossmoor Rd., Country Club Hills, Illinois, 60478-5795. The following amendments are made to the International Residential Code:

CHAPTER 1 ADMINISTRATION

SECTION R101 TITLE, SCOPE AND PURPOSE

R101.1 Title.

Amend to read:

These regulations, in addition to other references herein, shall be known as: The Building Code of Teller County, and shall be cited as such and referred to herein as “This Code.”

SECTION R102 APPLICABILITY

[Add new subsection]

R102.4.1 Electrical.

The provisions of the 2011 National Electrical Code shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto. All 2008 National Electrical Code references in the 2009 International Residential Code, chapters 34 thru 43 shall be deleted and reference the 2011 National Electrical Code (NEC) as adopted in Article IX of this code.

SECTION R105 PERMITS

[Add new subsection R105.1.1 Decks to read:]

R105.1.1 Decks

All decks meeting the definition as outlines in Section R202 shall require a building permit, regardless of height above grade.

R105.2 Work exempt from permit.

[Amend numbered subparagraph Exception 1 to read:]

1. One-story detached unheated accessory buildings used as: tool and storage sheds, playhouses, provided the outside dimension area does not exceed 120 square feet (11.5m²), and overhang projections shall not exceed 24 inches beyond the exterior wall. Such structures shall not be used for habitable or sleeping rooms, or contain upper storage areas greater than four (4) feet in height, and used for light storage only.

Although no permit for such buildings is required, all construction is required to follow all current building codes in place. Permits and inspections will be required for any applicable electrical, mechanical, or plumbing installations.

[Amend numbered subparagraph exception #2 to read]:

2. Fences not over six (6) feet (1829mm) high.

[Amend numbered subparagraph exception #3 to read]:

3. Retaining walls that are not over 4 feet (1219mm) in height measured from the bottom of the footing or base to top of the wall, and not supporting a surcharge. An additional retaining wall can be placed a minimum of one and a half times the height of the previous wall away and to not be considered a one wall assembly. Any retaining walls that do not fall under this exception shall be designed by an architect/engineer licensed in the State of Colorado.

[Amend numbered subparagraphs 10. and 11. to read:]

10. Membrane structures that meet all of the following: (a) are used only for storage or shelter for parking a vehicle under it, and (b) are used only accessory to residential or agricultural uses, and not attached to the primary structure, and (c) are less than 200 square feet, and (d) meet the set back requirements of the Land Use Regulations that would apply were a building permit required, and (e) required to meet manufacturer's specifications.

11. Agricultural buildings that meet all of the following: (a) are used solely for the agricultural uses that are the basis for the property being classified as agricultural land by the County Assessor, (b) are not used for residential purposes, such as storing household items, personal vehicles, etc., and (c) meet the set back requirements of the Land Use Regulations that would apply were a building permit required. Although no permit for such buildings is required, all construction is required to follow all current building codes in place. Permits and inspections will be required for any applicable electrical, mechanical, or plumbing installations.

[Add numbered subparagraph #12 to read:]

12. Temporary membrane accessory structures such as canopies or tents used for residential events.

R105.3 Application for permit.

[Delete #5 and replace with:]

5. Provide the appropriate deposit per the building permit application requirements.

[Add numbered subparagraph #8 to read:]

8. The following list of items (in addition to the other listed areas of this code for residential construction) that must be designed by an architect/engineer licensed in the State of Colorado and include an original stamp, signature, and date. This information shall be included in addition to other required documents at the time of permit application submittal.

- a. All structures using ungraded lumber.
- b. All structures using precast concrete panels.
- c. All retaining walls over four (4) feet from the bottom of the footing or if the surcharge is greater than level. Typical wall types: concrete, masonry, wood, stone, steel, stackable block, etc.

- d. Floor truss systems, Roof trusses, and rafter systems over habitable space.
- e. Framed walls over ten (10) feet in height.
- f. Walls greater than eight (8) feet in height with extensive glass systems greater than 25% of that wall space.
- g. Additions to existing structures, mobile or manufactured homes, which are habitable.
- h. Decks which are: over nine (9) feet off the ground, or enclosed, or will support another structure or spa or hot tub, or have piers greater than 8' on center.
- i. All log homes for: log attachment, structural, and other attachments.
- j. A site specific Soils Report (see section R401.2.1)

Exception #1 Foundations, which would not support a surcharge for detached, non-habitable, single floor structures under 750 square feet.

[Add paragraph:]

All permit applications, permits, change orders, or changes in general contractors shall be signed by the property owner(s), or someone with a valid Power of Attorney signed by the property owner(s), specifically allowing him or her to sign, but not perform the work for, such permit applications, permits, change orders, or changes in general contractors.

R105.3.2 Time limitation of application

[Add sentence to the of the paragraph to read:]

If an issued permit, documents and plans have not been retrieved within 180 days of notification from the building department, the permit will be voided, and all submitted documents will be destroyed. Plans that have been reviewed and are in corrections waiting for a response past ninety days may be removed from the system and if not claimed by the owner within a total of 180 days from the correction notice, all submitted documents may be destroyed. A building permit application can be withdrawn by written request of the owner ~~and the application fee~~ if it occurs prior to the start of plan review

[Add new subsection to read:]

R105.3.3 Contractor listings

It is the permit holder's obligation to accurately list the general contractor and all sub contractors who will be working on the project on the appropriate department form. This information is required to be updated when any changes in contractors occur and shall be correct at the building final and issuance of the Certificate of Occupancy. All contractors and sub contractors working on projects in Teller County are required to be licensed and insured in accordance with Article II of this code.

R105.5 Expiration.

[Amend this section to read:]

Every permit issued will have a valid expiration date of one (1) or two (2) years based on the individual permit, and shall become invalid unless the work authorized by the permit is commenced within 180 days of its issuance, and shall also become invalid if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time of work is commenced. The building official is authorized to grant, in writing, two one year extensions for a total of four years on a two year permit, and up to 180 days on a one year permit, provided the following criteria are met:

- a. The extension shall be requested in writing, and justifiable cause demonstrated to the building official.
- b. A compliance inspection for building and electrical is applied for, and applicable fees

- paid for the inspection(s) if the permit is determined to be inactive.
- c. Projects which have not been started or have not passed their footing/foundation inspections shall be required to be completed under the then current building codes applicable at the time the permit is extended or reactivated. This would include projects where work has progressed past the foundation without obtaining the appropriate inspection(s) from the building department.

[Add new subsection to read:]

R105.5.1 Permit Reactivation.

All permits will have an expiration date based on the specific permit and will require reactivation. To reactivate a permit under the code it was originally approved under, the following is required:

- a. A letter of request signed by the owners(s) stating justifiable reasons for the delays and expected timeframe for completion.
- b. Completed application form and fee(s) for a compliance inspection. The job set of plans are required to be on site for the inspection.
- c. Reactivation fees are based on the number of inspections remaining to complete the project at \$50.00 per inspection and will be required to be paid prior to reactivation. If it is determined from the inspection that changes have been made to the project not originally approved on the plans a change order request will be required prior to reactivation.

Exception:

The project may be required to be completed under the then currently adopted codes based on at what stage the project is constructed, if in the opinion of the building official health safety issues would exist if completed under the code under which the permit was originally approved.

[Add new subsection to read as follows:]

R105.10 Zoning, subdivision & access.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Planning Department as in violation of any zoning requirements of the Teller County Land Use Regulations or as an illegal subdivision of land. An illegal subdivision of land shall be considered any action to create new parcels, or change the size or shape of an existing parcel without the approval of the Planning Department and Board of County Commissioners. Actions creating parcels that are all over 35 acres are exempted from this policy as per Colorado Revised Statutes.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has not demonstrated adequate legal access as determined by the Teller County Transportation Department pursuant to the Roadway Design and Construction Standards or other applicable standards or requirements, and/or for which any required access permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Environmental Health Department as being in violation of any Sewage Disposal Regulations or other applicable standards, statutes, ordinances, requirements, and/or for which any required Sewage Disposal permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified as having an existing building code violation under this Code or other applicable standards, statutes, ordinances, or requirements and/or for which any required building permit

has not been obtained.

**SECTION R106
CONSTRUCTION DOCUMENTS**

R106.4 Amended construction documents.

[Amend to read:]

Work shall be installed in accordance with the construction documents as approved by the building department. Any changes or alterations to the structure which were not on the approved plans shall be resubmitted as a change order for review and approval prior to any further inspections. See section R108.2 #8 for fee schedule.

**SECTION R107
TEMPORARY STRUCTURES AND USES**

R107.1 General

[Amend first sentence to add at the end:]

The building official is authorized to issue a permit for temporary structures and temporary uses, which would be used for: construction offices, sales offices, or any similar other purpose where construction personnel, owners or the general public could congregate.

**SECTION R108
FEES**

R108.2 Schedule of permit fees.

[Revise to read:]

RESIDENTIAL BUILDING PERMIT FEES

1. Valuation of the structure is computed based upon the square footage of the structure:
Single Family Residence, Private Garages, and Agricultural Buildings.

Habitable Space:	\$116.00
Unfinished Basement:	\$ 24.00
Garage or Barn:	\$ 34.00
Remodel:	\$ 54.00
Unfinished to Finished Basement:	\$ 64.00
Decks:	\$ 18.00
2. The building permit fee is determined from Table 1-A of the 1994 Uniform Building Code.
3. The plan review fee shall be 30% of the building permit fee, as determined from Table 1-A for Single Family, Private Garages or barns, and Agricultural Structures.
 - a. The total permit fee is the sum of the permit fee from Table 1-A and the Plan Review Fee. The schedule of the deposit for the application is as follows:

New residential and additions less than:	
2,000 square feet are	\$150.00
2,001 – 3,000 square feet is	\$350.00

3,001 and up is \$500.00

Basement finish, remodels, detached accessory structures, will be \$50.00

The application fee submitted with the application is applied to the total permit fee. The application fee is non-refundable.

4. Manufactured home, factory built home, mobile home on a foundation:
Without a basement: \$250.00
With basement: based upon square footage valuation plus \$250.00
5. Mobile home with tie-down: \$82.00
6. Valuation for single family, private garages and agricultural construction, manufactured, factory built, mobile homes will be adjusted annually, based on the maximum local district annual percentage change in spending under: Article X Section 20 of the state constitution.
7. Re-inspection fees are \$50.00
8. Additional plan review shall be required for changes, additions, or revisions to issued plans, or extensive plan review resulting from correction notices regarding initial plan review or from replacement plans being submitted, requires a deposit of \$50.00 plus an additional \$55.00 per hour of projected plans review time, to be adjusted at the completion of the plan review and the payment of any additional fees for additional square footage or remodeled spaces.
9. Inspections outside of normal business hours: \$80.00 per hour (2 hour minimum)
10. Compliance Inspections: \$55.00 per hour (1 hour minimum)
11. Inspections or Services (clerical time for researching records), which no fee is specifically indicated: \$55.00 per hour.
12. Work without permit: Investigation : Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a compliance inspection(s) shall be applied for and conducted before a permit can be applied for and a permit issued for such work. The fee for compliance inspections(s) shall be as provided in Section 11 above. Permit Fee: The permit fee shall be equal to twice the amount of the permit that would be required by this code if a permit had been issued through the normal permitting process. The payment of such compliance fee shall not exempt any person from compliance with any provisions of this code nor from any prescribed by law.
13. Transfer of permits: \$50.00 plus the fee for compliance inspection(s) as provided in Section 10 above, if required.
14. Plan Review, fees and inspection by the appropriate Fire Department will be required, when applicable. A cost Recovery Agreement with the Building Department will be required for all Fire Plan Reviews in unincorporated areas of Teller County.

See appropriate Article(s) for fee scheduled for electrical, mechanical, and plumbing.

