

AMENDMENTS FOR 2006 INTERNATIONAL BUILDING CODE

1. **DELETION AND SUBSTITUTION (REFERENCED CODES) Sec. 101.4 Referenced Codes**
Delete Sec. 101.4 in its entirety.
2. **DELETION AND SUBSTITUTION (APPLICABILITY) Sec. 102.6 Existing structures.**
Delete Sec. 102.6 in its entirety and substitute the following: The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this Code, The International Fire Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, or as deemed necessary by the building official for the general safety and welfare of the occupants and the public.
3. **DELETION AND SUBSTITUTION (DEPARTMENT OF BUILDING SAFETY) Sec. 103 Department of Building Safety.**
Delete Sec. 103 in its entirety.
4. **DELETION AND SUBSTITUTION (ANNUAL PERMIT) Sec. 105.1.1 Annual Permit.**
Delete Sec. 105.1.1 in its entirety.
5. **DELETION AND SUBSTITUTION (ANNUAL PERMIT RECORDS) Sec. 105.1.2 Annual Permit Records**
Delete Sec. 105.1.2 in its entirety.
6. **DELETION AND SUBSTITUTION (FEES) Sec. 108.2 Schedule of permit fees.**
Delete Sec. 108.2 in its entirety and substitute the following: On buildings, structures, structural remodels, or alterations requiring a permit, a fee for each permit shall be paid as required and shall be based on the square footage construction cost table as illustrated in resolution 06-42 from the BUILDING SAFETY JOURNAL August 2005 edition (to be updated as necessary for market cost fluctuation). Annual permit fees are established by the building official.
7. **DELETION AND SUBSTITUTION (FEES) Sec. 108.3 Building permit valuations.**
Delete Sec. 108.3 in its entirety and substitute the following: The valuation for the permit is established in accordance with resolution 06-42 from the BUILDING SAFETY JOURNAL August 2005 Edition – Square Foot Construction Costs Table (to be updated as necessary for market cost variation), attached hereto.
8. **DELETION AND SUBSTITUTION (INSPECTIONS) Section 109.**
Delete Sec. 109 in its entirety and substitute the following: 109.1 General. All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have continuous inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspections purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans.

109.2 Inspection Record Card. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.

109.3 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least two working days before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

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

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

109.5 Required Inspections

109.5.1 General. Reinforcing and steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official or engineer of record.

Protection of joints and penetrations in fire-resistive assemblies shall not be concealed from view until inspected and approved.

The building official, upon notification, shall make the inspections set forth in the following sections.

109.5.2. Footing/Monolithic and Structural pad inspections. To be made after excavations for footings and pads are complete and any required reinforcing steel is in place and before placement of concrete.

109.5.3 Foundation wall inspection. For concrete foundations, any required forms and required reinforcing steel shall be in place prior to inspection. All materials for the foundation shall be on the job except where concrete is ready mixed in accordance with approved nationally recognized standards, the concrete need not be on the job. Where the foundation wall is to be constructed of approved treated wood additional inspections may be required by the building official or engineer of record.

109.5.4 Concrete slab or under-floor inspection. To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub floor.

109.5.5 Sheathing inspections. To be made after exterior walls and roof has been sheathed and before any covering is place over the nail patterns as requested.

109.5.6 Frame inspection. To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing and heating wires, pipes and ducts are approved.

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

109.5.8 Fire Rated Drywall inspection. To be made after the 5/8" drywall for fire protection has been installed, but before any taping or plaster application.

109.5.9 Electrical Inspections. Add new section 109.5.9 Electrical Inspections. All electrical must be resolved with the most current NEC adopted and enforced by the State of Colorado Electrical Board.

109.5.10 Final inspection. To be made after finish grading and the building is completed and ready for occupancy.

109.5.11 Other inspections. In addition to the called inspections specified above, the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws, which are enforced by the code enforcement agency.

109.7 Reinspections. Add Sec. 109.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

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

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefore in writing on a form furnished for that purpose and pay the reinspection fee in accordance with the fee established by the building official.

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

9. **DELETION AND SUBSTITUTION (CERTIFICATE ISSUED) Sec 110.2 Certificate Issued.**
Delete Sec. 110.2 in its entirety and substitute the following: After the building official inspects the building or structure and finds no violation of the provisions of this or other laws that are enforced by the code enforcement agencies, the building official shall issue a certificate of occupancy.
10. **DELETION AND SUBSTITUTION (TEMPORARY OCCUPANCY) Sec. 110.3 Temporary Occupancy.**
Delete Sec. 110.3 in its entirety.

11. **DELETION AND SUBSTITUTION (BOARD OF APPEALS) Sec. 112.1 General.**
Delete Sec. 112.1 the following: There shall be and is hereby created a board of appeals. And substitute the following: There shall be a board of appeals created when necessary.
12. **DELETION AND SUBSTITUTION (UNSAFE STRUCTURE AND EQUIPMENT) Sec. 115 Unsafe Structures and Equipment.**
Delete Sec. 115 in its entirety.
13. **DELETION AND SUBSTITUTION (FOOTINGS AND FOUNDATIONS) Sec. 1805.2.1 Frost Protection and second exception to read as follows:**
EXCEPTION: A detached Group U Division 1 one story wood or metal frame building, not over 1200 square foot (111.5 m²) in floor area may be constructed with wall supported on a monolithic foundation when approved by the building official.