

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO
RESOLUTION NO: 11- 16**

A RESOLUTION ADOPTING THE 2009 EDITIONS OF THE "INTERNATIONAL BUILDING CODE", THE "INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS", THE "INTERNATIONAL ENERGY CONSERVATION CODE", THE "FUEL GAS CODE" AND THE "INTERNATIONAL MECHANICAL CODE", WITH AMENDMENTS

WHEREAS, pursuant to C.R.S. §38-28-201, et. seq., the Board of County Commissioners of the County of Gunnison, Colorado (herein the "Board") previously adopted the "Uniform Building Code" 1994 Edition and the "Uniform Mechanical Code" 1994 Edition; and

WHEREAS, the Board subsequently adopted the "International Building Code" 2003 Edition, the "International Residential Code for One and Two Family Dwellings", 2003 Edition, the "International Fuel Gas Code", 2003 Edition, the "International Mechanical Code", 2003 Edition, and the "International Energy Conservation Code" 2003 Edition; and

WHEREAS, the Board has reviewed and desires to adopt the "International Building Code"; 2009 Edition, the "International Residential Code for One and Two Family Dwellings", 2009 Edition, the "International Fuel Gas Code", 2009 Edition, the "International Mechanical Code"; 2009 Edition, and the "International Energy Conservation Code" 2009 Edition (herein collectively the "International Building Codes"); and

WHEREAS, the Board has determined that adoption of the International Building Codes with certain changes, amendments and substitutions, are in the best interests of the citizens of Gunnison County; and

WHEREAS, the Gunnison County Planning Commission has reviewed and certified to the Board the International Building Codes with recommended changes, amendments and substitutions;

WHEREAS, The Board has taken into consideration the Planning Commission recommendations; and

WHEREAS, a public hearing on this matter was held by the Board on the 5th day of April, 2011; and

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado that the following are hereby adopted for the incorporated area of Gunnison County, for each building which receives a Gunnison County permit on or after the effective date below:

1. the "International Building Code", 2009 Edition, with the amendments as set forth in Appendix "A" attached hereto and incorporated herein, consisting of three (3)

pages;

2. the "International Residential Code for One and Two Family Dwellings", 2009 Edition, with the amendments as set forth in Appendix "B", a revised "Permit Fee Table", (identified as Exhibit L within the "International Residential Code for One and Two Family Dwellings") attached hereto and incorporated herein, consisting of six (6) pages;

3. the "International Fuel Gas Code", 2009 Edition, with the amendments as set forth in Appendix "C" attached hereto and incorporated herein, consisting of two (2) pages; and

4. the "International Mechanical Code", 2009 Edition, with the amendments as set forth in Appendix "D" consisting of two (2) pages; and

5. the "International Energy Conservation Code", 2009 Edition, without amendment, is hereby adopted.

The previously adopted "International Building Code", the "International Residential Code for One and Two Family Dwellings", the "International Fuel Gas Code", the "International Mechanical Code" and the "International Energy Conservation Code" 2003 Editions are superseded, effective this date, by this action, except for each building for which Gunnison County has received a complete application for a building permit, or for which Gunnison County has issued a building permit before the effective date below.

INTRODUCED by Commissioner Swenson, seconded by Commissioner Channell, and adopted this 19th day of April, 2011.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: [Signature]
Hap Channell, Chairperson

By: [Signature]
Paula Swenson, Vice Chairperson

By: [Signature]
Phil Chamberland, Commissioner

ATTEST:

[Signature]
Katherine Haase, Deputy County Clerk



APPENDIX A

AMENDMENTS TO 2009 INTERNATIONAL BUILDING CODE

Section 101.4.3 Plumbing: Delete entire paragraph.

Section 101.4.4 Property maintenance: Delete entire paragraph.

Section 103 Department of Building Safety: Delete entire section.

Section 105.1 Required: Add second paragraph. No permit shall be required for nonresidential buildings or portions of such buildings which are agricultural structures as defined in the Gunnison County Land Use Resolution and are part of an agricultural operation as defined in said Land Use Resolution.

Section 105.1.1 Annual permit: Delete entire paragraph.

Section 105.1.2 Annual permit records: Delete entire paragraph.

Section 105.5.1 Expired work: Add Sections.

All below grade excavation done in advance of construction shall be filled and made safe within thirty (30) days of an abandoned project. Where construction has advanced beyond excavation all foundation work and above grade construction shall be secured against the weather and the construction site shall be otherwise returned to that condition as existed before the permit was issued.

