

AMENDMENTS FOR 2018 INTERNATIONAL RESIDENTIAL CODE**1. R101.1 Title**

These provisions shall be known as the Residential Code of Elbert County, and shall be cited as such and will be referred to herein as "this code."

2. R102.4 Referenced Codes and Standards

The codes and standards referenced in this adopted and amended code shall be considered part of the requirement of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2.

3. R102.7 Existing Structures

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code, the International Property Maintenance Code, the International Existing Building Code or the International Fire Code, or as deemed necessary by the building official for the general safety and welfare of the occupants and the public.

4. R104.10 Modifications

In the last sentence; the details of action granting modifications shall be recorded and entered in the files of the Building Department.

5. R105.1.1 Annual permit.

Delete Sec. 105.1.1 Annual Permit in its entirety.

6. R105.1.2 Annual permit records

Delete Sec. 105.1.2 Annual Permit records in its entirety.

7. R105.2 Work exempt from permit

Exemption 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 laws, ordinances or resolutions of this jurisdiction. Work exempted from requiring any type of construction permit does not preclude any required approval from the department of planning and zoning.

8. R105.2, Work exempt from permit, Electrical

Delete Sec. 105.2, Electrical in its entirety and substitute the following; All electrical permits must be obtained according to the most current NEC adopted and enforced by the State of Colorado Electrical Board.

9. R105.3 Application for permit. To obtain a permit, the applicant shall first file an application therfor in writing on a form furnished by the Building Department for that purpose. **No other changes****10. R105.3.1. Action on application**

The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, proper zoning for the improvements described in the application, applicable zoning standards including setbacks, access, open space, land use restrictions and related restrictions and conditions, the building official shall reject such application in writing stating the reasons therfor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws, ordinances and resolutions applicable thereto, and all applicable fees, including property taxes, any impact fees due to the department of planning and zoning, and any fees that may be required by the fire districts within the County, the building official shall issue a permit therfor as soon as practicable. Acceptance of a

permit constitutes the agreement by the property owner and the applicant to continue to comply with the Code, the County's zoning regulations or other applicable regulations, resolutions or laws. The applicant and owner must further agree that the Building Official's power with respect to permits shall include the power to refuse inspections, refuse to issue and to revoke certificates of occupancy, suspend, revoke or cancel any permit at any time the Building Official or his/her designee observes or is informed of violations of any of the above regulations, resolutions or laws on the property.

11. 105.7 Placement of permit

Amend the sentence to read; The building permit hard copy shall be kept on site of the work until the completion of the project.

12. R106.1 Submittal documents

Submittal documents consisting of construction documents and other data shall be submitted in two sets for each permit application. One set shall be on hard copy, the second set shall be an electronic copy submitted on a device that the building department will retain. The construction documents shall be prepared by a registered design professional where required by the statutes or policies of the jurisdiction in which the project is to be constructed. **NO OTHER CHANGES IN THIS SECTION.**

13. R106.2 Site Plan or plot plan

Amend the first paragraph; The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site, distances from lot lines and the location, length and width of access, where new access is required. **Also ADD the following sentence:** for new residences and accessory structures on parcels less than 20 acres the site plan shall be stamped by a licensed surveyor. The maximum amount of impermeable surface shall not exceed 75% of the lot. See definitions for impermeable surface.

14. R106.3.1 Approval of construction documents

Where the building official issues a permit, the construction documents shall be approved in writing or by a stamp that states "REVIEWED FOR CODE COMPLIANCE." One set of electronic construction documents so reviewed shall be retained by the building official. **Delete** The other set in the third sentence and replace with one paper set.

15. R106.5 Retention of construction documents

One electronic set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state of local laws.

16. R108.1 Payment of fees

An estimated plan review fee, determined by an authorized employee of the building department, shall be paid upon submittal of an application for a building permit. Construction plans will not be reviewed until this fee has been paid. If plan review is found to require a balance due for such review, that balance shall be collected upon issuance of the building permit. If plan review is completed, the remaining balance for plan review will be billed to the applicant whether or not the permit is subsequently issued. Any additional building permit fees will be collected upon issuance of a building permit. A permit shall not be valid until all the fees prescribed have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. In addition, where a re-inspection fee is applied, further inspections will not be released until the re-inspection fee has been paid.

17. R109.1.1 Foundation Inspection

After the last sentence, insert the following; Engineered foundations shall be inspected by a Colorado licensed engineer. A wet stamped foundation compliance statement for soil, footer, foundation wall, water proofing and drainage shall be submitted to the building department.

18. R109.1 Types of inspections

After the last sentence, insert the following; For any and all inspections requiring a pressure gauge, gauge must be in full working condition and not cracked or worn.