The above hourly rates will be calculated from when staff begins travel to the site of the requested inspection and end with the completion of the inspection.

Add:

Table 1-A (1994 UBC)

Total Valuation	Fee
\$1.00 to \$500.00	\$21.00
\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25, 000.00	\$65.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof

SECTION R108.5

REFUNDS

[Amend to read as follows:]

The building official may authorize refunding of any fee paid hereunder which is erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

SECTION R109

INSPECTIONS

[Add new subsection R109.1.1.1 Foundation drains to read:]

R109.1.1.1 Foundation drains

All required foundation drains shall be inspected prior to backfill.

R109.1.5 Other Inspections

[Add sentence to read:]

Detached accessory structures that are not heated and have no electric will not require an underlayment inspection.

[Add new subsection to read:]

R109.5 Site requirements.

The permit holder/general contractor shall be responsible to have posted: The permit and approved plans and documents protected from all weather conditions, plainly visible address,

and sanitary facilities to comply with Teller County Sewage Disposal Regulations, prior to start up or grading.

Property corners and any intermediate points must be clearly marked and visible over any vegetation or snow accumulation, necessary to check the compliance of set-back requirements. There must be trash containment in place at the first inspection as well.

SECTION R110 CERTIFICATE OF OCCUPANCY

R110.2 1 Use and occupancy.

[Amend Exceptions to read:]

1. Certificates of Occupancy are not required for work exempt from a permit or Group 'U' structures.
2. Accessory buildings or structures to the primary residence and that are not used for a home based business or are not habitable.

SECTION R112 BOARD OF APPEALS

The provisions of this Section are deleted, and all references to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I B of the Teller County Building Code.

SECTION R114 STOP WORK ORDER

R114.1 Notice to owner.

[Amend to read:]

Upon notice from the building official that work on any building or structure is being prosecuted as being contrary to the provisions of This Code or in an unsafe and dangerous manner, such work shall be immediately stopped. The building or structure shall be posted and shall state the official who posted the notice and give a contact name and phone number for the owner or contractor to contact for further instructions. The "Stop Work Order" shall be in writing, shall state the reason for the order and shall be posted in a conspicuous location. The building department must remove the posted Stop Work Order or give written permission for its removal before work can resume.

CHAPTER 2 DEFINITIONS

SECTION R202 DEFINITIONS

[Add definitions:]

HOME THEATER/MEDIA ROOM is a room in a Group R, Division 3 occupancy used exclusively for the viewing of video material and/or the listening to audio material by the occupants, where no fee is charged. Egress shall be easily accessible on the same floor as the media room. Ventilation shall be accomplished by either natural or mechanical means as required by this code, and fire safety of the media room shall comply with this code. Natural

lighting shall not be required.

A homeowner applying for a media room must submit a letter of request (a) proposing the room to be used as a Media Room, (b) agreeing not to change the use of the room without obtaining a permit to modify the room in compliance with this code, and (c) agreeing to forward such information to the future owner.

SLEEPING ROOM or BEDROOM : A sleeping room or bedroom herein is defined as a habitable room, which is used for sleeping and containing a closet 16 inches or greater in depth.

SURCHARGE: A vertical load imposed on the retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil. Examples of surcharge are:

- a. Sloping retained soil
- b. Structure footings supported by the retained soil
- c. Adjacent vehicle loads supported by the retained soil
- d. Solid fences that are attached or directly adjacent to a retaining wall when wind pressures act on the fence.

CHAPTER 3 BUILDING PLANNING

SECTION R301 DESIGN CRITERIA

R301.1 Application

[Add a last sentence to read:]

All buildings, structures, foundations, and fixed equipment shall comply with planning and zoning regulations and environmental health setbacks from property lines as well as adopted Driveway Design Criteria Roadway Design and Construction Standards .

Table R301.2 (1)

Climatic & Geographic Design Criteria

[Replaced table includes the descriptions below:]

<u>Ground Snow Load</u>	<u>Wind speed (MPH)</u>	<u>Seismic Design Category</u>	<u>Weathering</u>	<u>Frost Line Depth</u>	<u>Termit e</u>	<u>Dec ay</u>	<u>Wint er Design Temp</u>	<u>Ice Shield Underlay ment</u>	<u>Flood Hazar ds</u>	<u>Air Freez e Index</u>	<u>Mean Annu al Temp</u>
40 lbs	85 mph (3 sec. gust)	B- IRC	Severe	30 in.	Slight to Moderate	None to Slight	2°F	Yes	See Planning Dept.	2500	40°F

1. GROUND SNOW LOAD:

Ground snow load shall be typical evenly distributed snow load for structures in Teller County of 40 psf. Snow loads for residential structures shall follow the outline codes in the 2009 International Building Code, Section 1608 and ASCE Chapter 7 for unbalanced snow loading or drifting patterns.

2. Wind Design

Wind Speed (MPH):

The basic wind speed for Teller County has been set at 85 MPH, (3 second gust), with an exposure of C, (Design Professionals shall be allowed to base their designs on one of the other two categories, based on their review of the site and data analysis). As Teller County falls in the Special Wind Region of the map, Design Professionals, contractors, and owner builders shall follow the requirements in accordance with ASCE 7, Section 6.5.4

3. SEISMIC DESIGN CATEGORY:

Site classification for Teller County is “C” “B” based on Section R301.2.2 and figure R301.1.2(2)

4. WEATHERING:

The weathering factor for Teller County has been set for SEVERE based on the Weathering Probability Map (figure R301.2(3)).

5. FROST LINE DEPTH:

The minimum frost depth for Teller County has been set at 30 inches minimum based on Figure R301.2(8) and indicates that the depth can fluctuate up to 40 inches.

6. TERMITE:

The termite infestation for Teller County has been set at “Slight to Moderate” as based on Figure R301.2(6) for this area.

7. WINTER DESIGN TEMPERATURE:

The winter design temperature for Teller County has been determined to be 2°F based on local climate and topography as listed on Figure R301.2(1).

8. ICE BARRIER UNDERLAYMENT REQUIRED:

An ice barrier is required in Teller County for heated structures and shall be installed per Sections: R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1.

9. FLOOD HAZARDS:

Consult with the Teller County planning department regarding flood hazard designations.

10. AIR FREEZING INDEX:

The air freezing index for Teller County is based on Figure R403.3(2) and has been determined to be 2500. This figure shall be used for insulation requirements pursuant to Table 404.2

11. MEAN ANNUAL TEMPERATURE:

The mean annual temperature for Teller County is based on the data from the National Climatic Data Center, and determined to be 40°F.

Table R301.5 Minimum Uniformly Distributed Live Loads.

[Amend Balconies (exterior) and decks to read:]

Live loads for exterior balconies and decks shall be 60 pounds per square foot.

SECTION R303

LIGHT, VENTILATION AND HEATING

R303.8 Required heating.

[Amend to read:]

Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point three (3) feet (914mm) above the floor and two (2) feet (610mm) from exterior walls in all habitable rooms at the design temperature. Gas fireplaces may be permitted for heating purposes in the room where they are installed, provided that they are thermostatically controlled, and must be designed and listed for this use. Alternative methods of heating will require engineering, (solar, thermal, etc...). The installation of one or more portable space heaters, solid fuel stoves such as: wood pellet, etc... shall not be allowed to achieve compliance with this subsection.

SECTION R305 CEILING HEIGHTS

R305.1.1 Basements

[Add a paragraph to read:]

The minimum height from the unfinished concrete floor to the floor joists or under floor construction in an unfinished basement shall be 7 feet 1 ½ inches. The measurement shall be from the unfinished floor to the floor joist or floor construction above. This is to accommodate finished ceiling and floor to an unfinished basement and shall not be less than 7' finished floor to finished ceiling.

R308.4 Hazardous locations

[Add #9 to read:]

Glazing in individual fixed or operable panel having a bottom edge less than 18 inches above the finished surface of any window seat.

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

[Delete sections R313.1 Townhouse automatic fire sprinkler systems and R313.2 One- and two- family dwellings automatic fire systems and replace to read:]

R313.1 Required

Except for a remodel with no new habitable space expansion, an automatic fire sprinkler system shall be required for townhouses and one and two family dwellings if the driveway does not meet the requirement of Chapter 14 in the Teller County Roadway Design and Construction Standards.

SECTION R317 PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY

[Amend sentence at end to read:]

Wood that is not naturally durable or that is not preservative- treated in accordance with AWPA U1 shall be protected from the weather.

SECTION R319

SITE ADDRESS

[Amend the third sentence to read:]

Number shall be a minimum of five (5) inches high with a minimum stroke width of ½ inch.

SECTION R321

ELEVATORS AND PLATFORM LIFTS

[Add new section to read:]

R321.4 Permitting, design, and submittal.

A State of Colorado Licensed architect or engineer shall design the installation of elevators and platform lifts for residential occupancies to include construction between floors, loads imposed, and structural support. Installation shall conform with ASME A17.1 & 18.1-2010 and manufacturer specifications, separate permit and plans submitted for the conveyance equipment to be reviewed by the Certified Elevator Inspector and must be installed by a State Licensed installer that is also licensed in Teller County.

CHAPTER 4 FOUNDATIONS

SECTION R401

GENERAL

R401.2 Requirements.

[Add new subsection]

R401.2.1 Engineering.

Soils reports, footing design, and foundation design for new construction or additions including without limitation: concrete, wood, masonry, and pier foundations with girder to pier fastening details for all habitable buildings or structures are required to be designed, signed, and sealed with original signature by a licensed State of Colorado engineer or architect. This will also include any accessory buildings over seven hundred and fifty square feet (750').

Amend Exceptions:

1. Piers for decks not exceeding 10 feet from the residence and having less than or equal to eight (8) feet spacing on center between piers. Deck being defined as an open platform attached to a residence.
2. Carports under 750 square feet attached to R-3 occupancies.
3. Pier foundations for those buildings described in Section R105.2 #11 of this code.
4. Intentionally deleted.
5. Any outbuilding (defined as a building ((other than any single-family dwelling, structures used for residential purposes, multi-story structures, or commercial or industrial structures)) separate from and subordinate the main structure, including without limitation: a detached private garage, carport, storage shed, workshop or barn) under 750 square feet.

Where pier foundations are not required to be designed by an architect or engineer, the minimum size shall be 12 inches in diameter (or equivalent sectional area), 30 inches below grade with a minimum 6 inches above (or meets requirements of section R317.1.4), and not

placed on uncompacted fill dirt. When encountering bedrock, pier must be secured to rock by drilling two (2) holes a minimum of eight (8) inches, cleaning out dust, and using an epoxy to secure a #4 rebar into the rock extending upwards to within two (2) inches of the top of the form, and must be designed by a licensed State of Colorado architect or engineer. Slabs on grade with a minimum 12 inches by 12 inches turned down, thickened perimeter footing edge, shall have a minimum #4 rebar within two inches of the top and three inches above the very bottom of the footing.

A site specific soils report that has a requirement for an open hole inspection prior to the placement of the concrete foundation to verify the excavated site based on the original soils report for that project can be used on future projects for that same site. If there is no requirement for an open hole inspection, the soils report is only valid for one year after the permit issuance date and a new report will be required.

SECTION R402 MATERIALS

R402.1 Wood foundations.

[Amend to read as follows:]

All wood foundation systems for habitable structures or structures over 120 square feet shall be designed by a licensed State of Colorado Engineer or Architect.

SECTION R403 FOOTINGS

R403.1 General.

Add sentence:

A licensed State of Colorado architect or engineer shall design all footings for habitable occupancies.

R403.1.4 Minimum Depth

[Add exception to read as follows:]

Exception #1. The Teller County Building Department has a Request Waiver and Assumption of Risk application that can be used for an exception to this code section in the circumstances described in that application.

