

RESOLUTION NO. 2010-018

**A RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO
TO ALTER AND AMEND THE EXISTING UNIFORM BUILDING CODE BY THE
ADOPTION BY REFERENCE OF THE INTERNATIONAL BUILDING CODE, 2006 EDITION;
THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION; THE INTERNATIONAL
MECHANICAL CODE, 2006 EDITION; AND THE READOPTION OF THE
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION; AND THE
ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION**

WHEREAS, C.R.S. §30-28-201 authorizes the Board of County Commissioners of Ouray County, Colorado ("Board") to adopt a building code consistent with the Uniform Building Code, 1988 edition, as promulgated by the international conference of building officials, as revised from time to time; and

WHEREAS, on December 18, 2000, the Board of County Commissioners of Ouray County, Colorado ("Board") approved Resolution 2000-062, adopting the 1997 edition of the Uniform Building Code ("1997 Code"); and

WHEREAS, the Ouray County Building Official has recommended that the Board alter and amend the 1997 Code by adopting the International Building Code, 2006 Edition; the International Residential Code, 2006 Edition; and the International Mechanical Code, 2006 Edition; and readopt the International Energy Conservation Code, 2009 Edition; and the Abatement of Dangerous Buildings, 1997 Edition (collectively, "Codes"); and

WHEREAS, C.R.S. §30-28-204 provides that the Board may from time to time by resolution alter and amend the county building code, after public hearing and notice; and

WHEREAS, the Board held a public hearing on June 14, 2010 at the Ouray County Courthouse, 541 4th Street in Ouray, Colorado to hear and consider public comment on the proposed amendment of the Ouray County Building Code; and

WHEREAS, notice of such public hearing was published in the *Ouray County Plaindealer* on May 21, 2010, as required by C.R.S. §30-28-204; and

WHEREAS, at the public hearing on June 14, 2010 the Board tabled action on the Codes in order to further analyze the application of the Codes and in particular to analyze the definition of "building height" as contained in the Codes; and

WHEREAS, on December 6, 2010 the Board held a public hearing at the Ouray County courthouse, 541 4th Street in Ouray, Colorado to hear and consider public comment on the proposed amendment of the Ouray County Building Code; and

WHEREAS, notice of such public hearing was published in the *Ouray County Plaindealer* on November 19, 2010, as required by C.R.S. §30-28-204; and

WHEREAS, the Board desires to adopt the Codes for the entire unincorporated area of Ouray County;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO, AS FOLLOWS:

1. There is hereby adopted for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare, the International Building Code, 2006 Edition, including Appendix C, Agricultural Buildings; the International Residential Code, 2006 Edition, including Appendices E, "Manufactured Housing Used as Dwellings"; G, "Swimming Pools, Spas and Hot Tubs"; H, "Patio Covers"; and J "Existing Buildings and Structures"; and the International Mechanical Code, 2006 Edition, including Appendix A; and the International Energy Conservation Code,

2009 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. In addition, the Abatement of Dangerous Buildings, 1997 Edition as published by the International Conference of Building Officials, 5360 Workman Mill Road Whittier, California 90601-2298 is adopted (collectively referred to herein as the "Codes"). Certain amendments, deletions, additions or modifications to the Codes are set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

