



30-28-201 to adopt an energy code that shall apply to the construction of, and renovations and additions to, all commercial and residential buildings in the county to which the building code applies;

WHEREAS, a public work session was held with the Board of County Commissioners on August 11, 2015 to clarify various amendments to the 2015 International codes,

WHEREAS, a public hearing was held before the BOCC on March 21, 2016, at the Garfield County Commissioners' Hearing Room, 108 8th Street, Glenwood Springs, Colorado, at which time and place, the public was invited to make statements for or against amending the existing building codes adopted under Resolution 2015-10;

WHEREAS, the above public hearing was duly advertised in accordance with C.R.S. 30-28-204;

WHEREAS, the BOCC hereby finds that repealing the 2015 Code and adoption of the Garfield County Building Code of 2016 is in accordance with public health, safety, morals and general welfare and safety, protection and sanitation of such dwellings, buildings and structures, in the unincorporated areas of Garfield County;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Garfield County, Colorado, that the following be and hereby is adopted and enacted pursuant to Title 30, Article 28 of the Colorado Revised Statutes, as amended, as the Garfield County Building Code of 2016.

SECTION I-TITLE

The resolution may be cited for all purposes as the "Garfield County Building Code Resolution of 2016", and may be referred to herein as "this Resolution." This Resolution shall include those codes set forth below as adopted by reference with amendments.

SECTION II-PURPOSE

The provisions of this Resolution are made with a reasonable consideration of, and in accordance with a plan designed to promote the public health, safety, morals and general welfare, and the safety, protection, and sanitation of the dwellings, buildings, structures, and equipment, regulated hereby in Garfield County, Colorado.

SECTION III-SCOPE

The provisions of this Resolution shall apply to the future construction or alteration of all dwellings, buildings, and structures in the entire unincorporated area of Garfield County, Colorado together with plumbing, mechanical, and electrical installations therein or in connection therewith. Buildings or structures used for the sole purpose of providing shelter for agricultural implements,

farm products, livestock, or poultry shall be exempted from regulations under this Resolution. The 2015 International Energy Conservation Code (IECC) was not adopted. Any reference to the energy code for residential or commercial projects will be to the 2009 energy conservation related codes. Where in any specific case, different sections of this Resolution, the Zoning Resolution or other resolutions of Garfield County or other governmental body specify different requirements, the most restrictive shall govern.

SECTION IV - ADOPTION OF INTERNATIONAL CODES

The Board of County Commissioners adopts by reference all of the provisions of the 2015 International Building Code (IBC), 2015 International Residential Code (IRC), 2015 International Mechanical Code (IMC), 2015 International Plumbing Code (IPC), the 2015 International Fuel Gas Code (IFGC), 2015 International Existing Building Code (IEBC), 2015 International Swimming Pool and Spa Code (ISPSC) and the 2009 International Energy Conservation Code (IECC) except to the extent modified and amended and hereby adopted as set forth in Exhibit "A" attached hereto and incorporated by this reference. The above-referenced International Codes, collectively, shall be referred to and known as the "Garfield County Building Code of 2016." Fees related to permits are outlined in Exhibit "B" attached hereto and incorporated by this reference and are hereby adopted.

SECTION V - REPEAL OF PRIOR CODE- Effective Date Below

The Board of County Commissioners hereby repeals the Garfield County Building Code of 2015 as adopted in Resolution 2015-10 upon the effective date described below.

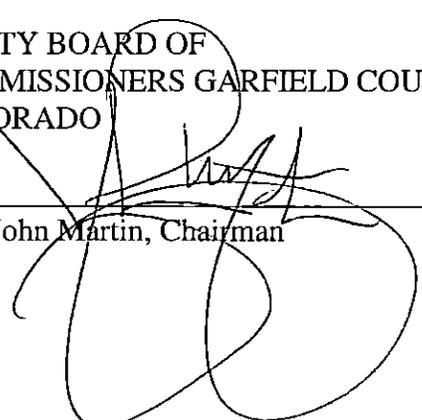
SECTION V - EFFECTIVE DATE

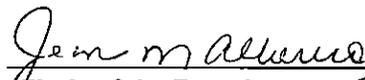
This Resolution shall become effective on the 1st day of July 2016, and all Building Permit Applications submitted on or after the effective date shall be subject to all of the provisions of this resolution, including but not limited to any fee schedule changes.

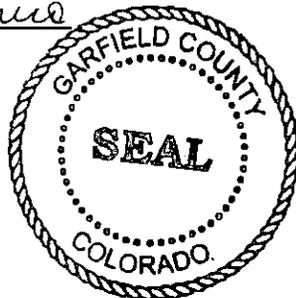
Dated this 31st day of March, A.D. 2016.

GARFIELD COUNTY BOARD OF
COMMISSIONERS GARFIELD COUNTY,
COLORADO

ATTEST:

By: 
John Martin, Chairman


Clerk of the Board



Upon motion duly made and seconded the foregoing Resolution was adopted by the following vote:

Chairman Martin Aye
Commissioner Jankovsky Aye
Commissioner Samson (Absent)

STATE OF COLORADO)
)ss
COUNTY OF GARFIELD)

I, _____, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Resolution is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Garfield County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Glenwood Springs, this ____ day of _____, A.D. 2016

County Clerk and ex-officio Clerk of the Board of County Commissioners

_____.

Exhibit A – Alteration to International Codes

I. RULES OF CONSTRUCTION

A. Appendices and Tables

Adoption by reference of the below stated Codes shall include the appendices published in each Code volume as specifically listed in this document.

B. Substitution of Terminology

Wherever the word "ordinance" appears in the adopted Codes the word "resolution" shall be substituted therefore; similarly, the word "County" shall be substituted for "City" or "Municipality"; "Board of County Commissioners of Garfield County, Colorado" shall be substituted for "City Council", "appointing authority", "chief appointing authority of the municipality", and Director of Public Works"; "County Building Official" shall be substituted for "Administrative Authority"; and "Board of Review" shall be substituted for "Board of Appeals". In any case, the International Codes adopted herein shall be read and construed in the context of application to a County factual situation.

II. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS (I.R.C.)

A. Additions and Modifications: The Sections of the I.R.C. are adopted subject to the following additions or modifications:

1. Section R101.1 is amended to read as follows:

R101.1 Title. This code shall be known as the *Residential Code for One- and Two-Family Dwellings* of Garfield County, Colorado. This code shall apply to all of the unincorporated area of Garfield County, Colorado

2. Section R102.7 is amended to read as follows (Section R102.7.1 remains as written):

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

3. Section R104.1 is amended to read as follows:

R104.1 General. The Building Official is hereby authorized and directed to enforce all of the provision of this code; however, a guarantee that all building and structures have been

constructed in accordance with all of the provisions of this code is neither intended nor implied. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

4. Section R104.8 is amended to read as follows:

R104.8 Liability. The adoption of this code, and any previous codes adopted by Garfield County, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The building official, member of the board of review or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate, acting in good faith, shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

5. Section R105.1 is amended to add the following subsections:

R105.1.1 Reroofing permit. A permit is required to reroof a residence.

6. Section R105.2 is amended to read as follows:

R105.2 Work exempt from permit. Permits shall not be required for the following.

- a. One-story detached accessory structures used as a tool and storage sheds or playhouses, provided the floor area does not exceed 200 square feet.
- b. Fences not over 7 feet high used for non-agricultural uses and any fence built for agricultural purposes that is a post and wire construction.
- c. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- d. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- e. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- f. Prefabricated swimming pools that are less than 24 inches deep.
- g. Swings and other playground equipment.