19. R109.3 Inspection requests

After the last sentence insert the following; Permit card and approved plans must remain on site or the inspection will automatically be considered failed and a re-inspection fee will be applied.

20. R110.3 Certificate issued

After the building official inspects the building or structure and does not find violations of the provisions of this code, and all fees associated with the enforcement of this Code, including all fees levied by other County departments and fees collected or enforced through the enforcement of this Code have been paid, and through final inspections it is found that the building or structure is in compliance with the provisions of this code with other conditions and requirements of the County, and after review and approval by the department of planning and zoning, the County department of health and environment, and the appropriate fire district, the building official shall issue a Certificate of Occupancy containing the following; **NO OTHER CHANGES IN THIS SECTION**

21. R110.4 Temporary Occupancy

Delete Sec. 110.4 in its entirety and substitute with the following;

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely, and a \$750.00 fee for temporary certificate of occupancy is submitted. The temporary certificate of occupancy shall be valid for a maximum of 90 days. \$250.00 of the temporary certificate occupancy fee will be refunded upon issuance of permanent certificate of occupancy if temporary certificate of occupancy has not expired.

22. R112 Board of appeals

Delete Sec. 112 in its entirety.

23. R114.1 Notice to owner or the owner's authorized agent

After the last sentence insert the following; See also IPMC sec. 107.4, Unauthorized Tampering

24. Chapter 2, Definitions

Add the following definition; IMPERMEABLE SURFACE. Any solid surface that does not allow water to penetrate, creating run off. Impermeable surfaces shall include but not be limited to: houses, garages, outbuildings, sidewalks, driveways and gravel surfaces.

25. AMEND TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA to read;

Table R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

WIND DESIGN					SUBJECT TO DAMAGE FROM								
GROUND SNOW LOAD	Ultimate design wind speed (mph)	Topographic effects	Special wind region	Windborne debris zone	SEISMIC DESIGN CATEGORY	Weathering	Frost Line depth	Termite	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
45#	115	No	No	No	B	severe	36"	Slight to moderate	1 °F	Yes	2016 NFIP	700-900	50 °F
MANUAL J DESIGN CRITERIA													
Elevation	Latitude	Winter heating	Summer Cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference						
6000	39°N	1	88	0.8	70 °F	75 °F	69 °F						
Cooling temperature difference	Wind velocity heating	velocity cooling	Coincident wet bulb	Daily Range	Winter humidity	Summer Humidity							
13 °F	15	7.5	60	H	30%	50%							

26. R302.5.1 Opening protection

At the end of the last sentence replace the period with a comma and insert; and self-latching devices.

27. R311 Means of egress

Insert the following section; R311.7.1(b) Under stair protection

All interior stair ways shall be protected with a minimum 1/2" drywall under stairs, landing and soffit areas.

28. R313.2 One- and Two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings with a building area (footprint) equal to or greater than 5,000 square feet, or are equal to or greater than 7,500 total square feet. In any case, if an automatic residential fire sprinkler system is installed, it shall comply with R313.2.1

29. R315.4 Combination alarms

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms, provided the combined unit produces an alarm in a manner that clearly differentiates between the two hazards.

30. R401.3 Foundation Drainage

Delete in its entirety and substitute with; Single-family detached dwelling units and accessory structures thereto, shall comply with Colorado State Drainage, Erosion and Sediment Control.

31. R403.1.3.3 Slabs on grade with turned down footings

In the second paragraph, after the end of the final sentence, insert: All monolithic foundations over 750 sf must be designed by a Colorado registered design professional.

32. R404.4 Retaining Walls

Retaining walls that are not laterally supported at the top and that retain in excess of 24 inches of unbalanced fill **No other changes**

33. R602.7.3 Wood structural headers

Delete sec. 602.7.3 in its entirety

34. R602.7.3 Table

Delete in its entirety

35. R602.7.3 Figure

Delete in its entirety

36. R905.1.2 Ice Barriers

Delete the first sentence and replace with following; Ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, and slate and slate-type shingles.

37. R905.8 Wood Shakes

Delete sec. R905.8 in its entirety and replace with the following; The installation of wood shakes shall not be permitted.

38. R908.3.1 Roof recover

Delete and substitute with the following; The installation of a new roof covering over an existing roof covering shall not be permitted.

39. R908.3.1.1 Roof recover not allowed

Delete 908.3.1.1 in its entirety.

40. R908.4 Roof recovering

Delete 908.4 in its entirety.

41. AMEND TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS to read;

Amended table N1102.1.2(R402.1.2)
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 value
5	0.3	0.55	NR	49	20 or 13 + 5	15/17	30	15/19	30, 2FT	15/19

42. G2417.4.1 (R406.4.1) Test pressure

The test pressure to be used shall be not less than 1 ½ times the proposed maximum working pressure, but not less than 20 psig, irrespective of design pressure. Where the test pressure exceeds 125 psig, 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.