2. Copies of the Codes are on file in the office of the Building Official, 111 Mall Road, Ridgway, Colorado and the Ouray County Clerk and Recorder, 541 4th Street, Ouray, Colorado.
3. If any parts of the Codes are, for any reason, held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of the Codes as adopted.
4. The Codes herein adopted shall become effective in the unincorporated portions of Ouray County on January 1, 2011.
5. All prior Resolutions or parts of Resolutions relating to the adoption of prior Uniform Building Codes are hereby repealed, including specifically Resolution 2000-062 adopting the 1997 Uniform Building Code and Resolution 2009-029 adopting the 2009 International Energy Conservation Code.
6. In addition to the Codes adopted by this Resolution, the Board adopts the Guidelines on Individual Sewage Disposal Systems as adopted by the Department of Public Health and Environment Water Quality Control Division effective September 28, 2006, as the same may be amended from time to time, and the minimum standards and rules set forth at C.R.S. § 25-10-101, *et seq* as may be amended from time to time. All applicants for an individual sewage disposal system shall be required to comply with all such guidelines, standards and rules, including all required testing such as percolation tests and final inspections. All individual sewage disposal systems shall be designed by a Colorado registered professional engineer who shall certify to the Building Department that all construction of the system has been performed in accordance with the permit issued and that the system as constructed is in compliance with the guidelines and statutory requirements. The Ouray County Building official is the designated agent for the Board of Health to process and review applications for Individual Sewage Disposal Systems.

APPROVED AND ADOPTED THIS 6th DAY OF DECEMBER, 2010.

BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO




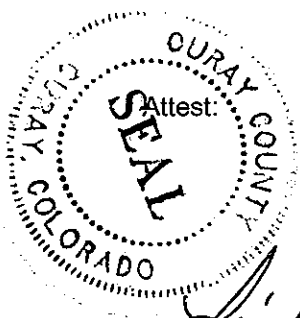
Lynn M. Padgett, Chair



K. Keith Meinert, Vice-Chair



Heidi M. Albritton, Commissioner


Michelle Nauer, Clerk and Recorder

By: Linda Munson-Haley, Deputy Clerk of the Board

EXHIBIT "A"

A. AMENDMENTS COMMON TO ALL ADOPTED 2006 INTERNATIONAL CODES

1. Whenever the following codes listed below appear, or any reference is made to them within the Codes adopted by this Resolution, the code reference shall be disregarded and considered not to be adopted by Ouray County.

International Existing Building Code
International Private Sewage Disposal Code
International Property Maintenance Code
ICC Electrical Code
International Zoning Code
International Urban-Wildland Interface Code

2. Whenever the term "jurisdiction" appears in any of the Codes, it shall mean "Ouray County".
3. The Colorado Electrical Code, as provided for in C.R.S. §12-23-104 and as adopted by the State of Colorado, shall apply to the adoption of all of the Codes and to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto and any reference to the International Electrical Code shall mean the code of the State of Colorado.
4. The Colorado Plumbing Code as provided for in C.R.S. §12-58-104.5 and as adopted by the State of Colorado, shall apply to the adoption of all of the Codes and to the installation of plumbing systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto and any reference to the International Plumbing Code shall mean the code of the State of Colorado.

B. AMENDMENTS TO THE 2006 INTERNATIONAL BUILDING CODE

1. Subsection **105.2 Work exempt from permit** is hereby amended as follows:

(a) Item number 1 is amended to read as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.

(b) Item number 6 is deleted in its entirety.

(c) A new item number 14 is added as follows:

Re-roofing without alteration of roof deck structure.

(d) A new item number 15 is added as follows:

Re-siding without alteration of wall structure.

2. Subsection **105.5 Expiration** is amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one year after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one year after the time the work is commenced. The building official is authorized to grant, in

writing, one or more extensions of time for periods not more than one year each. The extension shall be requested in writing and justifiable cause demonstrated.

3. Subsection **108.2 Schedule of permit fees** is deleted and substituted with the following:

108.2 Schedule of permit fees. The fees for building and roofing permits shall be determined in accordance with Table 1-A of the 1997 edition of the Uniform Building Code, attached hereto as Appendix "A".

Plan review fees shall be sixty-five percent (65%) of the building permit fee as shown in Table 1-A. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Subsection 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which such inspection is called is not complete or when corrections are required to be 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 requesting inspections before the job is ready for such inspection. Reinspection fees may also be assessed when the inspection record card is not posted or otherwise available at the work site, the approved plans are not readily available to the inspector, or for failure to provide access on the date on which an inspection is requested.

