

PROPOSED AMENDMENTS TO THE FOLLOWING CODES:

- International Building Code, 2018 Edition**
- International Residential Code for One- and Two-Family Dwellings, 2018 Edition**
- International Plumbing Code, 2018 Edition**
- International Mechanical Code, 2018 Edition**
- International Fuel Gas Code, 2018 Edition**
- International Energy Conservation Code, 2018 Edition**
- International Existing Building Code, 2018 Edition**
- International Fire Code, 2018 Edition**
- International Property Maintenance Code, 2018 Edition**
- National Electrical Code, 2017 Edition**

JACKSON COUNTY AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (IBC)

The IBC is amended as follows:

Section 101.1 is amended as follows:

101.1 Title. This Resolution shall be known as the "Building Code" of Jackson County, Colorado. This Resolution shall be known as the "building code", may be cited as such, and will be referred to herein as "this code". This code shall apply to all of the unincorporated area of Jackson County, Colorado.

Section 101.4.3 is amended as follows:

101.4.3 Plumbing. The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances. The provisions of the Jackson County On-site Wastewater Treatment System will apply to the installation of septic systems on private lands.

Section 103.1 is amended to read as follows:

103.1 Creation of enforcement agency.

The Jackson County Building Department referred to herein as the department of building safety is hereby created as the code enforcement agency and the official in charge thereof shall be known as the Jackson County Building Inspector referred to herein as the *building official*.

Section 103.2 amended to read as follows:

103.2 Appointment.

The Jackson County Building Inspector referred to herein as the *building official* shall be appointed by the Board of County Commissioners of Jackson County.

Section 103.3 amended to read as follows

103.3 Deputies

The Board of County Commissioners of Jackson County can appoint deputy Jackson County Building Inspectors or deputy building officials.

Section 104.1 is amended to read as follows:

104.1 General.

The Jackson County Building Inspector is hereby authorized and directed to enforce all of 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 Jackson County Building Inspector 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

Section 104.8 is amended as follows:

104.8 Liability. The adoption of this code, and any previous codes adopted by Jackson 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 Jackson County 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 Jackson County until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

Section 105.2 is amended 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, provided that, unless otherwise exempt by this code, separate plumbing, electrical and mechanical permits will be required:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, playground equipment and similar uses, provided the floor area does not exceed 120 square feet (11 m²) and maximum height of 12 feet.
2. Fences not over 6 feet (1829 mm) high. All agricultural fences, snow fences and elk stack yard fences are exempt from having to obtain building permits.
3. Oil derricks.

4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 l) and the ratio of height to diameter or width does not exceed 2:1.
5. Platforms, walks and driveways at grade and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Prefabricated swimming pools accessory to a group R-3 occupancy, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18925 l) and are installed entirely above ground.
9. Swings and other playground equipment.
10. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of groups R-3 and U occupancies.
11. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet, 9 inches (1753 mm) in height.
12. Replacement or repair of nonstructural siding or siding which is not part of a required fire rated assembly on buildings when the removal of the siding is performed in accordance with state regulations regarding asbestos and lead paint.
13. Gutters, downspouts and storm windows (unless specified by design).
14. Agricultural buildings as defined herein.

Section 105.5 is amended as follows:

105.5 Expiration. Every permit issued by the building official shall expire 24 months after the date of issue. Every permit issued by the Jackson County Building Inspector under this code shall expire 24 months after the date of issue. Every permit issued by the Jackson County Building Inspector 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 work is commenced for a period of 240 days.

Before such work can be commenced after a permit has expired, a new permit shall be obtained. The fee for a re-issued new permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work, and further provided that suspension or abandonment has not exceeded one year. Changes in plans and specification shall require an additional permit fee and plan review fee as described in Section 107 and 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 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 18 months from the date of extension, does not require compliance with codes adopted since the original permit was issued, and 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 permit fee based on the current projected valuation.

Section 105 is amended by the addition of the following new subsections:

105.8.1 Transfer. A permit or application may be transferred from one party to the other upon written request to the building official, provided there are no changes to the plans and specifications.

105.8.2 Owner as Contractor. If a permit is active and no change in ownership has occurred since the permit was issued, the building official may allow the property owner to assume the role of contractor at any time upon a written request including the permit number, the address of the project and a statement that the original contractor is no longer in the employ of the owner. The original expiration date will not change.

Section 107.1 is amended by the addition of the following new subsection:

107.1.1 Water and Sewer. The applicant shall provide documentation that water and sewer taps have been obtained or a well permit and septic permit have been obtained.

Section 107.3.3 is amended as follows:

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

Section 107.3.4 is amended by the addition of the following new subsections:

107.3.4.2 Construction Documents. The building official may require plans, computations, and specifications to be prepared, designed stamped and sealed by an engineer or architect licensed by the State when:

1. Foundations are constructed on caissons or other than spread footings conforming to the requirements of Chapter 18;
2. Roof framing or wall framing is "other than standard or conventional practices" not conforming to the requirements of Chapter 16 and 23; or

Section 108 **Temporary Structures and Uses** is amended by deleting in its entirety. THIS SECTION DELETED.

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 the permit shall be paid as required, in accordance with **The Jackson County Building Permit Fee Schedule**.

Section 109.2 is further amended by the addition of the following new subsections:

109.2.1 Plan Review Fee. When submittal documents are required by Section 107.2, a plan review fee shall be paid. The plan review fee is in addition to any other applicable permit fees.

109.2.2 Expiration. An application for which no permit is issued within 30 days following the date of last review without a response or additional information submitted by the applicant then the application for permit shall expire. Plans may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for no more than 30 days upon written request by the applicant demonstrating that circumstances beyond the control of the applicant have prevented action from being taken. ?

Section 109.6 is repealed in its entirety and reenacted as follows:

109.6 Refunds. The building official is authorized to refund fees as follows:

1. Permit Fee. The building official may authorize a refund of not more than 80 percent of the permit fee when no work has been done.
2. Plan Review Fee. If no examination time has been spent, the building official may authorize a refund of not more than 80 percent of the plan review fee when an application is withdrawn.
3. Application. The building official may not refund any fees except upon written application filed by the original permittee not later than 30 days after the date of payment.

Section 109 is amended by the addition of the following new subsections:

109.7.1 Re-inspections fees. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspections are called is not complete or when corrections called for are not made. Re-inspection 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 for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fee has been received by the building department.

109.7.1 Investigative fee. When any work for which a permit is required has been commenced without said permit, a special investigation shall be made before a permit may be issued for such work. An investigative fee, in the amount set by the Board of County Commissioners, shall be collected whether or not a permit is issued. The investigative fee shall be in addition to any other penalty prescribed by law.

Section 110.1 is amended by the addition of the following new subsections:

110.1.1 Premises Identification. Buildings shall have approved address numbers, building numbers or building identification in a position that is plainly legible and visible from the street or road fronting the property. Numbers shall be Arabic numbers or alphabetical letters, shall be reflective, shall contrast with their background and shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure, and the number shall be mounted at least 36 inches (914.4 mm) above grade and not affixed to vegetation.

110.1.2 Inspection Record Card. Work requiring a building permit shall not be commenced until the inspection record card is posted in a conspicuous place on the premises in a position as to allow the building official to make the required entries conveniently thereon regarding inspection of the work. The card shall be maintained in such position until all inspections have been made and final approvals have been issued.

Section 1103.8 is amended as follows:

110.3.9 Other Inspections. In addition to the inspections specified in Sections 110.3.1 thru 110.3.7, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with provisions of this code and other laws that are enforced by the Jackson County Building Department.

Section 110.3 is amended by the addition of the following new subsection:

Section 110.5 is amended as follows:

110.5 Inspection Requests. It shall be the duty of any person doing work, including without limitation the owner, contractor, or subcontractor to know that the structure has a valid permit and to notify the building department when work is ready for inspection. It shall be the duty of the person requesting any inspection to provide access and means for inspection of such work. All inspections requested prior to 4:00 p.m. will be performed the following working day if at all possible, but in no case later than 72 hours following the inspection request. Such request for inspection may be writing or by calling the Jackson County Building Department. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done with a permit and an inspection is not requested per SECTION 110.

Section 111.1 is amended as follows:

111.1 Changes of occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Jackson County Building Inspector has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other resolutions of Jackson County.

Exceptions:

1. Work exempt from permits in accordance with Section 105.2.
2. Group U occupancy and permits not establishing a use or occupancy.

Section 111.2 is amended as follows:

111.2 Certificate issued. After the Jackson County Building Inspector inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by Jackson County, Colorado, and all conditions of issuance have been met, the Jackson County Building Inspector shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the *building official*.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided and whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

Section 111.3 is amended as follows:

Section 111.3 Temporary occupancy. A temporary certificate of occupancy may be issued when work is not complete, provided all life safety requirements are met. Where occupancies are not determined at time of building permit application, permits issued for no occupancy and core and shell construction shall be issued a limited letter of completion or a letter of completion. The building official shall set a time period during which the temporary certificate of occupancy is valid.

Section 113 is repealed in its entirety and reenacted as follows:

SECTION 113 BOARD OF APPEALS

113.1 Established. The Board of County Commissioners of Jackson County hereby establishes a board of appeals consisting of five members. The board of appeals shall interpret and hear appeals taken by any person aggrieved by his inability to obtain a building permit or by any officer, department, board, or bureau of the county affected by the grant or refusal of a building permit. The board of appeals is also established to hear and decide appeals of orders, decisions or determinations made by the Chief of the North Park Fire Rescue Authority relative to the application and interpretation of the International Fire Code. Any person, officer, department, board, or bureau may appeal to the board of appeals from the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of the provisions of this code. The board shall interpret and hear appeals regarding all editions of the 2018 code. Members must have expertise in one or more of the building trades and have experience and training to pass upon matters on building construction. The Board of County Commissioners may recommend the removal of a member of the board of appeals for inefficiency, neglect of duty, of malfeasance in office after notice and an opportunity to be heard.

113.2 Membership and Terms. The board members shall be appointed and their terms of office set by the Board of County Commissioners, with terms of such length and so arranged so

that the terms of at least one member will expire each year. Vacancies occurring otherwise and through the expiration of term shall be filled for the remainder of the unexpired term.

113.3 Organization and Procedures.

- A. The board shall elect a chair and vice chair from among its members, and create and fill such other of its offices as it may determine. The term of the chair and vice chair shall be one year with eligibility for reelection. The chair shall preside at all meetings and hearings. In the absence or the disability of the chair, the vice chair shall perform all the duties of the chair. In the absence of both the chair and the vice chair, a chair pro tempore shall be elected by a majority vote of all members present.
- B. The board shall hold meetings when called by the chair or building/fire code official.
- C. Should any member have knowledge of any fact which may constitute a conflict of interest in consideration of any appeal, the member shall forthwith notify the building official or the fire code official.
- D. The secretary shall keep, or cause to be kept, minutes of the proceedings of the board, and shall prepare an agenda for each meeting, which shall be furnished to members prior to the meeting. The secretary shall be custodian of the records for the board.
- E. Appeals from decisions of the building official shall be in writing and shall describe the specific decision of the building official being appealed. A notice of appeal shall be accompanied by a fee of \$250.00.
- F. Appeals will be heard at meetings called pursuant to the presiding officer or by a majority of the membership of the board of appeals. Requests for hearings must be scheduled at least 10 days prior to such hearing. The first order of business at any hearing of the board of appeals shall be to determine if it has jurisdiction to hear the appeal. The board of appeals shall not hear appeals with regard to life-safety items
- G. If an appellant intends to submit evidence, or a legal argument, outside of the expertise of the board, the appellant shall so state in the notice of appeal. Failure to so state shall be cause for the prohibition of the presentation of such evidence or argument.
- H. A quorum of the board is 3 members. A decision of the board requires a majority vote of those members of the board present. The board's decision shall be final.
- I. The Jackson County Building Inspector shall be an ex officio member of said board but shall not have a vote on any matter before the board.
- J. The Chief of the North Park Fire Rescue Authority shall also sit as an ex officio member of said board for appeals of orders, decisions or determinations made by the relative to the application and interpretation of the International Fire Code

Section 114 is amended to read as follows:

114.1 Unlawful acts. Any person as defined herein (Section 202) who erects, constructs, remodels, enlarges, repairs, moves, improves, converts, demolishes, equips, uses occupies or maintains any building or structure, or any part of a building or structure, in the unincorporated area of Jackson County or causes the same be done, contrary to or in violation of any provision

of this code or any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$100.00 or by imprisonment in the county jail for not more than ten days, or both by such fine and imprisonment, each and every day during which such illegal erection, construction, reconstruction remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use shall be deemed a separate offense. In case any building or structure is proposed to be erected, constructed, reconstructed, enlarged, altered, maintained or used in violation of this code or of any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended, the District Attorney of the District, the Board of County Commissioners of Jackson County, or any owner of real estate with the area subject t this code, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use.

