



TELLER COUNTY BUILDING CODE

AS ADOPTED BY THE TELLER COUNTY BOARD OF COUNTY COMMISSIONERS

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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

A. General

In order to carry out and accomplish the provisions and objectives of this code, there is hereby created a board to be known as the Teller County Board of Review, composed and constituted as hereafter provided, and said board shall have the authority to consider contractor licenses under and enforce licensing standards of Article II of the Teller County Building Code, and, subject to the approval of the Board of County Commissioners, to make and adopt such rules, regulations and standards as may be necessary to accomplish the purposes and objectives of the code. Such rules, regulations and standards may include requirements or standards, based upon occupancy, and types of construction; engineering regulations; regulations or standards relating to quality and design of materials; construction regulations relating to excavation, foundations, retaining walls, roofs, stairs and chimneys; fire resistive standards or fire protective standards; property and public streets; regulations relating to plastering, lathing, and prefabricated construction; such rules and regulations to include the adoption of the International Code Council or like codes, with such additions or deletions deemed necessary. Such rules and regulations upon adoption shall be reduced to writing, and kept available for public inspection in the offices of the building official and the County Commissioners.

B. Appeals

1. Initial Appeal

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.

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 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

The fee for filing an appeal to the Board of Review and the Board of County Commissioners shall be \$40.00 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.

C. Membership

1. Members

The Board shall be appointed by the Board of County Commissioners of the County of Teller, and shall be composed of five (5) regular members and up to four (4) alternate members. The term of service shall be for three (3) years, and terms shall be staggered so that the term of at least one member will expire each year. The Board will be comprised of members who are experienced in the building construction industry, such as architects, engineers, contractors and tradesmen. They shall be residents of Teller County, Colorado. Membership on the Board of Review must also meet the requirements of any Intergovernmental Agreements approved by the Board of County

Commissioners. Any member may be removed for cause by the Board of County Commissioners upon written charges and after a public hearing.

2. Meetings

The Board shall meet regularly, to consider applications for contractor licenses, building code variances, appeals, and such other matters as are presented before the Board. The Board shall elect a chairman and a vice chairman annually as its first official act. Any member of the Board who has a personal or private interest in any matter proposed or pending before the Board shall disclose such interest and shall not vote thereon, and shall refrain from attempting to influence the decisions of the other members of the Board in voting on the matter.

D. Liability

Any member of the Board acting in good faith and without malice for the County of Teller, or any other governmental entity with which Teller County has contracted for services from the Board of Review, in the discharge of their duties as provided herein, shall not thereby render themselves liable personally and they are hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required, or by reason of any act or omission related to the discharge of their duties. Any suit brought against a member or members of the Board because of such act or omission performed by them in the discharge of their duties shall be defended by the Commissioners until final termination of the proceedings.

E. Contracts With Other Governmental Entities

Teller County may contract with any municipality within Teller County, whereby the County will provide inspection services for the municipality pursuant to the municipality's codes. In the event there is such a contract in effect, the Board of Review, upon appropriate written agreement between the County and the municipality, may serve as initial appellate body of the decision of the municipality's building inspector or official under the same terms and conditions as provided in Article I, Section B.1. of this Building Code. Any appeal from the decision of the Board of Review involving a municipal building code shall not be heard by the Board of County Commissioners, but shall be heard by the governing body of the municipality.

TELLER COUNTY BUILDING CODE

ARTICLE II - LICENSES AND REGISTRATION

Section 100 Severability

Should any section, subsection, or provision of this Building Code be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of this Building Code as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 101 Definitions

Agent

Person or firm authorized to act on the property owner's behalf for items specifically authorized by a Power of Attorney. In no event will the agent be allowed to sign the permit application, permits, change orders, or change in contractors.

Building Contractor

Means a Building Contractor who for compensation directs, supervises, or undertakes any work for which a county building permit is required, excluding a person whose sole function in the work for which a county building permit is required is to perform labor under the supervision or direction of a building contractor. It also excludes an Electrician required to be licensed by the State pursuant to Article 23 of Title 12, C.R.S., or a Plumber required to be licensed by the State pursuant to Article 58 of Title 12, C.R.S.

Homeowner Builder

The (or if more than one then all of the) owner(s) of record of the property on which a dwelling is, or is to be, constructed. Each and all of them shall sign the application for the building permit, and each and all of them shall be the Homeowner Builder. An owner(s) using a licensed Teller County General Contractor to secure the building permit is not a Homeowner Builder.

Exceptions:

1. A Homeowner Builder(s) may secure a building permit to construct only one new dwelling, as defined herein, in any twenty-four (24) month period. Only two (2) new dwelling building permits may be issued to any Homeowner Builder(s) in any ten (10) year period. The second dwelling building permit may only be applied for after the date that is twenty-four (24) months after the Certificate of Occupancy date on the prior dwelling, where the prior dwelling has been owned and occupied by the Homeowner Builder(s) as his/her/their primary residence for at least twelve (12) months, as shown by the sworn affidavit of the Homeowner Builder(s) and such other information and/or documentation as is presented to or known by the Building Department. If such information and documentation does not evidence such required primary residency, the second dwelling building permit may only be applied for after the date that is sixty (60) months after the Certificate of Occupancy date on the prior dwelling. Any subsequent permits for or that include any Homeowner Builder shall establish that the Homeowner Builder is a contractor and shall require compliance with licensing requirements.

Nothing in this Article II shall be construed to require any individual to hold a license to

perform repair or maintenance work on his or her own property, nor shall it prevent a person from employing an individual on either a full-time or a part-time basis to perform repair or maintenance work on his or her own property who is not licensed under the provisions of this Article II.

Dwelling

A building unit, constructed onsite or in a factory, designed or used as a residence, with one kitchen (excluding wet bar), living, sanitary, and sleeping facilities. The preceding also includes buildings or structures accessory thereto, intended for the homeowner's own personal use and occupancy.