- h. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
- i. Cabins as defined within the Garfield County Land Use and Development Code
- j. Decks that are not more than 30 inches above grade at any point.
- k. Sidewalks and driveways not more than 30 inches above the adjacent grade, and not over any basement or story below and are not part of a accessible route.
- l. Individual mechanical, electrical, or gas work not included in a building permit.
- m. Covered porches, roof structures and patio covers less than 10 feet in depth and/or less than 200 square feet in area and the walking surface is less than 30 inches to grade.

7. Section R105.5 is amended to read as follows:

R105.5 Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Permits must pass a required inspection during every 180 day period after each inspection in order not to be considered suspended or abandoned. On expired permits, before such work can be recommenced, a re-issued or new permit shall be obtained. The fee for a re-issued or new permit shall be one-half the permit fee of the original permit, provided no changes have been made in the original plans and specifications for such work, and further provided that such suspension or abandonment has not exceeded one year. Changes in plans and specifications shall require an additional permit fee and plan review fee as described in section R106 and section R108. Any nullified permit where the suspension or abandonment have exceeded one year will require the permittee to pay a new permit fee plus plan review fee.

Any person holding an unexpired and valid permit may apply for an extension of time to commence work, return to work or complete work under that permit by submitting a written request describing good and satisfactory reason for such extension. This request shall be received prior to the date on which the original permit expires or becomes null and void. An extended permit is valid for 180 days from the date of the extension, does not require compliance with codes adopted since the original permit was issued, and does not require payment of new fees. No permit shall be extended more than twice.

When a permit has expired or been nullified and a new addition of the building code has been adopted, the original plans shall be reviewed and required to comply with the current code. The permittee shall pay a new plan review fee based on the current projected valuation plus the applicable fee listed above.

8. Section R106 is amended by adding a new subsection to read as follows:

R106.1.5 Proof of water and sewer. The applicant shall provide documentation that water and sewer taps have been obtained from the appropriate utility district when the property will be served by the district.

9. Section R106.2 is amended by adding the following:

R 106.2.1 Additional Site Plan Requirements.

Any site plan for the placement of any portion of a structure within 50ft. of a property line and not within a previously surveyed building envelope on a subdivision final plat shall be prepared by a licensed surveyor and have the surveyor's signature and professional stamp on the drawing. Any structure to be built within a building envelope of a lot shown on a recorded subdivision plat, shall include a copy of the building envelope as it is shown on the final plat with the proposed structure located within the envelope.

10. Section R107 as written is deleted and replaced with the following:

R107.1 Temporary housing. The building official may allow a home owner/builder to place temporary housing in the form of a self contained mobile home, camper or recreational vehicle; or properly placed mobile home connected to an approved individual sewage disposal system, during active construction of a permanent home.

R107.2 Occupancy. Temporary housing shall be; inhabited by the owner/builder to which the approval has been given; located at a construction site for which a building permit has been issued and is currently unexpired; and, provided with a water supply and sanitation system approved by the building official.

R107.3 Approval validity. The approval is valid while the building permit is valid and occupancy will be discontinued upon final inspection or invalidation of the building permit.

11. Section R108.2 is amended to read as follows:

R108.2 Schedule of permit fees. On buildings, structures, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for the permit shall be paid as required, in accordance with the attached Exhibit B, building permit fee schedule.

12. Section R108.6 is amended by adding a subsection:

R108.6.1 Penalty fee. Work being done without a permit will be subject to a fee or penalty equal to the permit fee. This fee or penalty is in addition to the permit and plan check fees.

13. Section R108.5 is amended to read as follow:

R108.5 Refunds. The building official is authorized to establish a refund policy.

The building official may authorize refunding of all or a portion 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.

14. Section R109.3 is amended to read:

R109.3 Inspection requests. It shall be the duty of the person doing the work, the owner, contractor or subcontractor to know that the building or structure has a valid permit and to notify the building department when work is ready for inspection. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done without a permit and the inspection is not requested per section R109. It shall be the duty of the person doing the work, the owner, contractor or subcontractor requesting any inspections required by this code to provide legal and adequate access and means for inspection of such work. Such request for inspection may be in writing or by calling the 24-hour automated telephone answering system.

15. Section R109.5 is added to read:

R109.5 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested or deviating from the approved plans. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fee has been received by the building department.

16. Section R111 is amended to read as follows:

R111.1 Connection of service utilities. . This subsection deleted.

R111.2 Temporary connection. This subsection deleted.

Section **R111.3** is retained as part of the code.

17. Section R112 is amended to add the following:

In Sec R112 and where ever in this code there is reference made to Board of Appeals, it shall be amended to read Board of Review.

18. Section R202 is amended by adding or replacing the following definitions:

a. **ACCESSORY STRUCTURE.** A structure the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same *lot*. Accessory

buildings other than approved accessory dwelling units are not allowed to have a shower or a bath.

b. **BUILDING PERMIT EXEMPT AGRICULTURAL BUILDING.** A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. The sole purpose of the building must be agricultural. Excluded from this definition are structures enclosing indoor riding arenas with an occupant load of 10 or more.

c. **BUILDING.** Building shall mean any one-and two-family dwelling or portion thereof, including townhouses, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include accessory structures thereto.

Minimum dwelling unit dimension is (20) feet wide and twenty (20) feet long.

d. **BEDROOM.** A room which is designed as a sleeping room, a loft, a mezzanine or a room or area that can be used as a sleeping room and contains a closet.

e. **CERTIFICATE OF OCCUPANCY.** A written notification from the building official to the property owner that the work covered under the permit is complete and the permit is closed.

f. **DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, and having just one kitchen.

g. **FACTORY BUILT BUILDING.** A building which is assembled in a facility that has been approved by the State of Colorado, built to the building plumbing and mechanical codes as adopted by the Colorado Division of Housing, with the work performed at the facility inspected by and bearing the Colorado Division of Housing identification label.

h. **FIRE DEPARTMENT OFFICIAL.** The chief officer of any of the fire protection districts within Garfield County, or the chief officer's authorized representative.

i. **HEIGHT, BUILDING.** See Garfield County Zoning for building height restrictions.

j. **KITCHEN.** A room or area that is designated to be used for the cooking and preparation of food, which contains one or more standard size kitchen appliances or fixtures.

k. **MANUFACTURED HOME.** A single family dwelling which is partially or entirely assembled in a factory, is not less than twenty feet in width and twenty feet in length, is installed on an permanent foundation, has a brick, wood or cosmetically equivalent exterior and a pitched roof, is certified pursuant to the "National Manufactured Housing

Construction and Safety Standards Act of 1974”, 42 U.S.C. 5401 et esq., as amended, and bearing the H.U.D. identification label. Installed and set up as required in the set up manual supplied with the manufactured home.

l. **PERSON.** A natural person or any individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the state or the United States government. Singular includes plural, male includes female.

m. **USEABLE SPACE UNDER FLOORS.** Useable space is that space under the first story between the underside of the floor joist or floor truss and the ground below which exceeds 46 inches at any point.

n. **WET BAR.** An area of a room that is designed to be used for serving of beverages, that may only have a single bar sink and no standard size kitchen appliances such as a stove, oven, dishwasher or full sized refrigerator. Counter space is limited to 25 square ft.

o. **HABITABLE SPACE.** A space in a building used for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable space. Unfinished basements with a ceiling height of 84 inches or more are considered habitable space.