114.4 Violation penalties. Penalties shall be as stated in 114.1

Section 202 is amended by the addition of the following definitions:

Agricultural building. A structure located on real property classified as agriculture by the Jackson County Assessor that is designed, constructed and used to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

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.

Building Official. The Jackson County Building Inspector or the building inspector's duly authorized representative charged with the enforcement of this code.

Certificate of occupancy. A written notification from the building official that the work covered under the permit is complete and the permit is closed. Certificate of Occupancy is issued only to structures other than Group R Division 3, and Group U occupancies.

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.

Fire chief. The chief officer of North Park Fire Rescue Authority or the chief officer's authorized representative.

Fire department. The North Park Fire Rescue Authority

Height, building. The allowed height of a building shall be as defined in the Jackson County Zoning Resolution. Chimneys, weathervanes, etc. are considered when measuring the height of the structure.

Kitchen. A room or area in a commercial or residential unit, other than a hotel or motel room, that is designated to be used primarily for the preparation of food, which contains more than one standard size kitchen appliance or fixture.

Manufactured home. A single family dwelling which is partially or entirely assembled in a factory, is not less than twenty-four feet in width and thirty-six feet in length, is installed on an

engineered, 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 seq., 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.

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.

Unusable Crawlspace. The area under the first story floor between the underside of the floor joist or floor truss and the ground below which has less than 5 feet of head room and an unfinished floor.

Utility space or utility room. A room designed or used to house general maintenance equipment.

Section 310.1 is amended by the addition of the following wording:

310.1 Residential Group R. One- and two-family dwellings shall be regulated by the 2018 International Code for One- and Two-Family Dwellings.

Section 311.2 is amended by the addition of the following new subsection:

311.2.1 Group S-1, Mini Storage. Buildings used for mini storage shall be compartmentalized by not less than one hour fire resistive construction at each floor/ceiling and at each 1,000 square feet of floor area.

Section 718.2.5.1 is amended as follows:

718.2.5.1 Factory-built Chimneys and Fireplaces. Factory-built chimneys and fireplaces shall be fire blocked in accordance with manufacturer's specifications. Factory-built chimneys shall be effectively fire blocked within such enclosure at each floor-ceiling level and at the roof. The vertical distance between adjacent fire blocking shall not exceed 10 feet.

Section 901.2 is amended as follows:

901.2 Scope. The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation and operation of fire protection systems. When the requirements of this code and the IFC conflict, the more restrictive shall apply.

Section 901.5 is amended by the addition of the following new subsection:

901.5.1 Special Inspector. All fire protection systems required by this code shall be inspected and approved by the Chief of the North Park Fire Authority or his designated representative.

Section 901.6 is amended by the addition of the following new subsections:

901.6.4 Key Box. Where a supervisory station is required by this section and where access to or within a structure or area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes as determined by the fire chief, an approved rapid entry key lock box shall be installed.

901.6.4.1 Devices. Key lock boxes shall be Underwriters Laboratories certified and approved by the fire chief.

901.6.4.2 Location. The key lock box shall be located at or near the main entrance to the building, mounted at a height of 6 feet above final grade at a location approved by the fire chief.

901.6.4.3 Contents. The key box shall contain labeled keys to provide access into the building.

Section 903.1.1 is amended by the addition of the following definition:

Fire code official shall mean the Jackson County Fire Chief, the chief officer of North Park Fire Rescue Authority or the chief officer's authorized representative.

Section 903.2.8 is amended as follows:

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 except one- and two-family dwellings which are regulated by the International Code for One- and Two-Family Dwellings. Additional exception: An automatic sprinkler system is not required in existing non-sprinkled buildings, two stories or less, where a change of occupancy/alteration creates no more than two dwelling units, provided that a manual and automatic fire alarm system is installed in accordance with NFPA 72 throughout the building, and the residential occupancies are separated from other occupancies per Section 508.4.

Section 1011.5.5 repealed in its entirety and reenacted as follows:

1011.5.5 Profile. The radius of curvature at the leading edge of the tread shall be not greater than $\frac{9}{16}$ inch (14.3 mm). Beveling of nosings shall not exceed $\frac{9}{16}$ inch (14.3 mm). Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (0.52 rad) from the vertical. The leading edge (nosings) of treads shall project not more than $1\frac{1}{4}$ inches (32 mm) beyond the tread below and all projections of the leading edges shall be of uniform size, including the leading edge of the floor at the top of a flight.

Exceptions:

1. Solid risers are not required for stairways that are not required to comply with Section 1009.3.
2. Solid risers are not required for occupancies in group I-3 or in group F, H and S occupancies other than areas accessible to the public. There are no restrictions on the size of the opening in the riser.
3. Solid risers are not required for spiral stairways constructed in accordance with Section 1011.1.
4. Solid risers are not required for alternating tread devices constructed in accordance with Section 1011.14.

Section 1101.2 is amended as follows:

1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, and ICC A117.1.

Section 1202.4.1.1 is amended by adding the following subsection:

1202.4.1.1.1 Vapor retarder ground cover. A vapor retarder ground cover shall be of 6 mil reinforced polyethylene, or an approved equal with a rating of 1 perm or less. The vapor retarder shall cover the entire ground area within crawl spaces in accordance with the following:

1. The vapor retarder shall be overlapped six inches minimum at joints and shall extend over the top of pier footings.
2. The edges of the vapor retarder shall be turned up a minimum of four inches at the stem wall.
3. Penetrations in the vapor retarder shall be no larger than necessary to fit piers, beam support, plumbing and other penetrations.

Section 1503 is amended by the addition of the following new subsections:

1503.7 Snow-Shed Barriers. Roofs shall be designed to prevent accumulation of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties. Exception: Mechanical barriers installed to prevent snow shedding from the roof, which are secured to the roof framing members or to solid blocking secured to framing members, in accordance with the manufacturer's installation instructions.

1503.8 Fall Protection. Permanent fall protection anchors shall be installed on all new construction. Roof anchors or similar devices shall be installed in accordance with the manufacturer's installation instructions.

1503.9 Valley Outlets. Each roof valley shall have access to an electrical receptacle installed according to the electrical code.

Section 1507.1 is amended by the addition of the following new subsections:

1507.1.1 Ice Barrier. An ice barrier that consists of an approved self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment on all sloped roofs. This ice dam protection underlayment shall be installed from the eaves to a point 6 feet inside the exterior wall line of the building and 24 inches from the center line of all valleys, fully adhered to the substrate on all habitable structures. Exception: Detached accessory structures that contain no conditioned floor area.

1507.1.2 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.

Section 1507.4.1 is amended by the addition of the following new subsection:

1507.4.1.1 Mechanical Barriers. Roofs with metal roof shingles or metal roof panels shall be designed so as to prevent accumulations of snow from shedding onto pedestrian and vehicular exits from buildings and on to sidewalks, streets and alley ways. 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.

1605.3.1.2 Flood loads. Section 1605.3.1.2 is amended by deleting in its entirety. **This section deleted**

Section 1608.2 is amended to read as follows:

1608.2 Ground snow loads. A licensed design professional or a registered professional engineer may design the structure using ground snow loads (Pg) complying with the Colorado Design Snow Loads Report and Map, published by the Structural Engineers Association of Colorado (April 2016). The design roof snow load values shall be determined from Section 1608 of the IBC, including all applicable factors, and loading and drifting considerations of ASCE 7, Chapter 7. Additionally, the changing of roofing materials and roof coverings other than like materials requires a roof evaluation form a licensed or registered Colorado engineer.

Section 1608.1 is amended as follows:

1608.1 General. Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607. A licensed Colorado design professional may design the structure using ground snow loads (Pg) complying with the Colorado Design Snow Loads Report and Map, published by the Structural Engineers Association of Colorado (April 2016). The design roof snow load values shall be determined from Section 1608 of the IBC, including all applicable factors, and loading and drifting considerations of ASCE 7, Chapter 7. Additionally, the changing of roofing materials and roof coverings other than like materials requires a roof evaluation form a licensed Colorado engineer.

Section 1609.3 is amended by the addition of the following text:

Section 1609.3 Basic design wind speed. Minimum design wind speed is 90 mph, exposure C.

Section 1612 FLOOD LOADS is amended by deleting in its entirety. **This section deleted**

Section 1703.1 is amended as follows:

1703.1 Approved Agency. An approved agency shall provide all information as necessary for the building official to determine that the agency meets the applicable requirements in Sections 1703.1.1 through 1703.1.3. The North Park Fire Rescue Authority or the Colorado Division of Fire Prevention and Control or their authorized representative shall be an approved agency for special inspection of fire protection systems required by this code and the international fire code.

Section 1704 is amended by the addition of the following new subsections:

1704.7.3 Fire Protection Systems. Fire protection systems shall have the design plans approved by the Jackson County Fire Chief or his authorized representative and the systems inspected and tested by the Jackson County Fire Chief for compliance with the requirements of this code and the IFC.

1704.7.3.1 Qualifications. Each inspector for fire protection systems shall have expertise in fire protection.

Section 1807.1 is amended as follows:

1807.1 Foundation Walls. Foundation walls shall be designed and constructed in accordance with sections 1807.1.1 through 1807.1.6. Foundation walls shall be supported by footings designed in accordance with section 1808.

The title of Section 1808 is amended to read as follows:

SECTION 1808 FOOTINGS AND FOUNDATIONS.

Section 1808.1 is amended as follows:

1808.1 General. Footings and foundations shall be designed and constructed in accordance with sections 1808.2 through 1808.9. Shallow footings and foundations shall also satisfy the requirements of section 1809. Deep footings and foundations shall also satisfy the requirements of section 1810. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings. Concrete footings shall include a minimum of two #4 reinforcement bars to be tied continuously and spaced a minimum of two inches from the ground and equally within the footing. Exception: Unless designed and stamped by an engineer.

Section 1808.2 is amended as follows:

1808.2 Design for Capacity and Settlement. Footings and foundations shall be so designed that the allowable bearing capacity of the soil is not exceeded, and the differential settlement is minimized. Footings and foundations in areas with expansive soils shall be designed in accordance with the provisions of section 1808.6.

Section 1808.3 is amended as follows:

1808.3 Design Loads. Footings and foundations shall be designed for the most unfavorable effects due to the combinations of loads specified in section 1605.2 or 1605.3. The dead load is permitted to include the weight of foundations and overlying fill.

Section 1809.1 is amended as follows:

1809.1 General. This chapter shall apply to building and foundation systems. Exception: Unless designed and stamped by a licensed design professional.

