

AMENDMENTS FOR 2006 INTERNATIONAL RESIDENTIAL CODE

1. **DELETION AND SUBSTITUTION (APPLICABILITY) Sec. R102.7 Existing structures.**
Delete Sec. R102.7 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 unless the use or the type of occupancy of the structure is changed. If the use or occupancy changes, the building will only be required to meet the minimum requirements of the new occupancy class.
2. **ADDITION (PERMITS) Sec. R105.9 Schedule of permit fees.**
Add Sec R105.9 Schedule of permit fees. 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.
3. **ADDITION (PERMITS) Sec. R105.10 Building permit valuations.**
Add Sec. R105.10 Building permit valuations. 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.
4. **DELETION AND SUBSTITUTION (TEMP STRUCTURES AND USE) Sec. R107.3 Temporary Power.**
Delete Sec. R107.3 in its entirety and substitute with the following: All electrical must be resolved with the most current NEC adopted and enforced by the State of Colorado Electrical Board.
5. **DELETION AND SUBSTITUTION (REFUNDS) Section R108.5 Refunds.**
Delete Sec. R108.5 in its entirety and substitute the following: The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

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

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

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

6. **DELETION AND SUBSTITUTION (INSPECTIONS) Section R109.**
Delete Sec. R109 in its entirety and substitute the following: R109.1 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.

R109.2 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.

R109.3 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.

R109.4 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.

R109.5 Required Inspections

R109.5.1 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.

R109.5.2. 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.

R109.5.3 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.

R109.5.4 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.

R109.5.5 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.

R109.5.6 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.

R109.5.7 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.

R109.5.8 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.

R109.5.9 Electrical Inspections. Add new section R109.5.9 Electrical Inspections. All electrical must be resolved with the most current NEC adopted and enforced by the State of Colorado Electrical Board.

R109.5.10 Final inspection. To be made after finish grading and the building is completed and ready for occupancy.

R109.6 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.

7. **ADDITION (INSPECTIONS) Sec. R109.7 Reinspections.**

Add Sec. R109.7 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 without obtaining a change order on the original plans.

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.

8. **DELETION AND SUBSTITUTION (CERTIFICATE ISSUED) Sec R110.2 Certificate Issued.**
Delete Sec. R110.2 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.
9. **DELETION AND SUBSTITUTION (TEMPORARY OCCUPANCY) Sec. R110.3 Temporary Occupancy.**
Delete Sec. R110.3 in its entirety.
10. **DELETION AND SUBSTITUTION (BOARD OF APPEALS) Sec. R112.1 General.**
Delete Sec. R112.1 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.
11. **DELETION (DEFINITIONS) Sec R202 MANUFACTURED HOME.**
Delete Sec. R202 MANUFACTURED HOME in its entirety.
12. **DELETION AND SUBSTITUTION (GARAGES AND CARPORTS) Sec. R 309.1 Opening protection.**
Delete the following: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a self closing tight fitting solid-wood door 1 3/8 inches in thickness, or a self closing, tight fitting door having a fire protection rating of not less then 20 minutes.
13. **DELETION AND SUBSTITUTION (GARAGES AND CARPORTS) Sec. 309.2 Separation required.**
Substitute the following: The garage shall be separated from the residence and its attic by not less then 5/8 inch gypsum board applied to the garage side.
14. **DELETION (GARAGES AND CARPORTS) Sec. R309.3 Floor Surface.**
Delete Sec. R309.3 the following: to a drain or
15. **DELETION (GARAGES) Sec. R309.4 Carports.**
Delete Sec. R309.4 the following: to a drain or
16. **DELETION AND SUBSTITUTION (UNDER STAIR PROTECTION) Sec. R311.2.2 Under stair protection.**
Delete Sec. R311.2.2 in its entirety and substitute the following: Enclosed accessible space under stair surface and any soffits protected on the enclosed side with 5/8 inch gypsum board.
17. **DELETION AND SUBSTITUTION (SMOKE ALARMS) Sec. R313.2 Location.**
Delete Sec. R313.2 in its entirety and substitute the following: In dwelling units a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In addition, any room built for the purpose of entertainment such as a theater, music room, recording studio etc. and is isolated from the residence by doors and insulation for sound shall have a smoke detector installed in that room.