19. Section R301 is amended to add as follows:

Table R301.2(1)

FLAT ROOF SNOW LOAD REPLACES GROUND SNOW LOAD as determined by Garfield County snow load based on elevation:

To 7000ft.	40psf
7001 to 8000ft	50psf
8001 to 9000ft	75psf
9001 to 10,000	100psf

Potential unbalanced accumulations of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Minimum snow loads are in pound per square foot of horizontal projected area. All snow load roof designs are to be designed and stamped by a Colorado registered professional engineer or architect.

WIND SPEED – 115 MPH Exposure B or C

SEISMIC DESIGN CATEGORY – B or C. Site specific.

WEATHERING PROBABILITY FOR CONCRETE – Severe

FROST LINE DEPTH – 36 in. to 8000ft. of elevation. 42 in. over 8000ft.

TERMITE INFESTATION PROBABILITY – None to slight

DECAY PROBABILITY – None to slight

WINTER DESIGN TEMPERATURE – minus 2 to 7000ft.; minus 16 over 7000ft. of elevation

ICE SHIELD UNDER-LAYMENT REQUIRED -- Yes

AIR FREEZING INDEX - 2500deg F-days to 7000ft. elevation; above 7000 Ft. to be determined by Building Official.

MEAN ANNUAL TEMP – Variable

20. Section R302 is amended to add the following:

1. A footnote is added to Table R302.6: 1. Gypsum board separation shall be continuous around and behind all surface membrane penetrations in separation walls or ceilings.

21. Section R306 is amended by adding a new subsection to read as follows:

R306.5 Sanitation at construction sites. Toilet facilities shall be provided for construction workers and such facilities shall be conveniently located and maintained in a sanitary condition. The facilities shall be available from the time the first work is started until the certificate of occupancy is issued.

22. Section R313 is deleted.

Automatic fire sprinkler systems are an option unless required by the subdivision or PUD zoning. If installed, the systems must be designed and installed in accordance with Section P2904 or NFPA 13D.

23. Section R403.1 is amended to read as follows:

R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations in accordance with AF&PA PWF, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Except where erected on solid rock or otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall extend to at least 36 inches below finished grade, and spread footings of 8 inches *T* thick by 16 inches *W* wide minimum size shall be provided to properly distribute the load within the allowable load-bearing value of the soil. Alternatively, such structures shall be supported on piles where solid earth or rock is not available. Garfield County will

not inspect the drilling, reinforcement and placement of caissons. A qualified engineer must perform this inspection. Findings must be detailed in a typed, stamped report to the building department. Footings shall not bear on frozen soils. Concrete footings shall include a minimum of two #4 reinforcement bars to be tied continuously and spaced a minimum of three inches from the ground and equally within the footing. Dowels shall be 1- #4 4ft. long with an 8in. hook placed 36in. on center. Footings shall be so designed that the allowable bearing capacity of the soil is not exceeded, and that differential settlement is minimized.

- Exception:**
1. Unless designed and sealed by an engineer or architect.
 2. Monolithic, thickened slabs with detached garages.
 3. Wood foundations are limited to have no more than two floors and a roof; and interior basement and foundation walls at intervals not exceeding 50 ft.

24. Section R403.1.1 is amended to read as follows:

R403.1.1 Minimum size. See above. Footing projections, *P*, shall be at least 2 inches. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

25. Section R404.1.3.2 is amended to read as follows:

R404.1.3.2 Reinforcement for foundation walls. Foundations with stemwalls shall be provided with a minimum of 2- #4 top and bottom of wall and 1-#4 18in. O.C. vertical and horizontal for wall up to 8 ft. in height. Walls over 8 ft. shall be a designed and sealed by a Colorado registered engineer or architect. Section R404.1.3.2.1 and R404.1.3.2.2 are deleted.

26. Section R403.3 is amended to read as follows:

R403.3 Frost protected shallow foundations. For buildings where the monthly mean temperature of the building is maintained at a minimum of 64 degree F, footings are not required to extend below the frost line when protected from frost by insulation in accordance with Figure R403.3(1) and Table R403.3(1). Foundations protected from frost in accordance with Figure R403.3(1) and Table R403.3(1) shall not be used for unheated spaces such as porches, utility rooms, garages and carports, and shall not be attached to basements or crawl spaces that are not maintained at a minimum mean temperature of 64 degree F. Minimum Air Freeze index for Garfield County for frost protected shallow foundation design is 2,500 F-days. Materials used below grade for the purpose of insulating footings against frost shall be labeled as complying with ASTM C578.

27. Section R602.1.4 is amended to add the following Exceptions:

Exceptions:

1. In single family dwellings of log construction, wall logs need not be graded.
2. In single family dwellings of log construction, all structural logs shall be designed by a licensed Colorado architect or engineer and inspected by that architect or engineer after the completion of the framing with the architect or engineer certifying to the building department that the logs are of the size, quality and species of the design and that they were installed to that design. Wall logs need not be part of the structural design.

28. Section R802.2 is amended to add a sentence to the existing text.

The use of load duration factors for snow load shall be prohibited.

29. Section R802.10.2 is amended add a sentence to the existing text:

The use of load duration factors for snow load shall be prohibited.

30. Section R903 is amended by adding a new subsection to read as follows:

R903.5 Snow-shed barriers. Roofs shall be designed to prevent accumulations of snow from shedding above or in front of gas utility or electric utility meters and egress doors.

31. Section R905.4 is amended by adding a new subsection to read as follows:

R905.4.7 Mechanical barriers. Mechanical barriers installed to prevent snow shedding from the roof shall be secured to roof framing members or to solid blocking secured to framing members in accordance with the manufacturer's installation instructions. Individual devices installed in a group of devices to create a barrier to prevent snow shedding shall be installed in at least two rows with the first row no more than 24 inches from the edge of the roof or eave. The rows shall be parallel with the exterior wall line and the devices in each row shall be staggered for a spacing of no more than 24 inches on center measured parallel with the exterior wall line. Continuous snow barriers shall be secured to roof framing at no more than 48 inches on center. Continuous barriers shall be installed parallel with the exterior wall line and no more than 24 inches from the edge of the roof or eave.

32. Section R905.10 is amended by adding a new subsection to read as follows:

R905.10.6 Mechanical barriers. Mechanical barriers installed to prevent snow shedding from the roof shall be secured to roof framing members or to solid blocking secured to framing members in accordance with the manufacturer's installation instructions. Individual devices installed in a group of devices to create a barrier to prevent snow shedding shall be installed in at least two rows with the first row no more than 24 inches from the edge of the roof or eave. The rows shall be parallel with the exterior wall line and the devices in each row shall be staggered for a spacing of no more than 24 inches on center measured parallel with the exterior wall line. Continuous snow barriers shall be secured to



roof framing at no more than 48 inches on center. Continuous barriers shall be installed parallel with the exterior wall line and no more than 24 inches from the edge of the roof or eave.

33. Section R908.1 is amended to read as follows:

R908.1 General. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9. A separate permit is required for re-roofing. Exceptions remain.

34. Section R1004 is amended to delete Sec. R1004.4.

35. Section R1005 is amended by adding new subsection to read as follows:

R1005.8 Factory-built chimney chases shall be effectively fire blocked within the chase enclosure at each floor-ceiling level and at the roof. The vertical distance between adjacent fire blocking shall not exceed 10 feet.