Examinee

An examinee is an individual who has passed a test required by the building official evidencing satisfactory knowledge of the examinee, and who has been found qualified by the Board of Review as to training and experience to do the type of work allowed by the type of license applied for. An examinee may be the examinee for only one contractor at any given time and shall be employed by that contractor. Where no testing is required, the examinee shall be the individual designated by the contractor as the contact for the Building Department on all matters concerning the license and any permits issued to the company.

Registrant

A registrant is a master plumber, master electrician or other contractor licensed in the State of Colorado and registered with the Teller County Building Department pursuant to Section 105 hereof.

Section 102 Requirements

102.a. Licenses and Registrations Required

Licenses and Registrations shall be required as hereinafter specified in this section and it shall be a violation of this code for any Building Contractor to perform any work covered by the Building Codes, the Roadway Design and Construction Standards, or the Sewage Disposal Regulations, without a license or registration except as allowed by this code. No permits shall be issued to any Building contractor who has not first obtained a license or registration as required in this code or who is delinquent in the payment of his/her annual fee, does not have current insurance certificates on file with the Building Department, or whose license or registration has been suspended or revoked by action of the Board of Review or Board of Health.

102.b. Applications

Applications for licenses and registrations shall be on such forms as are supplied by the Teller County Building Department and shall furnish such information as the Board of Review may prescribe, and shall be accompanied by a fee of twenty-five dollars (\$25.00) for each application/examination Applicants must be at least eighteen (18) years of age.

102.c. Examination

Examinations shall be given at regular intervals. All applicants for a Building Contractor A, Building Contractor B, Building Contractor C, Heating Contractor, Excavator - Full (Road), ISDS Contractor, and Sewage Disposal System Cleaner, licenses as specified in this Article II, shall take and pass a written examination, except as provided by Section 102.e. of this article. Examinations taken at the Pikes Peak Regional Building Department shall be sufficient, provided proof of passing score is provided and the examinee is the same, except Excavator - Road, ISDS Contractor, and Sewage Disposal System Cleaner licenses, for which only tests given by Teller County shall be accepted. The application fee of twenty-five dollars (\$25.00) shall be paid before any examination is given.

The passing score shall be no less than 90%, except ISDS Contractor and Sewage Disposal System Cleaner, which shall be specified in the Teller County Sewage Disposal Regulations. If the applicant does not receive a passing score, he/she may, upon payment of an additional twenty-five dollars (\$25.00), take the examination again following thirty (30) days from the date of the first test. If the applicant fails the test a second time he/she may, upon payment of an additional twenty-five dollars (\$25.00), take the examination again following six (6) months from the date of the second test.

102.d. Examinee

If the applicant is a firm, co-partnership, corporation, association, or other organization, then it shall designate one of its members as the examinee, who shall take and pass the examination. If the designated examinee terminates his/her affiliation with the applicant/contractor, then another examinee shall be designated, and shall take and pass the appropriate examination within 30 days of the termination of the affiliation with the original examinee, and shall provide adequate letters of reference pursuant to Article II, Section 102.h of the Teller County Building Code, and shall provide evidence of their work experience and evidence of their most recent work performed. The matter shall be scheduled for consideration by the Board of Review in the same manner as the Board of Review's consideration of the qualification of an original examinee, including without limitation the examinee's qualification as to training and experience to do the type of work allowed by the type of license held by the licensee, and also consideration of any restrictions on the examinee or licensee. If the examinee's qualification is determined by the Board of Review to be for a lower class, the Board of Review shall also consider the reduction of the licensee's license class, and the effect on any open building permits issued to the Contractor requiring a higher license class.

102.e. Exemption from Testing

The testing requirement will be waived if the applicant holds a **NON CONDITIONAL** 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.f. Financial Responsibility

The applicant for all licenses or registrations shall furnish evidence of his/her financial responsibility and solvency at the applicant's own expense. Acceptable forms for proof of financial responsibility include a letter supplied by a bank or major creditor. The statements must reflect the applicant's financial history within the last year. Any license or registration may be denied if the Board of Review finds that the applicant is not reasonably financially

responsible to undertake the kind and scope of contracts, which are authorized by the particular license or registration being requested.

102.g. Insurance Requirements

Before a license can be issued, 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 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

A certificate of current Workman's Compensation Insurance or private insurance acceptable to the State shall be required. 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. 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. 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.

102.h. Letters of Reference

Upon making application for license the examinee shall provide three (3) letters of reference on the examinee's experience. These letters shall come from architects, engineers, homeowners, etc. who are qualified to comment on the examinee's experience and be dated within 36 months of the date of application. Letters shall reference the examinee by name and comment on the skills and abilities of the examinee on projects equivalent to or better than the License being applied for, along with sufficient information of the particular project being referenced. Form letters and letters by partners, relatives, or sub-contractors are not acceptable.

102.i. State Licenses

Whenever the laws of the State of Colorado requires that a particular trade be licensed, then such license shall be a prerequisite for applicants for registration under the Building Department.

Section 103 Issuance of License

103.a. General

1. The Board of Review shall consider all applications for Class A, B, and C licenses. The building official shall publish in a local newspaper with regional coverage a list of all pending licenses and solicit commentary from the public at least one (1) week prior to their consideration of the license. If, in the opinion of the Board of Review, the applicant is qualified, it shall direct the building official to issue the applicant a license, upon payment of the annual fee prescribed in this code. The annual fee shall be in addition to the examination fee. If the annual fee is not paid and the license is not issued within 90 days of approval by the Board of Review, application shall be destroyed, and reexamination and re-application shall be required.

2. If a Building Contractor applying for a license complies with the requirements for obtaining a license established by this code, a provisional license will be issued to the Building Contractor no later than seven business days after the Building Contractor has submitted a complete application. Any failure to issue a non provisional license within forty five days after submission of a complete application to a building contractor who has otherwise satisfied all other requirements for obtaining a license shall not preclude the Building Contractor from engaging in the business of being a Building Contractor and applying for a building permit.

