ORDINANCE NO. 697


with standards, amendments and additions thereto (collectively referred to herein as "Building Codes"); and

RECITALS

1. Colorado Revised Statutes § 31-16-201 to 208 provide that municipalities may adopt certain codes and standards by reference.

2. Pursuant to CRS § 31-16-204, the Council may alter and amend any building code.


4. Notice of the hearing shall be published in a newspaper of general circulation in the adopting municipality, once at least ten days preceding the hearing; if there is no such newspaper, the notice shall be posted in the same manner as provided for the posting of a proposed ordinance; the notice shall state the time and place of the hearing.

5. Notice of the public hearing was published in the Steamboat Pilot & Today on October 5, 2020 and the required public hearing before the Council was held on all in accordance with CRS § 31-16-203 and the Town of Hayden Home Rule Charter.

6. The International Code Council and similar bodies have updated and improved the codes.
the site by such permit is suspended or abandoned for a period of 180 days after the time
the work is commenced.

All building permits shall automatically expire three years from the date of
issuance and no further work on the project for which the permit was issued shall be done
unless a renewal permit is requested in writing and approved prior to the expiration date
of the original permit.

Renewal permit request shall be requested in writing and justifiable cause
demonstrated. Upon review of the request and after an on-site inspection is completed the
Routt County Regional Building Department may authorize or deny the renewal permit
request.

Renewal permits shall become invalid unless the work on the site authorized by
such permit is commenced within 180 days after issuance, or if the work authorized on
the site by such permit is suspended or abandoned for a period of 180 days after the time
the work is commenced. Renewal permits shall automatically expire one year from the
date of issuance and no further work on the project for which the permit was issued shall
be done. Time extensions for a renewal permit shall be requested in writing and
justifiable cause demonstrated, Routt County Regional Building Department may
authorize or deny the time extension request.

If approved a renewal permit for the originally permitted work shall be issued
upon payment based upon the valuation of the remaining work, current codes and current
fee schedules. A renewal permit may be obtained only if no changes have been made to
the construction documents submitted with the original permit application.

Section 107 Submittal Documents, [A] 107.1 General, is amended to read as follows:

Submittal documents consisting of construction documents, statement of special
inspections, geotechnical report and other data shall be submitted electronically with each
permit application. The construction documents shall be prepared by a registered design
professional where required by the statutes of the jurisdiction in which the project is to be
constructed. Where special conditions exist, the building official is authorized to require
additional construction documents to be prepared by a registered design professional.
Exception: The building official is authorized to waive the submission of construction
documents and other data not required to be prepared by a registered design professional
if it is found that the nature of the work applied for is such that review of construction
documents is not necessary to obtain compliance with this code.
Section 109.3.1 Construction Use Tax Valuation

Construction Use Tax may be collected by the Building Department at the time of
Building Permit Application submittal. A Construction Use Tax Valuation shall be
provided by the permit applicant in accordance with the relevant jurisdiction’s Resolution
or Ordinance defining Construction Use Tax Valuation. The relevant jurisdiction may
review the valuation and if it is determined that the valuation is underestimated on the
application, the permit shall be denied unless the applicant can show detailed estimates to
meet the approval of the relevant jurisdiction. Final Construction Use Tax Valuation shall
be determined by the relevant jurisdiction.
Section 3202 Encroachments above grade and below 8 feet in height, is amended to read as follows:

Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Section 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

Section 3202.2.1 Steps, is hereby deleted.

Section 3202.2.2 Architectural features, is amended to read as follows:

Columns, pilasters, moldings, bases, belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

Section 3202.3.1 Awnings, canopies, marquees and signs, is amended to read as follows:

Awnings, canopies, marquees and signs shall be supported entirely by the building and constructed of noncombustible materials or, when supported by a building of Type V construction, may be of one-hour fire-resistive construction. Awnings, canopies, marquees and signs shall not extend more than 4 feet (1220 mm) from the building.

Section 3202.3.3 Encroachments 15 feet or more above grade, is hereby deleted.

Appendix Section J102 Definitions. WELL is added to read as follows:

WELL. A water well.

Appendix J Section J103.1 Permits required, is amended to read as follows:

J103.1 Permits required. Except as exempted in Section J103.2, no grading shall be performed without first having obtained a permit therefor from the building official or building official’s designee. A grading permit does not include the construction of retaining walls or other structures.