43. G2417.4.2 (406.4.2) Test duration

The test duration shall not be less than 15 minutes.

44. G2425.8 (501.8) Appliances not required to be vented.

Delete G2425.8 (501.8) in its entirety.

45. G2445 (621) Unvented room heater

Delete in its entirety and substitute with the following; Unvented room heaters are prohibited.

46. P2706.2 Prohibited waste receptacle

Delete Exceptions

47. P2717.2 Sink and dishwasher

Delete P2717.2 in its entirety

48. Delete chapters 34-40 and replace with the following; All electrical must be resolved with the most current NEC adopted and enforced by the State of Colorado Electrical Board.

49. G4206 (303.3) Prohibited locations

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms or storage closets.
Delete the remainder of this section.

50. Substitute 2018 IRC APPENDIX G: PIPING STANDARDS FOR VARIOUS APPLICATIONS with 2012 IRC APPENDIX G: SWIMMING POOLS, SPAS AND HOT TUBS, and adopt.

51. ADOPT APPENDIX F: RADON CONTROL METHODS

52. ADOPT APPENDIX Q: TINY HOUSES

53. ADOPT APPENDIX R: LIGHT STRAW-CLAY CONSTRUCTION

54. ADOPT APPENDIX S: STRAWBALE CONSTRUCTION

AMENDMENTS FOR 2018 INTERNATIONAL BUILDING CODE**1. 101.1 Title**

These provisions shall be known as the Building Code of Elbert County, and shall be cited as such and will be referred to herein as "this code."

2. 101.2.1 Appendices

Provisions in the appendices shall not apply unless specifically adopted, but may be used as a reference or enforcement of other code sections.

3. 102.4 Referenced Codes and Standards

The codes and standards referenced in this adopted and amended code shall be considered part of the requirement of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2.

4. 103 BUILDING DEPARTMENT

103.1 Creation of enforcement agency. The Building Department is hereby created and the official in charge thereof shall be known as the building official.

5. 104.10 Modifications

In the last sentence; the details of action granting modifications shall be recorded and entered in the files of the Building Department.

6. 105.1.1 Annual permit

Delete Sec. 105.1.1 Annual Permit in its entirety.

7. 105.1.2 Annual permit records

Delete Sec. 105.1.2 Annual Permit records in its entirety.

8. 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, ordinances or resolutions of this jurisdiction. Work exempted from requiring any type of construction permit does not preclude any required approval from the department of planning and zoning.

9. 105.2 Work exempt from permit, Electrical

Delete **Sec. 105.2, Electrical** in its entirety and substitute the following: All electrical permits must be obtained according to the most current NEC adopted and enforced by the State of Colorado Electrical Board.

10. 105.3 Application for permit

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Building Department for that purpose. **No other changes**

11. 105.3.1. Action on application

12. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, proper zoning for the improvements described in the application, applicable zoning standards including setbacks, access, open space, land use restrictions and related restrictions and conditions, the building official shall reject such application in writing stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws, ordinances and resolutions

applicable thereto, and all applicable fees, including property taxes, any impact fees due to the department of planning and zoning, and any fees that may be required by the fire districts within the County, the building official shall issue a permit therefor as soon as practicable. Acceptance of a permit constitutes the agreement by the property owner and the applicant to continue to comply with the Code, the County's zoning regulations or other applicable regulations, resolutions or laws. The applicant and owner must further agree that the Building Official's power with respect to permits shall include the power to refuse inspections, refuse to issue and to revoke certificates of occupancy, suspend, revoke or cancel any permit at any time the Building Official or his/her designee observes or is informed of violations of any of the above regulations, resolutions or laws on the property.

13. 105.7 Placement of permit

The building permit hard copy shall be kept on the site of the work until the completion of the project.

14. 107.1 Submittal documents

Submittal documents consisting of construction documents and other data shall be submitted in two sets for each permit application. One set shall be on hard copy, the second set shall be an electronic copy submitted on a device that the building department will retain. The construction documents shall be prepared by a registered design professional where required by the statutes or policies of the jurisdiction in which the project is to be constructed.

15. 107.2.2 Fire protection system shop drawings

Shop drawings for the fire protection system(s) shall be submitted to the Fire District having jurisdiction to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

16. 107.2.6 Site Plan or plot plan

In the first paragraph; The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site, distances from lot lines and the location, length and width of access, where new access is required. Also ADD the following sentence: for structures on parcels less than 20 acres the site plan shall be stamped by a licensed surveyor. the maximum amount of impermeable surface shall not exceed 75% of the lot. See definitions for impermeable surface.

