



**BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO
TO ALTER AND AMEND THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL
RESIDENTIAL CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL
EXISTING BUILDING CODE, AND THE INTERNATIONAL ENERGY CONSERVATION CODE, WITH
THE 2018 EDITIONS; AND TO AMEND THE UNIFORM ABATEMENT OF DANGEROUS BUILDINGS
WITH THE 1997 EDITION**

WHEREAS, C.R.S. § 30-28-201 authorizes the Board of County Commissioners of Ouray County, Colorado ("Board") to adopt building codes and subsection 204 provides that the Board may from time to time by resolution alter and amend the county building code, after public hearing and notice;

WHEREAS, on December 6, 2010, the Board of County Commissioners of Ouray County, Colorado ("Board") approved Resolution 2010-018, adopting the International Building Code 2006 Edition, the International Residential Code 2006 Edition, the International Mechanical Code 2006 Edition, the International Energy Conservation Code 2009 Edition, and the Abatement of Dangerous Buildings 1997 (collectively, "2006 Codes");

WHEREAS, the Ouray County Building Inspector and the Ouray County Emergency Manager have recommended that the Board alter and amend the 2006 Codes with the International Building Code, 2018 Edition, the International Residential Code, 2018 Edition, the International Mechanical Code, 2018 Edition, the International Existing Building Code; 2018 Edition, and the International Energy Conservation Code, 2018 Edition; and re-adopt the Uniform Abatement of Dangerous Buildings, 1997 Edition;

WHEREAS, the Board held a public hearing on February 25, 2020 at the Colona Roadhouse, located at 35 Hotchkiss Avenue, Colona, Colorado to hear and consider public comment on the proposed amendment of the Ouray County Building Code;

WHEREAS, in an effort to conduct a detailed and thorough review of more current building codes (i.e. 2018 'I-Codes') the following actions were taken: 1) the Building Inspector completed online training and certification in the 2018 International Residential Code; 2) the County formed a "Blue Ribbon Committee" that included the County Building Inspector, local area builders, architects, and engineers to review and suggest possible amendments or revisions to the building Codes; and 3) The Board of County Commissioners conducted three separate work sessions, where comments were allowed from members of the public, to discuss possible building code updates and amendments;

WHEREAS, notice of such public hearing was published in the *Ouray County Plaindealer* on February 13, 2020; and

WHEREAS, the Board desires to adopt the Codes referenced herein 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, 2018 Edition, International Residential Code, 2018 Edition, International Mechanical Code, 2018 Edition, International Existing Building Code, 2018 Edition, International Energy Conservation Code, 2018 Edition, as published by the International Code Council, 3060 Saturn Street, Suite 100, Brea California, 92821. In addition, the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, California 90601 is adopted (collectively referred to herein as "Codes"). Certain amendments, deletions, additions, or modifications to the Codes are set forth in "Exhibit A" attached hereto and incorporated herein by this reference.

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, 2018 Edition, including all appendices.

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There is hereby adopted for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare, the International Residential Code, 2018 Edition, including appendices E, "Manufactured Housing Used as Dwellings"; F, "Radon Control Methods"; H, "Patio Covers"; J, "Existing Buildings and Structures"; K, "Sound Transmission"; L, "Permit Fees"; Q, "Tiny Homes"; and S, "Strawbale Construction".

2. Certain additional amendments, deletions, additions or modifications to the Codes are set forth in Exhibit "A" attached hereto and incorporated herein by this reference. Any amendments or appendices not specifically referenced by this Resolution are neither adopted nor applicable.
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 April 1, 2020.
5. All prior Resolutions or parts of Resolutions relating to the adoption of prior Uniform Building Codes are hereby repealed, including specifically Resolution 2010-018 adopting the 2006 Codes.
6. The Board of County Commissioners has adopted the Ouray County Land Use Code as well as subsequent amendments and revisions. Where a conflict may arise between the adopted Building Codes and the Land Use Code, the Land Use Code shall prevail.
7. Agricultural, mining, and historic structures are exempt from the provisions of the 1997 Uniform Code of Abatement for Dangerous Buildings. However, historic structures may, by reason of health, safety, or welfare, be deemed inhabitable by the Building Inspector or other county-designated official. (i.e. engineer or special inspector)

Approved and adopted this 25TH day of FEBRUARY, 2020.

