STATE OF COLORADO }
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COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners of Elbert County, State of Colorado, held at the Elbert County Courthouse in Kiowa, Colorado 80117 on Wednesday, the _____ day of _____, 2015, there were present:

Robert Rowland	County Commissioner and Chairman
Kelly Dore	County Commissioner and Vice-Chair
Larry Ross	County Commissioner
Dallas Schroeder	County Clerk and Clerk to the Board

When the following proceedings, among others, were had and done, to wit:

RESOLUTION 15-_____

APPROVAL OF AMENDMENT TO IRC AND IBC 2006, AND FUTURE ADOPTED VERSIONS, AS THEY PERTAIN TO RE-ROOF PERMITS

WHEREAS, on May 17, 2006, Elbert County adopted the 2006 International Residential Code (IRC) and International Building Code (IBC).

WHEREAS, in Section 104R and 104 respectively, both the IRC and the IBC allow for the Building Official to adopt policies and procedures in order to clarify the application of its provisions.

WHEREAS, C.R.S. § 30-28-204 allows the Board to alter or amend any building code after public hearing; and

WHEREAS, it is common practice for jurisdictions to amend International or Universal code for their specific region prior to adoption of the code; and

WHEREAS, it has long been the policy of Elbert County to require a complete re-roof of a structure if the repairs required exceed "five (5) squares" or five-hundred (500) square feet; and

WHEREAS, the reasoning behind the department policy was to support and preserve the value of the community and the county's tax base as well as to consider aesthetics and neighborhood uniformity; and

WHEREAS, recently a large, national insurance company began to question covering 100% the roof of policy holders and agreed to only cover the portion of the roof that was damaged even though the damage exceeded five (5) squares; and

WHEREAS, it was communicated to Community & Development Services (CDS) by the large, national insurance company that a department policy is not regulatory from their perspective and that they would no longer cover complete re-roofs in excess of five (5) squares unless:

1. The entire roof was damaged.
2. If the "Five (5) Square" policy was voted on by the Board of County Commissions and it became regulatory; and

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WHEREAS, this change in coverage practice conflicts with long-standing department policy and this change in coverage practice may be detrimental to Elbert County and some Elbert County Citizens; and

WHEREAS, after polling neighboring jurisdictions and speaking with SAFEBuilt, who covers multiple jurisdictions, it was found the "five (5) square" policy to be excessive and not proportional to the percent of roof actually damaged; and

WHEREAS, CDS recognizes that the County has a wider range of home sizes and roof sizes than were likely to have been in existence when the "five (5) square policy" was made; and

WHEREAS, the polling research suggests that a percentage of damage and repair was a better function for determining when total roof replacement would be required than a fixed square footage. The polling research also suggested that some minor repairs should not require permitting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF ELBERT as follows:

a. The Board of County Commissioners hereby approves and adopts the following amendment to the adopted 2006 IRC and IBC, and future adopted versions:

"Should any roof damage and repair reach or exceed twenty-five percent (25%) of the roof then the roof shall be completely replaced in accordance with adopted code. Should any roof damage and repair be one (1) square or less a permit shall not be required."

b. The implementation of the newly adopted amendment to the 2006 IRC and IBC, and future adopted versions of code, as they pertain to re-roof permits is effective _____ _____, 2015.

APPROVED AND ADOPTED this _____day of _____, 2015.

Upon a Motion duly made and seconded, the foregoing resolution was adopted by the following vote:

_____**AYE**
ROBERT ROWLAND, CHAIRMAN

_____**AYE**
KELLY DORE, VICE-CHAIR

_____**AYE**
LARRY ROSS, COMMISSIONER

ATTEST: DALLAS SCHROEDER
COUNTY CLERK

BY:_____
Clerk to the Board

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