103.b. Denial of License - INTENTIONALLY OMITTED

103.c. Temporary Permits

The building official may, at his/her discretion, issue temporary permits to contractors licensed in other cities, or counties in Colorado whose applications have been filed pending action of the Board of Review providing the full first year's license fee and insurance certificates have been deposited with him. Such temporary permits may be revoked if the application for a license is denied by the Board or at the discretion of the building official.

103.d. Conditional Licenses - INTENTIONALLY OMITTED

103.e. Responsibility of Contractor and Examinee

The contractor and the contractor's examinee shall be responsible for all work included in his/her contract whether or not such work is done by him directly or by one of his/her subcontractors. On any work requiring a licensed contractor, permits shall be issued only to the contractor.

103.f. Continuation of Business, Re-examination

The respective licensee's right to hold its license shall be dependent upon the continued retention of an approved examinee. Whenever the examinee terminates his/her affiliation with the licensee or otherwise becomes inactive, the licensee shall immediately notify the building official in writing. There shall be a thirty (30) day grace period in order to acquire a proper examinee to

take and pass the appropriate examination, provide adequate letters of reference pursuant to Article II, Section 102.h of the Teller County Building Code, provide evidence of their work experience and evidence of their most recent work performed, and appear before and obtain approval of the Board of Review. The license shall terminate automatically if within thirty (30) days the holder fails to do so.

103.g. Special Limited Licenses

The Board of Review shall have the authority to grant to any applicant a special limited license, for the sole purpose of evaluating the experience of any applicant who does not meet the experience requirements of section 104, but who has otherwise fulfilled all the code requirements prerequisite to the granting of any contractor's license. The special license shall be for the specific contractor's license applied for by the applicant, and it shall terminate after the completion of work done on one permit. The building official shall, after reviewing the completed work, report his/her comments concerning the applicant's experience qualifications for the license to the Board of Review. The Board shall then reconsider the original application for the contractor's license requested by the applicant.

103.h. Requirements

Requirements of Section 102 must be satisfied to the Building Department, prior to scheduling a hearing before the Board of Review, or the issuance of the license, where no Board of Review hearing is required. The Building Department must be promptly notified, in writing, of any changes to the information contained in the original application.

Section 104 Experience

104.a. Experience

All Building Contractor A applicants shall have held, and have been actively working under a Building Contractor B license (or equivalent) for at least two (2) years.

All Building Contractor B applicants shall have held, and have been actively working under a Building Contractor C license (or equivalent) for at least two (2) years.

All Building Contractor C applicants shall have been actively working as a project manager, supervisor, or foreman in responsible charge of building projects or held and have actively been working under a class C-1 or D license, for at least two (2) years.

Any of the foregoing experience requirements shall be satisfied by satisfactory evidence of the applicant presently holding and actively working under a license issued by another jurisdiction, which is at least equivalent to or better than the one for which he is applying and providing evidence of most recent work performed demonstrating the examinee's skills and abilities along with details of the scope and range of the individual projects. The judgment of the Teller County Board of Review shall be conclusive as to the question of equivalence. The experience requirements may be met by the examinee showing satisfactory performance in another job or

occupation which is substantially the same as, or similar to, the requirements for the license applied for.

Section 105 Licenses and Registrations

There are hereby established the following categories of licenses and registrations. The building official shall review applications and conduct examinations for the building and heating classes of contractor licenses when accompanied by the annual fee as prescribed for each class and issue licenses where all requirements have been met or make appropriate recommendations to the Board of Review.

105.a. Building Contractor A (General)

This license shall entitle the holder to contract for the construction, alteration or repairing of any type or size of structure permitted by the International Codes. The annual fee shall be two hundred dollars (\$200.00). Testing is required. License must be approved by the Board of Review.

105.b. Building Contractor B (General-Limited)

This license shall entitle the holder to contract for the construction, alteration, or repairing of any type and occupancy classifications allowed by this code with the exception of any building that requires type I and type II fire resistive construction, and also A, E, and I occupancies as specified in the International Codes. The annual fee shall be one hundred seventy five dollars (\$175.00). Testing is required. License must be approved by the Board of Review.

105.c. Building Contractor B-1 (Remodel)

This license entitles the holder to contract for remodeling in all occupancies, with the exception of (a) any building that requires type I and type II fire resistive construction, or (b) A, E, and I occupancies, not more than one story in height and not more than 7500 square feet in area or (c) construction of R-1 occupancies of not more than two stories in height and not more than 21,000 square feet in total area. The annual fee shall be one hundred fifty dollars (\$150.00). Testing is required. License must be approved by the Board of Review.

105.d. Building Contractor C (Home Builder)

This license shall entitle the holder to contract for construction, alteration and repair of R-3 and U occupancies of two stories and less and for repair or remodeling to other occupancies which, in the opinion of the building official, is minor and does not affect the structure of the building. The annual fee shall be one hundred twenty-five dollars (\$125.00). Testing is required. License must be approved by the Board of Review.

105.e. Building Contractor C-1 (Maintenance, Remodeling, and Minor Additions)

This license entitles the holder to contract for and obtain permits and inspections for additions up to a total of 750 square feet (including basements) and a maximum of 2 stories in height (excluding basements), and minor repair and remodeling, of R-3 occupancies, and for the

construction and repair of private, U-1 occupancies (such as garages, car ports, sheds, barns, etc.). This license shall also allow the holder to contract for and obtain permits and inspections for construction and repair of roofs, fences, decks, windows, and patios. The annual fee shall be one hundred dollars (\$100.00). Testing is required. License must be approved by the Board of Review.

105.e.1 Building Contractor C-2 (Manufactured, Factory Built, and Mobile Home Installer)

This license entitles the holder to contract for and act as general contractor for the installation of manufactured, factory built, and mobile homes on engineered permanent foundations including basements, and the holder of this license may also contract for and construct any framing walls, decks, and stairs associated with the installation of the home. The annual fee shall be one hundred dollars (\$100.00). Testing is required. License must be approved by the Board of Review. If such contractor is also installing or setting the unit on the foundation as installation is defined in C.R.S. 24-32-3315, the contractor must also be the holder of a Colorado factory built installer registration.

