



TELLER COUNTY BUILDING CODE
As adopted by the Board of County Commissioners

EFFECTIVE 1/01/2007
AMENDED 8/22/07
TELLER COUNTY BUILDING CODE

ARTICLE I - BOARD OF REVIEW

B. Appeals

1. Initial Appeal

Add sentence to read:

The Board of Review shall review all initial appeals and has the power to make special exceptions to the building code or to interpret disputed language in the building code, so long as it is in harmony with the general purpose and intent of the code. **The filing fee for an appeal to the Board of Review shall be \$75.00.**

Any person, firm or corporation, or public officer, department or board, aggrieved by any decision or order of a Building Inspector may appeal that decision to the Board of Review. Each appeal must be made by filing a written notice of appeal within ten (10) days from the date of the decision or order of the Building Inspector and by paying the filing fee. The notice of appeal shall be lodged with the Secretary of the Board of Review, and shall contain appropriate reference to the decision or order and shall specify the grounds of appeal. An appeal shall stay all proceedings in connection with

the decision or order unless the Building Inspector certifies that a stay would cause imminent hazard to life or property. All appeals shall be decided by the Board of Review within 45 days of perfection. Minutes shall be maintained of all meetings and shall be retained as a public record.

2. Subsequent Appeal

The Board of County Commissioners shall hear all appeals from the decision of the Board of Review. The Board of County Commissioners shall review the decision of the Board of Review de novo, based on the record, and to make its own decision as to all matters, including, but not limited to, the facts, law, decision and sanctions, and shall have the power to make special exceptions to the building code or to interpret disputed language in the building code, so long as it is in harmony with the general purpose and intent of the code.

Any person, firm or corporation, public officer, building inspector, department or board

aggrieved by any decision of the Board of Review as listed in the preceding subsection may appeal that decision to the Board of County Commissioners. Each appeal must be perfected by filing a written notice of appeal within ten (10) days from the date of the decision of the Board of Review and by paying the filing fee. The notice of appeal shall be lodged with the County Clerk, shall contain appropriate reference to the decision of the Board of Review and shall specify the grounds of appeal. An appeal shall stay all proceedings in connection with the decision unless the Building Inspector certifies that a stay would cause imminent hazard to life or property. The appeal shall be decided by the Board of County Commissioners within thirty (30) days.

3. District Court

After exhaustion of the final appeal to the Board of County Commissioners, the aggrieved party, but not any Officer, employee or department of the Teller County, may ask for a review of the decision before the District Court of Teller County under the provisions of Rule 106 of the Rules of Civil Procedure.

4. Fees for appeal

Revise to read:

The fee for filing an appeal ~~to~~ of the Board of Review decision ~~and to~~ the Board of County Commissioners shall be ~~\$40.00~~ \$55.00 for each appeal, plus the actual costs to produce and obtain a transcript for the hearing for the decision that is being appealed. The building official shall estimate the cost of the transcripts and any overpayment shall be refunded to the appellant, and any underpayment shall be paid by the appellant. The total cost of producing the transcripts paid by the appellant shall be refunded to the appellant if the decision being appealed is overturned by the Board of County Commissioners.

102.e. Exemption from Testing

Revise to read:

The testing requirement will be waived if the applicant holds a ***NON CONDITIONAL and / or limited*** license which is equal to the license under consideration issued by the Pikes Peak Regional Building Department or holds an equivalent certification to the license under consideration from the International Code Council (ICC) under the edition of the International Code currently in effect in Teller County.

102.g. Insurance Requirements

Revise to Read:

Before a license can be issued, renewed or reactivated, the contractor shall file with the building official a certificate signed by a qualified agent of an insurance company stating that the policy or policies required in this Code have been issued to the licensee for employees' liability insurance and workman's compensation insurance, public liability insurance and public property damage insurance. The policy shall state the name of the company, the effective date of such policies and the expiration date of such policies.

Exception - State Agencies.

The following insurance coverage, **at the minimum**, shall be required in the name of the licensee:

Bodily Injury:

Each Person ~~—\$300,000—~~
 Each Accident ~~————\$300,000—~~

Property Damage:

Each Accident ~~————\$100,000—~~
 Aggregate ~~————\$100,000—~~

Revise to read:

<u>License Category</u>	<u>Bodily Injury</u>	<u>Property Damage</u>
<u>Class A</u> <u>Class B</u>	<u>\$500,000/\$1,000,000</u>	<u>\$100,000</u>
<u>Class C</u> <u>Class D</u> <u>Electrical</u> <u>Plumbing</u> <u>Mechanical</u> <u>Roofing</u> <u>Excavator</u>	<u>\$300,000 / \$600,000</u>	<u>\$100,000</u>

A certificate of current ~~Workman's~~ **Worker's** Compensation Insurance or private insurance acceptable to the State shall be required. No Worker's Compensation Insurance is required if the Contractor has no employees, has filed with the County a Certificate to that effect, and no Worker's Compensation Insurance is required by State law or regulation.