17. 107.3.1 Approval of construction documents

Where the building official issues a permit, the construction documents shall be approved in writing or by a stamp that states "REVIEWED FOR CODE COMPLIANCE." One set of electronic construction documents so reviewed shall be retained by the building official. ~~Delete The other set~~ in the third sentence and replace with one paper set.

18. 107.5 Retention of construction documents

One electronic set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state of local laws.

19. 109.1 Payment of fees

An estimated plan review fee, determined by an authorized employee of the building department, shall be paid upon submittal of an application for a building permit. Construction plans will not be reviewed until this fee has been paid. If plan review is found to require a balance due for such review, that balance shall be collected upon issuance of the building permit. If plan review is completed, the remaining balance for plan review will be billed to the applicant whether or not the permit is subsequently issued. Any additional building permit fees will be collected upon issuance of a building permit. A permit shall not be valid until all the fees prescribed have been paid, nor shall

an amendment to a permit be released until the additional fee, if any, has been paid. In addition, where a re-inspection fee is applied, further inspections will not be released until the re-inspection fee has been paid.

20. 109.3 Building permit valuations

Delete **Sec. 109.3 Building permit valuations** and substitute with the following; Permit valuations shall be determined based on the most current adopted building valuation data table. Final building permit valuation shall be set by the building official.

21. 110.3.1 Footing and foundation inspection

After the last sentence, insert the following; Engineered foundations shall be inspected by a Colorado licensed engineer. A wet stamped foundation compliance statement for soil, footer, foundation wall, water proofing and drainage shall be submitted to the building department.

22. 110.3 Required Inspections

After the last sentence, insert the following; For any and all inspections requiring a pressure gauge, gauge must be in full working condition and not cracked or worn.

23. 110.3.9 Other inspections

In addition to the inspections specified in Sections 110.3.1 through 110.3.8, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the building department.

24. 110.5 Inspection requests

After the last sentence, insert the following; Permit card and approved plans must remain on site or the inspection will automatically be considered failed and a re-inspection fee will be applied.

25. 111.2 Certificate issued

After the building official inspects the building or structure and does not find violations of the provisions of this code, and all fees associated with the enforcement of this Code, including all fees levied by other County departments and fees collected or enforced through the enforcement of this Code have been paid, and through final inspections it is found that the building or structure is in compliance with the provisions of this code with other conditions and requirements of the County, and after review and approval by the department of planning and zoning, the County department of health and environment, and the appropriate fire district, the building official shall issue a Certificate of Occupancy containing the following; NO OTHER CHANGES IN THIS SECTION

26. R111.3 Temporary Occupancy

Delete **Sec. 111.3** in its entirety and substitute with the following; The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely, and a \$750.00 fee for temporary certificate of occupancy is submitted. The temporary certificate of occupancy shall be valid for a maximum of 90 days. \$250.00 of the temporary certificate occupancy fee will be refunded upon issuance of a full certificate of occupancy, if temporary certificate of occupancy has not expired.

27. 113 Board of appeals

Delete **Sec. 113** in its entirety.

28. 115 Stop work order

After the last sentence, insert the following; See also IPMC sec. 107.4, Unauthorized Tampering

29. 116 Unsafe structures and equipment

After the last sentence, insert the following; See also IPMC Sec. 108, Unsafe structures and equipment.

30. Chapter 2, Definitions

Add the following definition; IMPERMEABLE SURFACE. Any solid surface that does not allow water to penetrate, creating run off. Impermeable surfaces shall include but not be limited to: houses, garages, outbuildings, sidewalks, driveways and gravel surfaces.

31. 406.3.2.2 Ducts

After the last sentence insert the following; Other openings must be of approved materials or be provided with adequate protection, so as to maintain the integrity of the gypsum separation.

32. 1511.3.1 Roof recover

Delete 1511.3.1 in its entirety.

33. 1511.4 Roof recovering

Delete 1511.4 in its entirety

34. 1612.3 Establishment of flood hazard areas

Insert Elbert County for name of jurisdiction, and adoption March 23, 2011 for date of issuance.

35. 2902.1 General

Delete footnote e and substitute with the following; For business and mercantile classifications with an occupant load of 15 or fewer, a service sink or drinking fountain shall not be required.

36. 3305.1 Facilities required

After the last sentence, insert the following; and an appropriate enclosure or other means approved by Elbert County to contain trash and debris.