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

Investigation fees shall be assessed for work that commences prior to a valid permit being issued. An investigation fee may amount to two times the calculated permit fee.

4. Subsection **108.6 Refunds** is deleted and the following inserted:

108.6 Refunds. Refunds are authorized as follows:

108.6.1 The Building Official may authorize that not more than 80 percent of the plan review fee be refunded when an application has been withdrawn or canceled before any plan review effort has been expended.

108.6.2. Other refunds may be made with the approval of the Board of County Commissioners of Ouray County, Colorado.

5. Subsection **109.3.1 Footing and foundation inspections** shall be amended to add the following paragraph:

Footings, caissons and foundation wall inspections are to be performed by a professional engineer registered in the State of Colorado. After the inspection of the caissons or footers and the foundation wall reinforcing steel, the engineer shall provide to the Building Official a typed stamped report of the results of the inspection. Reports for the caissons or footers must clearly state that they were observed to be in conformance with the engineered design.

6. Subsection **109.3.5 Lath and gypsum board inspection** is amended to delete the exception from inspections.

7. Subsection **109.5 Inspection requests** is amended to add the following sentence:

Inspection requests shall be made a minimum of forty-eight hours in advance of the requested inspection.

8. Section **502.1 Definitions** is amended as follows:

HEIGHT, BUILDING. The vertical height of a building at all points measured from natural (pre-construction) or finished (post-construction) grade whichever is lower. Architectural design features that do not add habitable floor area to a building and are not accessible from such building, including but not necessarily limited to cupolas, skylights and chimneys, shall not be considered when measuring building height.

9. Subsection **1612.3 Establishment of flood hazard areas** is deleted and the following is added:

1612.3 Establishment of flood hazard areas. Flood hazard areas are established pursuant to Section 10 of the Ouray County Land Use Code.

10. Section **3410.2** entitled **Applicability** regarding existing structures shall read as follows:

3410.2 Applicability. Structures existing prior to August 1, 1973 in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Section 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S, and U. These provisions shall not apply to buildings with occupancies in Group H or I.

C. AMENDMENTS TO THE 2006 INTERNATIONAL RESIDENTIAL CODE

1. Subsection **R105.2 Work exempt from permit** is hereby amended as follows:

- (a) Item number 1 is amended to read as follows:

One-story detached accessory structures used as tool and storage sheds, play-houses and similar uses, provided the floor area does not exceed 200 square feet.

- (b) Item number 6 is deleted in its entirety.

- (c) A new item number 14 is added as follows:

Re-roofing without alteration of roof deck structure.

- (d) A new item number 15 is added as follows:

Re-siding without alteration of wall structure.

2. Subsection **R105.5 Expiration** is amended to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one year after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one year after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than one year each. The extension shall be requested in writing and justifiable cause demonstrated.

3. Subsection **R108.2 Schedule of permit fees** is deleted and substituted with the following:

R108.2 Schedule of permit fees. The fees for building and roofing permits shall be determined in accordance with Table 1-A of the 1997 edition of the Uniform Building Code, attached hereto as Appendix "A".

Plan review fees shall be sixty-five percent (65%) of the building permit fee as shown in Table 1-A. When submittal documents are incomplete or changed so as to require additional plan review an additional plan review fee shall be charged at the rate shown in Table 1-A.

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which such inspection is called is not complete or when corrections are required to be 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 requesting inspections before the job is ready for such inspection. Reinspection fees may also be assessed when the inspection record card is not posted or otherwise available at the work site, the approved plans are not readily available to the inspector or for failure to provide access on the date on which an inspection is requested.

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

Investigation fees shall be assessed for work that commences prior to a valid permit being issued. An investigation fee may amount to two times the calculated permit fee.

4. **R108.6** is deleted and the following inserted:

R108.6 Refunds. Refunds are authorized as follows:

R108.6.1 The Building Official may authorize that not more than 80 percent of the plan review fee be refunded when an application has been withdrawn or canceled before any plan review effort has been expended.