R403.1.4.1 Frost protection.

[Add to subparagraph #1:]

Per Table R301.2 (1), the frost line depth is 30 inches.

[Eliminate exception #2]

SECTION R404 FOUNDATION WALLS

R404.1 Concrete and masonry foundation walls.

[Amend the 1st sentence only to read:]

Concrete and masonry foundation walls for all habitable structures shall be designed by a licensed State of Colorado Architect or Engineer.

R404.4- 1.2.3.6.1 Stay – in – place forms.

[Amend the 1st sentence only to read:]

Insulating concrete form (ICF) foundation walls for all habitable structures shall be designed by a licensed State of Colorado Architect or Engineer.

SECTION R 407 **COLUMNS**

R407.3 – Structural requirements.

[Add sentence to end of paragraph to read:]

Applications where logs are used as structural supports for floor framing, columns, and stairways shall be designed by a licensed State of Colorado architect or engineer.

CHAPTER 5 **FLOORS**

SECTION R502 **WOOD FLOOR FRAMING**

R502.2 Design and construction.

[Add:]

Exceptions:

1. If utilizing manufactured wood products (BCI, TJI, etc.) floors and floor systems, a Colorado licensed Architect or Engineer approved manufacturer's specifications or a licensed State of Colorado Architect or Engineer's design for this system shall be required. The details on the plans shall include but not be limited to site specific address for the project, design loads, series, sizing, spacing, spans, all dimensions involved, company logos and wet stamps of the designer(s).
2. Applications where logs are used as structural supports for floor framing, columns, and stairways shall be designed by a licensed State of Colorado architect or engineer.

CHAPTER 6 **WALL CONSTRUCTION**

SECTION R602 **WOOD WALL FRAMING**

R602.3 Design and construction.

[Add exception 2 & 3 to read as follows:]

Exceptions:

#2. All log structures shall be designed and approved by a licensed State of Colorado Engineer or Architect or have ICC approval on the plans or attached site specific documents for:

- a. Log attachment and fastening schedule.
- b. Log rafters, beams, and trusses.
- c. Log structural columns/posts.
- d. Other structural components attached to the log system
- e. Heat loss calculations for less than nominal six (6) inch diameter logs.

f. Provide grading for all structural logs on plans or site specific attached documentation.

#3. Applications where logs are used as structural support for: walls, porches, ceilings or roofs, carports, gated entries over six (6) feet tall and similar uses shall be designed by a licensed State of Colorado architect or engineer.

[Add new section to read:]

R602.3.5 Exterior wall wood framed joints.

Exterior walls where framed with angles such as 45,22.5 degrees or alternate angles where the joint integrity is compromised shall be attached with a galvanized metal tie not less than 0.054 inch thick (1.37mm) (16ga) and 1.6 inches (38mm) wide, shall be fastened across the joint of the top plate and shall be fastened across the joint using not less than eight (8) ten(10d) fasteners.

Exception:

#1 Wall framing studs can be cut to specific angles and fully attached to one another forming a solid exterior framed wall across the joint.

#2. The sheathing can overlap these joints and be fastened per Table R602.3(1)forming a tightly connected joint at these locations.

R602.7 Headers.

[Add 2nd sentence:]

If utilizing manufactured wood products (i.e. LVL's) for header a Colorado licensed Architect or Engineer approved manufacturer's specifications or a licensed State of Colorado Architect or Engineer's design for this system shall be required. The details on the plans shall include but not be limited to site specific address for the project, design loads, series, sizing, spacing, spans, all dimensions involved, company logos and wet stamps of the designer(s).

SECTION R603

STEEL WALL FRAMING

R603.2 STRUCTURAL FRAMING

[Add a first sentence to read:]

Structural steel framing for walls shall be designed by a licensed State of Colorado architect or engineer to include but not be limited to: materials, fasteners and their attachments, and loads imposed.

SECTION R606

GENERAL MASONRY CONSTRUCTION

R606.1.1 Professional design required.

[Amend this section to read as follows]:

All masonry construction on walls for habitable, usable occupation shall be designed and approved by a licensed State of Colorado Engineer or Architect. The design professional in charge can design this type of construction based on the provisions of this section or in accordance with the provisions of ACI 530/ASCE 5/TMS 402. It shall be clearly stated as to

what methods are being used and detailed on the design drawings submitted for review.

SECTION R610 GLASS UNIT MASONRY

SECTION R610.1 GENERAL

[Add a sentence to read:]

All structural glass unit installations shall be designed and wet stamped by a licensed State of Colorado architect or engineer for all residential applications.

SECTION R611 EXTERIOR CONCRETE WALL CONSTRUCTION

R611.1 GENERAL

[Amend this section to read:]

Exterior concrete walls for habitable, usable occupation shall be designed and approved by a licensed State of Colorado architect or engineer. The design professional in charge can design this type of construction based on the provisions of this section. It shall be clearly stated as to what methods are being used and detailed on the design drawings submitted for review.

SECTION R613 STRUCTURAL INSULATED PANEL WALL CONSTRUCTION

SECTION R613.1. GENERAL

[Amend this section to read:]

Structural insulated panel (SIP) walls for habitable, usable occupation shall be designed and approved by a licensed State of Colorado architect or engineer. The design professional in charge can design this type of construction based on the provisions of this section or in accordance with the manufacturer's specifications or drawings. The design professional shall provide what methods are being used and detailed on the design drawings to include construction.

CHAPTER 8 ROOF-CEILING CONSTRUCTION

SECTION R802 WOOD ROOF FRAMING

SECTION R802.7.2 Engineered wood products

[Add a sentence to the beginning of the section to read:]

Structural roof-ceiling construction for habitable space that is constructed by means of prefabricated lumber products ,factory made, end jointed lumber, (BCI, TJI, etc.) wood structural insulated panels, or wood trusses supporting ceilings and roofs shall be designed by a licensed State of Colorado architect or engineer.

SECTION R802.10. Wood Trusses

R802.10.1 Truss design drawings

[Amend the section to read as follows:]

Roof trusses must come from a manufacturer with the company logo by whom the specific trusses for each job have been designed by the manufacturer's engineer and bear their stamp, be site specific, and contain an accurate truss layout. Two sets of truss design drawings shall be provided with the submitted drawing for review by the building department.

R802.11.2 Roof mechanical attachment.

[Add new section to read:]

General Contractor shall provide specific mechanical connections required per individual truss uplifts to the building department.

Roof truss calculations for truss to wall connections to resist wind uplift forces shall be provided by the contractor based on the required information in Table R301.2(2), Figure 301.2(7), Table 802.11, and manufacturer specifications for the specific product used. The contractor shall take into consideration the components of the structure and that the trusses can alter the connector that would typically be used.

**SECTION R804
STEEL ROOF FRAMING**

[Add section to read:]

R804.3.7.1 Design Criteria

R804.1 General.

[Add a first sentence to read as follows:]

All steel roof framing shall be designed by a licensed State of Colorado architect or engineer to include all materials, construction, fasteners, and live and dead loads. This shall also include any steel decking that will support a final roof covering.

**CHAPTER 9
ROOF ASSEMBLIES**

**SECTION R903
WEATHER PROTECTION**

R903.2.3 Penetrations.

[Add new section to read:]

Roof jacks, vents and similar roof penetrations shall not be located less than 24 inches from the center of a valley to the closest edge of the penetration.

Section R905 – Roof Assemblies

[Amend to read:]

R905.2.8.4 Sidewall Flashing. Flashing against vertical wall shall be installed according to the asphalt single manufactures printed instructions.

Section R905.2.7.1 Ice barrier.

[Amend this section to read:]

In areas where there is a potential for ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edge of all roof surfaces to a point at least seventy-two (72) inches past the inside of the exterior wall line of the building. All valleys shall

be lined with the same ice barrier centered at eighteen inches (18) out from either side of the valley.

Section R 905.2.8.3 Sidewall flashing.

[Add a sentence to the end of the section to read:]

In lieu of step flashing one continuous run of four (4) inch flashing can be placed on the sidewall to be covered by the wall exterior finish and the roof shingles to form this barrier or to be installed per manufacturer's specifications.

Section R905.4.3.1 Ice barrier.

[Amend this section to read:]

In areas where there has been a history of ice forming along the eaves causing back up of water as designated in Table 301.2(1) an ice barrier that consists of at least two layers of underlayment cemented together or for a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least seventy two (72) inches past the inside of the exterior wall line of the building. All valleys shall be lined with the same ice barrier centered at eighteen inches (18) out from either side of the valley.

Section R905.5.3.1 Ice barrier.

[Amend this section to read:]

In areas where there has been a history of ice forming along the eaves causing back up of water as designated in Table 301.2(1) an ice barrier that consists of at least two layers of underlayment cemented together or for a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least seventy two (72) inches past the inside of the exterior wall line of the building. All valleys shall be lined with the same ice barrier centered at eighteen inches (18) out from either side of the valley.

Section R905.6.3.1 Ice barrier.

[Amend this section to read:]

In areas where there has been a history of ice forming along the eaves causing back up of water as designated in Table 301.2(1) an ice barrier that consists of at least two layers of underlayment cemented together or for a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least seventy two(72) inches past the inside of the exterior wall line of the building. All valleys shall be lined with the same ice barrier centered at eighteen inches (18) out from either side of the valley.

Section R905..8.3.1 Ice barrier.

[Amend this section to read:]

In areas where there has been a history of ice forming along the eaves causing back up of water as designated in Table 301.2(1) an ice barrier that consists of at least two layers of underlayment cemented together or for a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least seventy two (72) inches past the inside of the exterior wall line of the building. All valleys shall be lined with the same ice barrier centered at eighteen inches (18) out from either side of the valley.

**CHAPTER 10
CHIMNEYS AND FIREPLACES**

**SECTION R1004
FACTORY-BUILT FIREPLACES**

R1004.1 General.

[Add sentence to read:]

No permit will be issued for the installation of a wood-burning stove/heater without manufacturer's specifications for such installation or unless designed by a licensed State of Colorado architect or engineer if no manufacturer's specifications are available.

**CHAPTER 11
ENERGY EFFICIENCY**

SECTION N1101.9 CERTIFICATE

[Amend section to read as follows]:

All new residential dwellings and additions will require a Certificate of Energy Efficiency and a copy of the Certificate shall be filed with the Building Department.

**CHAPTER 13
GENERAL MECHANICAL SYSTEM REQUIREMENTS**

**SECTION M1301
GENERAL**

1301.1 Scope.

[Add last sentence:]

If there is any discrepancy between This Code and Article VI - International Mechanical Code or Article VII - Fuel Gas Code, the latter two codes will prevail.

**CHAPTER 24
FUEL GAS**

**SECTION G2401 (101)
GENERAL**

G2401.1 (101.2) Application.

[Add sentence:]

Article VII - International Fuel Gas Code will prevail if there is any discrepancy with this subsection of the International Residential Code.

CHAPTER 25

PLUMBING ADMINISTRATION

SECTION P2501

GENERAL

[Add last sentence:]

If there is any discrepancy between This Code and Article V – International Plumbing Code, the latter shall prevail.

CHAPTER 34

GENERAL ELECTRICAL REQUIREMENTS

The 2011 National Electrical Code shall be required in place of the 2005 National Electrical Code.

TELLER COUNTY BUILDING CODE

ARTICLE IV – INTERNATIONAL BUILDING CODE

There is hereby adopted by reference as if set out in length the “International Building Code, 2009 Edition”, including Appendix Chapters: “H & I” and the “Building Safety Journal” as published by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL. 60478-5795. The following amendments are made to the International Building Code:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title.