Each policy of insurance shall contain an endorsement to the effect that the insurance carrier shall notify the Teller County Building Department at least thirty (30) days in advance of the effective date of a reduction or cancellation of the policy. **Each policy of insurance shall identify the specific applicable type of coverage of the policy in the Description of Operations section of the certificate.** It will be the responsibility of the

contractor and examinee to insure that the current insurance certificates are provided to the Building Department in a timely manner. The cancellation or reduction of insurance below that required by this code shall result in automatic suspension of the license until the required coverage is reinstated. Automatic suspension under this provision means that no building permits can be obtained, nor can any work already under permit be continued or inspected. All policies shall be kept in force for the period of the license.

Section 106 Expiration of Licenses and Registrations

Revise to read:

All licenses and registrations shall expire on the last day of the twelfth calendar month following the date of issuance, unless otherwise provided. No building permits may be obtained, nor may any work already under permit be continued, until the license or registration has been reissued.

All applicants for a reissued license shall meet all current requirements for that particular license, except that any examination requirements shall be waived if the application for re-issuance occurs before the expiration date of the presently valid license, or within forty-five (45) days from said expiration date. Annual license and registration fees shall not be prorated for any portion of a year. Licenses renewed after the forty-five (45) day grace period will necessitate a re-activation fee of seventy-five (\$75.00) dollars, re-application, re-examination, ~~(in these circumstances there shall be no waiver of testing under section 102.e hereof)~~, and review by the Board of Review if and as required in Section 105 hereof.

107.c. Voluntary Suspension / Inactivation

Revise section to read:

Upon written, dated and signed request from the examinee to place their license on inactive status, the license will be placed on inactive status for up to a maximum of three years. If suspension the inactivation is more than three years, Section 106 will be applicable to any requested reactivation. Annual dues will still be required on all requested inactive licenses; however Insurance Requirements under section 102.g will not need to be in effect during inactivation. To re-activate the license during the three year period, a written request, signed and dated by the examinee providing an effective date of re-activation, all annual dues for the reactivation period, is required along with compliance of all Insurance Requirements under Section 102.g. will be required

The Board of Review may voluntarily suspend licenses upon the written consent and approval of the licensee.

ARTICLE III – INTERNATIONAL RESIDENTIAL CODE

**CHAPTER 1
ADMINISTRATION**

SECTION R105

PERMITS

Add new subsection: R105.1.1 Decks. to read:

R105.1.1 Decks

All decks meeting the definition as outlined in section R202 shall require a building permit, regardless of height above grade.

R105.2 Work exempt from permit

Amend numbered subparagraph 1. to read:

1. One-story detached **unheated** accessory buildings used as: tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11.5m²), and overhang projections shall not exceed 24 inches beyond the exterior wall. **Such structures shall not be used for habitable or sleeping rooms, or contain lofts used for anything other than light storage.**

Amend numbered subparagraph exception #3 to read:

3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing or base to the top of the wall, unless supporting a surcharge. Any retaining walls that do not fall under this exception shall be designed by an architect/engineer licensed in the State of Colorado.

R105.3.2 Time limitation of application.

Add sentence at end of paragraph to read:

An issued permit that has not been picked up and paid for within 180 days of the issuance date will be ~~withdrawn~~ voided and all supporting documentation will be destroyed.

Add new subsection:

R105.3.2.1 Withdrawal of permit application.

There will be no additional charges incurred if a building permit application is withdrawn prior to the commencement of plan review. If the plan review has been completed charges for the plan review will be assessed to the applicant. All withdrawal requests must be made in writing.

If a building application is in plan review correction over 90 days the Building Department will withdraw the application and the owner/contractor will be contacted in writing to pick up the submitted application and all supporting documentation. If the application is not picked up within 180 days of that issuance contact date the application and all supporting documentation will be destroyed.

R105.5 Expiration.

Add sentence at end of paragraph to read:

Add:

Building permits shall expire two (2) years after date of issuance. The building official may extend the permit twice for one (1) year each, if the permit is still active.