R108.6.2. Other refunds may be made with the approval of the Board of County Commissioners of Ouray County, Colorado.

5. Subsection **R109.1.1 Foundation inspections** shall be amended to add the following paragraph:

Footings, piers, caissons, slabs and foundation wall inspections are to be performed by a professional engineer registered in the State of Colorado. After the inspection of the caissons or footers and the foundation wall reinforcing steel, the engineer shall provide to the Building Official a typed stamped report of the results of the inspection. Reports for the caissons or footers must clearly state that they were observed to be in conformance with the engineered design.

6. Subsection **R109.3 Inspection requests** is amended to add the following sentence:

Inspection requests shall be made a minimum of forty-eight hours in advance of the requested inspection.

7. Section **R202 Definitions** is amended as follows:

GRADE shall be deleted.

HEIGHT, BUILDING. The vertical height of a building at all points measured from natural (pre-construction) or finished (post-construction) grade whichever is lower. Architectural design features that do not add habitable floor area to a building and are not accessible from such building, including but not necessarily limited to cupolas, skylights and chimneys, shall not be considered when measuring building height.

8. Table R301.2(1) **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA** shall be amended to include the following values:

Ground Snow Load: See Appendix "B".

Wind Speed: 90 mph, 3 second gusts

Seismic Design Category: C

Weathering: Severe

Frost Line Depth: 40 inches

Termite: Slight

Decay: Slight

Winter Design Temperature: -16 degrees F

Ice Shield: Yes

Flood Hazards: Section 10 of Ouray County Land Use Code

Air Freezing Index: 3000 (BF/days)

Mean Annual Temperature: 43 degrees F

9. A new Section **R325** is added as follows:

R325 Carbon monoxide alarms. Carbon monoxide alarms shall be installed in all new construction, remodels and renovations as required by the Lofgren and Johnson Families Carbon Monoxide Safety Act, C.R.S. §38-45-101, *et seq*, as the same may be amended from time to time.

10. Section **N1101.2 Compliance** as contained in Chapter 11 **ENERGY EFFICIENCY** is amended to read as follows:

N1101.2 Compliance. Compliance shall be demonstrated by meeting the requirements of the 2009 International Energy Conservation Code.

11. Section **G2406.2 Prohibited locations** as contained in Chapter 24 **FUEL GAS** is amended to delete exceptions 3 and 4

12. Section **G2425.8 Equipment not required to be vented** as contained in Chapter 24 **FUEL GAS** is amended to delete item number 7.

13. Section **G2445 Unvented room heaters** as contained in Chapter 24 **FUEL GAS** is deleted in its entirety.

14. Chapters 25 through 42 are deleted in their entirety.

D. AMENDMENTS TO THE 2006 INTERNATIONAL MECHANICAL CODE

1. Section **103 Department of Mechanical Inspection** shall be deleted in its entirety.

2. Subsection **106.5.2 Fee schedule** is amended to read as follows:

106.5.2 Fee schedule. The fees for mechanical work shall be derived using the worksheet attached hereto as Appendix "C". Appendix "C" may be amended from time to time by the Board by Resolution adopted at a regularly scheduled Board meeting.

3. Subsection **106.5.3 Fee refunds** shall be deleted and substituted with the following:

106.5.3 Refunds. Refunds are authorized as follows:

106.5.3.1. The Building Official may authorize that not more than 80 percent of the plan review fee when an application has been withdrawn or canceled before any plan review effort has been expended.

106.5.3.2. Other refunds may be made with the approval of the Board of County Commissioners of Ouray County, Colorado.

4. Section **109 Means of Appeal** shall be deleted in its entirety.

E. AMENDMENTS TO THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE.

1. The following buildings are exempt from the requirements of the 2009 International Energy Conservation Code ("IECC"):

- a. Any building that is otherwise exempt from the provisions of the building code adopted by the Board and buildings that do not contain a conditioned space;
- b. Any building that does not use either electricity or fossil fuels for comfort heating. A building will be presumed to be heated by electricity even in the absence of equipment used for electric comfort heating if the building is provided with electrical services in excess of one hundred amps, unless the Building Official determines that the electrical service is necessary for a purpose other than for providing electric comfort heating;
- c. Historic buildings that are listed on the national register of historic places or Colorado state register of historic properties and buildings that have been designated as historically significant or that have been deemed eligible for designation by the Board; and
- d. Any building that is exempt pursuant to the provisions of the IECC.