36. Replace Chapter 11 Energy Efficiency from the 2015 IRC with Chapter 11 2009 IRC.

37. Section M1308 is amended to add the following:

M1308.3 LPG (liquid petroleum gas) appliances. LPG appliances shall not be installed in a pit, basement or similar location where heavier than air gases collect unless such location is provided with an approved means for removal of unburned gas. The policy in Garfield County to approve such a means is as follows:

1. An untrapped drain with a minimum diameter of 4 inches located in the lowest area where heavier than air vapors may collect is to run with a continuous slope to an exterior area, which is not within a depression or recessed below the adjacent terrain.
2. The area of termination is to be determined by the building inspector as likely to remain free of standing water, ice and other debris that may prevent the flow and dissipation of unburned gas.
3. The upper inlet and the termination of the drain are to be provided with protection from the entry of debris or animals, which may cause blockage of the drain.

38. Section M1401 is amended to add the following subsection:

M1401.6 LPG Fuel. See Sec. M1308.3 on using LPG appliances in a pit or basement.

39. Section M2001 is amended to add the following subsection:

M2001.5 LPG Fuel. See sec. M1308.3 On using LPG appliances in a pit or basement.

40. Section G2404 is amended to add the following subsection:

G2404.12 LPG Fuel. See Sec. M1308.3 on using LPG appliances in a pit or basement.

41. Section G2406.2 is amended to read as follows:

1. **G2406.2 Prohibited locations.** *Appliances* shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets or surgical rooms, or in a space that opens only into such rooms or spaces, except where the installation complies with one of the following:

1. The *appliance* is a direct-vent appliance installed in accordance with the conditions of the listing and the manufacturer's instructions.
2. *Vented room heaters, wall furnaces, vented decorative appliances, vented gas fireplaces, vented gas fireplace heaters, and decorative appliances* for installation in vented solid fuel-burning *fireplaces* are installed in rooms that meet the required volume criteria of Section G2407.5.
3. The *appliance* is installed in a room or space that opens only 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 G2407.6

42. Section G2417.4.1 is amended to read as follows:

G2417.4.1 Test pressure. The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig, irrespective of design pressure. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

43. Section G2433 **Log Lighters** is amended to add the following:

G2433.1 General. Log lighters are prohibited.

44. **Section G2445 Unvented Room Heaters** is hereby deleted in its entirety. Unvented heaters are not allowed.

45. Section P2601.1 is amended to read as follows:

P2601.1 Scope. The provisions of this chapter shall establish the general administrative requirements applicable to plumbing systems and inspection requirements of this code. The intent of this code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this code, the more restrictive shall apply.

46. Section P2603.5.1 is completed by adding 12 in the first [] and 18 in the second set of [].
47. Section P2910.1 and 2911.1 are amended by adding the following section:
- P2910.1.1 (2911.1) At the time of amendment development, state plumbing code, health code and state water law were being reviewed for use of grey water in Colorado. Section P2910 and 2911 must be in compliance with all state requirements.
48. The entire **Part VIII Electrical Chapters 34-43** is deleted. All electrical work shall be done in accordance with the State of Colorado Electrical Inspector.
49. **The following Appendixes are adopted:**

Appendix E Manufactured Housing Used as Dwellings

Appendix F Passive Radon Gas Controls is adopted for tested structures with radon issues.

Appendix G Pipe Standards for various Applications

Appendix H Patio Covers.

Appendix J Existing Buildings and Structures

Appendix M Home Day Care-R-3 Occupancy is adopted. When there is a conflict with State of Colorado regulations, State regulations rule.

Appendix R Light Straw-Clay Construction

Appendix S Strawbale Construction is adopted.

III. 2015 INTERNATIONAL BUILDING CODE (I.B.C.)

A. Additions and Modifications: The Sections of the I.B.C. are adopted subject to the following additions or modifications:

1. Section 101.1 is amended to read as follows:

101.1 Title. This code shall be known as the *Commercial Building Code* of Garfield County, Colorado. This code shall apply to all of the unincorporated area of Garfield County, Colorado.

2. Section 104.1 is amended to read as follows:

104.1 General The building official or any authorized representative, is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

3. Section 104.8 is amended to read as follows:

104.8 Liability. The adoption of this code, and any previous codes adopted by Garfield County, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate, acting in good faith, shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

4. Section 105.2 is amended to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

- a. One story detached accessory structures used as tool and storage sheds, and similar uses, provided the floor area does not exceed 120 square feet.
- b. Fences not over 6 feet high used for non-agricultural uses and any fence built for agricultural purposes that is a post and wire construction.
- c. Oil derricks.
- d. Retaining walls which are not over 4 feet height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
- e. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- f. Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below and are not part of an accessible route.
- g. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- h. Temporary motion picture, television and theater stage sets and scenery.

- i. Prefabricated swimming pool accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
- j. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
- k. Swings and other playground equipment accessory to detached one-and two-family dwellings.
- l. Windows awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2 and Group U occupancies.
- m. Non-fixed and movable cases, counters, and partitions not over 5 feet 9 inches in height.
- n. Agricultural buildings as defined in this Resolution.
- o. Housing with 8 or less occupants sleeping in the unit at any one work shift on a well pad approved by the Colorado Oil and Gas Conservation Commission (COGCC) as it relates to oil and gas well drilling.
- p. Covered porches, roof structures and patio covers less than 10ft. in depth and/or less than 200 square feet in area and the walking surface is less than 30 inches to grade.

Electrical:

All electrical permits, inspections, and requirements are as per State of Colorado requirements.

Gas, Mechanical, and Plumbing:

All are covered under the building permit. Separate permits are not issued.

5. Section 105.5 is amended to read as follows:

105.5 Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Permits must pass a required inspection during every 180 day period after each inspection in order not to be considered suspended or abandoned. On expired permits, before such work can be recommenced, a re-issued or new permit shall be obtained. The fee for a re-issued or new permit shall be one-half the permit fee of the original permit, provided no changes have been made in the original plans and specifications for such work, and further provided that such suspension or abandonment has not exceeded one year. Changes in plans and specifications shall require an additional permit fee and plan review fee as described in section 109. Any nullified permit where the suspension or abandonment have exceeded one year will require the permittee to pay a new permit fee plus plan review fee.

Any person holding an unexpired and valid permit may apply for an extension of time to

commence work, return to work or complete work under that permit by submitting a written request describing good and satisfactory reason for such extension. This request shall be received prior to the date on which the original permit expires or becomes null and void. An extended permit is valid for 180 days from the date of the extension, does not require compliance with codes adopted since the original permit was issued, and does not require payment of new fees. No permit shall be extended more than twice.

When a permit has expired or been nullified and a new addition of the building code has been adopted, the original plans shall be reviewed and required to comply with the current code. The permittee shall pay a new plan review fee based on the current projected valuation plus the applicable fee listed above

6. Section 107 is amended by adding a new subsection to read as follows:

107.1.1 Proof of water and sewer. The applicant shall provide documentation that water and sewer taps have been obtained from the appropriate utility district when the property will be served by the district.

7. **Section 107.2.5** is amended by adding the following to the existing text:

Any site plan for the placement of any portion of a structure within 50 feet of a property line and not within a previously surveyed building envelope on a subdivision final plat shall be prepared by a licensed surveyor and have the surveyor's signature and professional stamp on the drawing. Any structure to be built within a building envelope of a lot shown on a recorded subdivision plat, shall include a copy of the building envelope as it is shown on the final plat with the proposed structure located within the envelope.

8. Section 109.2 is amended to read as follows:

109.2 Schedule of permit fees. On buildings, structures, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for permit shall be paid as required, in accordance with the attached Exhibit B, building permit fee schedule.

9. **Section 109.3** is deleted.