Section 105.5.2 Obtaining Certificate of Occupancy after expiration of permit: In order to obtain a Certificate of Occupancy after the expiration of a Building Permit, the following steps must be taken:

- a. Provide a written statement explaining the situation, including specific descriptions of what is needed;
- b. Pay a new full permit fee as outlined in the International Residential Code 2009 Edition; and
- c. Pay the cost of a final inspection at the rate of \$42.00 per hour, plus travel at the current official County per mile reimbursement rate.

A Certificate of Occupancy will only be issued at such time as all requirements of the final inspection have been completed.

Section 109.2 Schedule of permit fees: Replace the entire paragraph with the following.

On buildings, structures, gas, mechanical, and alterations requiring a permit, a

fee for each permit shall be paid as required, in accordance with Appendix L Permit Fees (2009 IRC page 805).

109.2.1: The Department of Regulatory Agencies, Colorado State Electrical Board and Colorado State Plumbing Board are responsible for electrical and plumbing fees, permits and inspections.

Section 109.3 Building permit valuations: The last sentence shall be deleted and the following shall be added.

In order to determine valuation for the various types of construction, building permit valuation shall be established according to the Building Valuation Data schedule as set forth in the most recent issue, at the time of the issuance of the building permit, of the Building Safety Journal, published by the International Code Council.

Section 109.4 Work commencing before permit issuance: Replace paragraph.

Any person who commences work before obtaining the necessary permits shall be subject to 100 percent (100%) of the usual permit fee in addition to the required permit fees.

Section 109.5 Related Fees: Add Sections.

109.5.1 Application fees: A non-refundable application fee of \$250.00 is due at the time of application submittal and is to be applied to the building permit fee at the time of issuance. The \$250.00 application fee will be forfeit if the permit is not issued within 12 months of the application submittal date. Building of U (utility, miscellaneous) occupancy are exempt from the application fee.

109.5.2 Plan review fees: A plan review fee shall be paid to cover the cost of review by Gunnison County Community Development Department at a rate of \$42.00 per hour, to verify the code compliance requirements of the building or structure proposed in the application. If an independent plan review is required by the Building Official, the actual cost of such review along with reasonable costs of administration will be charged. When the submittal documents are incomplete or changed so as to require additional plan review an additional plan review fee shall be charged.

Section 109.6 Refunds: Add refund policy.

The Building Official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent (80%) of the permit fee paid when no work has

- been done under a permit issued in accordance with this code.
3. Not more than 80 percent (80%) 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 review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application file by the original permittee not later than 180 days after the date of fee payment.

Section 109.7 Re-inspection fees: Add section and paragraph.

A fee for re-inspection will be calculated at \$42.00 per hour plus mileage to and from the site. Re-inspection fees will be due before the certificate of occupancy is issued.

Section 110.3.5 Lath and gypsum board inspection: Delete entire paragraph.

Section 504 Building Height: Add the following paragraph.

The provisions of this building code notwithstanding, no building may exceed the height limitations set forth in the Gunnison County Land Use Resolution. Section 13-103 H: *Allowed Structure Heights*.

Section 1002 Definitions: Replace the definition of Floor Area, Gross with the following.

FLOOR AREA, GROSS. The floor area within the outside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Add to the section:

CRAWLSPACE. Any space below the first floor of a building with a height of 60 inches or less, measured from the average ground level within the perimeter foundation to the bottom of the floor joist above, and will not be calculated as part of the gross floor area of the building it occupies.

Chapter 32 Encroachments Into The Public Right-of-Way: Delete entire chapter.

APPENDIX B

AMENDMENTS TO 2009 INTERNATIONAL RESIDENTIAL CODE

Section R103 Department of Building Safety: Delete entire section.

Section R105.2 Work exempt from permit: Amend.

1. In paragraph 1 replace the words: "floor area does not exceed 200 square feet" with "floor area does not exceed 120 square feet".
2. Add paragraph 11:
No permit shall be required for non-residential buildings or portions of such buildings which are agricultural structures as defined in the Gunnison County Land Use Resolution and are part of an agricultural operation as defined in said Land Use resolution.
3. Delete entire section referring to Electrical (1-5).

Section R105.5.1 Expired work: Add section.

All below grade excavation done in advance of construction shall be filled and made safe within thirty (30) days of an abandoned project. Where construction has advanced beyond excavation all foundation work and above grade construction shall be secured against the weather and the construction site shall be otherwise returned to that condition as existed before the permit was issued.