AMENDMENTS FOR 2018 INTERNATIONAL ENERGY CONSERVATION CODE

1. **C101.1 Title**
This code shall be known as the energy conservation code of Elbert County, and shall be cited as such. It is referred to herein as "this code."
2. **C104 fees**
Delete sec. C104 and substitute with the following; A permit shall not be valid until all the fees prescribed have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. In addition, where a re-inspection fee is applied, further inspections will not be released until the re-inspection fee has been paid.
3. **C104.2 Schedule of permit fees**
Delete sec. C104.2 in its entirety.
4. **C104.5 refunds**
Delete sec. C104.5 in its entirety.
5. **C109 Board of Appeals**
Delete sec. C109 in its entirety.
6. **R101.1 Title**
This code shall be known as the energy conservation code of Elbert County, and shall be cited as such. It is referred to herein as "this code."
7. **R104 fees**
Delete sec. R104 and substitute with the following; A permit shall not be valid until all the fees prescribed have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. In addition, where a re-inspection fee is applied, further inspections will not be released until the re-inspection fee has been paid.
8. **R104.2 Schedule of permit fees**
Delete sec. R104.2 in its entirety.
9. **R104.5 refunds**
Delete sec. R104.5 in its entirety.
10. **R109 Board of Appeals**
Delete sec. R109 in its entirety.
11. **Appendices**
Provisions in the appendices shall not apply unless specifically adopted, but may be used as a reference or enforcement of other codes.

AMENDMENTS FOR 2018 INTERNATIONAL EXISTING BUILDING CODE

1. **101.1 General**
These regulations shall be known as the Existing Building Code of Elbert County, hereinafter referred to as "this code."
2. **103.1 Creation of enforcement agency**
The Building Department is hereby created and the official in charge thereof shall be known as the building official.
3. **103.2 Appointment**
The building official shall be appointed by the Public Works Director or the Board of County Commissioners.
4. **105.1.1 Annual permit**
Delete **Sec. 105.1.1 Annual Permit in its entirety.**
5. **105.1.2 Annual permit records**
Delete **Sec. 105.1.2 in its entirety.**
6. **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, ordinances or resolutions of this jurisdiction. Work exempted from requiring any type of construction permit does not preclude any required approval from the department of planning and zoning.
7. **105.2 Work exempt from permit, Electrical**
Delete **Sec. 105.2, Electrical in its entirety and substitute the following; All electrical permits must be obtained according to the most current NEC adopted and enforced by the State of Colorado Electrical Board.**
8. **105.3 Application for permit**
To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Building Department for that purpose. **No other changes**
9. **105.3.1. Action on application**
The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, proper zoning for the improvements described in the application, applicable zoning standards including setbacks, access, open space, land use restrictions and related restrictions and conditions, the building official shall reject such application in writing stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws, ordinances and resolutions applicable thereto, and all applicable fees, including property taxes, any impact fees due to the department of planning and zoning, and any fees that may be required by the fire districts within the County, the building official shall issue a permit therefor as soon as practicable. Acceptance of a permit constitutes the agreement by the property owner and the applicant to continue to comply with the Code, the County's zoning regulations or other applicable regulations, resolutions or laws. The applicant and owner must further agree that the Building Official's power with respect to permits shall include the power to refuse inspections, refuse to issue and to revoke certificates of occupancy, suspend, revoke or cancel any permit at any time the Building Official or his/her

designee observes or is informed of violations of any of the above regulations, resolutions or laws on the property.

10. 105.7 Placement of permit

The building permit hard copy shall be kept on the site of the work until the completion of the project.

11. 107.1 Submittal documents

Submittal documents consisting of construction documents and other data shall be submitted in two sets for each permit application. One set shall be on hard copy, the second set shall be an electronic copy submitted on a device that the building department will retain. The construction documents shall be prepared by a registered design professional where required by the statutes or policies of the jurisdiction in which the project is to be constructed. **NO OTHER CHANGES IN THIS SECTION.**

12. 108.1 Payment of fees

An estimated plan review fee, determined by an authorized employee of the building department, shall be paid upon submittal of an application for a building permit. Construction plans will not be reviewed until this fee has been paid. If plan review is found to require a balance due for such review, that balance shall be collected upon issuance of the building permit. If plan review is completed, the remaining balance for plan review will be billed to the applicant whether or not the permit is subsequently issued. Any additional building permit fees will be collected upon issuance of a building permit. A permit shall not be valid until all the fees prescribed have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. In addition, where a re-inspection fee is applied, further inspections will not be released until the re-inspection fee has been paid.

13. 108.3 Building permit valuations

Delete Sec. 108.3 Building permit valuations with the exception of the last sentence: "Final building permit valuation shall be set by the building official."

14. 109.3.1 Footing and foundation Inspection

After the last sentence insert the following; engineered foundations shall be inspected by a Colorado licensed engineer. A wet stamped foundation compliance statement for soil, footer, foundation wall, water proofing and drainage shall be submitted to the building department.

15. 109.3 Required inspections

After the last sentence Add: For any and all inspections requiring a pressure gauge, gauge must be in full working condition and not cracked or worn.