Section 1809.5 is amended as follows:

1809.5 Frost Protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality, 48 inches;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

Exception: Free-standing buildings meeting both of the following conditions shall not be required to be protected:

1. Area of 120 square feet (11.15 m²) or less for light-frame construction or 120 square feet (11.15 m²) or less for other than light-frame construction; **and**
2. Other work exempt from permit pursuant to Section 105.2.

Shallow foundations shall not bear on frozen soil.

Section 2303.1.11 is amended as follows:

2303.1.11 Structural Log Members. Stress grading of structural log members of nonrectangular shape, as typically used in log buildings, shall be in accordance with ASTM D 3957. Such structural log members shall be identified by the grade mark of an approved lumber grading or inspection agency. In lieu of a grade mark on the material, a certificate of inspection as to species and grade issued by a lumber grading or inspection agency meeting the requirements of this section shall be permitted. Exception: In single family dwellings of log construction, wall logs need not be graded, and all structural logs shall be designed by a licensed Colorado design professional and inspected by that design professional after the completion of the framing with the design professional certifying that the logs are of the size, quality and species of the design and that they were installed to that design.

Section 2303.4.1 is amended as follows:

2303.4.1 Design. Wood trusses shall be designed in accordance with the provisions of this code and accepted engineering practice as well as designed by a licensed design professional. Members are permitted to be joined by nails, glue, bolts, timber connectors, metal connector plates or other approved framing devices. The use of load duration factors for snow load or roof slope is prohibited.

Section 2304.4 is amended as follows:

2304.4 Floor and Roof Framing. The framing of wood-joisted floors and wood- framed roofs shall be in accordance with the provisions specified in section 2308 unless a specific design is furnished. The use of load duration factors for snow load or roof slope is prohibited.

Section 2304.8.2 is amended as follows:

2304.8.2 Structural Roof Sheathing. Structural roof sheathing shall be designed in accordance with the general provisions of this code and the special provisions in this section. Roof sheathing conforming to the provisions of table 2304.8(1), 2304.8(2), 2304.8(3) or 2304.8(5) shall be deemed to meet the requirements of this section. Wood structural panel roof sheathing shall be bonded by exterior glue. Exception: A minimum of $\frac{5}{8}$ inch (15.88 mm) plywood, particle board, or waferwood shall be used on roof rafters or roof trusses spaced 24 inches (609.6 mm) on center in any snow load area.

Section 2304.8.2 is amended by the addition of the following new subsection:

Section 2308.5.5.1 is amended as follows:

2308.5.5.1 Openings in exterior bearing walls-headers. Headers shall be provided over each opening in exterior-bearing walls. The use of load duration factors for snow load or roof slope is prohibited. Headers shall be of two pieces of nominal 2-inch (51 mm) framing lumber set on edge **minimum** and nailed together in accordance with table 2304.10.1 or of solid lumber of equivalent size.

Section 2308.7.2 is amended as follows:

2308.7.2 Rafter Spans. Allowable spans for rafters shall be in accordance with table 2308.7.2(1), 2308.7.2(2), 2308.7.2(3), 2308.7.2(4), 2308.7.2(5) or 2308.7.2(6). For other grades and species and other loading conditions, refer to the AWC STJR. The span of each rafter shall

be measured along the horizontal projection the rafter. The use of load duration factors for snow load or roof slope is prohibited.

Section 2308.7.10 is amended as follows:

2308.7.10 Roof Sheathing. Roof sheathing shall be in accordance with tables 2304.8(3) and 2304.8(5) for wood structural panels, and Tables 2304.8(1) and 2304.8(2) for lumber and shall comply with section 2304.8.2. Exception: A minimum of $\frac{5}{8}$ inch plywood, particle board, or waferwood shall be used on roof rafters or roof trusses spaced 24 inches (609.6 mm) on center in any snow load area.

Section 2901.1 is amended as follows:

2901.1 Scope. The provisions of this chapter and the International Plumbing Code shall govern the erection, installation, alternation, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Toilet and bathing rooms shall be constructed in accordance with Section 1209. 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 provisions of Jackson County's On-site Wastewater Treatment regulations.

Section 2901.1 is amended by the addition of the following new subsection:

2901.1.1 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, from the start of the project until the certificate of occupancy is issued.

Chapter 30 ELEVATORS AND CONVEYING SYSTEMS

Section 3001.1 is amended as follows:

3001.1 Scope. This chapter governs the design, construction, installation, alteration, maintenance, repair, inspection and permitting of new and existing elevators, dumbwaiters, escalators, and moving walks.

Chapter 30 is amended by the addition of the following new sections:

Section 3009 Permits and Certificates of Inspection.

3009.1 Permits. It is 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 Part XII of ASME A17.1, without first obtaining a permit from the building official. Permits shall not be required for maintenance or minor alterations.

3009.2 Certificates of Inspection. It is unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by the building official. 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 part X of the ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to section 3010. Exception: Certificates of inspection shall not be required for conveyances within a dwelling unit.

3009.3 Application. Application for an installation permit or inspection shall be made by the owner of an elevator, dumbwaiter, escalator or moving walk on forms provided by the building official.

Section 3010 Design.

3010.1 Requirements. For design, construction and installation requirements, see Chapter 16 of this code and the applicable requirements of ASME A17.1.

Section 3011 Operation and Maintenance.

3011.1 General. The owner shall be responsible for 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.

3011.2 Periodic Inspections and Tests. Routine and periodic inspections and tests shall be made as required by part X of ASME A17.1.

3011.3 Alterations, Repairs and Maintenance. Alterations, repairs, and maintenance shall be made as required by part XII of ASME A17.1.

3011.4 Costs. All costs of inspections and testing shall be paid by the owner.

3011.5 Inspection Reports. After each required inspection, a full and correct inspection report shall be filed with the building official.

Section 3012 Unsafe Condition.

3012.1 Unsafe Condition. 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 report of such inspection and unsafe condition. If the building official finds that an 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 the conveyance is unsafe. The owner shall ensure that such notice of unsafe condition is maintained where placed. The building official shall also issue a written order to the owner requiring repairs or alterations that are necessary to render the conveyance safe. The building official may order the operation thereof discontinued until the repairs or alterations are made. A posted notice shall be removed only by the building official when the unsafe condition has been corrected.

Section 3109 is amended by the addition of the following new subsection:

3109.2 Public Swimming Pools. Public swimming pools shall comply with this code and C.R.S. § 25-5-801, et seq. Swimming pools shall be completely enclosed by a fence at least 4 feet (1219.2 mm) in height or a screen enclosure equipped with self-closing and self-latching gates. Openings in the fence shall not permit the passage of a four-inch-diameter (102 mm) sphere. Exception: A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346.

Section 3309 is amended as follows:

3309.1 Where Required. All structures under construction, alteration or demolition shall be provided with no fewer than one approved portable fire extinguisher or as required by the fire chief.

Section 3311.1 is amended as follows:

3311.1 Where Required. In buildings required to have standpipes by section 905.3.1, **as required by the fire chief.**

Section 3311.2 is amended as follows:

3311.2 Buildings Being Demolished. Where a building is being demolished and a standpipe exists within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. 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 chief.**

Section 3313.1 is amended as follows:

3313.1 Where Required. An approved water supply for fire protection, either temporary or permanent shall be made available as soon as combustible material arrives on site or as required by the fire chief.

JACKSON COUNTY AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

The IRC is amended as follows:

Section R101.1 is amended as follows:

R101.1 Title.

This Resolution shall be known as the *Residential Code for One- and Two- Family Dwellings* of Jackson County, Colorado. This Resolution shall be known as the “residential code”, may be cited as such, and will referred to herein the “this code”. This code shall apply to all of the unincorporated area of Jackson County, Colorado.

R101.4.3 Plumbing. The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances. The provisions of the Jackson County On-site Wastewater Treatment System will apply to the installation of septic systems on private lands.

Section R103.1 is amended to read as follows:

R103.1 Creation of enforcement agency.

The Jackson County Building Department referend to herein **as** the department of building safety is hereby created as the code enforcement agency and the official in charge thereof shall be known as the Jackson County Building Inspector referred to herein as the *building official*.

Section R103.2 amended to read as follows:

R103.2 Appointment.

The Jackson County Building Inspector referred to herein as the *building official* shall be appointed by the Board of County Commissioners of Jackson County.

Section R103.3 amended to read as follows

R103.3 Deputies

The Board of County Commissioners of Jackson County can appoint deputy Jackson County Building Inspectors or deputy building officials.

Section R104.1 is amended to read as follows:

R104.1 General.

The Jackson County Building Inspector is hereby authorized and directed to enforce all of 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 Jackson County Building Inspector 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

Section R104.8 is amended as follows:

R104.8 Liability. The adoption of this code, and any previous codes adopted by Jackson 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 Jackson County 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 Jackson County until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code. Section 105.2 is amended as follows:

Section R105.2 is amended as follows:

R105.2 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, provided that, unless otherwise exempt by this code, separate plumbing, electrical and mechanical permits will be required:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, playground equipment and similar uses, provided the floor area does not exceed 120 square feet (11 m²) and maximum height of 12 feet.
2. Fences not over 6 feet (1829 mm) high. All agricultural fences, snow fences and elk stack yard fences are exempt from having to obtain building permits.

3. Oil derricks.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 l) and the ratio of height to diameter or width does not exceed 2:1.
5. Platforms, walks and driveways at grade and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Prefabricated swimming pools accessory to a group R-3 occupancy, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18925 l) and are installed entirely above ground.
9. Swings and other playground equipment.
10. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of groups R-3 and U occupancies.
11. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet, 9 inches (1753 mm) in height.
12. Replacement or repair of nonstructural siding or siding which is not part of a required fire rated assembly on buildings when the removal of the siding is performed in accordance with state regulations regarding asbestos and lead paint.
13. Gutters, downspouts and storm windows (unless specified by design).
14. Agricultural buildings as defined herein.

Section R105.3.1.1 is amended by deleting in its entirety. **This section deleted.**

Section R105.5 is amended as follows:

R105.5 Expiration. Every permit issued by the building official shall expire 24 months after the date of issue. Every permit issued by the Jackson County Building Inspector under this code shall expire 24 months after the date of issue. Every permit issued by the Jackson County Building Inspector 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 work is commenced for a period of 240 days. Before such work can be commenced after a permit has expired, a new permit shall be obtained. The fee for a re-issued new permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work, and further provided that suspension or abandonment has not exceeded one year. Changes in plans and specification 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 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 18 months from the date of 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.

Section R105 is amended by the addition of the following new subsections:

R105.8.1 Transfer. A permit or application may be transferred from one party to the other upon written request to the building official, provided there are no changes to the plans and specifications.

R105.8.2 Owner as Contractor. If a permit is active and no change in ownership has occurred since the permit was issued, the building official may allow the property owner to assume the role of contractor at any time upon a written request including the permit number, the address of the project and a statement that the original contractor is no longer in the employ of the owner. The original expiration date will not change.

Section R106.1 is amended by adding a new subsection to read as follows:

R106.1.1.1 Proof of water and sewer. The applicant shall provide documentation that water and sewer taps have been obtained or a well permit and septic permit have been obtained.

Section R106.1.4 is amended by deleting in its entirety. **This Section Deleted.**

Section R106.1 is amended by adding a new subsection to read as follows:

R106.1.7 Public and Private Improvements and Financial Guarantees. Each building permit application submitted for developments requiring public and private improvements shall be accompanied by an approved subdivision or development improvements agreement and a letter of credit or cash deposit in the amount specified in the agreement.