10. Section 109.4 is amended to read:

109.4 Work commencing before permit issuance penalty. Working without a permit will result in a penalty equal to the permit fee. This penalty fee is in addition to the permit and plan review fee.

11. Section 109.6 is amended to read:

109.6 Refunds. The building official is authorized to establish a refund policy. The building official may authorize refunding of all or a portion 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.

12. Section 110 is amended by adding a new subsection to read as follows:

110.1.1 Sanitation at Construction Sites. Toilet facilities shall be provided for construction workers and such facilities shall be conveniently located and maintained in a sanitary condition. The facilities shall be available from the time the first work is started until the certificate of occupancy is issued.

13. Section 110.3.5 is amended to read as follows:

110.3.5 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

14. Section 110.5 is amended to read as follows:

110.5 Inspection requests. It shall be the duty of the person doing the work, the owner, contractor or subcontractor to know that the building or structure has a valid permit and to notify the building department when work is ready for inspection. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done without a permit and the inspection is not requested per Section 110. It shall be the duty of the person doing the work, the owner, contractor or subcontractor requesting any inspections required by this code to provide legal and adequate access and means for inspection of such work. Such request for inspection may be in writing or by calling the 24 hour automated telephone answering system.

15. Section 110.5 is further amended by adding a new subsection to read as follows:

110.5.1 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested or deviating from the approved plans. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fee has been received by the building department.

16. Section 113 is amended to add the following:

In Sec 113 and where ever in this code there is a reference made to Board of Appeals, it shall be amended to read Board of Review.

17. Section 202 is amended by adding or replacing the following definitions within the alphabetical order of the existing definitions.

BEDROOM. A room which is designed as a sleeping room, a loft, a mezzanine in Group R occupancies or a room or area that can be used as a sleeping room and contains a closet.

CERTIFICATE OF OCCUPANCY. A written notification from the building official to the property owner that the work covered under the permit is complete and the permit is closed.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, and having just one kitchen.

FACTORY BUILT BUILDING. A building which is assembled in a facility that has been approved by the State of Colorado, built to the building, plumbing and mechanical codes as adopted by the Colorado Division of Housing, with the work performed at the facility inspected by and bearing the Colorado Division of Housing identification label.

KITCHEN. A room or area that is designated to be used for the preparation of food which contains one or more standard size kitchen appliances or fixtures.

PERSON. A natural person or any individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the state or the United States government. Singular includes plural, male includes female.

USEABLE SPACE UNDER FLOORS. Useable space is that space under the first story between the underside of the floor joist or floor truss and the ground below which exceeds 46 inches at any point.

18. Add *Free standing signs over 10 ft of height* to the descriptions Under Section 312 Utility and Miscellaneous Group U.

19. Section 504 is amended to add Section 504.5

504.5 Allowable building height is specified in Garfield County Zoning.

20. Section 901 is amended by adding a new subsection to read as follows:

901.9 Fire protection systems inspector required. All fire protection systems required by this code shall be inspected and approved by a inspector. The inspector shall be an authorized representative of the *fire department official* or another qualified individual with

prior approval of the building official.

21. Section 902.1 is amended by adding the following definition within the alphabetical order of the existing definitions to be included in Chapter 2.

FIRE DEPARTMENT OFFICIAL. The fire department official or the state of Colorado Division of Fire Safety or their authorized representative shall be an approved agency for inspection of fire protection systems required by this code.

22. Section 903.2.8 is amended by adding the following exceptions:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception: 1. Group R-2 with occupancy of 5 or less (maximum floor area of 1000 square ft. Table 1004.1.2).

23. Section 1503 is amended by adding two new subsections to read as follows:

1503.7 Snow-shed barriers. Roofs shall be designed to prevent accumulations of snow from shedding above or in front of gas utility or electric utility meters and egress doors.

1503.7.1 Mechanical barriers for metal roof shingles and metal roof panels. Mechanical barriers installed to prevent snow shedding from the roof shall be secured to roof framing members or to solid blocking secured to framing members in accordance with the manufacturer's installation instructions. Individual devices installed in a group of devices to create a barrier to prevent snow shedding shall be installed in at least two rows with the first row no more than 24 inches from the edge of the roof or eave. The rows shall be parallel with the exterior wall line and the devices in each row shall be staggered for a spacing of no more than 24 inches on center measured parallel with the exterior wall line. Continuous snow barriers shall be secured to roof framing at no more than 48 inches on center. Continuous barriers shall be installed parallel with the exterior wall line and no more than 24 inches from the edge of the roof or eave.

24. Section 1608.2 is amended to read as follows:

1608.2 Roof snow load. As determined by Garfield County snow load based on elevations. Snow loads (Pf) are as follows:

TO 7000FT.	40PSF
7001 TO 8000FT.	50PSF
8001 TO 9000FT.	75PSF
9001 TO 10,000FT.	100PSF

Potential unbalanced accumulations of snow at valleys, parapets, roof structures and offsets

in roofs of uneven configuration shall be considered. Minimum snow loads are in pounds per square foot of horizontal projected area. All snow load designs are to be designed and sealed by a Colorado registered professional engineer or architect.

25. Section 1807.1 amended to read as follows:

1807.1 General. Foundations shall be designed and constructed in accordance with Sections 1807.1.1 through 1807.1.6. All foundations shall be designed and sealed by a Colorado licensed engineer or architect except for foundations supporting a Group S-1 or U occupancy not over 600 square foot of maximum floor area.

26. Section 1807.2 is amended to read as follows:

1807.2 Retaining walls. Retaining walls shall be designed in accordance with Sections 1807.2.1 through 1807.2.3 and be designed and sealed by a Colorado licensed engineer or architect.

27. Section 1807.3 is amended to read as follows:

1807.3 Embedded post and poles. Designs to resist both axial and lateral loads employing post or poles as columns embedded in earth or in concrete footings in earth shall be in accordance with Sections 1807.3.1 through 1807.3.3 and designed and sealed by a Colorado licensed engineer or architect.

28. Section 1808.1 is amended as follows

1808.1 General. Foundations shall be designed and constructed in accordance with Sections 1808.2 through 1808.9. Shallow foundations shall also satisfy the requirements of Section 1809. Deep foundations shall also satisfy the requirements of Section 1810. All foundations shall be designed and sealed by a Colorado licensed engineer or architect except for foundations supporting a Group S-1 or U occupancy not over 600 square foot of footprint.

29. Section 1809.4 is amended to read:

1809.4 Depth and width of footing. The minimum depth of footings below undisturbed ground surface shall be 12 inches. Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 16 inches unless designed and sealed by a Colorado licensed engineer or architect. Footings are allowed to be frost protected if designed and sealed by a Colorado engineer or architect.

30. Section 1809.7 is amended to read:

1809.7 Prescriptive footings for light-frame construction. Minimum width of all footings is 16 inches; minimum thickness of all footings is 8 inches unless designed and

sealed by a Colorado engineer or architect.

31. Section 1810.1 is amended to read as follows:

1810.1 General. Deep foundations shall be analyzed, designed, detailed and installed in accordance with Sections 1810.1 through 1810.4 and designed by a Colorado licensed architect or engineer. Garfield County will not inspect the drilling, reinforcement and placement of piers, piles or shafts. The engineer of record shall perform all inspections of the installation and provide the County with a sealed letter approving the work prior to the final inspection of the building or structure.

32. Section 2301.2 is amended to add item 6.

6. The use of load duration factors for snow load shall not be permitted in any of these design methods. Load Duration equals 1.0.