[Amend to read:]

These regulations, in addition to other references herein, shall be known as: The Building Code of Teller County, and shall be cited as such and referred to herein as “This Code.”

101.4.4 7 Electrical.

[Amend to read as follows:]

The provisions of the 2011 National Electrical Code shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto. All 2008 National Electrical Code references in the 2009 International Building Code shall be amended to refer to Article IX - 2011 National Electrical Code instead.

101.4.4 Property Maintenance.

[Amend to read as follows:]

All Land Use Regulations governing Teller County shall be as set forth in the Teller County Land Use Regulations as now existing and hereafter amended. In the event there should be a conflict between the provisions of this Code and the Teller County Land Use Regulations, the Land Use Regulations shall prevail and supersede the provisions of This Code.

101.4.5 Fire Prevention.

[Amend to read as follows:]

The 2009 International Fire Code may be considered for adoption at a later date. Reference thereto shall be amended to refer to the Fire Code as adopted in Article X of This Code. If there are any discrepancies between Article IV - International Building Code and the code adopted in Article X, the most restrictive shall prevail.

SECTION 105 PERMITS

105.1.1 Annual Permit.

Delete this subsection

105.1.2 Annual Permit records.

Delete this subsection

105.2 Work exempt from permit

[Amend #1 to read]:

1. One-story conventional construction detached unheated accessory buildings used as: tool and storage sheds, playhouses, provided the building area does not exceed 120 square feet (11.5m²), and overhang projections shall not exceed 24 inches beyond the exterior wall. Such structures shall not be used for habitable or sleeping rooms, or contain upper storage areas greater than four (4) feet in height, and used for light storage only.

[Amend #4 to read:]

4. Retaining walls that are less than four (4) feet in height measured from the bottom of the footing or the base to the top of the wall and not supporting a surcharge. Retaining walls not meeting this exception shall be designed by a State licensed architect or engineer.

[Add exception #14 to read:]

14. Temporary membrane structures such as canopies or tents. These temporary structures shall still be required to follow any applicable codes or manufacturer specifications.

105.3 Application for permit

[Add a paragraph to read:]

It is the permit holder's obligation to, in writing, accurately list all sub contractors with the building department, provide a change of contractor form when a change is made, and prior to inspections for work affected by the change. Failure to comply with these sub contractor listing obligations shall constitute a violation of the building code and could result in a stop work order being posted causing delays to the project.

[Amend #4 to read:]

#4. Be accompanied by construction documents and other information as required in section 106.1 and on the building department permit application form. If there are any types of conveyances proposed for the structure, provide engineered drawings for the shaft, manufacturer's specifications and a separate permit for review by the elevator inspector.

105.3.2 Time limitation of application.

[Add a paragraph to the end of the section to read:]

If an issued permit, documents, and plans have not been retrieved within 180 days of notification from the building department, the permit will be voided, all submitted documents will be destroyed. Plans that have been reviewed and are in corrections waiting for a response past ninety (90) days may be removed from the system and if not claimed by the owner within a total of 180 days from the correction notice date, all submitted documents may be destroyed. A building permit application can be withdrawn by written request and the deposit refunded if it occurs prior to the start of plan review.

[Add new subsection to read:]

105.3.3 Contractor listings.

It is the permit holder's obligation to accurately list the general contractor and all sub contractors on the proper building department forms working on their project. This information is required to be updated as it changes and shall be correct at the building final and issuance of the Certificate of Occupancy. Contractors and subcontractors working on projects in Teller County are

required to be licensed, insured, and knowledgeable of the current building codes.

105.5 Expiration.

[Add new subsection to read:]

Every permit issued will have a valid expiration date of one (1) or two (2) years based on the individual permit, and shall become invalid unless the work authorized by the permit is commenced within 180 days of its issuance, and shall also become invalid if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time of work is commenced. The building official is authorized to grant, in writing, two one year extensions for a total of four years on a two year permit, and up to 180 days on a one year permit, provided the following criteria are met:

- d. The extension shall be requested in writing, and justifiable cause demonstrated to the building official.
- e. A compliance inspection for building and electrical is applied for, and applicable fees paid for the inspection(s) if the permit is determined to be inactive.
- f. Projects which have not been started or have not passed their footing/foundation inspections shall be required to be completed under the then current building codes applicable at the time the permit is extended or reactivated. This would include projects where work has progressed past the foundation without obtaining the appropriate inspection(s) from the building department.

[Add new subsection to read:]

105.5.1 Permit reactivation.

All permits will have an expiration date ~~expire after a total of four years or one and a half years~~ based on the specific permit and will require reactivation. To reactivate a permit under the code it was originally approved under, the following is required:

- d. A letter of request signed by the owners(s) stating justifiable reasons for the delays and expected timeframe for completion.
- e. Completed application form and fee(s) for a compliance inspection. The job set of plans are required to be on site for the inspection.
- f. Reactivation fees are based on the number of inspections remaining to complete the project at \$50.00 per inspection and will be required to be paid prior to reactivation. If it is determined from the inspection that changes have been made to the project not originally approved on the plans a change order request will be required prior to reactivation.

Exception:

The project may be required to be completed under the then currently adopted codes based on at what stage the project is constructed, if in the opinion of the building official health safety issues would exist if completed under the code under which the permit was originally approved.

105.7 Placement of permit.

[Amend to read:]

The permit holder/general contractor shall be responsible to have posted at the site: the permit card in a conspicuous location, approved plans and documents protected from the weather, contractor sign with current contact phone number(s), plainly visible address, sanitary facilities that comply with Teller County Sewage Disposal Regulations, and trash containment prior to start up or grading. Property corners and any intermediate points must be clearly marked and visible over any vegetation or snow accumulation, necessary to check compliance of set-back requirements.

[Add new subsection to read:]

105.9 ZONING, SUBDIVISION & ACCESS

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Planning Department as in violation of any zoning requirements of the Teller County Land Use Regulations or as an illegal subdivision of land. An illegal subdivision of land shall be considered any action to create new parcels, or change the size or shape of an existing parcel without the approval of the Planning Department and Board of County Commissioners. Actions creating parcels that are all over 35 acres are exempted from this policy as per Colorado Revised Statutes.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has not demonstrated adequate legal access as determined by the Teller County Transportation Department pursuant to the Roadway Design and Construction Standards or other applicable standards or requirements, and/or for which any required access permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Environmental Health Department as being in violation of any Sewage Disposal Regulations or other applicable standards, statutes, ordinances, requirements, and/or for which any required Sewage Disposal permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified as having an existing building code violation under this Code or other applicable standards, statutes, ordinances, or requirements and/or for which any required building permit has not been obtained.

**SECTION 107
SUBMITTAL DOCUMENTS**

Section 107.4 Amended construction documents.

[Amend to read:]

Work shall be installed in accordance with the construction documents as approved by the building department. Any changes or alterations to the structures which were not on the approved plans shall be resubmitted as a change order for review and approval prior to any further inspections.

**SECTION 108
TEMPORARY STRUCTURES AND USES**

108.1 GENERAL

[Add to the end of the first sentence:]

The building official is authorized to issue a permit for temporary structures and temporary uses such as construction trailers, framed site built structures, on site office space or any like structure that is associated with the main construction.

**SECTION 109
FEES**

Section 109.2 Schedule of permit fees.

[Amend to read as follows:]

COMMERCIAL BUILDING PERMIT FEES

1. Plan review fees for all occupancies other than single-family, private garages/barns and agricultural structures shall be 65% of the building permit fee, including commercial projects.
2. All construction valuation and fees are determined according to the Building Valuation Data as published twice yearly in the "Building Safety Journal" by the International Code Council.
- 3.. Re-inspection fees are \$50.00. Partial inspections may be assessed a \$50.00.
4. Additional plan review shall be required for changes, additions, ~~or~~ revisions to issued plans, or extensive plan review resulting from correction notices of initial plan review or from replacement plans being submitted, requires a deposit of \$50.00 plus an additional \$55.00 per hour of projected plans review time, to be adjusted at the completion of the plan review and the payment of any additional fees for additional square footage or remodeled spaces.
5. Inspections outside of normal business hours: \$80.00 per hour (2 hour minimum)
6. Compliance Inspections: \$55.00 per hour (1 hour minimum)
7. Inspections or Services (clerical time for researching records), which no fee is specifically indicated: \$55.00 per hour.
8. Work without permit: Investigation : Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a compliance inspection(s) shall be applied for and conducted before a permit can be applied for and a permit issued for such work. The fee for compliance inspections(s) shall be as provided in Section 11 above. Permit Fee: The permit fee shall be equal to twice the amount of the permit that would be required by this code if a permit had been issued through the normal permitting process. The payment of such compliance feel shall not exempt any person from compliance with any provisions of this code nor from any prescribed by law.
9. Plan Review, fees and inspection by the appropriate Fire Department will be required, when applicable. A cost Recovery Agreement with the Building Department will be required for all Fire Plan Reviews in unincorporated areas of Teller County.

See appropriate Article(s) for fee scheduled for electrical, mechanical, and plumbing.

The above hourly rates will be calculated from when staff begins travel to the site of the requested inspection and end with the completion of the inspection.

**SECTION 113
BOARD OF APPEALS**

The provisions of this Section are deleted, and all reference to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I of the Teller County Building Code.

**SECTION 115
STOP WORK ORDER**

115.2 Issuance.

[Amend to read:]

Upon notice from the building official that work on any building or structure is being prosecuted as being contrary to the provisions of This Code or in an unsafe and dangerous manner, such work shall be immediately stopped. The building or structure shall be posted and shall state the official who posted the notice and give a contact phone number for further instructions. The "Stop Work Order" shall be in writing, shall state the reason for the order and shall be posted in a conspicuous location. Upon issuance of the Stop Work Order, all work or cited work shall immediately cease. ~~A contact phone number will be listed for the owner/contractor to contact the building department for further instructions.~~ The building department must remove the posted Stop Work Order before work can resume.

**CHAPTER 2
DEFINITIONS**

**SECTION 202
DEFINITIONS**

RETAINED WALL HEIGHT. The vertical distance measured from the bottom of the footing to the finished grade at the top of the wall (upper soil grade). This is the height referred to in IBC section 105.2 item 4 and IRC section 105.2 item 3 and includes the wall and depth of footing below grade.

SLEEPING ROOM or BEDROOM. A Sleeping room or bedroom herein is defined as a habitable room, which is used-primarily for sleeping and containing a closet 16 inches or greater in depth.

SURCHARGE: A vertical load imposed on the retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil. Examples of surcharge are:

- a. Sloping retained soil
- b. Structure footings supported by the retained soil
- c. Adjacent vehicle loads supported by the retained soil
- d. Solid fences that are attached or directly adjacent to a retaining wall when wind pressures act on the fence.

**CHAPTER 5
GENERAL BUILDING HEIGHTS AND AREAS**

**SECTION 202
DEFINITIONS**

Basement.

[Add a sentence to read:]

Basements shall be provided with a permanent floor surface of approved materials.

**CHAPTER 10
MEANS OF EGRESS**

**SECTION 1029
EMERGENCY ESCAPE AND RESUE**

Section 1029.4 Operational constraints.

[Add the following after the second sentence to read:]

The force required for normal operation of any device shall not exceed 30 pounds.

**CHAPTER 12
INTERIOR ENVIRONMENT**

**SECTION 1208
INTERIOR SPACE DIMENSIONS**

[Add new subsection to read:]

Section 1208.2.1 Basements.

The minimum height from the unfinished concrete floor to the floor joists or under floor construction shall be 7' 1 ½". The measurement shall be from the unfinished floor to the floor joists or construction. This is to accommodate finished ceiling and floor to an unfinished basement and shall not be less than 7' finished floor to finished ceiling.