105.f. Building Contractor D (Specialty)

This license shall authorize the holder to contract for, or obtain permits and inspections for one trade such as, but not limited to, those listed below. Such license may include only one trade and an additional license is required for an additional trade. Each Class “D” license shall be required an examinee. The annual fee shall be fifty dollars (\$50.00) per license and testing is not required.

Licenses: Framing, Lath/Stucco/Plaster, Roofing, Concrete placement, Masonry, Elevator, Demolition, Drywall, Sign, Insulation, Irrigation system installer, Fire Systems: Sprinklers, Alarms and Detectors, Grease Hood Suppression system

1. One trade only

This license limits the licensee to contract for work only in the single trade and its related trades designated on the license.

2. Wrecking

This license shall be issued to wrecking contractors and shall entitle the holder thereof to deal also in second-hand building materials. No wrecking shall be done, except by a licensed wrecking contractor, except that a licensed general contractor may wreck minor buildings or remove portions of buildings where such wrecking is a portion of a program of alteration or remodeling. This contractor shall show proof of inclusion of the X, C, and U provisions of his/her liability insurance policy prior to the issuance of each permit.

3. Landscape irrigation systems

This license shall be issued to Irrigation system contractors or landscape contractors who install irrigation systems. They shall be permitted to do plumbing work necessary for the installation of their equipment to the source of water supply directly and shall not perform other work requiring licensing elsewhere in this section without holding the applicable license to do that work.

105.g. Mechanical Contractor

Mechanical Contractor A

This license shall authorize the holder to contract for and obtain permits and inspections for gas piping installation, and the installation, repair and venting of: air-conditioning systems, ventilation systems, exhaust systems, heating systems, boiler systems, duct replacement, gas and solid fuel fireplaces, and other appliances. The annual fee shall be seventy-five dollars (\$75.00). Testing is required.

Mechanical Contractor B

This license shall authorize the holder to contract for, obtain permits and inspections for the installation, repair and venting of: heat systems (Not to include boiler heat systems), ventilation systems, exhaust systems (Except: Type I hoods, Flammable and combustible liquids or vapors, or hazardous exhaust systems as detailed in the 2003 International Mechanical code), duct replacement or additional duct lines, gas or solid fuel fireplaces or other appliances. The annual fee shall be fifty dollars (\$50.00). Testing is required.

Exception: A "B" Mechanical Contractor may not install any gas piping except the supply line to the appliance, and then only within ten feet of the appliance they are replacing or installing.

105.h. Water Connected Appliance Contractor

This license shall authorize the firm or company holding the license to sell, take out permits to install, and install one of the following specific items:

1. Ice Cube Maker
2. Lawn Sprinkler Systems
3. Water Softeners
4. Humidifiers

The annual fee shall be fifty dollars (\$50.00). Testing is not required.

105.i.1. Excavator / Limited

This license entitles the holder to excavate on private property, not in the County road right-of-way, such as foundations. The annual fee shall be twenty-five dollars (\$25.00). Testing is not required.

105.i.2. Excavator / Full (Road)

In addition to excavation on private property, this license entitles the holder to obtain permits for

work in Teller County road rights-of-way as described in the Teller County Roadway Design and Construction Standards. A surety bond in the amount of the cost of the public improvements, but not less than \$5,000 payable to Teller County shall be required in the name of the licensee. Where the cost of the public improvements exceeds \$5,000 the Road and Bridge Department may require an increased bond prior to commencement of work. The bond shall be in effect and assure recovery by the County of any expense incurred within a 12-month period, following expiration of any permit, due to a failure of the contractor to comply with the County standards or to other wise cause expense to the County as a result of work performed.

The increased bond may be waived in the following cases:

1. The proposed work is included in the scope of a current development improvement agreement approved by the Board of County Commissioners for which security has been posted and accepted.
2. The proposed work is to performed for a Local Improvement District, Metropolitan District, etc., where an Intergovernmental Agreement with Teller County has been executed.
3. The Proposed work is to be performed for Teller County and the contractor has provided the County with a Performance/Payment Bond.
4. Municipalities, quasi-governmental agencies, special districts, mutual companies, electric, gas and communication utilities, may provide a Letter of Responsibility The Letter of Responsibility shall be on forms provided by the Building Department.

The annual fee shall be fifty dollars (\$50.00). Testing is required.

105.j. Registrations

In addition to the requirements of Section 102, it shall be the duty of any registration applicant to furnish the Teller County Building Department with a copy of his/her current state issued electrical, well pump installation or plumbing license, and send updates as the license expires, and to provide any other information which may be necessary for the Teller County Building Department to verify the authenticity and current good standing of the same. No permits for electrical wiring, well pump installation or plumbing work may be issued to any applicant until such state license is properly verified and registered.

105.k. Electrical Contractor

There shall be no annual fee for registering the State Master's License.

105.l. Plumbing Contractor

There shall be no annual fee for registering the State Master's License.

105.m. Well Pump Installation Contractor

This registration shall entitle the holder to contract for the installation and repair of well pumps

as stated on the holder's license issued by the State of Colorado, and to obtain permits and inspections for such work. The annual fee shall be \$25.00. Testing is not required.

105.n. Alternative Energy Installation Contractor

This license shall entitle the holder to contract for and obtain permits and inspections for the installation and repair of alternative energy systems. The annual fee shall be \$50.00. Testing is not required.