Section R106.3.1 is amended to read as follows:

R106.3.1 Approval of construction documents. When the Jackson County Building Inspector aka *building official* issues a permit, the construction documents shall be approved in writing or by a stamp which states “REVIEWED FOR CODE COMPLIANCE”. One set of approved construction documents shall be retained by the building department, one set of approved construction documents shall be returned to the applicant and one set of approved construction documents shall be kept on site of the authorized work at all times

Section R106.3 is amended by the addition of the following new subsections:

R106.3.4 Plans and specifications. Plans and specifications shall be prepared, designed and stamped and signed by an engineer or architect licensed by the State of Colorado in certain circumstances, including without limitation the following:

1. Foundations are constructed on caissons or any other method. The building official may exempt this provision on additions to existing residential and accessory structures constructed on spread footings conforming to Chapter 4 (foundations).
2. Roof framing or wall framing is construction not conforming to the requirements of Chapter 8 and 9 (roofs/ceilings).
3. Confirmation of beam sizes and spans, loading, or any structural element affecting the integrity of the building.

R106.3.5 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. The licensed Colorado design professional in responsible charge (if required), shall list the deferred submittals on the construction documents for review by the building official. Submittal documents for deferred submittal items shall be submitted to the licensed Colorado design professional in responsible charge (if required), who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in conformance with the design of the building or structure. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

Section R106.3.3 is amended to read as follows:

R106.3.3 Phased approval. The Jackson County Building Inspector is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provide that adequate information and detailed statements have been filed complying with pertinent requirement of this Code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted

Section R107 is amended by deleting in its entirety. **This section deleted.**

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 Jackson County Building Permit Fee Schedule.**

Section R108.2 is further amended by the addition of the following new subsections:

R108.2.1 Plan Review Fee. When submittal documents are required by Section 106, a plan review fee shall be paid. The plan review fee is in addition to any other applicable permit fees.

R108.2.2 Expiration. An application for which no permit is issued within 30 days following the date of last review without a response or additional information submitted by the applicant then the application for permit shall expire. Plans may thereafter be returned to the applicant or

destroyed by the building official. The building official may extend the time for action by the applicant for no more than 30 days upon written request by the applicant demonstrating that circumstances beyond the control of the applicant have prevented action from being taken.

R108.5 Refunds. The building official is authorized to refund fees as follows:

1. Permit Fee. The building official may authorize a refund of not more than 80 percent of the permit fee when no work has been done.
2. Plan Review Fee. If no examination time has been spent, the building official may authorize a refund of not more than 80 percent of the plan review fee when an application is withdrawn.
3. Application. The building official may not refund any fees except upon written application filed by the original permittee not later than 30 days after the date of payment.

Section 108.6 is amended by the addition of the following new subsection:

R108.6.1 Investigative Fee. When any work for which a permit is required has been commenced without said permit, a special investigation shall be made before a permit may be issued for such work. An investigative fee, in the amount set by the Town Council, shall be collected whether or not a permit is issued. The investigative fee shall be in addition to any other penalty prescribed by law.

Section R109 INSPECTIONS is amended by the addition of the following new subsections:

R109.1.1.3 Energy Efficiency Inspections. Inspections shall be made to determine compliance with Chapter 13 (general mechanical system requirements) and shall include without limitation inspections for: envelope insulation R-values and U-values, fenestration U-values, duct system R-values, and HVAC and water-heating equipment efficiency. Blower door testing is not mandatory, but mechanical ventilation is required.

Section R109.1.3 is amended as follows:

R109.1.3 Floodplain inspections. This section deleted in its entirety. **Section deleted**

Section R109.1.5 is amended as follows:

R109.1.5 Other Inspections. In addition to the inspections specified in Sections R109.1 thru 109.1.4, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with provisions of this code and other laws that are enforced by the Jackson County Building Department.

Section R109.1.5 is amended by the addition of the following new subsection:

R109.1.5.2 Re-inspections fees. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspections are called is not complete or when corrections called for are not made. Re-inspection 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 for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fee has been received by the building department.

Section R109.3 is amended to read as follows:

R109.3 Inspection requests. It shall be the duty of any person doing work, including without limitation the owner, contractor, or subcontractor to know that the structure has a valid permit and to notify the building department when work is ready for inspection. It shall be the duty of the person requesting any inspection to provide access and means for inspection of such work. All inspections requested prior to 4:00 p.m. will be performed the following working day if at all possible, but in no case later than 72 hours following the inspection request. Such request for inspection may be writing or by calling the Jackson County Building Department. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done with a permit and an inspection is not requested per SECTION 109.

Section R110.1 is amended to read as follows:

R110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Jackson County Building Inspector has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other resolutions of Jackson County.

Exceptions:

1. Work exempt from permits in accordance with Section R105.2.
2. Accessory buildings of structures.
3. Group U occupancy and permits not establishing a use or occupancy.

Section R110.1 is further amended by the addition of the following new subsections:

R110.1.1 Premises Identification. Buildings shall have approved address numbers, building numbers or building identification in a position that is plainly legible and visible from the street or road fronting the property. Numbers shall be Arabic numbers or alphabetical letters, shall be reflective, shall contrast with their background and shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure, and the number shall be mounted at least 36 inches (914.4 mm) above grade and not affixed to vegetation.

R110.1.2 Inspection Record Card. Work requiring a building permit shall not be commenced until the inspection record card is posted in a conspicuous place on the premises in a position as to allow the building official to make the required entries conveniently thereon regarding inspection of the work. The card shall be maintained in such position until all inspections have been made and final approvals have been issued.

Section R110.3 is amended as follows:

R110.3 Certificate issued. After the Jackson County Building Inspector inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by Jackson County, Colorado, and all conditions of issuance have been met, the Jackson County Building Inspector shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the *building official*.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6 of the IBC.
10. The design occupant load.
11. If an automatic sprinkler system is provided and whether the sprinkler system is required.
12. Any special stipulations

Section R110.4 is amended as follows:

Section R110.4 Temporary occupancy. A temporary certificate of occupancy may be issued when work is not complete, provided all life safety requirements are met. Where occupancies are not determined at time of building permit application, permits issued for no occupancy and core and shell construction shall be issued a limited letter of completion or a letter of completion. The building official shall set a time period during which the temporary certificate of occupancy is valid.

SECTION R112 BOARD OF APPEALS

R112.1 Established. The Board of County Commissioners of Jackson County hereby establishes a board of appeals consisting of five members. The board of appeals shall interpret and hear appeals taken by any person aggrieved by his inability to obtain a building permit or by any officer, department, board, or bureau of the county affected by the grant or refusal of a building permit. The board of appeals is also established to hear and decide appeals of orders, decisions or determinations made by the Chief of the North Park Fire Rescue Authority relative to the application and interpretation of the International Fire Code. Any person, officer, department, board, or bureau may appeal to the board of appeals from the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of the provisions of this code. The board shall interpret and hear appeals regarding all editions of the 2018 code. Members must have expertise in one or more of the building trades and have experience and training to pass upon matters on building construction. The Board of County Commissioners may recommend the removal of a member of the board of appeals for inefficiency, neglect of duty, of malfeasance in office after notice and an opportunity to be heard.

R112.2 Membership and Terms. The board members shall be appointed and their terms of office set by the Board of County Commissioners, with terms of such length and so arranged so that the terms of at least one member will expire each year. Vacancies occurring otherwise and through the expiration of term shall be filled for the remainder of the unexpired term.

R112.3 Organization and Procedures.

- A. The board shall elect a chair and vice chair from among its members, and create and fill such other of its offices as it may determine. The term of the chair and vice chair shall be one year with eligibility for reelection. The chair shall preside at all meetings and hearings. In the absence or the disability of the chair, the vice chair shall perform all the duties of the chair. In the absence of both the chair and the vice chair, a chair pro tempore shall be elected by a majority vote of all members present.
- B. The board shall hold meetings when called by the chair or building/fire code official.
- C. Should any member have knowledge of any fact which may constitute a conflict of interest in consideration of any appeal, the member shall forthwith notify the building official or the fire code official.
- D. The secretary shall keep, or cause to be kept, minutes of the proceedings of the board, and shall prepare an agenda for each meeting, which shall be furnished to members prior to the meeting. The secretary shall be custodian of the records for the board.
- E. Appeals from decisions of the building official shall be in writing and shall describe the specific decision of the building official being appealed. A notice of appeal shall be accompanied by a fee of \$50.00. \$250
- F. Appeals will be heard at meetings called pursuant to the presiding officer or by a majority of the membership of the board of appeals. Requests for hearings must be scheduled at least 10 days prior to such hearing. The first order of business at any hearing of the board of appeals shall be to determine if it has jurisdiction to hear the appeal. The board of appeals shall not hear appeals with regard to life-safety items
- G. If an appellant intends to submit evidence, or a legal argument, outside of the expertise of the board, the appellant shall so state in the notice of appeal. Failure to so state shall be cause for the prohibition of the presentation of such evidence or argument.
- H. A quorum of the board is 3 members. A decision of the board requires a majority vote of those members of the board present. The board's decision shall be final.
- I. The Jackson County Building Inspector shall be an ex officio member of said board but shall not have a vote on any matter before the board.
- J. The Chief of the North Park Fire Rescue Authority shall also sit as an ex officio member of said board for appeals of orders, decisions or determinations made by fire code official the relative to the application and interpretation of the International Fire Code

Section R113 is amended to read as follows:

R113.1 Unlawful acts. Any person as defined herein (Section 202) who erects, constructs, remodels, enlarges, repairs, moves, improves, converts, demolishes, equips, uses occupies or maintains any building or structure, or any part of a building or structure, in the unincorporated area of Jackson County or causes the same be done, contrary to or in violation of any provision of this code or any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$100.00 or by imprisonment in the county jail for not more than ten days, or both by such fine and imprisonment, each and every day during which such illegal erection, construction,

reconstruction remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use shall be deemed a separate offense. In case any building or structure is proposed to be erected, constructed, reconstructed, enlarged, altered, maintained or used in violation of this code or of any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended, the District Attorney of the District, the Board of County Commissioners of Jackson County, or any owner of real estate with the area subject to this code, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use.

R113.4 Violation penalties. Penalties shall be as stated in R113.1

R114.1 Notice to owner of the owner's authorized agent. Upon notice from the building official that work on any building or structure is being executed contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's authorized agent or to the person performing the work and shall state the condition under which work will be permitted to resume. The property shall be posted with a statement providing the conditions under which work will be permitted to resume.

Section R202 is amended by the addition of the following definitions:

Agricultural building. A structure located on real property classified as agriculture by the Jackson County Assessor that is designed, constructed and used to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

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.

Building Official. The Jackson County Building Inspector or the building inspector's duly authorized representative charged with the enforcement of this code.

Certificate of occupancy. A written notification from the building official that the work covered under the permit is complete and the permit is closed. Certificate of Occupancy is issued only to structures other than Group R Division 3, and Group U occupancies.

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.

Fire chief. The chief officer of North Park Fire Rescue Authority or the chief officer's authorized representative.

Fire department. The North Park Fire Rescue Authority

Height, building. The allowed height of a building shall be as defined in the Jackson County Zoning Resolution. Chimneys, weathervanes, etc. are considered when measuring the height of the structure.

Kitchen. A room or area in a commercial or residential unit, other than a hotel or motel room, that is designated to be used primarily for the preparation of food, which contains more than one standard size kitchen appliance or fixture.

Manufactured home. A single family dwelling which is partially or entirely assembled in a factory, is not less than twenty-four feet in width and thirty-six feet in length, is installed on an engineered, 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 seq., 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.

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.

Unusable Crawlspace. The area under the first story floor between the underside of the floor joist or floor truss and the ground below which has less than 5 feet of head room and an unfinished floor.