33. 2303.1.11 is amended to add the following exceptions:

Exceptions:

1. In single family dwellings of log construction, wall logs need not be graded.
2. In log construction, all structural log designs and connections shall be designed by a licensed Colorado architect or engineer and inspected by that architect or engineer after the completion of the framing with the architect or engineer certifying to the building department that the logs are of the size, quality and species of the design and that they were installed to that design. Wall logs need not be part of the structural design.

34. Section 2901.1 is amended to read as follows:

2901.1 Scope. The provisions of this chapter and the *International Plumbing Code* shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the *International Plumbing Code*. Private sewage disposal systems shall conform to the *OWTS Regulations* as adopted by Garfield County.

35. Section 3001.1 is amended to read as follows:

3001.1 Scope. This chapter governs the design, construction, installation, alteration, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators, and moving walks, requiring permits therefore and providing procedures for the inspection and maintenance of such conveyances.

36. Chapter 30, concerning elevators, moving walks, escalators or dumbwaiters, is amended by

adding three new sections and associated subsections to read as follows:

SECTION 3009

PERMITS AND CERTIFICATES OF INSPECTION

3009.1 Permits required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter, or to make major alterations to any existing elevator, dumbwaiter, escalator or moving walk, as defined in ASME A17.1, without first having obtained a permit for such installation. Permits shall not be required for maintenance or minor alterations.

3009.2 Certificates of inspection required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by the approved inspection agency. Such certificate shall be issued upon payment of prescribed fees and the presentation of a valid inspection report indicating that the conveyance is safe and that the inspections and tests have been performed in accordance with ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to section 3010.

3009.3 Application for permit. Application for a permit to install shall be made on forms provided by the inspection agency, and the permit shall be issued to an owner upon payment of the permit fees specified.

3009.4 Application for certificate of inspection. Application for a certificate of inspection shall be made by the owner of an elevator, dumbwaiter, escalator or moving walk. Applications shall be accompanied by an inspection report as described in section 3009. Fees for certificates of inspection shall be as specified by the inspection agency.

3009.5 Fees. A fee for each permit and certificate of inspection shall be paid to the inspection agency.

SECTION 3010

REQUIREMENTS FOR DESIGN, OPERATION AND MAINTENANCE

3010.1 Detailed requirements. For detailed design, construction and installation requirements, see Chapter 16, the appropriate requirements of ASME A17.1-2013 and ASME A18.1 - 2011.

3010.2 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installation and shall cause periodic inspections to be made on such conveyances as required in this section.

3010.3 Periodic inspections and tests. Routine and periodic inspections and tests shall be

made as required by ASME A17.1.

3010.4 Alterations, repairs and maintenance. Alterations, repairs and maintenance shall be made as required by ASME A17.1.

3010.5 Inspection costs. All costs of such inspections and tests shall be paid by the owner.

SECTION 3011 UNSAFE CONDITIONS

3011.1 Unsafe conditions. When an inspection reveals an unsafe condition of an elevator, moving walk, escalator or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of such inspection and such unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such elevator, escalator or moving walk, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed only by the building official when satisfied that the unsafe conditions have been corrected.

37. Section 3311.2 is amended to read as follows:

3311.2 Buildings being demolished. Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the Fire Department Official. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished or as approved by the Fire Department Official.

38. Section 3311.4 is added to read as follows:

3311.4 Water supply. Water supply for fire protection, either temporary or permanent shall be made available as soon as combustible material accumulates or as approved by the Fire Department Official.

39. The following Appendixes are adopted:

Appendix C Group U-Agricultural Buildings
Appendix G Flood-Resistant Construction
Appendix I Patio Covers
Appendix J Grading

40. Section J103.1 is amended to read as follows:

J103.1 Permits required. Except as exempted in Section J103.2, no grading shall be performed without first having obtained a permit from the Garfield County Building and Planning Department or designee. A grading permit does not include the construction of retaining walls or other structures. Security deposits in a form and amount approved by the Building Official or designee, based upon recommendations from the County Vegetation Management Office and the county's designated engineer shall be established prior to issuance of a major grading permit.

41. Section J103.2 (1.) is amended to read as follows:

1. Grading, excavation and earthwork construction, including fills and embankments that are constructed solely for agricultural purposes on lands that are farms or ranches.

42. Section J103.2 is amended to add an 8th exemption from permit as follows:

8. Grading that does not exceed 50 cubic yards of earthwork material or 6000 square feet of graded area whichever is greater.

IV. 2015 INTERNATIONAL MECHANICAL CODE (I.M.C.)

A. Additions and Modifications: The Sections of the I.M.C. are adopted subject to the following additions or modifications:

1. Section 101.1 is amended to read as follows:

101.1 Title This code shall be known as the *Mechanical Code* of Garfield County, Colorado. This code shall apply to all of the unincorporated area of Garfield County, Colorado.

2. Section 103.2 is amended to read as follows:

103.2 BUILDING OFFICIAL. The building official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

3. Section 103.4 is amended to read as follows:

103.4 Liability. The adoption of this code, and any previous codes adopted by Garfield County, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for

any damages accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of mechanical inspection, acting in good faith, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

- 4. **Section 104** is amended to delete Sec. 104.2. Mechanical permits are not required in Garfield County. Mechanical inspections are part of the general building permit process.
- 5. **Section 106 Permits** is deleted. Separate mechanical permits are not required in Garfield County. Mechanical inspections are part of the general building permit process.
- 6. Section 107.2 is amended to read as follows:

107.2 Required inspections and testing. It shall be the duty of the person doing the work, the owner, contractor or subcontractor to know that the building or structure has a valid permit and to notify the building department when work is ready for inspection. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done without a permit and the inspection is not requested per Section 107. It shall be the duty of the person doing the work, the owner, contractor or subcontractor requesting any inspections required by this code to provide access and means for inspection of such work. Such request for inspection may be in writing or by calling the 24 hour automated telephone answering system.

- 1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.
- 2. Rough-in inspection shall be made after the roof, framing, fire blocking and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.
- 3. Final inspection shall be made upon completion of the mechanical system.

Exception: Ground-source heat pump loop systems tested in accordance with Section 1210.10 shall be permitted to be backfilled prior to inspection.

The requirements of this section shall not be considered to prohibit the operation of any heating equipment or appliances installed to replace existing heating equipment or

appliances serving an occupied portion of a structure provided that a request for inspection of such heating equipment or appliances has been filed with the department not more than 48 hours after such replacement work is completed, and before any portion of such equipment or appliances is concealed by any permanent portion of the structure.

7. **Section 108.4** is hereby repealed in its entirety. See IBC for penalties.
8. **Section 109** is hereby repealed in its entirety. See IBC for the appeal process.
9. **Section 202** is amended by adding the following definition within the alphabetical order of the existing definitions.

FIRE DEPARTMENT OFFICIAL. The chief officer of any of the fire protection districts in unincorporated Garfield County or the chief officer's authorized representative.

PERSON. A natural person or any individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the state or the United States government. Singular includes plural, male includes female.

10. Section 303 is amended by adding a subsection:

303.9 LPG Appliances. Appliances burning LPG (Liquid Petroleum Gas) shall not be installed in a pit basement or similar location where heavier-than-air gases may collect unless such location is provided with an approved means for removal of unburned gas. The policy of Garfield County is as follows:

- a. An untrapped drain with a minimum diameter of 4 inches located in the lowest area where heavier than air vapors may collect is to be run with a continuous slope to an exterior area, which is not within a depression or recessed below adjacent terrain.
- b. The area of termination is to be determined by the building inspector as likely to remain free of standing water, ice and other debris that may prevent the flow and dissipation of unburned gas.
- c. The upper inlet and the termination of the drain are to be provided with protection from the entry of debris or animals, which may cause blockage of the drain. This protection is to be approved by the building inspector.