The following Contractors shall follow the industry standards for their applicable field, respective codes and/or design prepared by a State of Colorado licensed design professional: Photovoltaic Solar Electric, Wind/Water Generated Electric, Solar Hot Water, Solar Heat (Active Space Heating), or geothermal energy, and other alternative means of electric generation, heating, and cooling

105.o. Sewage Disposal System Cleaner

This license entitles the holder to clean and pump sewage disposal systems in accordance with the Teller County Sewage Disposal Regulations. Standards and procedures for issuance, performance and revocation or suspension of the Sewage Disposal System Cleaner are described in and controlled by the Teller County Sewage Disposal Regulations. The annual fee shall be fifty dollars (\$50.00). Testing is required.

105.p. ISDS Contractor (Individual Sewage Disposal System)

In addition to excavation on private property, this license entitles the holder to obtain permits for the installation of individual sewage disposal systems, in accordance with the Teller County Sewage Disposal Regulations. Standards and procedures for issuance, performance and revocation or suspension of the ISDS contractor license are described in and controlled by the Teller County Sewage Disposal Regulations. The annual fee shall be fifty dollars (\$50.00). Testing is required.

Property owners installing an individual sewage disposal system on their property for personal use will be required to pass a test. An owner may install no more than one ISDS in any calendar year and no more than two ISDS's in a lifetime, additional installations shall require licensing as a contractor. The fee shall be forty - five dollars (\$45.00).

105.q. Registered Installer MI (Manufactured, Factory Built, and Mobile Home)

This registration shall entitle the holder to only contractor for, install, and set manufactured, factory built, and mobile homes on the foundation as installation is defined by C.R.S. 24-32-3101 *et seq.* The annual fee for registering the State registration shall be fifty dollars (\$50.00). Testing is not required.

Section 106 Expiration of Licenses and Registrations

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.

Section 107 License Revocation, Reduction or Suspension

107.a. General

The building official, upon the verified complaint in writing of any person, may at his/her own discretion, require a contractor to appear before the Board of Review for hearing of the complaint of said person or the official. The contractor shall be given a written notice of said hearing at least fifteen (15) days prior to the hearing, which shall be posted by certified mail to said contractor's last known post office address.

At the hearing before the Board of Review the contractor, and its examinee, in the event that the contractor and the examinee are different persons or entities, shall have the right to present his/her or its case by oral and documentary evidence; to submit rebuttal evidence; to conduct such cross-examination as may be required for a full and true disclosure of the facts. The contractor, and its examinee, shall be entitled at said hearing to have the benefit of legal counsel of his/her or its own choosing and at his/her or its own expense.

107.b. Action

The Board of Review, after review of the evidence presented, shall have the power to take and impose one or more of the following actions:

1. Take no action.
2. Instruct the contractor with the owner's consent, to correct code violations and report back to the Board of Review before any action is taken or decision is made.
3. Have the building department monitor the contractor's work for a stated period and appear before the Board of Review with inspections and reports from the building department before any action is taken or decision is made.
4. Issue a letter of reprimand composed by the building department and placed in the contractor file for a period of two years.

Reduce the contractor's license, suspend the contractor's license for up to twelve months, or revoke the contractor's license, and/or suspend or revoke the contractor's right to act as an examinee for any other licensed contractors, and/or suspend or revoke the right of the examinee to be an examinee for any other partnership, joint venture, corporation, or other entity, in each case if the evidence supports a finding that the contractor and/or its examinee committed one or more of the acts or omissions listed below.

Acts or Omissions

1. Abandonment of a contract, where a court having competent jurisdiction has ruled that the contractor did abandon the contract.
2. Departure from approved plans or specifications without authority from the owner, or the owner's authorized representative and the Building Department.
3. Any violations of the Teller County Building Code including any building-related codes which are adopted by reference, except such violations that result only in trivial imperfections in or omissions from the structure or work to which the code applies.
4. Failure to comply with any lawful order of the building official or of any other authorized representative of the building department pertaining to the administration of the building code and those codes adopted by reference.
5. Misrepresentation by an applicant of material fact when applying for a contractor's license.
6. Failure to obtain a proper permit for any work for which a permit is required by virtue of this code.
7. Conviction by a court having competent jurisdiction of the contractor or the examinee of fraudulent use of funds or property received by virtue of contract.
8. Failure to file current certificates of insurance, state licenses or registrations, and any other documents as required or requested by this Code, the Board or the building official.
9. Failure to answer any question, or provide any documentation or information requested, by the Board concerning the charges against the contractor.
10. Continuing work during an automatic suspension and/or failure to comply with any Insurance requirements under Section 102.g.

Reduction of a license will be the lowering of the current license class held by the examinee or contractor by the maximum of two (2) class levels. Suspension shall be the loss of the use of the license, or the ability to act as examinee for another license, for a period of one (1) to twelve (12) months. The number of class levels of a license reduction and length of suspension will be determined by the Board. Revocation of a license will be the loss of the license with the option of reinstatement being granted only by the Board. Suspension for more than one (1) month, reduction, or revocation shall be imposed only upon a finding of willful, substantial, reckless, or repeated (of either the same or different violation(s)) commission of one or more of the above-listed violations(s), or the commission of one or more of the above listed violations(s) which causes, or could cause, personal injury, substantial damage to property, or substantial economic harm.

107.c. Voluntary Suspension

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

Section 108 License Reinstatement

The Board may reinstate a license to any contractor whose license has been revoked, suspended or reduced provided a majority of the Board votes in favor of such reinstatement for such reason, as the Board may deem sufficient.

TELLER COUNTY BUILDING CODE

ARTICLE III – INTERNATIONAL RESIDENTIAL CODE

There is hereby adopted by reference as if set out at length the “International Residential Code”, 2003 edition, including Appendix Chapters: B, C, F, G, and H, as published by the International Code Council Inc., 4051 West Flossmoor Rd., Country Club Hills, Illinois, 60478-5795. The following amendments are made to the International Residential Code:

**CHAPTER 1
ADMINISTRATION**

**SECTION R101
TITLE, SCOPE AND PURPOSE**

R101.1 Title.

Amend to read:

These regulations, in addition to other references herein, shall be known as: The Building Code of Teller County, and shall be cited as such and referred to herein as “This Code.”