Voting for: COMMISSIONERS BATCHELDER, TISDELL & PETERS

Voting against: NONE

BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO

Attest:



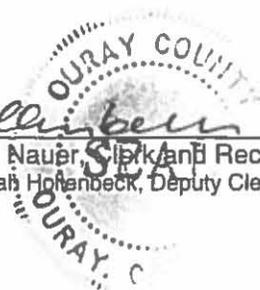
Don Batchelder, Chair



Ben Tisdell, Vice-Chair



John E. Peters, Commissioner




Michelle Nauer, Clerk and Recorder
By: Hannah Hohenbeck, Deputy Clerk of the Board

- EXHIBIT A -

A. AMENDMENTS COMMON TO ALL ADOPTED 2018 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 Private Sewage Disposal Code
 - International Property Maintenance Code
 - ICC Electrical Code
 - ICC Plumbing Code
 - ICC Fuel Gas Code
 - International Fire Code
 - International Zoning Code
 - International Urban Wildland Interface Code
 - ICC Swimming Pool and Spa 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 2018 INTERNATIONAL BUILDING CODE

1. **Section [A] 104.7 Department Records is hereby deleted.**
2. **Section [A] 105.2 Work exempt from permit is hereby amended as follows:**

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.
3. **Section [A] 105.5 Expiration is amended to read as follows:**

All permits expire 1-year after the date of issuance. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than one year each and not to exceed a total of 5-years. The extension shall be requested in writing and justifiable cause demonstrated. Permits 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, except under extenuating circumstances and upon specific approval by the BOCC.
4. **Section [A] 110.5 Inspection Requests is amended to read as follows:**

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Inspection requests shall be made a minimum of twenty-four (24) hours in advance of the requested inspection. However, allowing additional time for inspection requests is appreciated and benefits the builder.

5. Permit Fees:

Permit fees for commercial construction shall be assessed per the 2018 International Building Code, **Appendix L**, as adopted by the Ouray County Board of County Commissioners by this Resolution, attached here as 'Appendix B' and as may be amended or revised.

Plan review fees shall be sixty-five percent (65%) of the building permit fee as shown in the Appendix B Table. When submittal documents are incomplete or changed requiring 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 the Appendix B Table.

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.

6. Section [A] 109.6 Refunds is deleted and the following inserted:

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. Other refunds may be allowed with the prior approval of the Board of County Commissioners of Ouray County, Colorado.

7. Section [A] 110.3.1 Footing and Foundation Inspection 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 and any associated costs to be the responsibility of the permittee. 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.

9. Sections 202 Definitions and 1612.3 Establishment of Flood Hazard Area are amended to replace the existing language in each section with the following:

FLOOD HAZARD AREA. Addressed in Section 10 of the Ouray County Land Use Code and defined as "...areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance

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Study for the Unincorporated Areas of Ouray County”, dated July 3, 1985, with an accompanying Flood Insurance Rate Map (FIRM).

10. Section 202 Definitions is amended as follows:

The definition for the following terms shall be as is defined in Section 2 of the Ouray County Land Use Code as may be amended from time to time:

GRADE

GRADE - FINISHED OR POST-CONSTRUCTION

GRADE - NATURAL OR PRE-CONSTRUCTION

HEIGHT, BUILDING

C. AMENDMENTS TO THE 2018 INTERNATIONAL RESIDENTIAL CODE

1. Appendix H – Patio Covers; Detached structures, 200 square feet or less shall be exempted from all regulations/requirements in this appendix.

2. Appendix Q – Tiny Homes; shall be amended as follows:

a. Section AQ102, Definition for ‘Tiny Home’ shall be amended with the following: “A dwelling that is 800 square feet or less in floor area excluding lofts.”

b. The following provision shall be added to this section: “All tiny homes intended for full time occupancy or having a frame or axels must be removed and the structure installed on a permanent engineered foundation.”

3. Sections R104.10.1, R105.3.1.1, R301.2.4, R309.3, and R322 are hereby amended as follows:

Flood Hazard Areas are established pursuant to in Section 10 of the Ouray County Land Use Code and defined as “...areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled “The Flood Insurance Study for the Unincorporated Areas of Ouray County”, dated July 3, 1985, with an accompanying Flood Insurance Rate Map (FIRM).

4. Section R.105.2 Work exempt from permit is hereby amended/revised as follows:

Building:

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.

5. Section R.105.5 Expiration is amended to read as follows:

All permits expire 1-year after the date of issuance. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than one year each and not to exceed a total of 5-years. The extension shall be requested in writing and justifiable cause demonstrated. Permits 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

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one year after the time the work is commenced, except under extenuating circumstances and upon specific approval by the BOCC.

6. Section R.108.2 Schedule of Permit Fees is deleted and substituted with the following:

Permit fees for commercial construction shall be assessed per the 2018 International Residential Code, **Appendix L**, as adopted by the Ouray County Board of County Commissioners by this Resolution and as may be amended or revised.