11. Section 509.1 is amended to read as follows:

509.1 Where required. Commercial food heat-producing appliances required by Section 507.2 to have a Type I hood shall be provided with an approved automatic fire suppression system complying with the *International Building Code* and the *International Fire Code*. All fire suppression systems required by this code shall be inspected and approved by an

inspector. The inspector shall be an authorized representative of the Fire Department Official or another qualified individual with prior approval of the Building Official.

12. Section 805 is amended by adding a new section to read as follows:

805.7 Factory-built chimneys shall be effectively fire blocked within any chase at each floor-ceiling level and at the roof. The vertical distance between adjacent fire blocking shall not exceed 10 feet. See IBC for additional requirements.

13. Section 903.3 is amended to read as follows:

903.3 Unvented gas log heater. Unvented gas log heaters are prohibited.

V. 2015 INTERNATIONAL PLUMBING CODE (I.P.C.)

A. Additions and Modifications: The Sections of the I.P.C. are adopted subject to the following additions or modifications:

1. Section 101.1 is amended to read as follows:

101.1 Title. This code shall be known as the *Plumbing Code* of Garfield County, Colorado. This code shall apply to all of the unincorporated area of Garfield County, Colorado.

2. Section 101.3 is amended to read as follows:

101.3 Intent. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems. The intent of this code is to meet or exceed the requirements of the state of Colorado plumbing code. When technical requirements, specifications or standards in the Colorado plumbing code conflict with this code, the more restrictive shall apply.

3. Section 103.2 is amended to read as follows:

103.2 BUILDING OFFICIAL. The Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

4. Section 103.4 is amended to read as follows:

103.4 Liability. The adoption of this code, and any previous codes adopted by Garfield county, shall not be deemed to give rise to a duty of care on the part of any public entity,

public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of mechanical inspection, acting in good faith, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

- 5. Section 104.2 is deleted. Garfield County does not require separate plumbing permits. Plumbing permits are part of the general building permit process.
- 6. Section 106.1 is deleted. Garfield County does not require separate plumbing permits. Other subsections of Section 106 apply only if not covered in the IBC.
- 7. Section 107.2 is amended to read as follows:

107.2 Required inspections and testing. It shall be the duty of the person doing the work, the owner, contractor or subcontractor to know that the building or structure has a valid permit and to notify the building department when work is ready for inspection. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done without a permit and the inspection is not requested per section 107. It shall be the duty of the person doing the work, the owner, contractor or subcontractor requesting any inspections required by this code to provide access and means for inspection of such work. All inspections requested prior to 3:00 p.m. will be performed the following working day. Such request for inspection may be in writing or by calling the 24 hour automated telephone answering system.

- 1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.
- 2. Rough-in inspection shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing is in place and all sanitary, storm and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes.
- 3. Final inspection shall be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

8. **Section 108.4 Violation penalties** is hereby repealed in its entirety. See the IBC for penalties.
9. **Section 109** is hereby repealed in its entirety. See IBC for appeal process.
10. **Section 202** is amended by adding the following definition within the alphabetical order of the existing definitions.

FIRE DEPARTMENT OFFICIAL. The chief officer of any fire district in unincorporated Garfield County fire, or the chief officer's authorized representative.

PERSON. A natural person or any individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the state or the United States government. Singular includes plural, male includes female.

11. Section 701.2 is amended to read as follows:

701.2 Sewer required. Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with OWTS Regulations adopted by the county.

12. Section 903.1 is amended to read as follows:

903.1 Roof extension. All open vent pipes that extend through a roof shall be terminated at least 12 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof.

13. Section 1106.1 is amended to read as follows:

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the 100-year hourly rainfall of two inches per hour.

14. Section 1109.1 is amended to read as follows:

1109.1 Combination drains and sewers. Combination sanitary and storm drains or sewers are prohibited.

VI. 2015 INTERNATIONAL FUEL GAS CODE (I.F.G.C.)

A. Additions and Modifications: The Sections of the I.F.G.C. are adopted subject to the following additions or modifications:



1. Section 101.1 is amended to read as follows:

101.1 Title. This code shall be known as the *Fuel Gas Code* of Garfield County, Colorado. This code shall apply to all of the unincorporated area of Garfield County, Colorado.

2. Section 103.2 is amended to read as follows:

103.2 BUILDING OFFICIAL. The Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

3. Section 103.4 is amended to read as follows:

103.4 Liability. The adoption of this code, and any previous codes adopted by Garfield County, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of mechanical inspection, acting in good faith, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

4. **Section 104.2** is deleted. Garfield County does not require separate fuel gas permits. All permits are included with the building permit.
5. **Section 106.1** is deleted. Garfield County does not require separate fuel gas permits. Fuel gas requirements are reviewed as part of the building permit. Other subsections in 106 not covered in the IBC apply.
6. Section 107.2 is amended to read as follows:

107.2 Required inspections and testing. It shall be the duty of the person doing the work, the owner, contractor or subcontractor to know that the building or structure has a valid permit and to notify the building department when work is ready for inspection. Upon

conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done without a permit and the inspection is not requested per Section 107. It shall be the duty of the person doing the work, the owner, contractor or subcontractor requesting any inspections required by this code to provide access and means for inspection of such work. Such request for inspection may be in writing or by calling the 24 hour automated telephone answering system.

Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

Rough-in inspection shall be made after the roof, framing, fire blocking and bracing are in place and components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

Final inspection shall be made upon completion of the installation. The requirements of this section shall not be considered to prohibit the operation of any heating equipment installed to replace existing heating equipment serving an occupied portion of a structure in the event a request for inspection of such heating equipment has been filed with the department not more than 48 hours after replacement work is completed, and before any portion of such equipment is concealed by any permanent portion of the structure.

7. **Section 108.4** is hereby repealed in its entirety. Penalties are assessed as per the IBC
8. **Section 109** is repealed in its entirety. See IBC for appeal process.

Section 202 is amended by adding the following definition within the alphabetical order of the existing definitions.

FIRE DEPARTMENT OFFICIAL. The chief officer of any fire district in unincorporated Garfield fire protection districts or the chief officer's authorized representative.

PERSON. A natural person or any individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the state or the United States government. Singular includes plural, male includes female.

9. Section 303.3 is amended to delete listed items 3 and 4 relating to unvented room heaters. Unvented room heaters are prohibited in Garfield County.
10. Section 303 is amended to add a subsection.

303.8 LPG Appliances. Appliances burning LPG (Liquid Petroleum Gas) shall not be

installed in a pit, basement or similar location where heavier-than-air gases may collect unless such location is provided with an approved means for removal of unburned gas. The policy in Garfield County to approve such a means is as follows:

An untrapped drain with a minimum diameter of 4 inches located in the lowest area where heavier-than-air vapors may collect is to be run with a continuous slope to an exterior area, which is not within a depression or recessed below adjacent terrain.

The area of termination is to be determined by the building inspector as likely to remain free of standing water, ice and other debris that may prevent the flow and dissipation of unburned gas.

The upper inlet and the termination of the drain are to be provided with protection from the entry of debris or animals, which may cause blockage of the drain. This protection is to be approved by the building inspector.

11. Section 403.4.2 is amended to add the following:

403.4.2 Steel. Steel and wrought-iron pipe shall be at least of standard weight (schedule 40) and shall comply with one of the following standards:

1. ASME B 36.10,10M
2. ASTM A53/A53M: or
3. ASTM A 106.

Galvanized pipe shall not be used with propane.