**CHAPTER 13
ENERGY EFFICIENCY**

Section 1301.1

Scope

[Add new section to read:]

Section 1301.2 Winter design temperature

The winter design temperature for Teller County has been determined to be 2°F based on the local climate and topography as listed on Figure R301.2 (1).

[Add a new section to read:]

Section 1301.3 Air freezing index

The Air freezing index for Teller County is based on figure R403.3 (2) and has been determined to be 2,500, this figure is necessary for insulation requirements.

[Add a new section to read:]

Section 1301.4 Mean annual temperature

The mean annual temperature for Teller County is based on the data from the National Climatic Data Center, and determined to be 40°F.

**CHAPTER 14
FLOOD HAZARDS**

SECTION 1403
PERFORMANCE REQUIREMENTS
Section 1408.8 – Intentionally left blank

CHAPTER 15
ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

SECTION 1503
WEATHER PROTECTION

[Add new subsection to read:]
Section 1503.1.1 Cold climates.

The winter design temperature for Teller County is 2° degrees and therefore, the cold climate requirements for ice shield to restrict the migration of ice build-up on the roof is as listed in section 1507.8.2. This shall also allow for the alternate products or methods that meet the minimum code requirements, manufacturer specifications and correct installation.

{Add new subsection to read:]
Section 1503.2.2 Penetrations.

Roof jacks, attic vents, and similar penetrations shall not be located less than 24 inches from the center of the valley to the closets edge of the penetration.

Section 1503.6 Ice Dam membrane
[Add new section to read:]

An ice barrier is required in Teller County for heated structures and shall be installed per manufacturer's specifications for roofs described in sections 1507.2.8.2, 1507.5.3, 1507.6.3, 1507.7.3, 1508.3, and 1507.9.3 In addition, Teller County requires the ice barrier to be installed six (6) feet beyond the interior wall face of the exterior wall, and to include the entire overhang as well.

CHAPTER 16
STRUCTURAL DESIGN

SECTION 1604
GENERAL DESIGN REQUIREMENTS

1604.1 General.

[Amend to read as follows:]

Commercial building structures and all portions thereof shall be designed and approved by a licensed State of Colorado Engineer or Architect. This shall include without limitation: soils, footings, foundations, structural building, calculations, loads, energy, mechanical, plumbing, elevators, and electrical. All electrical, mechanical, and plumbing plans shall bear the stamp and signature of the appropriate Colorado State Licensed Engineer, except as provided in Article 27 of the National Electrical Code.

Section 1608
Snow Loads

[Add new section to read:]

Section 1608.1.1 Ground snow load.

Ground snow load shall be based on evenly distributed snow load for commercial structure in

Teller County of 40 psf. Design professionals shall follow the outline codes in the 2009 International Building Code, Section 1607 & 1608 , and Chapter 7 of ASCE 7 for unbalanced snow loading or drifting patterns.

Section 1609

Wind Loads

[Add a paragraph to read:]

The basic wind speed for Teller County has been set at 85 MPH, (3 second gust) and the exposure category will be required to be listed by a Colorado State Licensed architect or engineer. As Teller County falls in the Special Wind Region of the map, this section specifies appropriate recurrence interval criteria to be used for estimating the *basic* wind speeds from regional climatic data in other than hurricane prone regions. A Colorado State licensed Design Professional shall follow the requirement in this section and in accordance with ASCE 7, Section 6.5.4.

Section 1613

Earthquake Loads

[Add a new section to read:]

Section 1613.1.1 Seismic Design category

Seismic Design Category “B” for Teller County is an average and listed below are additional categories as applicable to the building site class, occupancy categories, and type of construction:

- a. For site Class A&B, Occupancy categories 1, 11, 111, and IV, seismic design category is “A”
- b. For site class C&D, Occupancy categories 1, 11, and III, seismic design category is “B”
- c. For site class C&D, Occupancy category IV, seismic design category is “C”

When the site class is determined to be E or F , the seismic design category shall be determined in accordance with IBC 1613. The soils report for the site shall include a recommendation for the site class based on IBC 1613.5.2.

**CHAPTER 18
SOILS AND FOUNDATION**

SECTION 1801.3

General

Design Basis

Section 1809

Shallow Foundations

Section 1809.5 Frost protection

[Add new section to read:]

Section 1809.5.1. Frost depth

The minimum frost depth in Teller County is 30 inches based on figure R301.2 (8).

**CHAPTER 19
CONCRETE**

SECTION 1905
CONCRETE, QUALITY, MIXING AND PLACING

Section 1095.12 Cold weather requirements

[Add new section to read:]

Section 1905.12.1 Weathering probably for concrete

The weathering factor for Teller County has been set for SEVERE based on the Weathering Probability Map (IRC figure R301.2 (3)).

CHAPTER 23
WOOD

SECTION 2304
GENERAL CONSTRUCTION REQUIREMENTS

Section 2304.11.6 Termite protection

[Add sentence to read:]

The termite infestation for Teller County has been set at “slight to moderate” as based on the IBC figure 2304.11.6.

CHAPTER 27
ELECTRICAL

SECTION 2701
GENERAL

2701.1 Scope.

[Amend to read as follows:]

The provisions of the 2011 National Electrical Code shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto

CHAPTER 29
PLUMBING SYSTEMS

SECTION 2901
GENERAL

2901.1 Scope

[Amend to read as follows:]

If there is a conflict between This Code and Article V - International Plumbing Code, Article V shall prevail.

CHAPTER 31
SPECIAL CONSTRUCTION

SECTION 3101
GENERAL

3103.1.1 Permit required

[Add a sentence at the end of this section:]

Temporary membrane structures such as canopies or tents shall not require a permit but shall follow all manufacturer's specifications..

**CHAPTER 32
ENCROACHMENTS INTO PUBLIC RIGHT-OF-WAY**

**SECTION 3201
GENERAL**

3201.1 Scope.

[Add phrase to the end of this sentence:]

"...except where the Teller County Land Use Regulations or the Teller County Roadway Design and Construction Standards or State or Federal Standards are more restrictive and therefore, shall prevail."

**CHAPTER 33
SAFEGUARDS DURING CONSTRUCTION**

**SECTION 3303
DEMOLITION**

3303.1 Construction documents.

[Add sentence:]

It shall be the responsibility of the contractor for the project to comply with State regulations in regards to removal of asbestos or lead based paint. All debris shall be completely removed from the site.

TELLER COUNTY BUILDING CODE

ARTICLE V- INTERNATIONAL PLUMBING CODE

There is hereby adopted by reference as if set out at length the “International Plumbing Code”, 2009 edition, including Appendices B, E, G as published by the International Code Council, Inc., 4501 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Plumbing Code:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

Section 101.1 Title.

[Amend this section to read:]

These regulations shall be know as the International Plumbing Code of Teller County, Colorado, hereinafter referred to as “this code”.

SECTION 102 APPLICABILITY

102.1 General.

[Add sentence:]

To the extent that Article III - International Residential Code or Article IV – International Building Code conflicts with this Article V - International Plumbing Code, the provisions in this Article V shall govern.

SECTION 109 MEANS OF APPEAL

The provisions of this Section are deleted, and all references to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I B of the Teller County Building Code.

CHAPTER 2 DEFINITIONS

SECTION 202 GENERAL DEFINITIONS

Plumbing.

[Add a sentence at the end of the definition:]

Plumbing shall include a potable water heater, which is connected to the potable water supply

and is not downstream of an isolation backflow preventor.

CHAPTER 3 GENERAL REGULATION

SECTION 308 PIPING SUPPORT

Section 308.5.1 Hanger rod sizing
[Amend section to read:]

Minimum Hanger Rod Size

<u>Pipe and Tube Size</u>	<u>Rod Size</u>
<u>Inches</u>	<u>Inches</u>
<u>1/2 - 4</u>	<u>3/8</u>
<u>5-8</u>	<u>1/2</u>
<u>10-12</u>	<u>5/8</u>

SECTION 312 TESTS AND INSPECTIONS

312.1 Required Tests.

Delete last two sentences

[Amend sentence in the tenth line to read:]

All plumbing systems piping shall be tested with either water or by air. Air pressure is not to exceed 5 PSI.

312.4 Drainage and vent final test.

Delete subsection 312.4 Drainage and vent final test. in its entirety

312.5 Water Supply System test.

Delete in the fifth line:

“..., for piping systems other than plastics,...”

312.6 Gravity sewer test.

Delete subsection 312.6 Gravity sewer test. in its entirety

312.7 Forced sewer test.

Delete subsection 312.7 Forced sewer test. in its entirety

312.9 Shower liner test.

[Add a sentence at the end of section to read:]

Where there is no visible threshold the threshold shall be determined as the termination point of the 1/4" per foot sloped shower floor.

312.10.1 Inspections.

[Add a sentence at the end of the section to read:]

The premise owner or responsible person shall have the backflow prevention assembly tested

by a certified backflow assembly tester at the time of installation, repair, or relocation.

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

SECTION 405 INSTALLATION OF FIXTURES

405.3.2 Public lavatories

[Add two exceptions to read:]

Exception #1. Public lavatories serving toilet rooms located in school classrooms.

Exception #2. Common lavatories in schools may serve separate toilet facilities provided no door exists in the pathways between the lavatories and either toilet facility.

CHAPTER 6 WATER SUPPLY AND DISTRIBUTION

SECTION 601 GENERAL

601.1 Scope

[Add an exception to read:]

Exception: Water supply systems owned and operated by municipalities, rural water districts, privately owned water purveyors and other such entities.

SECTION 604 DESIGN OF BUILDING WATER DISTRIBUTION SYSTEM

604.9 Water hammer.

Delete subsection 604.9 Water hammer. in its entirety

SECTION 605 MATERIALS, JOINTS AND CONNECTIONS

Delete all reference to polybutylene pipe

SECTION 606 INSTALLATION OF THE BUILDING WATER DISTRIBUTION SYSTEM

606.2. Location of shutoff valves.

[Delete subparagraph #2 and replace with the following:]

On the water supply side of each silcock, other than one and two family residences.

SECTION 608

608.17 Protection of individual water supplies

[Delete this section and replace to read:]

Wells are covered by the State of Colorado Division of Water Resources.

**CHAPTER 7
SANITARY DRAINAGE**

**SECTION 706
CONNECTIONS BETWEEN DRAINAGE PIPING AND FITTINGS**

Table 706.3 Fittings for change in direction.

Delete all reference to quarter bends.

**SECTION 708
CLEANOUTS**

Section 708.3.3. Changes in direction.

[Delete this section and amend to read as follows:]

Where more than one change in direction greater than 45 degrees occurs in a run of piping by a single fitting within the building drain, only one cleanout shall be required for every 40 feet of developed length for the drainage piping.

**SECTION 709
FIXTURE UNITS**

Table 709.1 Drainage fixture units for fixtures and groups.

Fixture Type: Kitchen Sink, domestic with food waste grinder and/or dishwasher:

Amend: Drainage Fixture Unit Value as Load Factors from 2 to 3

Fixture Type: Shower:

Amend: Minimum Size of Trap (inches) from 1¹/₂ to 2 for 5.7 gpm to 12.3 gpm

**SECTION 712
SUMPS AND EJECTORS**

712.3.1. Sump pump.

Add the following 2nd sentence:

In public use occupancies, dual pumps will be required and shall be arranged to function independently in case of mechanical failure.

**CHAPTER 8
INDIRECT/SPECIAL WASTE**

**SECTION 802
INDIRECT WASTES**

802.1.6 Domestic Dishwashing machines.

Add sentence:

No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwasher. Listed airgaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drain board, whichever is higher, or separately trapped with the airgap located on the stand pipe.