**SECTION R102
APPLICABILITY**

R102.4.1 Electrical.

Add new subsection R102.4.1 Electrical. to read:

The provisions of the 2005 National Electrical Code shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto. All 2002 National Electrical Code references in the 2003 International Residential Code shall be amended to refer to Article IX - 2005 National Electrical Code instead.

**SECTION R105
PERMITS**

R105.2 Work exempt from permit

Amend numbered subparagraph 1. to read:

1. One-story detached 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.

Add numbered subparagraphs 10. and 11. to read:

10. Membrane structures that meet all of the following: (a) are used only for storage, and (b) are used only for residential or agricultural purposes, and (c) are under 200 square feet, and (d) meet the set back requirements of the Land Use Regulations that would apply were a building permit required.

11. Agricultural buildings that meet all of the following: (a) are used solely for agricultural uses on property classified as agricultural land by the County Assessor, (b) are not used for residential purposes, and (c) meet the set back requirements of the Land Use Regulations that would apply were a building permit required.

R105.3 Application for permit.

Amend paragraph 5.: Do not state, and which is deleted, the value of proposed work.

Add paragraph 8.: The following areas shall be designed and approved by an architect/engineer licensed in the State of Colorado, and submitted at time of application, in addition to the requirements of Subsection R401.4 Soils Tests:

- a. All structures using ungraded lumber.
- b. All structures using precast concrete panels.
- c. All retaining walls over four (4) feet from the bottom of the footing or if the surcharge is greater than level. Typical wall types: concrete, masonry, wood, stone, steel, stackable block, etc...
- d. Floor truss systems, Roof trusses, and rafter systems over habitable space.
- e. Framed walls over ten (10) feet.
- f. Walls with extensive glass systems involved greater than eight (8) feet.
- g. Additions to existing structures, mobile or manufactured homes, which are habitable.
- h. Decks which are: over nine (9) feet off the ground, enclosed, will support another structure or spa or hot tub, or have piers greater than 8' on center.
- i. All log homes for: log attachment, structural, and other attachments.

Exception #1 Foundations, which would not support a surcharge for detached, non-habitable, single floor structures under 750 square feet.

Add paragraph:

It is the permit holder's obligation to in writing accurately list all sub contractors with the building department, change them anytime they change, and prior to final inspections and/or Certificate of Occupancy issuance, assure that the list is accurate. Any and all additions and/or changes shall be submitted in writing to the building department prior to any inspections of any work performed by the new or changed sub contractor. Failure to comply with these sub contractor-listing obligations shall constitute a violation of the building code and could result in a stop work order and/or appearance before the Board of Review under Section 107 of the Teller County Building Code.

R105.5 Expiration.

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.

R105.9 Zoning, subdivision & access.

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.

**SECTION R106
CONSTRUCTION DOCUMENTS**

R106.4 Amended construction documents.

Amend to read:

Work shall be installed in accordance with the approved construction documents. Any changes to the building plans as approved by the Building Department shall be submitted to the Building department for review and approval. Work shall not proceed on any changes prior to Building department approval.

**SECTION R108
FEES**

R108.2 Schedule of permit fees.

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.
 - 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.
 - b. 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
8. Submitting change orders will require a deposit of \$84.00 plus any additional fees for remodel or additional square footage.
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:

Table 1-A (1994 UBC)

Total Valuation	Fee
\$1.00 to \$500.00	\$21.00
\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$65.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof

**SECTION R109
INSPECTIONS**

R109.1.5.2 Site requirements.

*Add new subsection **R109.1.5.2 Site requirements.**:*

The permit holder/general contractor shall be responsible to have posted: The permit and approved plans and documents protected from all weather, contractor sign with current contact phone number, plainly visible address, and sanitary facilities to comply with Teller County Sewage Disposal Regulations, prior to start up or grading.

Property corners and any intermediate points must be clearly marked and visible over any vegetation or snow accumulation, necessary to check the compliance of set-back requirements. There must be trash containment in place at the first inspection as well.

SECTION R110

CERTIFICATE OF OCCUPANCY

R110.1 Use and occupancy.

Amend Exception to read:

Certificates of Occupancy are not required for work exempt from a permit or Group 'U' structures.

SECTION R112

BOARD OF APPEALS

The provisions of this Section R112 are deleted, and all references to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I of the Teller County Building Code.

SECTION R114

STOP WORK ORDER

R114.1 Notice to owner.

Amend to read:

Upon notice from the building official that work on any building or structure is being prosecuted as being contrary to the provisions of This Code or in an unsafe and dangerous manner, such work shall be immediately stopped. The building or structure shall be posted and shall state the official who posted the notice and give a contact phone number for further instructions. The "Stop Work Order" shall be in writing, shall state the reason for the order and shall be posted in a conspicuous location. Upon issuance of the Stop Work Order, all work or cited work shall immediately cease. A contact phone number will be listed for the owner/contractor to contact the building department for further instructions. The building department must remove the posted Stop Work Order before work can resume.

CHAPTER 2 DEFINITIONS

SECTION R202

DEFINITIONS

R202 DEFINITIONS

Add definitions:

BEDROOM. A bedroom herein is defined as a room, which is used for sleeping or could be used for sleeping purposes. This would exclude a kitchen, dining, living, bathroom, and hallway; all other rooms could be used for sleeping purposes.

HOME THEATER/MEDIA ROOM is a room in a Group R, Division 3 occupancy used exclusively for the viewing of video material and/or the listening to audio material by the occupants, where no fee is charged. Egress shall be easily accessible on the same floor as the media room. Ventilation shall be accomplished by either natural or mechanical means as required by this code, and fire safety of the media room shall comply with this code. Natural lighting shall not be required.

A homeowner applying for a media room must submit a letter of request (a) proposing the room to be used as a Media Room, (b) agreeing not to change the use of the room without obtaining a permit to modify the room in compliance with this code, and (c) agreeing to forward such information to the future owner.