Utility space or utility room. A room designed or used to house general maintenance equipment.

Table R301.2 (1) is amended as follows:

GROUND SNOW LOAD- See Colorado Design Snow Loads Report and Map, published by the Structural Engineers Association of Colorado (April 2016)

WIND SPEED IS NINETY (90) MILES PER HOUR EXPOSURE C

SEISMIC DESIGN CATEGORY IS "B"

WEATHERING PROBABILITY FOR CONCRETE IS SEVERE

FROST LINE DEPTH IS THIRTY INCHES (48 inches (1,219 mm) below finished grade))

TERMITE INFESTATION PROBABILITY NONE TO SLIGHT

DECAY PROBABILITY IS NONE TO SLIGHT

WINTER DESIGN TEMPERATURE IS -20 DEGREES FAHRENHEIT, MEAN AVE. TEMP. 40 degrees Fahrenheit (F)

FLOOD HAZARDS, SEE FLOOD INSURANCE REFERENCE MAP

Table R301.5 is amended as follows:

Table R301.5 Minimum Uniformly Distributed Live Loads

USE	LIVE LOAD
Balconies (exterior) and decks ^e	60
Sleeping rooms	40

Footnote e. Uncovered decks and balconies shall be designed to a uniformly distributed live load of 60 lbs. per square foot or the design snow load, whichever is greater.

Section R302.3 is amended as follows:

R302.3 Two-Family Dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a **2-hour** fire-resistance rating

when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in section R302.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than $\frac{1}{2}$ -inch (12.7 mm) gypsum board or equivalent.

Section 302.13 is amended as follows:

R.302.13 Fire Protection of Floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a $\frac{1}{2}$ -inch (12.7 mm) gypsum wallboard membrane, $\frac{5}{8}$ -inch (16mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted. Fire protection of floors are required for all crawlspaces greater than 5 feet (1524 mm) tall and for any application of fuel fire appliances or storage areas.

Section R303.4 is amended as follows:

R.303.4 Mechanical ventilation. Where the air infiltration rate of a dwelling unit is 5 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M.1507.3. Mechanical ventilation is required due to the air sealing nature of current standard building practices. Exception: This requirement is waived if a blower door test is performed and shows that the home has more than 5 air changes per hour (ACH).

Section R305.1 is amended as follows:

R305.1 Minimum Height. Habitable space, hallways and unfinished basements shall have a ceiling height of not less than 7 feet (2134 mm) from the finished floor. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). The required height shall be measured from the finished floor to the lowest projection from the ceiling.

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).
2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) at the center of the front clearance area for fixtures as shown in figure R307.1. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

Section R306 is amended by the addition of the following new subsection:

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 letter of occupancy or certificate of occupancy is issued.

Section R310.1 is amended as follows:

R310.1 Emergency Escape and Rescue Openings. Basements, habitable attics and every sleeping room, loft, mezzanine in group R occupancies, or a room or area that can be used as a sleeping room and contains a closet shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room. Emergency escape and rescue openings shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with section R310.3. The net clear opening dimensions shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. If the window well is stepped and has a horizontal dimension less than 36 inches (914.4 mm), a ladder is required out of that said level complying with requirements.

Section R311.7.5.3 is amended as follows:

R311.7.5.3 Nosing. The radius of curvature at the nosing shall be no greater than $\frac{9}{16}$ inch (14 mm). A nosing projection not less than $\frac{3}{4}$ inch (19 mm) but not more than $1\frac{1}{4}$ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than $\frac{3}{8}$ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed $\frac{1}{2}$ inch (12.7 mm).

Exceptions:

1. A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.

Sections R313.2 and R313.2.1 are deleted in their entirety.

Section R315.1 is amended as follows:

R315.1 General. Carbon monoxide alarms and detectors shall be installed and comply with Section R315 and Title 38 of the Colorado Revised Statutes.

Section R320.1 is amended as follows:

R320.1 Scope. Where four or more dwelling units or sleeping units are constructed in a single structure, or constructed as part of a planned development containing a total of seven or more units, regardless of whether such units are separated by fire-resistive rated assemblies, applicable provisions of state and federal regulations, and the provisions of Chapter 11 of the adopted International Building Code for Group R-3 shall apply.

Section R322 FLOODL-RESISTANT CONSTRUCTION is amended by deleting in its entirety. **This Section Deleted.**

Section R326.1 is repealed in its entirety and reenacted as follows:

R326.1 General. Swimming pools shall comply with the requirements of this code and C.R.S. 25-5-801, et seq. Swimming pools shall be completely enclosed by a fence at least 4 feet (1290 mm) in height or a screen enclosure equipped with self-closing and self-latching gates. Openings in the fence shall not permit the passage of a four-inch-diameter (102 mm) sphere. Exception: A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F1346.

Section R403.1 is amended as follows:

R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, 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. Concrete footing shall be designed and constructed in accordance with the provisions of section R403 or in accordance with ACI 332. Exception: When designed and stamped by an engineer.

R408.7 Flood resistance. This section is amended by deleting in its entirety. **This section deleted**

Section R408 is amended by adding a new subsection to read as follows.

R408.8 Vapor retarder ground cover. A vapor retarder ground cover shall be of 6 mil reinforced polyethylene, or an approved equal with a rating of 1 perm or less. The vapor retarder shall cover the entire ground area within crawl spaces in accordance with the following:

1. The vapor retarder shall be overlapped six inches minimum at joints and shall extend over the top of pier footings.
2. The edges of the vapor retarder shall be turned up a minimum of four inches at the stem wall.
3. Penetrations in the vapor retarder shall be no larger than necessary to fit piers, beam support, plumbing and other penetrations.

Section R502.11 is amended as follows:

R502.11.1 Design. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with

ANSI/TPI 1. The design drawings shall be prepared by a registered professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with section R106.1. The use of load duration factors for snow load or roof slope is prohibited.

Section R602.2 is amended as follows:

R602.2 Grade. Studs shall be a minimum no. 3, standard or stud grade lumber.

Exception:

1. Bearing studs not supporting floors and nonbearing studs may be utility grade lumber, provided the studs are spaced in accordance with table R602.3(5).
2. In single family dwellings of log construction, wall logs need not be graded.
3. 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.

Section R602.3 is amended as follows:

R602.3 Design and Construction. Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and figures R602.3(1) and R602.3(2) or in accordance with AWC NDS. The use of load duration factors for snow load is prohibited. Components of exterior walls shall be fastened in accordance with tables R602.3(1) through R602.3(4). Wall sheathing shall be fastened directly to structural framing members, and where placed on the exterior side of an exterior wall, shall be capable of resisting the wind pressures listed in Table R301.2.2 adjusted for height and exposure using Table R301.2(3) and shall conform to the requirements of Table R602.3(3). Wall sheathing used only for exterior wall covering purposes shall comply with Section R703. Studs shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice. Exception: Jack studs, trimmer studs and cripple studs at openings in wall that comply with table R602.7(1) and R602.7(2).

Section R802.2 is amended as follows:

R802.2 Design and Construction. The framing details required in section R802 apply to roofs having a minimum slope of three units vertical in 12 units horizontal (25-percent slope) or greater. Roof-ceilings shall be designed and constructed in accordance with the provisions of this chapter and figures R606.11(1), R606.11(2) and R606.11(3) or in accordance with AWC NDS. The use of load duration factors for snow load is prohibited. Components of roof-ceilings shall be fastened in accordance with table R602.3(1).

Section R802.10 is amended as follows:

R802.10.2 Design. Wood trusses shall be designed in accordance with accepted engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with section R106.1. The use of load duration factors for snow load or roof slope is prohibited.

Section R803.2 is amended by adding the following new subsection:

R803.2.1.3 Wood Structural Panel Sheathing Thickness. A minimum of $\frac{5}{8}$ inch plywood, particle board or waferwood shall be used on roof rafters or roof trusses spaced 24 inches (609.6 mm) on center in any snow load area. Wood structural panel roof sheathing shall be bonded by exterior glue.

Section R903 is amended by the addition of the following new subsection:

R903.6 Fall Protection. Permanent fall protection anchors shall be installed on all new construction. Roof anchors or similar devices shall be installed in accordance with the manufacturer's installation instructions.

Section R905.1.2 is repealed its entirety and reenacted as follows:

R905.1.2 Ice Barrier. An ice barrier that consists of an approved self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment on all sloped roofs. This ice dam protection underlayment shall be installed from the eaves to a point 6 feet inside the exterior wall line of the building and 24 inches from the center line of all valleys, fully adhered to the substrate on all habitable structures. Exception: Detached accessory structures that contain no conditioned floor area.

Section R905.1 is amended by the addition of the following new subsection:

R905.1.3 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.

Section R905.2.8.3 is amended as follows:

R905.2.8.3 Sidewall Flashing. Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4 inches (102 mm) high and 4 inches (102 mm) wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.7.2.2. Where the exterior plaster or adhere masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3. Exceptions: Solid flashing approved by the building official.

Section R905.4 is amended by the addition of the following new subsection:

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 (609.6 mm) 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 (609.6 mm) 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 (609.6 mm) from the edge of the roof or eave.

Section R905.10 is amended by the addition of the following new subsection:

R905.10.5.1 Mechanical Barriers. Roofs with metal roof shingles or metal roof panels shall be designed so as to prevent accumulations of snow from shedding onto pedestrian and vehicular exits from buildings and on to sidewalks, streets and alley ways. 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 (609.6 mm) 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 (609.6 mm) 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, and shall be installed parallel with the exterior wall line and no more than 24 inches (609.6 mm) from the edge of the roof or eave.

Section R908.3.2.2 is amended as follows:

R907.3 Recovering Versus Replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has more than one applications of any type of roof covering.
4. For asphalt shingles, when the building is located in an area subject to moderate or severe hail damage according to figure R903.5.

Section M1414 is amended as follows:

M1414.1 General. Fireplace stoves shall be listed, labeled and installed in accordance with the terms of the listing. Fireplace stoves shall be tested in accordance with UL 737.

Section G2406.2 is amended as follows:

G2404.7 (301.11) Flood hazard. is amended by deleting in its entirety. **This section deleted**

G2406.2 (303.3) 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.

G2406.4 (303.7.1) LP-gas appliance in pit or basement. Liquefied petroleum gas piping may serve a gas appliance located in a pit, basement or similar location when the following conditions are met:

1. There shall be installed a *listed* gas detector that is interlocked to a *listed* solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air exchanges per hour and the exhaust intake shall be located within 6 inches of the floor.

Section G2417.4.1 is amended as follows:

G2417.4.1 (406.4.1) Test Pressure. The test pressure to be used shall not be less than 1 ½ times the proposed maximum working pressure, but not less than 10 psig (68.95 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psi (862 kPa gauge), 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.

Section G2425.8 is amended as follows:

G2425.8 (501.8) Appliances 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 G2439).
5. Refrigerators.

SECTION G2445 (621) Unvented room heaters. is amended to read as follows:

Installation of unvented fuel-fired room heaters and unvented fuel-fired decorative room heaters is prohibited.

Section P2501.1 is amended as follows:

P2501.1 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 plumbing code. When

technical requirements, specifications, or standards in the State plumbing code conflict with this code, the more restrictive shall apply.

Section P2603.5.1 is amended as follows:

P2603.5.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be not less than 24 inches below finished grade at the point of septic tank connections. The depth of building sewers that connects to a municipal sewage collection system will be dependent upon the depth of the municipal sewage collection line that the building sewer is being connected to.