Section R108.2 Schedule of permit fees: Replace entire paragraph with the following.

On buildings, structures, gas, mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Appendix L Permit Fees (2009 IRC page 805).

108.2.1: The Department of Regulatory Agencies, Colorado State Electrical Board and Colorado State Plumbing Board are responsible for electrical and plumbing fees, permits and inspections.

Section R108.3 Building permit valuations: The following paragraphs shall be added.

In order to determine valuation for the various types of construction, building permit valuation shall be established according to the Building Valuation Data schedule as set forth in the most recent issue, at the time of the issuance of the building permit, of the Building Safety Journal, published by the International Code Council.

Section R108.4 Related Fees: Add sections:

R108.4.1 Application fees: A non-refundable application fee of \$250.00 is due at the time of application submittal and is to be applied to the building permit fee at the time of issuance. The \$250.00 application fee will be forfeit if the permit is not issued within 12 months of the application submittal date. Building of U (utility, miscellaneous) occupancy are exempt from the application fee.

Section R108.4.2 Plan review fees: A plan review fee shall be paid to cover the cost of review by Gunnison County Community Development Department at a rate of \$42.00 per hour, to verify the code compliance requirements of the building or structure proposed in the application. If an independent plan review is required by the Building Official, the actual cost of such review along with reasonable costs of administration will be charged. When the submittal documents are incomplete or changed so as to require additional plan review an additional plan review fee shall be charged.

No plan review fee shall be assessed on a single-family residential dwelling of less than 2000 square feet of floor area, excluding garages, so long as, in the opinion of the Building Official, the dwelling does not deviate from conventional framing practices or conventional log wall construction.

Section R108.5 Refunds: Add Refund Policy.

The Building Official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent (80%) 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 review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application file by the original permittee not later than 180 days after the date of fee payment.

Section R108.6 Work commencing before permit issuance: Replace entire paragraph with the following.

Any person who commences work before obtaining the necessary permits shall be subject to 100 percent (100%) of the usual permit fee in addition to the required permit fees.

Section R108.7 Re-inspection fees: Add section and paragraph.

A fee for re-inspection will be calculated at \$42.00 per hour plus mileage to and from the site. Re-inspection fees will be due before the certificate of occupancy is issued.

Section R112.2.1 Determination of substantial improvement in areas prone to flooding: Shall be deleted.

Section R112.2.2 Criteria for issuance of a variance for areas prone to flooding: Shall be deleted.

Section R113.1 Unlawful acts: The following paragraph shall be added.

Before any building or structure may be moved into or within an unincorporated part of Gunnison County, a building permit shall be issued therefore in the same manner as for a new building or new construction. The cost for such a permit shall be based upon the Building Official's estimate of the probable cost involved and which will be necessary in order to make the building or structure comply with all the requirements for new buildings or structures in that area. In the event the owner shall not have taken steps necessary to make the building or structure comply with requirements of the Building Code within the period of time for which the permit was issued, then and in that event the building shall be removed from the premises at the expense of the owner and upon the order or demand of the Building Official. The Building Official may refuse to issue a permit to move, remove or repair any such building or structure which, in their opinion, cannot be brought into compliance with the Building Code and which, even repaired, will be structurally unsafe.

Section R301.1.4 Height limitations: Add section and the following paragraph.

The provisions of this building code notwithstanding, no building may exceed the height limitations set forth in the Gunnison County Land Use Resolution. Section 13-103 H: *Allowed Structure Heights*.

Table R301.2(1) Climatic and geographic design criteria: Amend to add the following values in the spaces provided.

Ground Snow Load: 57lbs./sq.ft. minimum
Wind Speed: 90mph, 3 sec. gust
Seismic Design Category: B
Weathering: Severe
Frost Line Depth: 30 inches

Appendix E a document entitled "Proposed language for Automatic Fire Sprinkler System requirements in DBFPD Guidelines & Standards", which shall govern all automatic fire sprinkler system requirements.

Section R403.1 General: Add the following paragraph.

Detached accessory buildings less than 750 sq. ft. in area may be supported on a 12" X 12" thickened edge monolithic slab. This method will be allowed at the Building Official's discretion.

Section R403.1.4.1 Frost protection: Add the following as #5.

The bottom of the footing shall be a minimum of 30 inches below finished grade.

Section M1507.2 Recirculation of air: Add the following to the end of the paragraph.