**CHAPTER 3
BUILDING PLANNING**

**SECTION R301
DESIGN CRITERIA**

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

Add criteria:

<u>Gro</u> <u>und</u> <u>Sno</u> <u>w</u> <u>Loa</u> <u>d</u>	<u>Wind</u> <u>speed</u> <u>(MPH)</u>	<u>Seism</u> <u>ic</u> <u>Desig</u> <u>n</u> <u>Categ</u> <u>ory</u>	<u>Weath</u> <u>ering</u>	<u>Frost</u> <u>Line</u> <u>Dept</u> <u>h</u>	<u>Termit</u> <u>e</u>	<u>Decay</u>	<u>Winter</u> <u>Desig</u> <u>n</u> <u>Temp</u>	<u>Ice</u> <u>Shield</u> <u>Under</u> <u>layme</u> <u>nt</u>	<u>Flood</u> <u>Hazar</u> <u>ds</u>	<u>Air</u> <u>Freez</u> <u>e</u> <u>Index</u>	<u>Mean</u> <u>Annu</u> <u>al</u> <u>Temp</u>
40 lbs	85 mph Expos ure C	Cat. 1	Sever e	30 in.	Slight to Moder ate	None to Slight	2°F	Yes	See Plann ing Dept.	2000- 3000 °F-da ys	40°F

Table R301.5 Minimum Uniformly Distributed Live Loads.

Amend decks to read:

Live loads for decks shall be 60 pounds per square foot.

**SECTION R302
LOCATION ON LOT**

R302.1 Exterior walls.

Add as last sentence:

All buildings or structures shall follow planning and zoning regulations for setbacks from property lines.

**SECTION R303
LIGHT, VENTILATION AND HEATING**

R303.8 Required heating.

Amend to read:

Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point three (3) feet (914mm) above the floor and two (2) feet (610mm) from exterior walls in all habitable rooms at the design temperature. Gas fireplaces may be permitted for heating purposes in the room where

they are installed, provided that they must be thermostatically controlled, and must be designed and listed for this use. Alternative methods of heating will require engineering, (solar, thermal, etc...). The installation of one or more portable space heaters, solid fuel stoves such as :wood pellet, etc... shall not be allowed to achieve compliance with this subsection.

SECTION R305 CEILING HEIGHTS

R305.1 Minimum height.

Add Exception #5:

The ceiling height in finished basements may be reduced to 6 feet 8 inches not over a width of 5 feet under beams, ducts, etc. in dwellings constructed prior to July 1, 1994.

SECTION R321 SITE ADDRESS

R321.1 Premise identification.

Amend to read:

A street address legible from the main road shall be posted for new construction before the first inspection and shall be posted where driveways divide. For a final inspection the address shall be posted in a visible location on the structure. Numbers shall be five inches, (5") high with a ½" stroke and contrasting in color. Where multiple addresses are required at a single shared driveway, they shall be mounted on a single post, and additional signs posted where driveways divide.

CHAPTER 4 FOUNDATIONS

SECTION R401 GENERAL

R401.2 Requirements.

Add new subsection R401.2.1 Engineering.:

Soils reports, footing design, and foundations, new or for additions including without limitation: concrete, wood, masonry, and pier foundations with girder to pier fastening details for all habitable buildings or structures are required to be engineered and approved by a licensed State of Colorado engineer or architect. This will also include any accessory buildings over seven hundred and fifty square feet (750').

Exceptions:

1. Piers for decks not exceeding 10 feet from the residence. Deck being defined as an open platform attached to a residence.
2. Carports under 750 square feet attached to R-3 occupancies.
3. Pier foundations for private agricultural buildings.

4. Additions to private residences of less than 750 square feet (in which case a waiver and assumption of risk shall be signed). Additions of any size on a pier foundation shall be designed by an architect or engineer.
5. Any outbuilding (defined as a building ((other than any single-family dwelling, structures used for residential purposes, multi-story structures, or commercial or industrial structures)) separate from and subordinate the main structure, including without limitation: a detached private garage, carport, storage shed, workshop or barn) under 750 square feet.

Where pier foundations are not required to be designed by an architect or engineer, the minimum size shall be 12 inches in diameter (or equivalent sectional area), 30 inches below grade with 6 inches above, and not on fill dirt. When encountering bedrock, pier must be secured to rock by drilling two (2) holes a minimum of eight (8) inches, cleaning out dust, and using an epoxy to secure a #4 rebar into the rock extending upwards to within two (2) inches of the top of the form. Slabs on grade with a minimum 12 inches by 12 inches turned down, thickened perimeter footing edge, shall have a minimum #4 rebar within two inches of the top and three inches above the very bottom of the footing.

SECTION R402 MATERIALS

R402.1 Wood foundations.

Amend to read as follows:

All wood foundation systems for habitable structures or structures over 120 square feet shall be designed by a licensed State of Colorado Engineer or Architect.

SECTION R403 FOOTINGS

R403.1 General.

Add sentence:

A state licensed architect or engineer shall design all footings for habitable occupancies.

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 with:

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

Replace #2 with:

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

SECTION R404 FOUNDATION WALLS

R404.1 Concrete and masonry foundation walls.

Amend the 1st sentence only to read:

Concrete and masonry foundation walls for all habitable structures shall be designed by a licensed State of Colorado Architect or Engineer.

R404.4 Insulating concrete form foundations walls.

Amend the 1st sentence only to read:

Insulating concrete form (ICF) foundation walls for all habitable structures shall be designed by a licensed State of Colorado Architect or Engineer.

**CHAPTER 5
FLOORS**

**SECTION R502
WOOD FLOOR FRAMING**

R502.2 Design and construction.

Add:

Exception: If utilizing manufactured wood products (BCI, TJI, etc.) floors and floor systems, a Colorado licensed Architect or Engineer approved manufacturer's specifications or a licensed State of Colorado Architect or Engineer's design for this system shall be required. The details on the plans shall include but not be limited to site specific address for the project, design loads, series, sizing, spacing, spans, all dimensions involved, company logos and wet stamps of the designer(s).