Section P3103.1 is amended as follows:

P3103.1 Roof Extension. Open vent pipes that extend through a roof shall be terminated at 12 inches (304.8 mm) above the roof. Where a roof is to be used for any purpose other than weather protection, the open vent extension shall terminate not less than 7 feet (2134 mm) above the roof and within 24 inches (609.6 mm) of the peak of the roof.

JACKSON COUNTY AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE (IPC)

The IPC is amended as follows:

Section 101.1 is amended as follows:

101.1 Title. 101.1 Title. This Resolution shall be known as the “Plumbing Code” of Jackson County, Colorado. This Resolution shall be known as the “plumbing code”, may be cited as such, and will be referred to herein as “this code”. This code shall apply to all of the unincorporated area of Jackson County, Colorado.

Section 103 DEPARTMENT OF PLUMBING INSPECTION is amended as follows:

103.1 General. The Jackson County Building Department referred to herein as the department of plumbing inspection is the IPC enforcement agency and the official in charge thereof shall be known as the Jackson County Building Inspector referred to herein as the code official. All references in this code to the code official shall mean the Jackson County Building inspector also referred to as the *building official*.

Section 103.2 amended to read as follows:

103.2 Appointment.

The Jackson County Building Inspector referred to herein as the code official shall be appointed by the Board of County Commissioners of Jackson County.

Section 103.3 amended to read as follows

103.3 Deputies

The Board of County Commissioners of Jackson County can appoint deputy Jackson County Building Inspectors or deputy building officials.

Section 103.4 is amended as follows:

103.4 Liability. The adoption of this code, and any previous codes adopted by Jackson by Jackson 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 Jackson County 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.

Section 103.4.1 is amended as follows:

Section 103.4.1 Legal defense. 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 Jackson County until the final termination of the proceedings. The Jackson County Building Inspector referred to herein as 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.

Section 104.1 is amended to read as follows:

104.1 General.

The Jackson County Building Inspector, referred to herein as the code official, is hereby authorized and directed to enforce all of provisions of this plumbing 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 Jackson County Building Inspector 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

Section 106.5.1 shall be amended in part by replacing the word "APPROVED" with "REVIEWED FOR CODE COMPLIANCE"

Section 106.5.3 is repealed in its entirety and reenacted as follows:

106.5.3 Expiration. Every permit issued by the code official aka the Jackson County Building Inspector shall expire 24 months after the date of issue. Every permit issued by the Jackson County Building Inspector 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 work is commenced for a period of 240 days. Before such work can be commenced after a permit has expired, a new permit shall be obtained. The fee for a re-issued new permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work, and further provided that suspension or abandonment has not exceeded one year. Changes in plans and specification 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.

Section 106 .5.4 is amended as follows:

Section 106.5.4 Extensions. Any person holding an unexpired and valid permit may apply for 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 18 months from the date of 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.

Section 106.6.3 is amended as follows:

106.6.3 Fee Refunds. The code official is authorized to refund fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Permit Fee. The code official may authorize a refund of not more than 80 percent of the permit fee when no work has been done.
3. Plan Review Fee. If no examination time has been spent, the code official may authorize a refund of not more than 80 percent of the plan review fee when an application is withdrawn.
4. Application. The code official may not refund any fees except upon written application filed by the original permittee not later than 30 days after the date of payment.

Section 106.6 is amended by addition of the following new subsection:

106.6.4 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspections are called is not complete or when corrections called for are not made. Re-inspection 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 for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fee has been received by the building department.

107.2.2 Inspection requests. It shall be the duty of any person doing work, including without limitation the owner, contractor, or subcontractor to know that the structure has a valid permit and to notify the building department when work is ready for inspection. It shall be the duty of the person requesting any inspection to provide access and means for inspection of such work. All inspections requested prior to 4:00 p.m. will be performed the following working day if at all possible, but in no case later than 72 hours following the inspection request. Such request for inspection may be writing or by calling the Jackson County Building Department. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done with a permit and an inspection is not requested per SECTION 107.

Section 108.1 is amended to read as follows:

108.1 Unlawful acts. Any person as defined herein (Section 202) who erects, constructs, remodels, enlarges, repairs, moves, improves, converts, demolishes, equips, uses occupies or maintains any building or structure, or any part of a building or structure, in the unincorporated area of Jackson County or causes the same be done, contrary to or in violation of any provision of this code or any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$100.00 or by imprisonment in the county jail for not more than ten days, or both by such fine and imprisonment, each and every day during which such illegal erection, construction, reconstruction remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use shall be deemed a separate offense. In case any building or structure is proposed to be erected, constructed, reconstructed, enlarged, altered, maintained or used in violation of this code or of any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended, the District Attorney of the District, the Board of County Commissioners of Jackson County, or any owner of real estate with the area subject t this code, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use.

108.4 Violation penalties. Penalties shall be as stated in 108.1

108.5 Stop Work Orders. Upon notice from the code official, work on any plumbing system that is being performed contrary to the provisions of this code or in a dangerous of unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work, or posted on the job site. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

Section 109 MEANS OF APPEAL is amended as follows:

Section 109.1 Application for appeal. Any person shall have the right to appeal a decision of the Jackson County Building Inspector herein referred to as the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served. An appeal shall be accompanied by a fee of \$250.00.

Section 109.2 Membership of board. The board of appeals reference in Section 109.1 shall be the same board of appeals established in Section 113 of the amended IBC of Jackson County, Colorado and in Section 112 of the amended International Residential Code for One- and Two-Family Dwellings of Jackson County, Colorado. The board members shall be appointed and their terms of office set by the Board of County Commissioners, with terms of such length and so arranged so that the terms of at least one member will expire each year. Vacancies occurring otherwise and through the expiration of term shall be filled for the remainder of the unexpired term.

Section 109.2.1 Organization and Procedures.

- A. The board shall elect a chair and vice chair from among its members, and create and fill such other of its offices as it may determine. The term of the chair and vice chair shall be one year with eligibility for reelection. The chair shall preside at all meetings and hearings. In the absence or the disability of the chair, the vice chair shall perform all the duties of the chair. In the absence of both the chair and the vice chair, a chair pro tempore shall be elected by a majority vote of all members present.
- B. The board shall hold meetings when called by the chair or building/fire code official.
- C. Should any member have knowledge of any fact which may constitute a conflict of interest in consideration of any appeal, the member shall forthwith notify the building official or the fire code official.
- D. The secretary shall keep, or cause to be kept, minutes of the proceedings of the board, and shall prepare an agenda for each meeting, which shall be furnished to members prior to the meeting. The secretary shall be custodian of the records for the board.
- E. Appeals from decisions of the building official shall be in writing and shall describe the specific decision of the building official being appealed. A notice of appeal shall be accompanied by a fee of \$250.00.
- F. Appeals will be heard at meetings called pursuant to the presiding officer or by a majority of the membership of the board of appeals. Requests for hearings must be scheduled at least 10 days prior to such hearing. The first order of business at any hearing of the board of appeals shall be to determine if it has jurisdiction to hear the appeal. The board of appeals shall not hear appeals with regard to life-safety items
- G. If an appellant intends to submit evidence, or a legal argument, outside of the expertise of the board, the appellant shall so state in the notice of appeal. Failure to so state shall be cause for the prohibition of the presentation of such evidence or argument.
- H. A quorum of the board is 3 members. A decision of the board requires a majority vote of those members of the board present. The board's decision shall be final.
- I. The Jackson County Building Inspector shall be an ex officio member of said board but shall not have a vote on any matter before the board.
- J. The Chief of the North Park Fire Rescue Authority shall also sit as an ex officio member of said board for appeals of orders, decisions or determinations made by the relative to the application and interpretation of the International Fire Code

Section 305.4.1 is amended as follows:

305.6.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be not less than 24 inches below finished grade at the point of septic tank connections. The depth of building sewers that connects to a municipal sewage collection system will be dependent upon the depth of the municipal sewage collection line that the building sewer is being connected to.

SECTION 309 FLOOD HAZARD RESISTANCE Is amended by deleting in its entirety. **This section deleted**

Section 312.3 is repealed in its entirety and reenacted as follows:

312.3. Drainage and vent air testing. Plastic pipe tested with air is permitted provided the individual or company responsible for performing the work provide proper notification by posting the area where the work and test is being performed.

Section 701.2 is repealed in its entirety and reenacted 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 complying with the On-site Wastewater Treatment System regulations of Jackson County, Colorado.

Section 903.1 is amended as follows:

903.1 Roof Extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches (304.8 mm) above the roof. Where a roof is to be used for any purpose other than weather protection, the open vent extensions shall be terminate at least 7 feet (2134 mm) above the roof.

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 rate of **two inches per hour**.

Section 1109.1 is amended as follows:

1109.1 General. This section is amended by deleting in its entirety. **This section deleted.**

JACKSON COUNTY AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE (IMC)

The IMC is amended as follows:

Section 101.1 is amended as follows:

101.1 Title. 101.1 Title. This Resolution shall be known as the “Mechanical Code” of Jackson County, Colorado. This Resolution shall be known as the “mechanical code”, may be cited as such, and will be referred to herein as “this code”. This code shall apply to all of the unincorporated area of Jackson County, Colorado.

Section 103 DEPARTMENT OF MECHANICAL INSPECTION is amended as follows:

103.1 General. The Jackson County Building Department referend to herein as the department of mechanical inspection is the IMC enforcement agency and the official in charge thereof shall be known as the Jackson County Building Inspector referred to herein as the code official. All references in this code to the code official shall mean the Jackson County Building inspector also referred to as the *building official*.

Section 103.2 amended to read as follows:

103.2 Appointment.

The Jackson County Building Inspector referred to herein as the code official shall be appointed by the Board of County Commissioners of Jackson County.

Section 103.3 amended to read as follows

103.3 Deputies

The Board of County Commissioners of Jackson County can appoint deputy Jackson County Building Inspectors or deputy building officials or deputy code officials.

Section 103.4 is amended as follows:

103.4 Liability. The adoption of this code, and any previous codes adopted by Jackson by Jackson 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, member of the board of appeals or employee charged with the enforcement of this code, while acting for Jackson County 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.

Section 103.4.1 is amended as follows:

Section 103.4.1 Legal defense. 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 Jackson County until the final termination of the proceedings. The Jackson County Building Inspector referred to herein as 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.

Section 104.1 is amended to read as follows:

104.1 General.

The Jackson County Building Inspector, referred to herein as the code official, is hereby authorized and directed to enforce all of provisions of this mechanical 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 Jackson County Building Inspector 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

Section 106.4.1 shall be amended in part by replacing the word "APPROVED" with "REVIEWED FOR CODE COMPLIANCE"

Section 106.4.3 is repealed in its entirety and reenacted as follows:

106.4.3 Expiration. Every permit issued by the code official aka the Jackson County Building Inspector shall expire 24 months after the date of issue. Every permit issued under this code shall expire 24 months after the date of issue. Every permit issued by the Jackson County Building Inspector 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 work is commenced for a period of 240 days. Before such work can be commenced after a permit has expired, a new permit shall be obtained. The fee for a re-issued new permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work, and further provided that suspension or abandonment has not exceeded one year. Changes in plans and specification 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.

Section 106.4.4 is amended as follows:

Section 106.4.4 Extensions. Any person holding an unexpired and valid permit may apply for 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 18 months from the date of 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.

Section 106.5.2 is amended as follows:

Section 106.5.2 Fee schedule. The fees for mechanical work shall be as established by the Board of County Commissioners of Jackson County, Colorado.

Section 106.5.3 is amended as follows:

106.5.3 Fee Refunds. The code official is authorized to refund fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Permit Fee. The code official may authorize a refund of not more than 80 percent of the permit fee when no work has been done.
3. Plan Review Fee. If no examination time has been spent, the code official may authorize a refund of not more than 80 percent of the plan review fee when an application is withdrawn.
4. Application. The code official may not refund any fees except upon written application filed by the original permittee not later than 30 days after the date of payment.