CHAPTER 9 VENTS

SECTION 904 VENT TERMINALS

904.1 Roof extension.

Insert 12 inches (604.8 mm) where indicated

904.5 Location of vent terminals

[Delete this section and replace to read as follows:]

An open vent terminal from a drainage system shall not be located less than four (4) feet directly beneath any door, openable window, or other air intake opening of the building or of an adjacent building, and any such terminal shall not be within ten (10) feet horizontally of such an opening unless it is at least three (3) feet above such opening.

904.6 Extension through the wall.

Delete subsection 904.6 Extension through the wall. in its entirety

SECTION 905 VENT CONNECTIONS AND GRADES

[Amend this section to read:]

All vent and branch pipes shall be level or so graded and connected as to drain back to the drainage pipe by gravity.

SECTION 917 AIR ADMITTANCE VALVES

Section 917.3 Where permitted.

[Delete this section and replace to read as follows:]

Automatic air admittance valve may be permitted for use on fixtures located on the same floor at the following locations: islands, peninsulas, under windows, at bearing walls, basement finish, renovations, tenant improvements, and other applications where conventional venting methods are not possible due to existing construction and structural conditions.

CHAPTER 10 TRAPS, INTERCEPTORS, AND SEPARATORS

SECTION 1002 TRAP REQUIREMENTS

Section 1002.4 Trap seals.

[Add an exception to read:]

Exception: A trap seal primer valve is not required where the trap seal is protected by a barrier type floor drain trap seal protection device conforming to ASSE 1072.

SECTION 1003
SEPARATORS AND INTERCEPTORS

Section 1003.1 Where required.

[Add a sentence to read:]

Special regulations by the waste water and/or sanitation district into which a grease trap or interceptor effluent is transported and/or treated may supersede this requirement.

COMMERCIAL FEE SCHEDULE

[Add fee schedule to read]

Less than \$2,000.00	\$84.00
\$2,000.00 to \$49,999.00	\$84.00 plus \$16.00 for each \$1,000.00 , or Fraction thereof
\$50,000.00 to \$499,999.00	\$884.00 plus \$15.00 for each \$1,000.00 over \$50,000.00 or fraction thereof
\$550,000.00 & Over	\$7,384.00 plus \$14.00 for each \$1,000.00 over \$500,000.00 or fraction thereof

RESIDENTIAL FEE SCHEDULE

For Remodels, additions, basement finish, etc.

Base Plumbing only	\$50.00
Base, Top Out & Supply	\$100.00
Top Out & Supply and Final	\$100.00
Base, Top Out & Supply and Final	\$150.00

TELLER COUNTY BUILDING CODE

ARTICLE VI - INTERNATIONAL MECHANICAL CODE

There is hereby adopted by reference as if set out at length the “International Mechanical Code”, 2009 edition, including Appendix Chapter A, as published by the International Code Council, Inc., 4501 West Flossmoor Road, County Club Hills, IL 60478-5795. The following amendments are made to the International Mechanical Code:

CHAPTER 1 **SCOPE AND ADMINISTRATION**

SECTION 101 **GENERAL**

Section 101.1 Title.

[Amend to read as follows:]

These regulations shall be known as the Mechanical Code of Teller County, Colorado, hereinafter referred to as “this code”.

CHAPTER 3 **GENERAL REGULATIONS**

SECTION 303 **EQUIPMENT AND APPLIANCE LOCATION**

Section 303.3 Prohibited locations.

[Delete exceptions and replace with the following exceptions]

1. Direct vent appliances installed in accordance with the conditions of its listing and the manufacturer's instructions.
2. Appliances installed in a room or space that opens only into a bedroom or bathroom, such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an approved self closing device. All combustion air shall be taken directly from the outdoors in accordance with Section 304.6 or other adjacent spaced meeting indoor combustion air requirements in section 304.5 of the 2009 International Fuel Gas Code.

SECTION 304 **INSTALLATION**

Section 304.9 Clearances to combustible construction.

[Add the following exception:]

Exception: A floor – mounted doorstop, permanently attached to the building structure, may be

used to maintain clearance to a combustible door.

**SECTION 306
ACCESS AND SERVICE SPACE**

306.1 Clearances for maintenance and replacement.

[Insert sentence after the second sentence.]

Unless otherwise specified, not less than 30 inches (762mm) in depth, width and height of working space and platform shall be provided to service the appliance.

Section 306.4

Appliances under floors.

[Add exception 3 to read:]

Exception #3: Access to appliances in under floor spaces shall not be through a garage unless the access is provided with a solid weather-stripped door, equipped with an approved self-closing device, and all combustion air is taken from outdoors.

**CHAPTER 4
VENTILATION**

**SECTION 403
MECHANICAL VENTILATION**

Table 403.3 Minimum ventilation rates

Delete footnote "b" from occupancy classification.

**CHAPTER 5
EXHAUST SYSTEMS**

**SECTION 504
CLOTHES DRYER EXHAUST**

504.3 Cleanout.

Delete subsection 504.3 Cleanout. in its entirety.

**SECTION 507
COMMERCIAL KITCHEN HOODS**

Section 507.2.2 Type II hoods.

[Add an exception #3 to read:]

Exception #3 – Non-grease or smoke producing cooking appliances that do not exceed 20,000 BTU (5,860 W) input.

[Add new section to read:]

Section 507.2.3.1 Non-food service establishment.

Domestic cooking appliances used in non-food service establishments shall be provided with a Type II hood, vented to the exterior.

SECTION 512

SUBSLAB SOIL EXHAUST SYSTEM

Section 512.1 General

[Add an exception to read:]

Exception: Radon systems

CHAPTER 6 DUCT SYSTEMS

SECTION 601 GENERAL

Section 601.4 Contamination prevention

[Add exception #2 to read:]

Exception #2: Environmental air exhaust ducts may extend into or through ducts or plenums if the exhaust duct is constructed without joints; or the exhaust duct is serving a fan rated at 150CFM (4,248 L/m) or less.

601.3 Contamination prevention.

[Add:]

Exception: Separate environmental exhaust fans may use a common duct system provided each exhaust fan is equipped with a back-draft damper.

CHAPTER 7 COMBUSTION AIR

SECTION 701 GENERAL

701.1 Scope.

[Add sentence:]

It shall be the responsibility of the permit holder/contractor to calculate and verify in writing and to the satisfaction of the building official that all conditions regarding combustion air have been satisfied.

CHAPTER 8 CHIMNEYS AND VENTS

SECTION 801 SCOPE

Section 801.10 Connection to fireplace.

Delete and replace to read:

Connection of appliances to chimney flues serving fireplace shall not be permitted.

CHAPTER 9

**SPECIFIC APPLIANCES, FIREPLACES AND
SOLID FUEL-BURNING EQUIPMENT**

**SECTION 905
FIREPLACE STOVES AND ROOM HEATERS**

[ADD SUBSECTION TO READ:]

Section 905.3 Clearances for unlisted heat producing appliances (from Table 3A 97 UMC)

From Front of appliance 54"
Above top of appliance 48"
From Sides and backs of appliance 48"
Floor must be non combustible

**SECTION 910
FLOOR FURNACES**

Section 910.1 General

[Delete entire section and replace to read:]

Floor furnaces are prohibited.

**CHAPTER 10
BOILERS, WATER HEATERS AND
PRESSURE VESSELS**

**SECTION 1002
WATER HEATERS**

[Add new subsection]

1002.4 Pans.

When a water heater is located in an attic, attic-ceiling assembly, floor-ceiling assembly, floor-sub-floor assembly, or any wood floor where damage may result from a leaking water heater, watertight and corrosion resistant materials shall be installed beneath the water heater with a minimum 1 ¼" (31.75mm) diameter drain to an approved location.

COMMERCIAL FEE SCHEDULE

[Add fee schedule to read]

Less than \$2,000.00	\$84.00
\$2,000.00 to \$49,999.00	\$84.00 plus \$16.00 for each \$1,000.00 , or Fraction thereof
\$50,000.00 to \$499,999.00	\$884.00 plus \$15.00 for each \$1,000.00 over \$50,000.00 or fraction thereof
\$550,000.000 & Over	\$7,384.00 plus \$14.00 for each \$1,000.00 over \$500,000.00 or fraction thereof

Plan Review, fees and inspection by the appropriate Fire Department will be required. A Cost Recovery Agreement with the Building Department will be required for all Fire Plan Reviews in unincorporated areas of Teller County.

TELLER COUNTY BUILDING CODE

ARTICLE VII – INTERNATIONAL FUEL GAS CODE

There is hereby adopted by reference as if set out at length the “International Fuel Gas Code”, 2009 edition, including Appendix Chapter A as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Fuel Gas Code:

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

Section 101.1 Title

[Amend this section to read:]

These regulations shall be known as the Fuel Gas Code of Teller County, Colorado, hereinafter referred to as “this code”.

CHAPTER 3
GENERAL REGULATIONS

SECTION 303 (IFCG)
APPLIANCE LOCATION

303.3 Prohibited Locations.

Delete Exceptions 3 and 4

[Amend #2 by adding the word “vented” before wall furnaces in the first sentence.]

[Amend item 3 to read as follows]

#3 The appliance is installed in a room or a space that opens into a bedroom or bathroom, and such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an approved self-closing device. All combustion air shall be taken directly from the outdoors in accordance with section 304.6, or other adjacent spaces meeting indoor combustion air requirements in section 304.5.

303.6 Outdoor Locations.

[Amend to read as follows]:

Appliances installed in other than indoor locations shall be listed and labeled for outdoor installation.

[Add new subsection]

303.8 Propane appliances.

Propane appliances installed in pits; crawlspaces or basements shall have automatic safety shut-off devices.

SECTION 304 (IFGS)
COMBUSTION, VENTILATION AND DILUTION AIR

304.4 Makeup air provisions.

[Add:]

Gas utilization equipment shall not be located in the same enclosed room as clothes dryer unless the enclosed room is provided with makeup air per subsection 304 of the International Fuel Gas Code, 2009 Edition.

[Add new subsection]

304.6.3 Crawl space and attic space.

For the purpose of this Chapter, an opening to a naturally ventilated crawl space or attic shall be considered equivalent to an opening to the outdoors.

304.7.3 Outdoor opening(s) size.

[Add new subparagraph #4:]

The outdoor opening may connect to the cold air return plenum if it is located within 12 feet (3,657.6mm) of the furnace blower when sized at 1 square inch per 5,000 BTU/hr (1 cm² per 227W) of the total input rating of all gas utilization equipment.

SECTION 305 (IFGC) INSTALLATION

Section 305.8 Clearances to combustible construction.

[Add exception to read:]

Exception: A floor mounted door stop, permanently attached to the building structure with non-removable bolt/screw heads, may be used to maintain clearance to a combustible door.

SECTION 306 ACCESS AND SERVICE SPACE

Section 306.4 Appliances under floors.

[Add exception #3 to read:]

#3. Access to appliances in under floor spaces shall not be through a garage unless the access is provided with a solid weather-stripped door equipped with an approved self-closing device, and all combustion air is taken from outdoors.

CHAPTER 4 GAS PIPING INSTALLATIONS

SECTION 401 GENERAL

Section 401.5 Elevated gas pressure pipe identification

[Add a new section to read:]

Gas piping systems on or in the structure with elevated pressure, shall be identified with labels marked medium or high pressure fuel gas, every ten (10) feet.

SECTION 402 PIPE SIZING

Section 402.5 Allowable pressure drop.

[Add an exception to read:]

Exception: When minimum pressure required for proper appliance operation is unavailable, then the design pressure under maximum probable flow conditions, from the point of delivery to the inlet connection of the equipment, shall not exceed those shown in Table(s) 402.4(1) through 402.4(35) of the 2009 International Fuel Gas Code.