Active shall be defined as having at least one (1) inspection within the last six (6) months.

If a permit becomes inactive a compliance fee and inspection is required to reactivate the permit.

Add new subsection to read:

R105.6 Permit reactivation.

Reactivation of Permit: All permits become null and void four years from the original issuance date. If the project has not been completed within the four years, reactivation of the permit can be requested. A reactivation will be considered upon receipt of a letter from the owner providing a time line for completion and fees for a compliance inspection to determine the current status of the project in order to establish the inspections required to complete the project. A \$50.00 fee per inspection required to complete the project will be assessed in order to reactivate the permit and a new expiration date will be issued.

R105.9 Zoning, subdivision & access.

Add to end of section:

*Add new subsection **R105.9 Zoning, subdivision & access.** to read as follows:*

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Planning Department as in violation of any zoning requirements of the Teller County Land Use Regulations or as an illegal subdivision of land. An illegal subdivision of land shall be considered any action to create new parcels, or change the size or shape of an existing parcel without the approval of the Planning Department and Board of County Commissioners. Actions creating parcels that are all over 35 acres are exempted from this policy as per Colorado Revised Statutes.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has not demonstrated adequate legal access as determined by the Teller County Transportation Department pursuant to the Roadway Design and Construction Standards or other applicable standards or requirements, and/or for which any required access permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Environmental Health Department as being in violation of any Sewage Disposal Regulations or other applicable standards, statutes,

ordinances, requirements, and/or for which any required Sewage Disposal permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified as having an existing building code violation under this Code or other applicable standards, statutes, ordinances, or requirements and/or for which any required building permit has not been obtained.

R108.2 Schedule of permit fees.

Revise to read:

Add:

RESIDENTIAL BUILDING PERMIT FEES

1. Valuation of the structure is computed based upon the square footage of the structure:

Single Family Residence, Private Garages, and Agricultural Buildings.

Habitable Space:	\$116.00
Unfinished Basement:	\$ 24.00
Garage or Barn:	\$ 34.00
Remodel:	\$ 54.00
Unfinished to Finished Basement	\$ 64.00
Permanent Foundations	\$250.00
Decks:	\$ 18.00

2. The building permit fee is determined from Table 1-A of the of the 1994 Uniform Building Code.
3. The plan review fee shall be 30% of the building permit fee, as determined from Table 1-A for Single Family, Private Garages or barns, and Agricultural Structures.

Delete 3.a.

~~a. Plan review fees for blueprints, which have been previously reviewed by the building department under the codes being currently enforced shall be \$84.00.~~

- a.** The total permit fee is the sum of the permit fee from Table 1-A and the Plan Review Fee. The schedule of the deposit for the application is as follows:

New residential and additions less than:

2,000 square feet are \$150.00
2,001 – 3,000 square feet is \$350.00
3,001 and up is \$500.00

Basement finish, remodels, detached accessory structures, will be \$50.00

The application fee submitted with the application is applied to the total permit fee.
The application fee is non-refundable.

4. Manufactured home, factory built home, mobile home on a foundation:
Without a basement :\$250.00
With basement: based upon square footage valuation plus \$250.00
5. Mobile home with tie-down: \$82.00
6. Valuation for single family, private garages and agricultural construction, manufactured, factory built, mobile homes will be adjusted annually, based on the maximum local district annual percentage change in spending under: Article X Section 20 of the state constitution.
7. Re-inspection fees are ~~\$42.00~~ **\$50.00**
8. ~~Submitting change orders will require a deposit of \$84.00 plus any additional fees for remodel or additional square footage.~~
Additional Plan Review shall be required for changes, additions or revisions to issued plans, requires a deposit of \$50.00 plus an additional \$55.00 per hour of projected plan review time, to be adjusted at the completion of plan review and the payment of any additional fees for additional square footage or remodeled spaces.
9. Up to twenty-five percent (25%) of the building permit fee may be waived by the Building Department with prior approval from the Board of County Commissioners, for non-profit organizations recognized by the Federal Government and other governmental organization.

Add the following fees:

10. Inspections outside of normal business hours: \$80.00 per hour (2 hour minimum)
11. Compliance Inspections: \$55.00 per hour (1 hour minimum)
1. Inspections or Services (clerical time for researching records) which no fee is specifically indicated: \$55.00 per hour.
12. Request for specialized Reports: \$55.00 per hour (1 hour minimum)
13. Work without Permit: Investigation: Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a compliance inspection(s) shall be applied for and conducted before a permit can be applied for and a permit issued for such work. The fee for compliance inspection(s) shall be as

provided in Section 11 above. Permit Fee: The permit fee shall be equal to twice the amount of the permit that would be required by this code if a permit had been issued through the normal permitting process. The payment of such compliance fee shall not exempt any person from compliance with any provisions of this Code nor from any prescribed by law.