Section 107.2.1.1 is amended by addition of the following new subsection:

107.2.1.1 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspections are called is not complete or when corrections called for are not made. Re-inspection 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 for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fee has been received by the building department.

107.2.2 Inspection requests. It shall be the duty of any person doing work, including without limitation the owner, contractor, or subcontractor to know that the structure has a valid permit and to notify the building department when work is ready for inspection. It shall be the duty of the person requesting any inspection to provide access and means for inspection of such work. All inspections requested prior to 4:00 p.m. will be performed the following working day if at all possible, but in no case later than 72 hours following the inspection request. Such request for inspection may be writing or by calling the Jackson County Building Department. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done with a permit and an inspection is not requested per SECTION 107.

Section 108.1 is amended to read as follows:

108.1 Unlawful acts. Any person as defined herein (Section 202) who erects, constructs, remodels, enlarges, repairs, moves, improves, converts, demolishes, equips, uses occupies or maintains any building or structure, or any part of a building or structure, in the unincorporated area of Jackson County or causes the same be done, contrary to or in violation of any provision of this code or any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$100.00 or by imprisonment in the county jail for not more than ten days, or both by such fine and imprisonment, each and every day during which such illegal erection, construction, reconstruction remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use shall be deemed a separate offense. In case any building or structure is proposed to be erected, constructed, reconstructed, enlarged, altered, maintained or used in violation of this code or of any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended, the District Attorney of the District, the Board of County Commissioners of Jackson County, or any owner of real estate with the area subject t this code, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use.

108.4 Violation penalties. Penalties shall be as stated in 108.1

108.5 Stop Work Orders. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work, or posted on the job site. The

notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

Section 109 MEANS OF APPEAL is amended as follows:

Section 109.1 Application for appeal. Any person shall have the right to appeal a decision of the Jackson County Building Inspector herein referred to as the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served. An appeal shall be accompanied by a fee of \$250.00.

Section 109.2 Membership of board. The board of appeals reference in Section 109.1 shall be the same board of appeals established in Section 113 of the amended IBC of Jackson County, Colorado and in Section 112 of the amended International Residential Code for One- and Two-Family Dwellings of Jackson County, Colorado. Members must have expertise in one or more of the building trades and have experience and training to pass upon matters on building construction. The board members shall be appointed and their terms of office set by the Board of County Commissioners, with terms of such length and so arranged so that the terms of at least one member will expire each year. Vacancies occurring otherwise and through the expiration of term shall be filled for the remainder of the unexpired term.

Section 109.2.1 Organization and Procedures.

- A. The board shall elect a chair and vice chair from among its members, and create and fill such other of its offices as it may determine. The term of the chair and vice chair shall be one year with eligibility for reelection. The chair shall preside at all meetings and hearings. In the absence or the disability of the chair, the vice chair shall perform all the duties of the chair. In the absence of both the chair and the vice chair, a chair pro tempore shall be elected by a majority vote of all members present.
- B. The board shall hold meetings when called by the chair or building/fire code official.
- C. Should any member have knowledge of any fact which may constitute a conflict of interest in consideration of any appeal, the member shall forthwith notify the building official or the fire code official.
- D. The secretary shall keep, or cause to be kept, minutes of the proceedings of the board, and shall prepare an agenda for each meeting, which shall be furnished to members prior to the meeting. The secretary shall be custodian of the records for the board.
- E. Appeals from decisions of the building official shall be in writing and shall describe the specific decision of the building official being appealed. A notice of appeal shall be accompanied by a fee of \$250.00.
- F. Appeals will be heard at meetings called pursuant to the presiding officer or by a majority of the membership of the board of appeals. Requests for hearings must be scheduled at least 10 days prior to such hearing. The first order of business at any hearing of the board of appeals shall be to determine if it has jurisdiction to hear the appeal. The board of appeals shall not hear appeals with regard to life-safety items

- G. If an appellant intends to submit evidence, or a legal argument, outside of the expertise of the board, the appellant shall so state in the notice of appeal. Failure to so state shall be cause for the prohibition of the presentation of such evidence or argument.
- H. A quorum of the board is 3 members. A decision of the board requires a majority vote of those members of the board present. The board's decision shall be final.
- I. The Jackson County Building Inspector shall be an ex officio member of said board but Section 108.5 is amended as follows:

Section 903.3 is repealed in its entirety and reenacted as follows.

SECTION 202 GENERAL DEFINITION is amended by the addition of the following definitions:

Fire chief. The chief officer of North Park Fire Rescue Authority or the chief officer's authorized representative.

Fire department. The North Park Fire Rescue Authority

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.

Section 303.7.1 LP-gas appliance in pit or basement. Liquefied petroleum gas piping may serve a gas appliance located in a pit, basement or similar location when the following conditions are met:

1. There shall be installed a *listed* gas detector that is interlocked to a *listed* solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air exchanges per hour and the exhaust intake shall be located within 6 inches of the floor.

903.3 Unvented Gas Log Heaters. Unvented gas log heaters are prohibited.

Section 905.1 is amended as follows:

905.1 General. Fireplace stoves and solid-fuel-type room heaters shall be listed and labeled and shall be installed in accordance with the conditions of the list. Fireplace stoves shall be tested in accordance with UL 737. Solid-fuel-type room heaters shall be tested in accordance with UL 1482. Fireplace inserts intended for installation in fireplaces shall be listed and labeled in accordance with the requirements of UL 2482 and shall be installed in accordance with the manufacturer's instructions.

Section 1001 is amended by the addition of the following new subsection:

1001.2 Operations and maintenance of boilers and pressure vessels. Boilers and pressure vessels shall be operated and maintained in conformity with requirements for adequate protection of the public according to nationally recognized standards. The State Boiler Inspector shall notify the owner or the authorized representative of defects or deficiencies, which shall be properly and promptly corrected.

JACKSON COUNTY AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE (IFGC)

The IFGC is hereby amended as follows:

Section 101.1 is amended as follows:

101.1 Title. This Resolution shall be known as the “Fuel Gas Code” of Jackson County, Colorado. This Resolution shall be known as the “fuel gas code”, may be cited as such, and will be referred to herein as “this code”. This code shall apply to all of the unincorporated area of Jackson County, Colorado.

Section 103 (IFGC) DEPARTMENT OF INSPECTION is amended as follows:

Section 103.1 is amended as follows

103.1 General. The Jackson County Building Department referred to herein as the Department of Inspection is the IFGC enforcement agency and the official in charge thereof shall be known as the Jackson County Building Inspector referred to herein as the code official. All references in this code to the code official shall mean the Jackson County Building inspector also referred to as the *building official*.

Section 103.2 amended to read as follows:

103.2 Appointment.

The Jackson County Building Inspector referred to herein as the code official shall be appointed by the Board of County Commissioners of Jackson County.

Section 103.3 amended to read as follows

103.3 Deputies

The Board of County Commissioners of Jackson County can appoint deputy Jackson County Building Inspectors or deputy building officials.

Section 103.4 is amended as follows:

103.4 Liability. The adoption of this code, and any previous codes adopted by Jackson by Jackson 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 Jackson County 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.

Section 103.4.1 is amended as follows:

Section 103.4.1 Legal defense. 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 Jackson County until the final termination of the proceedings. The Jackson County Building Inspector referred to herein as 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.

Section 104.1 is amended to read as follows:

104.1 General.

The Jackson County Building Inspector, referred to herein as the code official, is hereby authorized and directed to enforce all of provisions of this fuel gas 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 Jackson County Building Inspector 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

Section 106.5.1 shall be amended in part by replacing the word “APPROVED” with “REVIEWED FOR CODE COMPLIANCE”

Section 106.5.3 is repealed in its entirety and reenacted as follows:

106.5.3 Expiration. Every permit issued by the code official aka the Jackson County Building Inspector shall expire 24 months after the date of issue. Every permit issued by the Jackson County Building Inspector 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 work is commenced for a period of 240 days. Before such work can be commenced after a permit has expired, a new permit shall be obtained. The fee for a re-issued new permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work, and further provided that suspension or abandonment has not exceeded one year. Changes in plans and specification 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.

Section 106 .5.4 is amended as follows:

Section 106.5.4 Extensions. Any person holding an unexpired and valid permit may apply for 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 18 months from the date of extension, does not require

compliance with codes adopted since the original permit was issued, and 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.

Section 106.6.2 Fee schedule. Is amended as follows:

Section 106.6.2 Fee schedule. The fees for IFGC work shall be as established by the Board of County Commissioners of Jackson County, Colorado.

Section 106.6.3 is amended as follows:

106.6.3 Fee Refunds. The code official is authorized to refund fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Permit Fee. The code official may authorize a refund of not more than 80 percent of the permit fee when no work has been done.
3. Plan Review Fee. If no examination time has been spent, the code official may authorize a refund of not more than 80 percent of the plan review fee when an application is withdrawn.
4. Application. The code official may not refund any fees except upon written application filed by the original permittee not later than 30 days after the date of payment.

Section 107.2 is amended by the addition of the following new subsection:

107.2.1.1 Reinspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspections are called is not complete or when corrections called for are not made. Re-inspection 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 for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fee has been received by the building department.

107.2.2 Inspection requests. It shall be the duty of any person doing work, including without limitation the owner, contractor, or subcontractor to know that the structure has a valid permit and to notify the building department when work is ready for inspection. It shall be the duty of the person requesting any inspection to provide access and means for inspection of such work. All inspections requested prior to 4:00 p.m. will be performed the following working day if at all possible, but in no case later than 72 hours following the inspection request. Such request for inspection may be writing or by calling the Jackson County Building Department. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done with a permit and an inspection is not requested per SECTION 107 IFGC.

Section 108.1 is amended to read as follows:

108.1 Unlawful acts. Any person as defined herein (Section 202) who erects, constructs,

remodels, enlarges, repairs, moves, improves, converts, demolishes, equips, uses occupies or maintains any building or structure, or any part of a building or structure, in the unincorporated area of Jackson County or causes the same be done, contrary to or in violation of any provision of this code or any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$100.00 or by imprisonment in the county jail for not more than ten days, or both by such fine and imprisonment, each and every day during which such illegal erection, construction, reconstruction remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use shall be deemed a separate offense. In case any building or structure is proposed to be erected, constructed, reconstructed, enlarged, altered, maintained or used in violation of this code or of any provision of Part 2, Article 28, Title 30, C.R.S., 1973 as amended, the District Attorney of the District, the Board of County Commissioners of Jackson County, or any owner of real estate with the area subject t this code, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, remodel, enlargement, alteration, repair, move, improvement, conversion, demolition, maintenance or use.

108.4 Violation penalties. Penalties shall be as stated in 108.1

Section 108.5 is amended as follows:

108.5 Stop Work Orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work, or posted on the job site. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

Section 109 (IFGC) MEANS OF APPEAL is amended as follows:

Section 109.1 Application for appeal. Any person shall have the right to appeal a decision of the Jackson County Building Inspector herein referred to as the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served. An appeal shall be accompanied by a fee of \$250.00.

Section 109.2 Membership of board. The board of appeals reference in Section 109.1 shall be the same board of appeals established in Section 113 of the amended IBC of Jackson County, Colorado and in Section 112 of the amended International Residential Code for One- and Two-Family Dwellings of Jackson County, Colorado. Members must have expertise in one or more of the building trades and have experience and training to pass upon matters on building construction. The board members shall be appointed and their terms of office set by the Board of County Commissioners, with terms of such length and so arranged so that the terms of at least one member will expire each year. Vacancies occurring otherwise and through the expiration of term shall be filled for the remainder of the unexpired term.