Plan review fees shall be sixty-five percent (65%) of the building permit fee as shown in the Appendix B Table. When submittal documents are incomplete or changed requiring 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 the Table.

A re-inspection 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. Re-inspection 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 re-inspection 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.

7. Section R.108.5 Refunds is deleted and the following inserted:

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. Other refunds may be allowed with the prior approval of the Board of County Commissioners of Ouray County, Colorado.

8. Section R.109.3 Inspection requests is amended to add the following sentence:

Inspection requests shall be made a minimum of twenty-four (24) hours in advance of the requested inspection. However, allowing additional time for inspection requests is appreciated and benefits the builder.

9. Section R202 Definitions is amended as follows:

The definition for the following terms shall be as is defined in Section 2 of the Ouray County Land Use Code as may be amended from time to time:

GRADE

GRADE - FINISHED OR POST-CONSTRUCTION

GRADE - NATURAL OR PRE-CONSTRUCTION

HEIGHT, BUILDING

10. Table R.301.2(1) **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA** shall be amended/replaced to include the values shown below. . All submitted plans shall include such values which shall appear as stated below on all building plans:

Ground Snow Load: See Exhibit "C".

Wind Speed: 90 mph, 3 second gusts sustained (115 ultimate)

Seismic Design Category: C

Weathering: Severe

Frost Line Depth: 36 inches

Termite: None/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: 2000 (BF/days)

Mean Annual Temperature: 44 degrees F

Note: Manual J Design Criteria: Each individual parcel's elevation dictates design criteria.

11. Chapter 11 **ENERGY EFFICIENCY** – Entire chapter is hereby deleted and is replaced with the following language:

Compliance regarding 'energy efficiency' shall be demonstrated by meeting the requirements of the **2018 International Energy Conservation Code** as adopted herein.

12. Section R309.5 **Fire Sprinklers** is hereby deleted.

13. Section R313.2 **One- and Two-Family Dwellings, Automatic Fire Sprinkler Systems,** is hereby deleted.

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

15. Chapters 25 through 43 are deleted in their entirety. Plumbing and electrical shall comply with any/all codes as may be adopted by the State of Colorado.

D. AMENDMENTS TO THE 2018 INTERNATIONAL MECHANICAL CODE

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

2. Appendix B - **Fee schedule** is hereby deleted and replaced with the following language:

Fee schedule. The fees for mechanical work shall be derived using the worksheet attached hereto as Appendix "D". Appendix "D" 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 replaced with the following language:

Refunds. Refunds are authorized as follows:

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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. 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 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

1. The following buildings are exempt from the requirements of the 2018 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.
2. Sections N1102.4.1.2, N1103.3.3, N1103.3.4 **Testing(s)** are hereby deleted.

- APPENDIX B -**PERMIT FEES**

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: Appendix L is intended to provide guidance to building departments in their efforts to set fees for building permits. This appendix provides examples that may be used as a reference when setting fee schedules and are not intended to be literally applied.

TOTAL VALUATION	FEE
\$1 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, up to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof

- APPENDIX C -**OURAY COUNTY SNOW LOADS PER SEAC 2016 MAP**
K-FACTOR VARIES ACROSS COUNTY FROM 12 TO 13.5
THE MAJORITY OF THE COUNTY IS 13K

ELEVATION	GROUND	ROOF
Under 6,500	35 psf	24.5 psf
6,500 to 7,000	45 psf	31.5 psf
7,000 to 7,500	55 psf	38.5 psf
7,500 to 8,000	67 psf	46.9 psf
8,000 to 8,500	80 psf	56.0 psf
8,500 to 9,000	95 psf	66.5 psf
9,000 to 9,500	112 psf	78.4 psf
9,500 to 10,000	130 psf	91.0 psf
10,000 to 10,500	150 psf	105 psf
10,500 to 11,000	173 psf	121 psf
11,000 to 11,500	198 psf	138.6 psf
11,500 to 12,000	225 psf	157.5 psf
12,000 to 12,500	254 psf	177.8 psf
12,500 to 13,000	286 psf	200.2 psf

- APPENDIX D -

Mechanical Permit Fee Schedule/ Worksheet

	<u>Price</u>		<u>QTY</u>		<u>Total</u>
Mechanical Permit fee:	\$ 27.00	x	<u>N/A</u>	=	\$ \$27
Range Hood:	\$ 12.25	x	<u> </u>	=	\$ <u> </u>
Range Vent:	\$ 12.00	x	<u> </u>	=	\$ <u> </u>
Clothes Dryer(s)	\$ 8.00	x	<u> </u>	=	\$ <u> </u>
Fireplace	\$150.00	x	<u> </u>	=	\$ <u> </u>
Total Mechanical Permit fee					\$ <u> </u>