The ventilation fan shall be located on an interior wall within 18 inches of the highest ceiling. The ventilation system shall not vent through a roof. Bathrooms that contain only a water closet, lavatory, or combination thereof and similar rooms may be ventilated with an approved mechanical re-circulating fan or similar device designed to remove odors from the air.

Section G2445 Unvented room heaters: Delete all paragraphs (Sections G2445.1-G2445.7) and add the following.

Section G2445 Unvented Room Heaters Prohibited: Unvented room heaters utilizing fuel combustion are prohibited in all locations throughout all occupancies.

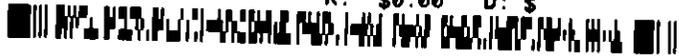
Section 2406.2 Prohibited locations: Delete exception 3 and 4.

Section 2425.8 Appliances not required to be vented: Delete item number 7.

Appendix F Radon Control Methods: Include the entire section.

APPENDIX L TO INTERNATIONAL RESIDENTIAL CODE FOR
ONE AND TWO FAMILY DWELLINGS

PERMIT FEE TABLE



TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00, or fraction thereof, to an including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$2,000.00; plus \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and over	\$18,327.00 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof

APPENDIX C

AMENDMENTS TO 2009 INTERNATIONAL FUEL GAS CODE

Section 106.6.2 Fee schedule: Replace the entire section with the following.

On buildings, structures, gas systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Appendix L Permit Fees (2009 IRC page 805).

In order to determine valuation for the various types of construction, building permit valuation shall be established according to the Building Valuation Data schedule as set forth in the most recent issue, at the time of the issuance of the building permit, of the Building Safety Journal, published by the International Code Council.

Plan review fees: A plan review fee shall be paid to cover the cost of review by Gunnison County Community Development Department at a rate of \$42.00 per hour, to verify the code compliance requirements of the building or structure proposed in the application. If an independent plan review is required by the Building Official, the actual cost of such review along with reasonable costs of administration will be charged. When the submittal documents are incomplete or changed so as to require additional plan review an additional plan review fee shall be charged.

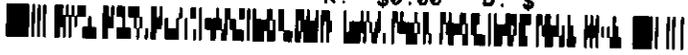
Re-inspection fees: A fee for re-inspection will be calculated at \$42.00 per hour plus mileage to and from the site. Re-inspection fees will be due before the certificate of occupancy is issued.

Section 106.6.3 Fee refunds: Replace #2 and #3 with the following.

The Building Official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent (80%) 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 review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application file by the original permittee not later than 180 days after



the date of fee payment.

Section 621 Unvented room heaters: Delete all paragraphs (Sections 621.1-621.7) and add the following.

Section 621 Unvented Room Heaters Prohibited:

Unvented room heaters utilizing fuel combustion are prohibited in all locations throughout all occupancies.

Section 303.3 Prohibited locations: Delete exception 3 and 4.

Section 501.8 Appliances not required to be vented: Delete item number 8 and 10.

APPENDIX D

AMENDMENTS TO 2009 INTERNATIONAL MECHANICAL CODE

Section 106.5.2 Fee schedule: Replace the entire section with the following.

On buildings, structures, mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Appendix L Permit Fees (2009 IRC page 805).

In order to determine valuation for the various types of construction, building permit valuation shall be established according to the Building Valuation Data schedule as set forth in the most recent issue, at the time of the issuance of the building permit, of the Building Safety Journal, published by the International Code Council.

Plan review fees: A plan review fee shall be paid to cover the cost of review by Gunnison County Community Development Department at a rate of \$42.00 per hour, to verify the code compliance requirements of the building or structure proposed in the application. If an independent plan review is required by the Building Official, the actual cost of such review along with reasonable costs of administration will be charged. When the submittal documents are incomplete or changed so as to require additional plan review an additional plan review fee shall be charged.

Re-inspection fees: A fee for re-inspection will be calculated at \$42.00 per hour plus mileage to and from the site. Re-inspection fees will be due before the certificate of occupancy is issued.

Section 106.5.3 Fee refunds: Replace #2 and #3 with the following.

The Building Official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent (80%) 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 review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application file by the original permittee not later than 180 days after the date of fee payment.

Section 312.1 Load calculations: Delete the last sentence in this paragraph.

Section 903.3 Unvented gas log heaters: Replace the entire paragraph with the following.

Unvented gas log heaters are prohibited in all locations throughout all occupancies.

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