Appendix J Section J103.2 Exemptions, is amended to read as follows:

J103.2 Exemptions. A grading permit shall not be required for the following activities unless the activity occurs within the waterbody setback as defined in the Routt County Zoning Resolution. Except as noted below in paragraph 10, if the activity occurs within the waterbody setback then the exemption does not apply and a grading permit shall be required.

1. Excavation for construction of a structure permitted under this code.
2. Cemetery graves.
3. Refuse disposal sites controlled by other regulations.
1. One story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.5 m²) and wall height does not exceed 11’4” total height from finished floor to top of plate.

2. Fences not over 6’ (2134 mm)

Section R105.5 Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All building permits shall automatically expire three years from the date of issuance and no further work on the project for which the permit was issued shall be done unless a renewal permit is requested in writing and approved prior to the expiration date of the original permit.

Renewal permit request shall be requested in writing and justifiable cause demonstrated. Upon review of the request and after an on-site inspection is completed the Routt County Regional Building Department may authorize or deny the renewal permit request.

Renewal permits shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Renewal permits shall automatically expire one year from the date of issuance and no further work on the project for which the permit was issued shall be done. Time extensions for a renewal permit shall be requested in writing and justifiable cause demonstrated, Routt County Regional Building Department may authorize or deny the time extension request.

If approved a renewal permit for the originally permitted work shall be issued upon payment based upon the valuation of the remaining work, current codes and current fee schedules. A renewal permit may be obtained only if no changes have been made to the construction documents submitted with the original permit application.

Section R106 Construction Documents is amended to read as follows:

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional.
• 10,000' 0.69
• 12,000' 0.63
• Latitude: 40° North
• Ice Shield Underlayment Required – Yes
• Flood Hazards – FIRM, February 4, 2005
• Air Freezing Index – Steamboat 2239
• Mean Annual Temperature – 40-45°F (4.5-7.2°C)
• Ground Snow Load Values are Governed by Routt County Regional Building Department based on geographic location. Please visit our home page and click on Ground Snow Load Values for site-specific information.

Section R311.7.8 Handrails. amended to read as follows adding exception:

Exception: A Handrail shall not be required if you have four total risers and the total vertical drop from top of treads, landing, or floor level is not greater than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open sides.

Section R313 Automatic fire sprinkler systems, is hereby deleted.

Section R325.6 Item 3 is amended to read as follows:

3. The occupiable attic space is enclosed by the roof assembly above intersecting and connecting directly to the top of the floor-ceiling assembly on the story below with a maximum vertical height on the sides from the top of finished floor-ceiling assembly to top of finished roof deck to be no more than 20” tall.

Section R408.3 Unvented Crawl Space amended to read as follows adding item 2.5

2.5 Ventilation Equipment installed under 2.1 and 2.2 may operate intermittently for a minimum of 1-hour for every 24-hour period, if exhaust only system is installed in accordance with 2.1, or when a dedicated HRV/ERV fan is installed to serve only the crawl space area under section 2.2.

Section R601.2 Requirements, is amended to read as follows:

Wall construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section R602.10.8.2 Connections to roof framing Item 1, is amended to read as follows:

For SDC A, B and C and wind speeds less than 100 miles per hour (45 m/s), where the distance from the top of the rafters or roof trusses and perpendicular top plates is 15.25
Section G2420.5.3 (409.5.3) Located at manifold, is hereby deleted.

Section G2433 (603) Log Lighters, is hereby deleted.

Section G2445.2 (621.2) Prohibited use, is amended to read as follows:

Unvented room heaters are not to be installed in dwelling units.

Section G2445.7 (621.7) Unvented decorative room heaters, is hereby deleted.

Section G2445.7.1 (621.7.1) Ventless firebox enclosures, is hereby deleted.

P2503.5.1 Rough Plumbing amended to read as follows:

DWV systems shall be tested on completion of the rough piping installation by water or by air, without evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

Section P2604.2 Water service installation amended to read as follows:

Water service pipe and the building sewer shall be separated as required by policy established by the city. No exceptions.

P2503.7 Water-supply system testing amended to read as follows:

Upon completion of the water-supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, by an air test of not less than 50 psi (345 kPa). This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

Section P3011 Indirect/Special Waste
P3011 Neutralizing device required for corrosive wastes.