12. Section 406.4.1 is amended to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be not less than 1-1/2 times the proposed maximum working pressure, but not less than 10 psig irrespective of design pressure. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

13. Section 501.8 is amended to read as follows:

501.8 Equipment not required to be vented. The following appliances shall not be required to be vented.

1. Ranges.
2. Built in domestic cooking units listed and marked for optional venting.
3. Hot plates and laundry stoves.
4. Type 1 clothes dryers (Type 1 clothes dryers shall be exhausted in accordance with the requirements of Section 614).

5. A single booster type instantaneous water heater, where designed and used solely for the sanitizing rinse requirements of a dishwashing machine, provided that the heater is installed in a commercial kitchen having a mechanical exhaust system. Where installed in this manner, the draft hood, if required, shall be in place and unaltered and the draft hood outlet shall not be less than 36 inches vertically and 6 inches horizontally from any surface other than the heater.
6. Refrigerators.
7. Counter appliances.
8. Direct-fire make-up air heaters.
9. Other equipment listed for unvented use and not provided with a flue collar.
10. Specialized equipment of limited input such as laboratory burners and gas lights.

Where the appliances and equipment listed in items 5 through 10 above are installed so that the aggregate input rating exceeds 20 Btu per hour per cubic foot of volume of the room or space in which such appliances and equipment are installed, one or more shall be provided with venting systems or other approved means for conveying the vent gases to the outdoor atmosphere so that the aggregate input rating of the remaining unvented appliances and equipment does not exceed the 20 Btu per hour per cubic foot figure. Where the room or space in which the equipment is installed is directly connected to another room or space by a doorway, archway, or other opening of comparable size that cannot be closed, the volume of such adjacent room or space shall be permitted to be included in the calculations.

14. Section 506 is amended by adding a new subsection to read as follows:

506.4 Factory-built chimney enclosures. Factory-built chimneys shall be effectively fire blocked at each floor level and ceiling level and at the roof. The vertical distance between adjacent fire blocking shall not exceed 10 feet. See mechanical code for other requirements.

15. Section 603.1 is amended to read as follows:

603.1 General. Log lighters are prohibited.

16. Section 621 is amended to read as follows:

SECTION 621 UNVENTED ROOM HEATERS

621.1 Prohibited installation. Installation of unvented room heaters and unvented log heaters is prohibited.

VII. 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

- A. Additions and Modifications: The Sections of the IECC are adopted subject to the following additions or modifications:



1. Section 101.1 is amended to read as follows:

101.1 Title. This code shall be known as the *International Energy Conservation Code* of Garfield County, Colorado. This code shall apply to all of the unincorporated area of Garfield County, Colorado.

2. Section 101.4.4 is deleted.

3. Section 104 is deleted. See IRC Section R109 or IBC 110 as it applies for requirements related to inspections.

4. Section 107 is deleted. Fees required will be determined under Sections R108 IRC or Section 109 IBC as it applies.

5. Section 108 is deleted. Stop Work Order regulations are determined in Sections R114 of the IRC or 115 of the IBC as it applies.

6. Section 109 is deleted. See sections R112 IRC or 113 IBC for the appeal process.

VIII. 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

A. Additions and Modifications: The Sections of the IEBC are adopted subject to the following additions and modifications:

1. Section 101.1 is amended to read as follows:

101.1 Title. This code shall be known as the International Existing Building Code of Garfield County.

2. Section 103.2 is amended to read as follows:

103.2 BUILDING OFFICIAL. The Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

3. Section 104.8 is amended to read as follows:

104.8 Liability. The adoption of this code, and any previous codes adopted by Garfield County, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for

any damages accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of mechanical inspection, acting in good faith, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

4. Section 112 is deleted. See sections R112 IRC or 113 IBC for the appeal process.
5. Section 607, 808 and 1008 Electrical are subject to permits and approval by the Colorado State Electrical Inspector.
6. All permits for existing buildings issued under the Existing Building Code will be issued subject to the IBC.

IX. 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)

A. Additions and Modifications: The Sections of the (ISPSC) are adopted subject to the following additions and modifications:

1. Section 101.1 is amended to read as follows:

101.1 Title. This code shall be known as the Swimming Pool and Spa Code of Garfield County.

2. Part 2-Administration and Enforcement Sections 103 -108 are deleted. See IBC Part 2-Administration and Enforcement for requirements.
3. All references to electrical requirements should include permit and approval by the Colorado State Electrical Inspector.



Reception#: 875144
 03/24/2016 09:08:24 AM Jean Alberico
 40 of 41 Rec Fee:\$0.00 Doc Fee:0.00 GARFIELD COUNTY CO

EXHIBIT B-BUILDING PERMIT FEES

Total Valuation*	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$1,000.00, or fraction thereof, to and including \$2000.00.
\$2001.00 to \$25,000.00	\$69.25 for the first \$2000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25000.00.
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof.

Plan Check fee shall be 65% of the building permit fee.

* Based on Table 1 attached subject to change only by Garfield County Board of County Commissioners' action.

Other Inspections and Fees:

1. Inspections outside of normal business hours.....\$50.00/hr.
(minimum charge-two hours)
2. Reinspection fees\$50.00/hr.
3. Inspections for which no fee is specifically indicated\$50.00/hr.
(minimum charge - 1 hour)
4. Additional plan review required by changes, additions or revisions to plans.....\$50.00/hr.
(minimum charge - 1 hour)
5. Grading Permits
 - Major Grading - over 20,000 sq. ft. or over 5000 cu. Yd.
.....\$400.00
 - Minor Grading -less than or equal to 20,000 sq. ft. or less than or equal to 5000 cu. yd.\$100.00
6. Manufactured Home Fee (single level)\$400.00
7. Manufactured Home Fee (multi level).....\$600.00
8. Re-roofing Fee\$100.00
9. Demo Permit\$25.00

TABLE 1 SQUARE FOOT CONSTRUCTION COSTS

Group	2003 International Building Code	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	160.69	153.29	149.75	143.55	133.59	132.90	138.98	123.75	119.25
	Assembly, theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2	Assembly, nightclubs	118.34	115.03	112.14	107.94	100.98	99.75	104.00	91.98	88.94
A-2	Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3	Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
	Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4	Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
B	Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E	Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.38	94.92	91.38
F-1	Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2	Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.42	44.06
H-1	High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	N.P.
H-2, -3, -4	High hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5	HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
I-1	Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2	Institutional, incapacitated	200.36	196.04	192.30	187.07	175.32	N.P.	182.81	164.96	N.P.
I-3	Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94
I-4	Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M	Mercantile	88.15	84.83	80.95	77.74	70.26	70.02	73.81	61.26	59.22
R-1	Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2	Residential, multiple family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	71.98	68.40
R-3	Residential, one- and two-family	96.19	93.52	91.22	88.71	84.51	84.30	87.22	80.46	74.68
R-4	Residential, care/assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1	Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	55.36	42.23	39.88
S-2	Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U	Utility, Miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

Other Valuations:

Garages, Pole barns, and wood storage blds. \$24.00 per sq.ft.
 Conditioned Garages 32.00
 Covered decks, carports and patios 18.00
 Unfinished basements 41.00
 Foundations/crawlspaces 18.00
 Basement conversion unfin to fin 33.68
 Plan check fee basement conversion 100.00/each
 Decks 12.00 per sq.ft.
 Underground pools 20.00
 Mini storage building 22.51