**SECTION 403 (IFGS)
PIPING MATERIALS**

403.4.3 Copper and brass.

[Amend to read as follows:]

Copper and brass pipes shall not be used ~~for~~ **on** natural gas systems.

403.5.2 Copper and brass tubing.

[Delete this section and replace to read:]

Copper and brass tubing shall not be used on natural gas systems.

Section 403.11 Plastic pipe, joints, and fittings.

[Delete item #3 and replace to read:]

#3. Compression type mechanical joints are prohibited.

[Add new subsection]

403.10.5 Unions.

Where unions are necessary, right and left nipples and couplings shall be used. Ground-joint unions may be used at exposed fixture, appliance or equipment connections and in exposed exterior locations immediately on the discharge side of a building shutoff valve. Heavy-duty flanged-type unions may be used in special cases when approved by the building official. Bushings shall not be in concealed locations.

**SECTION 404 (IFGC)
PIPING SYSTEM INSTALLATION**

404.3 Piping in concealed locations.

[Delete this section and replace to read:]

Portions of a piping system installed in a concealed location shall not have unions, tubing fittings, bushings, or compression couplings.

404.5. Protection against physical damage.

[Add sentence:]

Corrugated stainless steel tubing (CSST) shall be sleeved in approved conduit for protection in walls less than 5½ inches.

404.9 Protection against corrosion.

[Add a sentence to read:]

Underground piping systems shall be installed using only listed Polyethylene Plastic or Corrugated Stainless Steel.

Exceptions:

1. Metallic tubing (Type L copper) may be used in underground LP gas systems.
2. Metallic piping may be used in underground systems with prior approval.

404.10 Minimum burial depth.

[Amend to read as follows]:

Underground piping systems shall be installed a minimum of 18 inches below grade for all applications.

404.10.1 Individual outside appliances.

Delete this section.

SECTION 406 (IFGS) INSPECTION, TESTING AND PURGING

406.1.2. Repairs and additions.

[Amend 2nd paragraph to read as follows:]

Minor repairs and additions are not required to be pressure tested provided that the piping is accessible, limited to a maximum of eight joints and has a total developed length no greater than 10 feet (3,048 mm).

406.4 Test pressure measurement.

[Delete and replace to read:]

Test pressure shall be measured in accordance with this section.

406.4.1. Test pressure.

[Amend to read as follows:]

The gas piping shall stand a pressure of not less than ten (10) pounds per square inch (69 kPa) gauge. Test pressures shall be held for a length of time satisfactory to the code official but not less than 15 minutes, with no perceptible drop in pressure. For welded piping, the test pressure shall be at least sixty (60) pounds per square inch (414 kPa) and shall be continued for a length of time satisfactory to the code official but not less than thirty (30) minutes. These tests shall be made using air, carbon dioxide or nitrogen pressure only and shall be made in the presence of the code official. Necessary apparatus for conducting tests shall be furnished by the permit holder. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than three times the pressure.

406.4.2. Test duration.

Delete subsection title and content and replace with:

406.4.2. Test pressure for R-occupancies.

Systems carrying pressures exceeding 14 inches water column (3.5 kPa) installed within structures classified as Group R Occupancies shall be tested at 60 pounds per square inch (414 kPa), for at least 30 minutes for the entire system, including piping downstream of the gas pressure regulator.

406.6.4 Placing equipment in operation.

[Amend to read as follows:]

Gas piping or equipment out of service for periods longer than six (6) months shall be permitted to be placed in operation after the piping system has been tested in accordance with subsection 406.4, purged in accordance with subsection 406.7, inspected and found to be free from leakage.

[Add new subsection to read:]

406.5 Disconnected piping inspection.

When existing piping is disconnected from the source of supply (gas meter removed, etc.) in R-3 occupancy for more than one calendar year, the piping shall be retested in accordance with the requirements of Section 406.4 of the 2009 International Fuel Gas Code. When existing piping is disconnected from the source of supply (gas meter removed, etc.) in any occupancy other than an R-3 occupancy for more than six months, the piping shall be retested in accordance with the requirements of Section 406.4 of the 2009 International Fuel Gas Code.

SECTION 416

OVERPRESSURE PROTECTION DEVICES

Delete this section.

**CHAPTER 5
CHIMNEYS AND VENTS**

SECTION 503 (IFGS)

VENTING OF EQUIPMENT

503.2.2 Well-ventilated spaces.

Delete this subsection in its entirety

Table 503.4 Type of Venting System to be Used.

Delete reference to "single wall metal pipe" throughout the Table.

503.5.3 Masonry Chimneys.

[Amend Exception to read as follows:]

Exception: Masonry chimney flues serving listed gas appliances with draft hoods, Category I appliances, and other gas appliances listed for use with Type B vent shall be lined with a chimney lining system specifically listed for use with such appliances. The liner shall be installed in accordance with the liner manufacturer's instructions and the terms of the listing. A permanent identifying label shall be attached at the point where the connection is to be made to the liner. The label shall read: "The chimney liner is for appliances that burn gas only. Do not connect to solid or liquid fuel-burning appliances or incinerators".

Exception to Exception: When replacing an existing water heater, a chimney lining system is not required to be installed in an existing masonry chimney flue that serves two or more draft hood appliances provided that the existing chimney flue is inspected and deemed safe for the intended appliance.

503.5.6.1 Chimney lining.

Delete the exception.

503.5.7.3 Combination gas and solid fuel-burning appliances.

Delete this subsection in its entirety.

503.7 Single-wall Metal Pipe.

[Amend to read as follows:]

Single-wall metal pipe vents are prohibited.

503.8 Venting system termination location.

[Delete first sentence and replace with:]

The location of venting systems shall comply with subsections 503.5.4 and 503.6.6 of the International Fuel Gas Code, 2003 9 Edition or the following:

503.10.2.2 Vent connectors located in unconditioned areas.

Delete the exception

503.10.4 Two or more appliances connected to a single vent.

[Amend the first paragraph to read as follows:]

Where two or more vent connectors enter a common gas Type B-vent or a listed chimney flue liner, the smaller connector shall enter at the highest level consistent with the available headroom or clearance to combustible material.

503.10.15 Single-wall connector penetrations of combustible walls.

Delete subsection in its entirety

**CHAPTER 6
SPECIFIC APPLIANCES**

**SECTION 602 (IFGC)
DECORATIVE APPLIANCES FOR INSTALLATION IN FIREPLACES**

[Add new subsection]

602.4 Decorative gas appliances.

Fireplace openings containing decorative gas appliances shall be equipped with glass doors.

**SECTION 603
LOG LIGHTERS**

Section 603.1 General

Delete this section

**SECTION 609 (IFGC)
FLOOR FURNACES**

Delete entire section and replace to read:

Floor furnaces are prohibited.

**SECTION 614
CLOTHES DRYER EXHAUST**

614.3 Cleaning access.

Delete this subsection in its entirety

614.7 Commercial clothes dryers.

[Add at the end of the paragraph:]

Clothes dryer transition ducts used to connect the appliance to exhaust duct system shall be limited to single lengths not to exceed 8 feet (2,438.4mm) in length and shall be listed and

labeled for the application. Transition ducts shall not be concealed within construction.

SECTION 618 FORCED-AIR WARM-AIR FURNACES

618.5 Prohibited sources.

[Add subparagraph #7:]

7. Return air shall not be located within 10 feet (3,048 mm) of any fuel burning appliances, firebox or draft hood located in any portion of a building. This distance shall be measured along any path that air may travel, such as doors, openings or transfer grilles.

SECTION 621 (IFGC) UNVENTED ROOM HEATERS

621.2 Prohibited use.

[Amend to read as follows:]

Unvented room heaters shall not be used for comfort heating in a dwelling unit.

621.4 Prohibited locations.

[Delete the first sentence and replace with the following:]

Unvented room heaters shall not be installed within occupancies in Group A, E, I and R.

SECTION 624 (IFGC) WATER HEATERS

[Add new subsection]

624.3 Protection from damage.

All water heaters installed in areas where they may be subjected to mechanical damage shall be suitably guarded against damage by being installed behind adequate barrier or by being elevated or located out of the normal path of a vehicle using the garage or other source of damage.

[Add new subsection]

624.4 Support.

A water heater supported from the ground shall rest on level concrete or other approved base extending not less than 3 inches (76.2 mm) above the adjoining ground level.

[Add new subsection]

624.5 Pans.

When a water heater is located in an attic, attic-ceiling assembly, floor-ceiling assembly, floor-sub-floor assembly, or any wood floor where damage may result from a leaking water heater, a watertight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum 1 ¼ inch (31.75 mm) diameter drain to an approved location.

TELLER COUNTY BUILDING CODE

ARTICLE VIII - MOBILE/FACTORY BUILT/MANUFACTURED HOUSING CODE

1. DEFINITIONS

- A. Manufactured Home:** (HUD Code Units) Is not less than 24 feet in width and 36 feet in length; Is installed on an engineered permanent foundation; Hard brick, wood or cosmetically equivalent exterior siding and a pitched roof; Is certified pursuant to the A National Manufactured Housing Construction and Safety Standards Act of 1974: as amended; And is building for the Colorado climate and snow loads according to the Department of Housing and Urban Development standards established under the provisions of 42 USC 5401, et seq.
- B. Factory Built Home:** (Modular) (IRC Code Compliant Unit) Is built in multiple sections, each on a chassis which enables it to transported to its occupancy site; Is constructed to the standards of the State of Colorado Factory Building Housing Construction certification Code (8CCR1302-3) and must bear a certification insignia in compliance with those standards; Is installed on an engineered permanent foundation; Meets current County requirements for roof snow load.
- C. Mobile Home:** Any wheeled unit, exceeding either 8 feet in width or 40 feet in length, without motor power, built on a permanent chassis, and is capable of being drawn over public highways by a motor vehicle in a single section. Must be certified by Housing and Urban Development pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", as amended, effective June 15, 1976. If a mobile home meets the criteria as factory built housing or a manufactured home as defined above, it shall not be considered a mobile home.

Any unit constructed in a factory, which does not meet the above definitions must comply with the current Teller County Building Codes.

2. PERMITS REQUIRED

- A. Manufactured and Factory Built Homes:** Building permit for permanent foundation and all utility connections required in compliance with the Teller County Building Code.
- B. Mobile Homes:** To place the mobile home on blocks and tie downs - A mobile home permit and permits for all utility connections required in compliance with the Teller County Building Code. To place the mobile home on a permanent foundation - Building permit for permanent foundation and all utility connections required in compliance with the Teller County Building Code.

3. MOBILE HOME SETUP

- A. Anchoring and Blocking Systems.**

1. **Anchoring System:** All mobile homes shall be anchored to the pad or ground by an approved anchoring system. The anchoring system shall consist of no less than four (4) approved tie downs for each unit (2 pair) but shall require two (2) additional for each twenty feet (20') or portion thereof over fifty feet (50') in length. Each anchor shall be capable of withstanding a three thousand five hundred (3,500) pound force along its axis.
2. **Blocking System:** Blocking for support shall be as follows:
 - a. Bottom: 2 - 4" x 8" x 16" solid concrete blocks
 - b. Intermediate: 8" x 8" x 16" hollow concrete blocks
 - c. Top: 4" x 8" x 16" solid concrete blocks or 2" x 8" x 16" wood (nominal)
 - d. Shims: (wood) may be used in conjunction with the above units but only to an accumulative depth of two inches (2") (nominal)
3. **Axles and Tongues:** Axles shall not be removed from Mobile Homes. Tongues may be removed and stored with the Mobile Home.

B. Water Service Connection.

Water piping connection to the mobile home shall be not less than three-fourths inch (3/4") nominal diameter.

C. Sewer Connection.

A watertight connection between the mobile home drainage system and the mobile home park sewer or Individual Sewage Disposal System connection shall be made by means of readily removable semi-rigid connector with a clean out.