14. Transfer of permit: \$50.00 plus the fee for compliance inspection(s) as provided in Section 11 above, if required.

16. *Plan Review, fees and inspection by the appropriate Fire Department will be required, when applicable. A Cost Recovery Agreement will be required for all Fire Plan Review for unincorporated areas of Teller County.*

See appropriate Article(s) for fee schedules for electrical, mechanical and plumbing.

The above hourly rates will be calculated from when staff begins travel to the site of the requested inspection and end with the completion of the inspection.

SECTION R109 INSPECTIONS

**Add new subsection R109.1.1.1 Foundation drains to read:
R109.1.1.1 Foundation drains.**

All required foundation drains shall be inspected prior to backfill.

CHAPTER 2 DEFINITIONS

SECTION R202 DEFINITIONS

Add:

SURCHARGE on a retaining wall is any load in addition to level grade, within that area defined by a 45 degree angle from the bottom of the footing to level grade.

CHAPTER 3 BUILDING PLANNING

SECTION R301 DESIGN CRITERIA

**Table R301.2 (1)
Climatic & Geographic Design Criteria**

Add criteria:

Replace table with:

Ground Snow Load	Wind Speed (MPH)	Seismic Category	Weathering	Frost Line Depth	Termite	Decay	Winter	Ice Shield	Flood	Air Free	Mean Annual
40 lbs	85 mph (3 sec. gust)	C	Severe	30 inches	Slight to Moderate	None to Slight	2°F	Yes	See Plans	2000-3 (s)	40°F

Ground Snow Load	Wind Speed (mph)	Seismic Category	Weathering	Frost Line Depth	Termite	Decay	Winter	Ice Shield	Flood	Air Free	Mean Annual
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40 PSF	85 mph (3 sec. gust)	C	Severe	30 inches	Slight to Moderate	None to Slight	2°F	Yes	See Plans	2000-3 (s)	40°F
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SECTION R308

GLAZING

R308.4 Hazardous locations.

Add item #12 to this section to read:

12. Glazing in individual fixed or operable panel having a bottom edge less than 18 inches above the finished surface of any window seat. This section shall only apply to exposed areas of individual panes greater than 9 square feet.

R403.1.4.1 Frost protection.

Add to subparagraph #1:

Per Table 301.2 (1), the frost line depth is 30 inches.

Amend subparagraph #4:

Exceptions:

Replace #1 to read:

Free standing, single story, non-habitable accessory structures with an area of 750 square feet or less that are placed on turned down footings in accordance with the Teller County Form: "REQUEST, WAIVER AND ASSUMPTION OF RISK."

Replace #1 with:

Free-standing non-habitable accessory structures with an area of 750 square feet or less, single story or level.

Eliminate Exception #2

Replace #2 with:

Decks under 30" from ground level to top of deck.

ARTICLE IV - INTERNATIONAL BUILDING CODE
CHAPTER 16
STRUCTURAL DESIGN

SECTION 1604
GENERAL DESIGN REQUIREMENTS

1604.1 General.

Add to section:

Amend to read as follows:

Commercial building structures and all portions thereof shall be designed and approved by a licensed State of Colorado Engineer or Architect. This shall include without limitation: soils, footings, foundations, structural building, calculations, loads, energy, mechanical, plumbing, elevators, and electrical. **All electrical, mechanical and plumbing plans shall bear the stamp and signature of the appropriate Colorado State Licensed Engineer.**

ARTICLE V - INTERNATIONAL PLUMBING CODE

Add Fee section to read:

COMMERCIAL FEE SCHEDULE

<u>Less than \$2,000.....</u>	<u>\$84.00</u>
<u>\$2,000 to \$49,999.....</u>	<u>\$84.00 plus \$16.00 for each \$1,000, or fraction thereof</u>
<u>\$50,000 to \$499,999.....</u>	<u>\$884.00 plus \$15.00 for each \$1,000 over \$50,000 or fraction thereof</u>
<u>\$500,000 & Over</u>	<u>\$7384.00 plus \$14.00 for each \$1,000 over \$500,000 or fraction thereof</u>

RESIDENTIAL FEE SCHEDULE

For Remodels, additions, basement finish, etc.