Section 109.2.1 Organization and Procedures.

- A. The board shall elect a chair and vice chair from among its members, and create and fill such other of its offices as it may determine. The term of the chair and vice chair shall be one year with eligibility for reelection. The chair shall preside at all meetings and hearings. In the absence or the disability of the chair, the vice chair shall perform all the duties of the chair. In the absence of both the chair and the vice chair, a chair pro tempore shall be elected by a majority vote of all members present.
- B. The board shall hold meetings when called by the chair or building/fire code official.
- C. Should any member have knowledge of any fact which may constitute a conflict of interest in consideration of any appeal, the member shall forthwith notify the building official or the fire code official.
- D. The secretary shall keep, or cause to be kept, minutes of the proceedings of the board, and shall prepare an agenda for each meeting, which shall be furnished to members prior to the meeting. The secretary shall be custodian of the records for the board.
- E. Appeals from decisions of the building official shall be in writing and shall describe the specific decision of the building official being appealed. A notice of appeal shall be accompanied by a fee of \$250.00.
- F. Appeals will be heard at meetings called pursuant to the presiding officer or by a majority of the membership of the board of appeals. Requests for hearings must be scheduled at least 10 days prior to such hearing. The first order of business at any hearing of the board of appeals shall be to determine if it has jurisdiction to hear the appeal. The board of appeals shall not hear appeals with regard to life-safety items
- G. If an appellant intends to submit evidence, or a legal argument, outside of the expertise of the board, the appellant shall so state in the notice of appeal. Failure to so state shall be cause for the prohibition of the presentation of such evidence or argument.
- H. A quorum of the board is 3 members. A decision of the board requires a majority vote of those members of the board present. The board's decision shall be final.
- I. The Jackson County Building Inspector shall be an ex officio member of said board but SECTION 202 (IFGC) GENERAL DEFINITION is amended by the addition of the following definitions:

Fire chief. The chief officer of North Park Fire Rescue Authority or the chief officer's authorized representative.

Fire department. The North Park Fire Rescue Authority

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.

Section 303 (IFGC) is amended as follows:

Section 303.3 is amended as follows:

303.3 Prohibited Locations. Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets or surgical rooms, or in a space that opens 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 304.5.
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 304.6.

Section 303 (IFGC) is amended by adding a new subsection to read as follows:

303.8 LP-Gas appliance in pit or basement. Liquefied petroleum gas piping may serve a gas appliance located in a pit, basement or similar location when the following conditions are met:

1. There shall be installed a *listed* gas detector that is interlocked to a *listed* solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air exchanges per hour and the exhaust intake shall be located within 6 inches of the floor.

Section 406.4.1 is amended as follows:

406.4.1 Test Pressure. The test pressure to be used shall not be less than 1 ½ times the proposed maximum working pressure, but not less than 10 psig (68.95 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psi (862 kPa gauge), 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.

Section 501.8 is amended as follows:

501.8 Appliances 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 G2439).
5. A single booster type automatic 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, is required, shall be in place and unaltered and the draft hood outlet shall

be not less than 36 inches (914 mm) vertically and 6 inches (152 mm) horizontally from any surface other than the heater.

6. Refrigerators

7. Counter appliances.

8. Direct-fired make-up air heaters.

9. Other equipment listed for unvented use and not provided with flue collars.

10. Specialized equipment of limited input such as laboratory burners and gas lights.

Section 603.1 is amended as follows:

603.1 General. Log lighters are prohibited.

Section 621.1 is repealed in its entirety and reenacted as follows:

621.1 Prohibited Installation. Installation of unvented room heaters is prohibited.

JACKSON COUNTY AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE

The following amendments are made to the International Energy Conservation Code:

Section 101.1 is amended as follows:

101.1 Title. This resolution shall be known as the *International Energy Conservation Code* of Jackson County, Colorado. This resolution shall be known as the “Energy Code”, may be cited as such, and will be referred to herein as “this code”. This code shall apply to all of the unincorporated area of Jackson County, Colorado.

Section C105.2 is amended as follows:

Section C105.2 Required inspections. The Jackson County Building Inspector referred to herein as the *code official* or his or her designated agent, upon notification, shall make the inspections set forth in Sections C105.2.1 through C105.2.6. Blower door tests are not mandatory, but mechanical ventilation is required.

JACKSON COUNTY AMENDMENTS TO THE INTERNATIONAL FIRE CODE

The following amendments are made to the International Fire Code:

Section 101.1 is amended as follows:

101.1 Title. These regulations shall be known as the “International Fire Code” of Jackson County, Colorado and shall be known as the “fire code”, may be cited as such, and will be referred to herein as “this code”. This code shall apply to all of the unincorporated area of Jackson County, Colorado.

Section 101.2.1 is amended as follows:

101.2.1 Appendices. Provisions in the appendices are specifically adopted except for Appendix A, which shall be deleted in its entirety. See **Section 109.1 Board of Appeals.**

Section 103.2 is amended as follows:

103.2 Appointment.

The Jackson Fire Chief referred to herein as the *fire code official* shall be appointed by the Board of County Commissioners of Jackson County; and the fire code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.

Section 103.3 amended to read as follows

103.3 Deputies

The Board of County Commissioners of Jackson County can appoint deputy *fire code officials*.

Section 103.4 is amended as follows:

103.4 Liability. The adoption of this code, and any previous codes adopted by Jackson 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 *fire code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for Jackson County 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.

Section 104.1 is amended as follows:

104.1 General.

The Jackson County Fire Chief referred to herein as the *fire code official* is hereby authorized and directed to enforce all of 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 Jackson County Fire Chief 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

105.3.1 Expiration. Every permit issued by the fire 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 240 days.

Before such work can be commenced, a new permit shall be obtained. The fee for a re-issued new

permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be 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 abandonments 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 18 months 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 code has been adopted, the original plans shall be reviewed and required to comply with the current code. The permittee shall pay a new permit fee based on the current projected valuation.

Section 106.2 is amended by the addition of the following new subsection:

106.2.1.1 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspections is called is not complete or when corrections called for are not made. Re-inspection 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, the applicant fails to provide access on the date on which the inspection is requested, or the work deviates from approved plans. No additional inspection of work will be performed until the re-inspection fees have been paid.

Section 108.1 is repealed in its entirety and reenacted as follows:

109.1 Board of Appeals. Any person shall have the right to appeal a decision or determination made by the Jackson County Fire Chief referred to herein as the *fire code official* to the board of appeals relative to the application and interpretation of this code. An appeal shall be accompanied by a fee of \$250.00. The board of appeals reference in this Section 109.1 shall be the same board of appeals established in Section 113 of the amended IBC of Jackson County, Colorado and in Section 112 of the amended International Residential Code for One- and Two- Family Dwellings of Jackson County, Colorado.

Chapter 1 is amended by the addition of the following new section:

114 Water Flushing. The Jackson County Fire Chief also known as the fire code official, shall be authorized to witness, accept, or approve flushing and flow testing of a water system supplying water for all fire protection systems.

Section 903.2.8 is amended by the addition of the following exception:

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: Reference the International Residential Code for One-and Two-Family Dwellings **Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.**

Sections R313.2 and R313.2.1 are deleted in their entirety.

Exception: An automatic sprinkler system is not required in existing non-sprinkled buildings, two stories or less, where a change of occupancy/alteration creates no more than two dwelling units, provided that a manual and automatic fire alarm system is installed in accordance with NFPA 72 throughout the building and the residential occupancies are separated from other occupancies per Section 508.4 of the international Building Code.

That the limits referred to in certain sections of the *International Fire Code* are hereby established as follows:

Section 5504.3.1.1.3 Location. Storage of flammable cryogenic fluids is prohibited.

Section 5704.2.9.6.1 is amended by deleting Section in its entirety.

Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited. Section Deleted

Section 5806.2 Limitations. Storage of flammable cryogenic fluids is prohibited.

Section 6104.2 Maximum Capacity Within Established Limits. Storage of liquefied petroleum gas in the unincorporated areas of the county is restricted to 26,000 gallons or less.

Section D102.1 is amended as follows:

D102.1 Access and Loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with asphalt, concrete, or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds (38,101.76 kg).

JACKSON COUNTY AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE

The following amendments are made to the International Existing Building Code:

Section 101.1 is amended as follows:

101.1 Title. These regulations shall be known as the “international Existing Building Code” of Jackson County, Colorado. These regulations shall be known as the “existing building code”, may be cited as such, and will be referred to herein as “this code”. This code shall apply to all of the unincorporated area of Jackson County, Colorado.

103.2 Appointment.

The Jackson County Building Inspector referred to herein as the code official or the *building official* shall be appointed by the Board of County Commissioners of Jackson County.

Section 103.3 amended to read as follows

103.3 Deputies

The Board of County Commissioners of Jackson County can appoint deputy Jackson County Building Inspectors or deputy building officials.

Section 104.1 is amended to read as follows:

104.1 General.

The Jackson County Building Inspector is hereby authorized and directed to enforce all of 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 Jackson County Building Inspector 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

Section 103.2 is repealed and reenacted as follows:

103.2 Building Official. See Section 103.2 of the IBC. All references in this code to the code official shall instead refer to the building official.

Section 103.3 is repealed in its entirety and reenacted as follows:

103.3 Deputies. See Section 103.3 of the IBC.

Section 104.8 is repealed in its entirety and reenacted as follows:

104.8 Liability. **104.8 Liability.** The adoption of this code, and any previous codes adopted by Jackson 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* or *building official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for Jackson County 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 Jackson County until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

Section 105.5 is amended as follows:

105.5 Expiration. Every permit issued by the code official or building official under this code shall expire 24 months after the date of issue. Every permit issued by the Jackson County Building Inspector 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 work is commenced for a period of 240 days.

Before such work can be commenced after a permit has expired, a new permit shall be obtained. The fee for a re-issued new permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work, and further provided that suspension or abandonment

has not exceeded one year. Changes in plans and specification shall require an additional permit fee and plan review fee as described in Section 107 and 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 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 18 months from the date of extension, does not require compliance with codes adopted since the original permit was issued, and 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 permit fee based on the current projected valuation.

Section 108 is amended by the addition of the following new subsection:

108.7 Re-inspections. . A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspections are called is not complete or when corrections called for are not made. Re-inspection 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 for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fee has been received by the building department.

Section 109.5 is amended as follows:

109.5 Inspection Requests. . It shall be the duty of any person doing work, including without limitation the owner, contractor, or subcontractor to know that the structure has a valid permit and to notify the building department when work is ready for inspection. It shall be the duty of the person requesting any inspection to provide access and means for inspection of such work. All inspections requested prior to 4:00 p.m. will be performed the following working day if at all possible, but in no case later than 72 hours following the inspection request. Such request for inspection may be writing or by calling the Jackson County Building Department. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done with a permit and an inspection is not requested per SECTION 109.

Section 112.1 is repealed in its entirety and reenacted as follows:

112.1 General. The board of appeals established pursuant to Section 113 of the IBC shall hear and decide appeals of orders, decisions or determinations made by the building official or fire code official relative to the application and interpretation of this code, there shall be and is hereby created.

Section 1401.2 is amended to read as follows:

1401.2 Applicability. Structures existing prior to December 21, 1978 in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in groups A, B, E, F, I-2, M, R, and S. These provisions shall not apply to buildings with occupancies in group H or I-1, I-3, or I-4.

2018 INTRNATIONAL PROPERTY MAINTENANCE CODE

No amendments proposed by Jackson County – Proposed to be adopted without amendments

2017 NATIONAL ELECTRICAL CODE

No amendments proposed by Jackson County – Proposed to be adopted without amendment