4. ADDITIONS

No additions shall be made to a mobile, factory built or manufactured home unless such addition is an approved manufactured system or an independently supported structure meeting the building code requirements or designed and approved by an Architect or Engineer licensed in the State of Colorado.

5. FEES

Fees for manufactured homes, factory built homes and mobile homes shall be in accordance with the Teller County Building Code, Article III, Table 1-A.

6. MANUFACTURED HOME INSTALLATION CODE

There is hereby adopted by reference as if set out at length the Colorado State Division of Housing Manufactured Home Installation Code, as adopted by the State Housing Board of the State of Colorado by its Resolution #37, and as described in Schedule B to said Resolution #37, and also including any amendments to said Installation Code thereafter adopted by the State Housing Board of the State of Colorado.

TELLER COUNTY BUILDING CODE

ARTICLE IX - NATIONAL ELECTRICAL CODE

There is hereby adopted by reference as if set out at length the “National Electrical Code”, 2011 edition, as published by the National Fire Protection Association, Batterymarch Park, Quincy, MA 02269. The following amendments are made to the National Electric Code:

FEES

The electric permit must be obtained before any inspections will take place.

TYPE OF PERMIT FEE

[Revise to read]

Temporary Service.....	\$50.00
Permanent Service.....	\$50.00
Recreational Vehicle Service.....	\$50.00
Re-inspection.....	\$50.00

PERMANENT POWER:

New Residential Construction:

Under 2,000 Square Feet.....	\$150.00
Over 2,000 Square Feet.....	\$150.00 plus \$3.00 per each 100 sq. ft. over 2,000 sq. ft.

New Construction: (Out Buildings, Detached Garages, Barns, etc.). Includes rewiring of existing structures, additions or remodels.
\$50.00 per inspection

Wire Or Rewire Of Commercial Buildings:

Actual Cost of Wiring:

Less than \$2,000.....	\$84.00
\$2,000 to \$49,999.....	\$84.00 plus \$16.00 for each \$1,000, or fraction thereof
\$50,000 to \$499,999.....	\$884.00 plus \$15.00 for each \$1,000 over \$50,000 or fraction thereof
\$500,000 & Over	\$7384.00 plus \$14.00 for each \$1,000 over \$500,000 or fraction thereof

Mobile Home Service.....\$50.00

Manufactured or Factory Built Home:

without Basement.....	\$50.00 – per inspection
with Basement.....	\$50.00 – per inspection

Service Only.....\$50.00

Re-Inspection.....\$50.00

A. Application to existing residential wiring:

- (a) When any additions, alterations or renewals of existing installations are made, that portion added, altered, or renewed shall be made to conform with the

requirements for a new building, except as provided hereafter in section (b) and (c).

- (b) When more than 50 percent of the wiring (based upon the square footage of floor space served) in any building is changed, the entire wiring installation in the building shall be made to conform with all the requirements for new buildings.
- (c) When more than 50 percent of the wiring (based upon the number of outlets served) or any circuit is changed, the entire circuit shall be made to conform with all the requirements for new buildings.
- (d) When any part of a wiring installation has been disconnected due to the wiring having been damaged by fire, flood, etc., altered by unauthorized persons, nature, calamity, or otherwise becoming a hazard, such installation may not be reconnected without inspection and approval by the building official.

B. INTRODUCTION

90.2 Scope

[Add a section as follows]

- (5) For all new commercial, commercial remodels, alterations, or change in Occupancy an electrical engineer shall design, and prepare two sets of drawings, Stamped, signed, and dated for submittal to be reviewed by the building department prior to release of a permit.
Exception: 200 amp or less, 120/240 volt services for commercial use that have no existing issues or safety concerns as determined by the electrical inspector. The electrical contractor in this case will be required to provide drawings for these projects.

TELLER COUNTY BUILDING CODE

ARTICLE X - INTERNATIONAL FIRE CODE

There is hereby adopted as the Teller County Fire Code, by reference as if set out at length the International Fire Code 2003 edition, including the table of contents, indices and appendix chapters A, B, and C, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, as amended by Teller County Ordinance #16, an Ordinance providing for the adoption of a Fire Code for unincorporated Teller County, Colorado.

TELLER COUNTY BUILDING CODE

ARTICLE XI – RESERVED

TELLER COUNTY BUILDING CODE

ARTICLE XII – INTERNATIONAL ENERGY CONSERVATION CODE

There is hereby adopted by reference as if set out at length the “International Energy Conservation Code”, 2009 edition, as published by the International Code Council, Inc., 4501 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2003 Edition. The Code, as adopted also includes the International Energy Conservation Code Appendix.

The following additions and modifications are made to the International Energy Conservation Code:

CHAPTER 1 ADMINISTRATION

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title

This code shall be known as the International Energy Conservation Code of Teller County, Colorado, hereinafter referred to as “this code”.

[EB] 101.2.2.4 Change in occupancy.

[Delete the last sentence and replace with the following:]

The building official shall certify that such building or structure meets the intent of the provisions of law governing building construction for the proposed new occupancy.

101.4.3 Additions, alterations, renovations, or repairs.

[Add an exception #9 to read:]

Exception #9: Detached accessory structures in conjunction with one or two family dwellings not intended for human occupancy.

103.1 General

[Delete entire section and replace with the following:]

Construction documents and other supporting data shall be submitted in two complete sets together with building plans for each application for a building permit. The construction documents and designs submitted under the provisions of Section 405 and Chapter 5 of the 2009 International Energy Conservation Code shall be prepared by a design professional licensed in the State of Colorado, a qualified person such as a licensed contractor or subcontractor in the field of a specific discipline, or as approved by the building official.

SECTION 104 CONSTRUCTION DOCUMENTS

104.1 General.

[Delete the 2nd sentence and replace with the following:]

The construction documents and designs submitted under the provision of Chapter 4 this 2003 International Energy Conservation Code shall be prepared by a design professional licensed in the State of Colorado or by another qualified person as approved by the building official.

104.1 General.

Delete the exception

**SECTION 109
BOARD OF APPEALS**

The provisions of this Section are deleted, and all references to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I B of the Teller County Building Code.

**CHAPTER 4
RESIDENTIAL ENERGY EFFICIENCY**

**SECTION 402
BUILDING THERMAL ENVELOPE**

Table 402.1.1 Insulation and fenestration requirements by component.

[Delete and amend to read:]

The table for climate zone 5 and marine 4 for wood frame wall R-value
Climate zone 5 marine 4-wood frame R-value: replace 20 or 13+5h with 19 or 15+2h

Footnote h:

[Delete and replace with the following:]

15+2 means R-15 cavity insulation plus R-2 insulated sheathing. If the building is sheathed continuously with structural panels, insulated sheathing may be omitted.

**CHAPTER 5
RESIDENTIAL BUILDING DESIGN BY COMPONENT
PERFORMANCE APPROACH**

**SECTION 502
BUILDING ENVELOPE REQUIREMENTS**

502.1.1 Moisture control.

Delete subsection in its entirety

TELLER COUNTY BUILDING CODE

ARTICLE XIII - SAFETY CODE FOR ELEVATORS AND ESCALATORS

There is hereby adopted by reference as if set out at length the American Society of Mechanical Engineers A17.1 Handbook, Safety Code for Elevator and Escalators, 2010 edition, A17.2 Guide for Inspection of Elevators, Escalators, and Moving Walks – 2010, A17.6 Standard for Elevator Suspension, Compensation, and Governor Systems – 2010, A17.3, Safety Code for Existing Elevator and Escalators, 2010, A18.1 Safety Standard for Platform Lifts and Stairway Chairlifts 2011, as published by the American Society of Mechanical Engineers, 345 East 47th Street, New York, New York 10017, and ANSI/ASSE A10.4 – 2007, Personnel Hoists and Employee Elevators on Construction and Demolition Sites, as published by the American Society of Safety Engineers, 1800 E. Oakton St., Des Plaines, IL 60018 - 2187.

All inspections to be performed by Teller County’s designated A.S.M.E. Certified Inspector and inspection results submitted to the Building Department.

Delete Section 1001 & 1004 Routine Inspection & Test of Passenger and Freight Electric & Hydraulic Elevator.

Revise to read:

Elevator Inspections:

New Installation – Elevator – commercial or residential	\$350.00
New Installation – Dumbwaiter – commercial or residential	\$200.00
Annual Inspection – commercial	\$100.00
Annual Inspection – residential	\$ 50.00
Five (5) year Inspection – commercial or residential	\$200.00
(Plus an additional \$15.00 for each stop over four (4))	
Reinspection Fee	\$ 50.00

Escalator Inspections:

New Installation - Escalator – commercial or residential	\$700.00
Escalator Annual Inspection	\$250.00
Escalator Five (5) year Inspection – commercial or residential	\$400.00
Reinspection Fee	\$ 50.00

[Add]

Late Penalty Fee:

Non-response to or missed annual inspection fee – commercial or residential	\$200.00
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TELLER COUNTY BUILDING CODE

ARTICLE XIV ICC/CABO/ANSI A-117.1-2003

There is hereby adopted by reference as if set out at length the ICC / American National Standards Institute A117.1 for “Accessible and Usable Buildings and Facilities;”, 2003 edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL. 560578-6795.

If for any reason there is a discrepancy between the ICC/ANSI A-117.1 – 2003 Code and the International Residential Code or International Building Code, the ICC/ANSI A117.1 – 2003 Code shall prevail.

**RECOMMENDATIONS TO ADOPTING AUTHORITIES
ADMINISTRATION**

The ICC/ANSI standards were adopted by Teller County as an assistive reference to the 2009 International Building Code. The building code provides direction in codes for where accessibility is required and the ICC/ANSI Standard breaks down these areas and gives further detail as to what is needed to assist physically challenged persons.

TELLER COUNTY BUILDING CODE

ARTICLE XV – INTERNATIONAL EXISTING BUILDING CODE

There is hereby adopted by reference as if set out at length the “ International Existing Building Code”, 2009 edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Existing Building Code:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.2 Scope.

[Add to the end of the subsection as follows:]

All references in the 2009 International Existing Building Code as well as the 2009 International Building Code and the International Residential Code shall refer any electrical installation or repair to Article IX - 2011 National Electrical Code, which was adopted by Teller County.

SECTION 106 CONSTRUCTION DOCUMENTS

Section 106.6.1

[Add new section to read:]

All construction projects as described in Section 105.1 for commercial buildings shall be designed by a licensed State of Colorado architect or engineer. This shall include the complete name and firm, wet stamp, signature and date for all disciplines unless prior arrangements have been made with Teller County staff.

SECTION 107 TEMPORARY STRUCTURES AND USES

[Add new subsection to read:]

Section 107.1 General.

The building official is authorized to issue a permit for temporary structures and temporary uses, which would be used for: construction offices, sales offices, or similar uses when construction personnel, owners or general public may congregate.

SECTION 112 BOARD OF APPEALS

The provisions of this Section are deleted, and all references to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I B of the Teller County Building Code.

TELLER COUNTY BUILDING CODE

ARTICLE XVI CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

There is hereby adopted by reference as if set out at length the “Uniform Code for the Abatement of Dangerous Buildings”, 1997 edition, as published by the International Conference of Building Officials, 5360 South workman Mill Road, Whittier, California, 90601

TELLER COUNTY BUILDING CODE

ARTICLE XVII - PENALTIES

Anything to the contrary herein notwithstanding, no part of any Code herein adopted relating to the imposition of penalties is adopted hereby. Any violation of any portion of the Teller County Building Code is hereby declared to be unlawful and punishable as set forth in Sections 30-28-209 and 30-28-210 of the Colorado Revised Statutes as presently enacted or hereafter amended.