Base Plumbing only \$50.00

Base, Top Out & Supply \$100.00
Top Out Supply & Final \$100.00
Base, Top Out & Supply and Final \$150.00

ARTICLE VI - INTERNATIONAL MECHANICAL CODE

Add fee schedule to read:

COMMERCIAL FEE SCHEDULE

Less than \$2,000.....\$84.00
\$2,000 to \$49,999.....\$84.00 plus \$16.00 for each \$1,000, or fraction thereof
\$50,000 to \$499,999.....\$884.00 plus \$15.00 for each \$1,000 over \$50,000 or fraction thereof
\$500,000 & Over\$7384.00 plus \$14.00 for each \$1,000 over \$500,000 or fraction thereof

Plan Review, fees and inspection by the appropriate Fire Department will be required.

ARTICLE VII – 2003 INTERNATIONAL FUEL GAS CODE

404.9 Minimum burial depth.

Amend to read as follows:

Underground piping systems shall be installed a minimum of 18 inches below grade for all applications.

404.9.1 Individual outside appliances.

Delete this section.

ARTICLE IX - NATIONAL ELECTRICAL CODE

There is hereby adopted by reference as if set out at length the “National Electrical Code”, 2005 edition, as published by the National Fire Protection Association, Batterymarch Park, Quincy, MA 02269. The following amendments are made to the National Electric Code:

FEES

Revise to read:

The electric permit must be obtained before any inspections will take place.

TYPE OF PERMIT FEE

Temporary Service.....\$50.00

PERMANENT POWER:

New Residential Construction:

Under 2,000 Square Feet..... \$130.00

Over 2,000 Square Feet..... \$130.00 plus \$3.00 per each 100 sq. ft. over 2,000 sq. ft.

New Construction: (Out Buildings, Detached Garages, Barns, etc.). Includes rewiring of existing structures, additions or remodels.

Under 2,000 Square Feet..... \$84.00

Over 2,000 Square Feet..... \$84.00 plus \$3.00 per each 100 sq. ft. over 2,000 sq. ft.

Wire Or Rewire Of Commercial Buildings:

Actual Cost of Wiring:

Less than \$2,000.....\$84.00

\$2,000 to \$49,999..... \$84.00 plus \$16.00 for each \$1,000, or fraction thereof

\$50,000 to \$499,999..... \$884.00 plus \$15.00 for each \$1,000 over \$50,000 or fraction thereof

\$500,000 & Over \$7384.00 plus \$14.00 for each \$1,000 over \$500,000 or fraction thereof

Mobile Home Service.....~~\$42.00~~ **\$50.00**

Manufactured or Factory Built Home:

without Basement..... ~~\$42.00~~ **\$50.00** – per inspection

with Basement..... ~~\$42.00~~ **\$50.00** – per inspection

Recreational Vehicle Service..... ~~\$42.00~~ **\$50.00**

Service Only..... ~~\$42.00~~ **\$50.00**

Re-inspection..... ~~\$42.00~~ **\$50.00**

ARTICLE XIII - SAFETY CODE FOR ELEVATORS AND ESCALATORS

Revise to read:

There is hereby adopted by reference as if set out at length the American Society of Mechanical Engineers A17.1 Handbook, Safety Code for Elevator and Escalators, 2004 **2005** edition and A17.3, Safety Code for Existing Elevator and Escalators, 2005, as published by the American Society of Mechanical Engineers, 345 East 47th Street, New York, New York 10017.

All inspections to be performed by an Teller County's designated A.S.M.E. Certified Inspector and inspection results submitted to the Building Department.

Revise to read:

Add fee schedule to read as follows:

Elevator Inspections:

Initial Inspection – commercial or residential	\$350.00
<u>New Installation - Elevator - commercial or residential</u>	<u>\$350.00</u>
<u>New Installation - Dumbwaiter - commercial or residential</u>	<u>\$200.00</u>
Annual Inspection – commercial	\$100.00
Annual Inspection – residential	\$ 50.00
Five (5) year Inspection – commercial or residential (Plus an additional \$15.00 for each stop over four (4))	\$200.00

Escalator Inspections:

Escalator Initial Inspection	\$700.00
<u>New Installation - Escalator - commercial or residential</u>	<u>\$700.00</u>
Escalator Annual Inspection	\$100.00
Escalator Five (5) year Inspection – commercial or residential	\$400.00
Reinspection Fee	\$ 42.00 <u>\$50.00</u>