18. **ADDITION (FOOTINGS) Figure R403.1 (1) Basement or crawl space with foundation wall bearing directly on soil.**
Add Figure R403.1 (1) A soils report and engineered foundation design will be required if the basement or crawl space wall is bearing directly on soil and no footing is present.
19. **ADDITION (FOOTINGS) Figure R403.1 (2) Permanent wood foundation basement wall section.**
Add Figure R403.1 (2). All wood foundations bearing on footings or gravel base shall have such footings and or gravel base designed and stamped by a Colorado Licensed Engineer.
20. **ADDITION (FOOTINGS) Figure R403.1 (3) Permanent wood foundation crawl space section.**
Add Figure R403.2 (3). All wood foundations bearing on footings or gravel base shall have such footings and or gravel base designed and stamped by a Colorado Licensed Engineer.
21. **DELETION (FOUNDATION DRAINAGE) Sec. R405.1 Concrete or masonry foundations.**
Delete Sec. R405.1 Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soils Classification System, Group I Soils, as detailed in Table R405.1.
22. **DELETION (WOOD WALL FRAMING) Sec. R602.7.1 Wood structural panel box headers.**
Delete Sec. R602.7.1 in its entirety.
23. **DELETION (WOOD WALL FRAMING) Table R602.7.2 Maximum spans for wood structural panel box headers.**
Delete Table R602.7.2 in its entirety.
24. **DELETION (WOOD WALL FRAMING) Figure R602 7.2 Typical wood structural panel box header construction.**
Delete Figure R602.7.2 in its entirety.
25. **DELETION AND SUBSTITUTION (CLIMATE ZONES) IRC Table N1102.1 Insulation and fenestration requirements by component.**
Amended Table N1102.1 to read.

AMENDED TABLE N1102.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
5	0.35	0.60	NR	38	2X4 15 2X6 19	13	FILL CAVITY 19	10	10, 2 ft	10

26. **DELETION AND SUBSTITUTION (TEST PRESSURE) Sec. G2417.4.1 (406.4.1) Test Pressure.**
Delete Sec. G2417.4.1 in its entirety and substitute the following: The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 20 psig (20 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (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.

27. **DELETION AND SUBSTITUTION (TEST DURATION) Sec. G2417.4.2 (406.4.2) Test Duration.**
Delete Sec. G2417.4.2 in its entirety and substitute the following: The test duration shall be not less than 20 minutes.
28. **DELETION AND SUBSTITUTION (WASTE RECEPTORS) Sec. P2706.3 Prohibited waste receptors.**
Delete in its entirety and substitute the following: Domestic dish washing machines shall discharge indirectly through an air gap or air break into a stand pipe or waste receptor in accordance with Sec. 802.2 of the IPC.
29. **DELETION AND SUBSTITUTION (DISHWASHING MACHINES) Sec. P2717 Dishwashing Machines.**
Delete section P2717 in its entirety.
30. **DELETION AND SUBSTITUTION (AIR ADMITTANCE VALVES) Sec. P3114.1 General.**
Delete Sec. P3114.1 in its entirety and substitute the following: General. Vent systems using air admittance valves shall comply with this section.

Air admittance valves shall be allowed with only one per floor unless approved by the building official. Individual and branch-type air admittance valves shall conform to ASSE 1051. Stack-type air admittance valves shall conform to ASSE 1050.
31. **DELETION AND SUBSTITUTION Chapters 33 – 42 IRC Electrical.**
Delete chapters 33 – 42 of the IRC Electrical in their entirety and substitute with the following: All electrical must be resolved with the most current NEC adopted and enforced by the State of Colorado Electrical Board.