16. 109.3.9 Other inspections

In addition to the inspections specified in Sections 109.3.1 through 109.3.8, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the building department.

17. 109.5 Inspection requests

After the last sentence, insert the following; Permit card and approved plans must remain on site or the inspection will automatically be considered failed and a re-inspection fee will be applied.

18. 110.1 Change of Occupancy

Replace the first sentence with the following; In cases of abandonment of an existing structure; the legally established occupancy is presumed to be permitted to remain.

19. 110.2 Certificate issued

Exhibit A (Ordinance 18-04) - 3 -IEBC

After the building official inspects the building or structure and does not find violations of the provisions of this code, and all fees associated with the enforcement of this Code. Including all fees levied by other County departments and fees collected or enforced through the enforcement of this Code have been paid, and through final inspections it is found that the building or structure is in compliance with the provisions of this code with other conditions and requirements of the County, and after review and approval by the department of planning and zoning, the County department of health and environment, and the appropriate fire district, the building official shall issue a Certificate of Occupancy containing the following; **NO OTHER CHANGES IN THIS SECTION**

20. R111.3 Temporary Occupancy

Delete Sec. 111.3 in its entirety and substitute with the following;

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely, and a \$750.00 fee for temporary certificate of occupancy is submitted. The temporary certificate of occupancy shall be valid for a maximum of 90 days. \$250.00 of the temporary certificate occupancy fee will be refunded upon issuance of permanent certificate of occupancy if temporary certificate of occupancy has not expired.

21. 112 Board of appeals

Delete Sec. 112 in its entirety

22. 114 Stop work order

Insert the following; See also IPMC sec. 107.4, Unauthorized Tampering

23. 115 Unsafe structures and equipment

Insert the following; See also IPMC Sec. 108, Unsafe structures and equipment.

AMENDMENTS FOR 2018 INTERNATIONAL MECHANICAL CODE

1. **101.1 Title**
These regulations shall be known as the Mechanical Code of Elbert County, hereinafter referred to as "this code."
2. **103.1 Creation of enforcement agency**
The Building Department is hereby created and the official in charge thereof shall be known as the building official.
3. **SECTION 103.2 Appointment**
The building official shall be appointed by the Public Works Director or the Board of County Commissioners.
4. **106.1.1 Annual permit**
Delete Sec. 106.1.1 Annual Permit in its entirety.
5. **106.1.2 Annual permit records**
Delete Sec. 16.1.2 Annual Permit records in its entirety.
6. **106.3 Application for permit**
Each application for a permit, with the required fee, shall be filed with the Building Department on a form furnished for that purpose and shall contain a general description of the proposed work and its location. **No other changes**
7. **106.5 Fees**
Delete and substitute with the following; A permit shall not be issued until the fees prescribed have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the mechanical system has been paid.
8. **106.5.2 Fee Schedule**
Delete sec. 106.5.2 in its entirety.
9. **106.5.3 Fee Refunds**
Delete sec. 106.5.3 in its entirety.
10. **108.4 Violation Penalties**
Insert; Elbert County Code Violation for [Specify Offense], and \$2500.00 for [Amount], and 10 for [Number of Days].
11. **108.5 Stop work orders**
Insert; \$2500.00 for 1st [Amount], and \$10,000.00 for 2nd [Amount].

AMENDMENTS FOR 2018 INTERNATIONAL FUEL GAS CODE

1. **101.1 Title**
These regulations shall be known as the Fuel Gas Code of Elbert County, hereinafter referred to as "this code."
2. **103.1 General**
The Building Department is hereby created and the executive official in charge thereof shall be known as the Code Official.
3. **105.1 Modifications**
Change the last sentence to read; The details of action granting modifications shall be recorded and entered in the files of the Building Department.
4. **105.3.4 Testing requirements**
Insert New Subsection; The test pressure to be used shall be not less than 1 ½ times the proposed maximum working pressure, but not less than 20 psig, irrespective of design pressure. Where the test pressure exceeds 125 psig, 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. The test duration shall not be less than 15 minutes.
5. **106.1 Permits**
Exception: change the last three words in the last sentence to Building Department.
6. **106.1.1 Annual permit**
Delete in its entirety.
7. **106.1.2 Annual permit records**
Delete in its entirety.
8. **106.5.8 Posting of permit**
Change; or a copy to read hard copy
9. **106.6 Fees**
Delete and substitute with the following; A permit shall not be valid until all the fees prescribed have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. In addition, where a re-inspection fee is applied, further inspections will not be released until the re-inspection fee has been paid.
10. **106.6.2 Fee Schedule**
Delete in its entirety.
11. **106.6.3 Fee refunds**
Delete entirely, with the exception of; 1. The full amount of any fee paid hereunder that was erroneously paid or collected.
12. **109 Means of appeal**
Delete in its entirety.
13. **303.3 Prohibited locations**
Delete exceptions; 2, 3, 4, 5, and 6

14. 401.2 Liquefied petroleum gas storage

Delete and Substitute with the following; The storage system for liquefied petroleum gas shall be designed and installed in accordance with the International Fire Code, table 6104.3.