Corrosive liquids, spent acids or other harmful chemicals that destroy or injure a drain, sewer, soil or waste pipe, or create noxious or toxic fumes or interfere with sewage treatment processes shall not be discharged into the plumbing system without being thoroughly diluted, neutralized or treated by passing through an approved dilution or neutralizing device. Such devices shall be automatically provided with a sufficient supply of diluting water or neutralizing medium so as to make the contents non-injurious before discharge into the drainage system. The nature of the corrosive or harmful waste and the method of its treatment or dilution shall be approved prior to installation.

Section P3005.2.10 Cleanout access. Exception Added to read as follows:
endanger the life, limb, health, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished, that certain code known as the 2018 International Property Maintenance Code.

**International Property Maintenance Code Deletions:**

Chapters 3, 4, 5, 6, 7, 8, and Chapter Appendix A are hereby deleted.

**E. National Electrical Code - Adoption.**

There is hereby adopted by the County, for the purpose of regulating the installation and use of electric conductors and equipment within the County, that certain code known as the National Electric Code published by the National Fire Protection Association as adopted and amended by the State of Colorado. The State of Colorado adopts and amends the Code from time to time. The then-current edition that the State adopts as well as any and all amendments, is adopted by reference thereto the same as if set forth in length in this section.

**F. International Code Council Electrical Code, Administrative Provisions, Adoption.**

There is hereby adopted by the County, for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of electrical systems and equipment within the County, that certain code known as the International Code Council Electrical Code, Administrative Provisions, 2018 Edition, published by the International Code Council, Inc. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

**International Code Council Electrical Code, Administrative Provision – Amendments.**

**Section 301.1 Creation of enforcement agency,** is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. The building official shall appoint an electrical inspector to assist the building department in the administration and enforcement of this code. Building official shall be synonymous with code official in all other references in this code.

**Section 1201.1.1 Adoption,** is amended to read as follows:

Electrical systems and equipment shall be designed and constructed in accordance with the most current electrical code adopted by the State of Colorado Electrical Board.
Footnote H amended to read as follows:

The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, “20+5” means R-20 cavity insulation plus R-5 continuous insulation. Refer to section R402.2.7 for walls with partial structural sheathing and any reductions in continuous insulation.

Section R402.4.1.2 Testing is hereby deleted

I. International Plumbing Code – Adoption.

There is hereby adopted by the County, for the purpose of regulating and controlling design, construction, installation, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of any plumbing system within the County, that certain code known as the International Plumbing Code, 2018 Edition published by the International Code Council, Inc. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

International Plumbing Code - Amendments and Deletions.

The International Plumbing Code, 2018 Edition, is subject to the following amendments:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. Building official shall be synonymous with code official in all other references in this code.

Section 107.2 Required inspections and testing, Item 1, is amended to read as follows:

1. Underground inspection shall be made in accordance with the specifications of the city and before any backfill is put in place. Underground inspections of the water service pipe and building sewer shall be performed by the jurisdiction.

Section 312.1 Required tests is amended to read as follows:
Exception:
1. Access shall not be required to One (1) Sanitary Test-Tee Cleanout per building where installed below grade and within the building envelope. The Clean-Out Plug must be installed in accordance with Section 3005.6 and permanently glued prior to backfilling.


There is hereby adopted by the County, for the purpose of regulating and controlling the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within the County, that certain code known as the International Fuel Gas Code, 2018 Edition published by the International Code Council, Inc. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.


The International Fuel Gas Code, 2018 Edition, is subject to the following amendments and deletions:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. Building official shall be synonymous with code official in all other references in this code.

Section 303.3 Prohibited locations, Exception 3, is hereby deleted.

Section 303.3 Prohibited locations, Exception 4, is hereby deleted.

Section 303.8 Liquid propane gas appliance in a pit or basement, is added to read as follows:

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. A listed propane gas detector with alarm shall be installed A listed solenoid gas valve shall be installed on the gas line that supplies all propane appliances located in the basement or pit. Upon detection of gas an alarm shall sound and the solenoid gas valve shall close.

Section 409.5.3 Located at manifold, is hereby deleted.

Section 603 Log Lighters, is hereby deleted.