APPENDIX "A"

APPENDIX A

TABLE 1-A (1997 UNIFORM BUILDING CODE)

TOTAL VALUATION	BUILDING PERMIT FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 (as adopted) for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours.....	\$47.00 per hour
(A)	
(minimum charge - two hours)	
2. Reinspection fees assessed under provisions of Section 108.2 IBC or R108.2 IRC as amended.....	\$47.00 per hour
(A)	
3. Inspections for which no fee is specifically indicated.....	\$47.00 per hour
(A)	
(minimum charge - one-half hour)	
4. Additional plan review required by changes, additions or revisions to plans.....	\$47.00 per hour
(A)	
(minimum charge - one-half hour)	
5. For use of outside consultants for plan checking and inspections, or both.....	Actual costs (B)
6. Investigation fees assessed under provisions of Section 108.2 IBC or R108.2 IRC as amended	

(A) Or the total hourly cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

(B) Actual costs include administrative and overhead costs.

APPENDIX B

OURAY COUNTY SNOW LOAD DESIGN STANDARDS

The building designer will calculate the snow load with the equation shown below. **The Snow Load Table may also be used in lieu of the formula.** Ouray County does not have information on site specific elevation of building sites. Please refer to your site plan survey for site elevations.

Equation is from the Snow Load Design Data publication prepared by the Structural Engineers Association of Colorado.

Note: Ouray County does not allow reductions for basic snow load designs.

S = Design roof snow load in pounds per square foot

K = 5 in all areas of Ouray County

A = Altitude in thousands of feet (site elevation divided by 1000)

$$S=32 \left[\frac{(A - K/2)^2}{(K + 12)} \right]$$

EXAMPLE: Site Elevation @ 7500'

$$S=32 \left[\frac{(7.5 - 5/2)^2}{(5 + 12)} \right] \quad S=32 \left[\frac{25}{17} \right] \quad S=32 \times 1.47 \quad S=47 \text{ lbs/sf}$$

EXAMPLE: Site Elevation @ 9200'

$$S=32 \left[\frac{(9.2 - 5/2)^2}{(5 + 12)} \right] \quad S=32 \left[\frac{44.9}{17} \right] \quad S=32 \times 2.6 \quad S=83 \text{ lbs/sf}$$

SNOW LOAD TABLE

<u>ELEVATION</u>	<u>SNOW LOAD</u>	<u>ELEVATION</u>	<u>SNOW LOAD</u>
6,500	30#	9,500	93#
7,000	39#	10,000	106#
7,500	47#	10,500	121#
8,000	57#	11,000	136#
8,500	68#	11,500	153#
9,000	80#		

APPENDIX C

Mechanical Permit Fee Schedule/ Worksheet

	<u>Price</u>		<u>QTY</u>		<u>Total</u>
Mechanical Permit fee:	\$ 27.00	x	_____	=	\$ _____
Range Hood:	\$ 12.25	x	_____	=	\$ _____
Range Vent:	\$ 12.00	x	_____	=	\$ _____
Gas Piping (per outlet)	\$ 4.75	x	_____	=	\$ _____
Furnace/ Boiler:	\$ 21.00	x	_____	=	\$ _____
Water Heater:	\$ 21.00	x	_____	=	\$ _____
Bath Fan/s:	\$ 8.35	x	_____	=	\$ _____
Clothes Dryer/s	\$ 8.00	x	_____	=	\$ _____
Total Mechanical Permit fee					\$ _____