15. 406.4.1 Test pressure

Delete and substitute with the following; The test pressure to be used shall be not less than 1 ½ times the proposed maximum working pressure, but not less than 20 psig, irrespective of design pressure. Where the test pressure exceeds 125 psig, 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.

16. 406.4.2 Test Duration

In the second sentence, change minimum test duration to read; the test duration shall be not less than 15 minutes.

17. 408.4 Sediment Trap

Delete the last sentence.

18. 503.2.2 Well ventilated spaces

Delete in its entirety.

19. 705.3.6 Test gauges

Add: For any and all inspections requiring a pressure gauge, gauge must be in full working condition and not cracked or worn.

AMENDMENTS FOR 2018 INTERNATIONAL PLUMBING CODE

1. **101.1 Title**
These regulations shall be known as the plumbing Code of Elbert County, hereinafter referred to as "this code."
2. **101.2 Scope**
Modify the last sentence of the section to read; Provisions in the appendices shall not apply unless specifically adopted, but may be used as a referenced or enforcement of other code sections.
3. **105.1 Modifications**
Delete the last three words of the last sentence and insert; building department.
4. **105.3 Required testing**
After the last sentence insert the following: For any and all inspections requiring a pressure gauge, the gauge must be in full working condition and not cracked or worn.
5. **106.6 Fees**
Delete section 106.6 in its entirety and substitute with the following; A permit shall not be issued until all fees have been paid, and an amendment to a permit shall not be released until the additional fee, if any, due to an increase of the plumbing systems, has been paid.
6. **107.2.5 Evaluation and follow-up inspection services**
Delete the following subsections in their entirety; 107.2.5 through 107.3.2
7. **108.4 Violation penalties**
Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved constructions documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an Elbert County Code Violation, punishable by a fine of not more than \$2500.00 dollars or by imprisonment not exceeding 10 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
8. **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 or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owners authorized agent, or to the person performing the work. 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. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that permits is directed to perform to remove a violation or unsafe condition , shall be liable to a fine of not less than \$2,500.00 or more than \$10,000.00 dollars.
9. **109 Means of appeal**
Delete in its entirety.
10. **305.4.1 Sewer depth**

Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches below grade.

11. 312.1.1 Test gauges

Before the first sentence, insert the following; For any and all inspections requiring a pressure gauge, the gauge must be in full working condition and not cracked or worn.

12. 312.3 Drainage and vent air test

Amend the first sentence to read; Plastic piping shall not be tested using air. An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 6-7 psi...

13. 312.10 Inspection and testing of backflow prevention assemblies

Amend the first sentence to read; Inspection and testing shall comply with Sections 312.10.1 and 312.10.2, to be performed by a certified third party inspector, approved by the Building Department.

14. 607.2.1 Circulation systems and heat trace systems for maintaining heated water temperature in distribution systems

After the last sentence, add; In addition, the installation of check valves is required for such systems.

15. Table 709.1 DRAINAGE FIXTURE UNITS FOR FITURES AND GROUPS

For shower with a flow rate of 5.7 gpm or less, substitute as follows; 2 inch minimum size of trap. No other changes.

16. 903.1 Roof Extension

Change the first sentence to read; Open vent pipes that extend through a roof shall be terminated not less than 8 inches above the roof. **Insert after the first sentence; All exposed PVC pipe is required to be painted with latex paint.**

17. 909.1 Distance of trap from vent

Delete the following: Exceptions

18. 918.1 General

Delete and substitute with 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.

AMENDMENTS FOR 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE**Adopt chapters one and two with the following amendments:**

1. **101.1**
These regulations shall be known as the International Maintenance Code of Elbert County, hereinafter referred to as "this code."
2. **Section 103.5 Fees**
Remove as indicated in the following schedule and replace with, shall be a minimum of \$300.00 and a maximum of \$2,650.00 per violation, per day.
3. **105.3 Required inspections**
After the last sentence Add; For any and all inspections requiring a pressure gauge, gauge must be in full working condition and not cracked or worn.
4. **112.4 Failure to comply**
Change this section to read; Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$500.00 per violation, per day.

In addition to chapters one and two, adopt the following sections from the remaining chapters;

5. Section 301, General
6. Section 302, Exterior Property Areas: 302.1 Sanitation. 302.2 Grading and drainage. (Including the Exception portion)
7. Section 303 Swimming Pools, spas and hot tubs, in its entirety
8. Section 304 Exterior structure, in its entirety
9. Section 305 Interior Structure, in its entirety
10. Section 307 Handrails and Guardrails, excluding the exception
11. Chapter 4 in its entirety
12. Section 501 General, in its entirety
13. Section 502.1 Dwelling units, in its entirety
14. Section 504 Plumbing systems and fixtures, in its entirety
15. Section 505 Water system, in its entirety
16. Section 506 Sanitary Drainage system, in its entirety
17. Section 507 Storm Drainage, in its entirety
18. Section 601 General in its entirety
19. Section 602.1 facilities required and 602.2 Residential occupancies and 602.5 Room temperature measurement, in their entirety.
20. Section 603.1 Mechanical equipment and appliances, in its entirety
21. 603.2 Removal of combustion products, remove the 'exception'
22. Section 604.1 Facilities required and 604.3 Electrical system hazards, in their entirety
23. Section 605 Electrical equipment, in its entirety
24. Section 607 Duct systems in its entirety
25. Section 701 General, in its entirety
26. Section 705 Carbon monoxide alarms and detectors, in its entirety

Exhibit B

LOCAL AMENDMENTS TO THE 2018 INTERNATIONAL FIRE CODE

1. Local Amendments. The 2018 International Fire Code and its appendices are amended as follows:

I. SECTION 101, GENERAL

- A. **Section 101.2.1 is amended to read:** "By this reference, Appendices B through I are adopted and incorporated into this code for all purposes."

II. SECTION 202, GENERAL DEFINITIONS

The following definitions shall be added to Section 202 of the 2018 International Fire Code:

- A. **DRIVEWAY.** Any approved access roadway serving two or less single-family dwellings, which extends from the public access roadway to the residence
- B. **GOVERNING BODY.** The board of directors of the fire protection district having jurisdiction over, or the governing body of a volunteer fire department or fire code enforcement agency providing fire prevention, public education and related services within, the affected geographical area.
- C. **JURISDICTION.** The fire protection district having jurisdiction over, or a volunteer fire department or fire code enforcement agency providing fire prevention, public education and related services within, the affected geographical area.

III. GENERAL AND ADMINISTRATIVE AMENDMENTS

- A. **The Second Sentence of Section 109.1 is amended to read:** "The board of appeals shall be appointed by the governing body of the jurisdiction and shall hold office at its pleasure."
- B. **Section 109.3 is deleted.**
- C. **Section 110.4 is amended to read:** "Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of a municipal offense if the violation or non-compliance occurs within a municipality's boundaries, or a Class 2 Misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment not exceeding 12 months, or both

a fine and imprisonment, if the violation or non-compliance occurs within unincorporated Elbert County. Each day that a violation continues after notice of the violation has been served shall constitute a separate offense.”

D. **Section 112.4 is amended to read:** “Any person or entity who shall continue any work after having been served with a stop work order, except work the person or entity is directed to perform to remove a violation or unsafe condition, shall be guilty of a municipal offense if the violation or non-compliance occurs within a municipality’s boundaries, or a Class 2 Misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment not exceeding 12 months, or both a fine and imprisonment, if the violation or non-compliance occurs within unincorporated Elbert County. Each day that a violation continues after notice of the violation has been served shall constitute a separate offense.”

E. **The Provisions Of Chapter 33, Explosives and Fireworks are superseded by C.R.S. §12-28-101 through 12-28-113, and rules and regulations promulgated thereunder, to the extent any provision of Chapter 56 conflicts with the foregoing statutes and related rules and regulations. Any conflicting provision(s) shall be deemed modified to the minimum extent necessary to remove the conflict(s), and all of the provisions in Chapter 33 shall remain valid and enforceable.**

IV. SECTION 503 - FIRE APPARATUS ACCESS ROADS

A. **Section 503.2.1 is amended to read:** “Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and unobstructed vertical clearance of not less than 13 feet 6 inches (4115mm).

Exception: The fire code official is authorized to decrease the dimension to less than 20 feet (6096mm) where:

1. There are not more than two Group R-3 or Group U occupancies accessed by a driveway, designed and approved in accordance with the Elbert County Road and Bridge Manual; or,
2. There are approved security gates in accordance with section 503.6; provided, that the decrease in dimension is only for the distance necessary for the installation of the security gates.

B. **Section 503.2.3 is amended to read** “Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities as certified by a registered Colorado professional engineer.

3. Copies on File. A copy of this Exhibit B, the 2018 International Fire Code, the 2018 International Fire Code Appendices and the International Fire Code Standards shall be kept on file in the business office of the jurisdiction, and shall be available for public inspection.