**CHAPTER 6
WALL CONSTRUCTION**

**SECTION R602
WOOD WALL FRAMING**

R602.3 Design and construction.

Add:

Exception: All log structures shall be designed and approved by a licensed State of Colorado Engineer or Architect or have ICC approval for:

- a. Log attachment and fastening schedule.
- b. Log rafters, beams, and trusses.
- c. Log structural columns/posts.
- d. Other structural components attached to the log system
- e. Heat loss calculations for less than nominal six (6) inch diameter logs.

R602.6 Drilling and notching studs.

Add Exception #3:

3. Studs on interior non-load bearing walls may be drilled or notched in excess of requirements listed on Figure 602.6(2) provided that:
 - a. No more than two studs are affected.
 - b. Total distance of affected studs does not exceed four (4) feet.

- c. Holes or notches are secured on either side by the use of a galvanized metal tie of not less than 0.054 inches thick (1.37mm) (16 gauge) and 1 ½ inches wide and shall be fastened with a minimum of four 16d nails.
- d. If these requirements cannot be met then the alternative shall be the increasing of the size of the studs.

R602.7 Headers.

Add 2nd sentence:

Headers over four (4) feet require double trimmers.

R602.10 Wall bracing.

*Add Exception #2 to **R602.10.3 Braced wall panel construction methods.***

2. Where braced wall lines are required, a metal let-in brace can be used when approved by a licensed State of Colorado Architect or Engineer.

SECTION R606

GENERAL MASONRY CONSTRUCTION

R606.1.1 Professional registration not required.

Amend to read as follows:

All masonry construction on walls for habitable, usable occupation shall be designed and approved by a licensed State of Colorado Engineer or Architect.

SECTION R611

INSULATING CONCRETE FORM WALL CONSTRUCTION

R611.1 General.

Amend to read as follows:

All masonry construction on walls for habitable, usable occupation shall be designed and approved by a licensed State of Colorado Engineer or Architect.

CHAPTER 8

ROOF-CEILING CONSTRUCTION

SECTION R802

WOOD ROOF FRAMING

R802.2.1 Professional design requirements.

Add new subsection:

Roof trusses must come from a manufacturer by whom the specific trusses for each job have been engineered, be site specific, and contain an accurate truss layout. If utilizing manufactured wood products (BCI, TJI, etc.), for roof systems, a licensed State of Colorado Architect or Engineer's design and wet stamp (or approval and wet stamp of the manufacturer's shop drawings) shall be required as part of the structural review. The details on the plans shall include but not be limited to site specific address for the project, design loads, series, sizing, spacing, spans, all necessary dimensions involved, company logos and wet stamps of the designer(s).

R807.1 Attic access.

Add:

Exception: In structures with vaulted or cathedral ceilings, no access is required if the following are met:

- a. The pitch of the bottom chord is equal to or greater than three (3) units vertical in twelve units horizontal (25-degree pitch).
- b. There is no equipment present.
- c. There is no closet or storage room, which meet the access requirements to conceal the access.

**CHAPTER 9
ROOF ASSEMBLIES**

Section R905 - Roof Assemblies

Amend to read:

R905.2.8.4 Sidewall Flashing. Flashing against vertical wall shall be installed according to the asphalt single manufactures printed instructions.

**CHAPTER 10
CHIMNEYS AND FIREPLACES**

**SECTION R1004
FACTORY-BUILT FIREPLACES**

R1004.1 General.

Amend to read as follows:

Factory built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory built fireplaces shall be tested in accordance with UL 127. No permit will be issued for the installation of a wood-burning stove/heater without manufacturer's specifications for such installation.

**CHAPTER 11
ENERGY EFFICIENCY**

**SECTION N1101
GENERAL**

N1101.1 Scope.

Add sentence:

Article XII - International Energy Conservation Code (IECC) will prevail if there is a discrepancy between the IECC and Article III - International Residential Code (IRC).

**SECTION N1102
BUILDING ENVELOPE**

Table N1102.1

**SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT
CRITERIA**
MINIMUM REQUIRED THERMAL PERFORMANCE (U-FACTOR AND R-VALUE)
Climate Zone for Teller County is #13 on this table.

**CHAPTER 13
GENERAL MECHANICAL SYSTEM REQUIREMENTS**

**SECTION M1301
GENERAL**

1301.1 Scope.

Add last sentence:

If there is any discrepancy between This Code and Article VI - International Mechanical Code or Article VII - Fuel Gas Code, the latter two codes will prevail.

**CHAPTER 24
FUEL GAS**

**SECTION G2401 (101)
GENERAL**

G2401.1 (101.2) Application.

Add sentence:

Article VII - International Fuel Gas Code will prevail if there is any discrepancy with this subsection of the International Residential Code.

**CHAPTER 26
GENERAL PLUMBING REQUIREMENTS**

**SECTION P2602
INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL**

P2602.1 General

Add to end of paragraph:

Dwelling units constructed for part-time use within a camp or campground, in compliance with the Teller County Land Use Regulations, and within 200 feet of sanitation facilities meeting the requirements of this section, shall not be required to have separate facilities installed within each unit. Part-time use shall be interpreted, for the purpose of this subsection, as use for less than 60 days in any year.

TELLER COUNTY BUILDING CODE

ARTICLE IV – INTERNATIONAL BUILDING CODE

There is hereby adopted by reference as if set out in length the “International Building Code, 2003 Edition”, including Appendix Chapters: “H & I” and the “Building Safety Journal” as published by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL. 60478-5795. The following amendments are made to the International Building Code:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title.

Amend to read:

These regulations, in addition to other references herein, shall be known as: The Building Code of Teller County, and shall be cited as such and referred to herein as “This Code.”

101.4.1 Electrical.

Amend to read as follows:

The provisions of the 2005 National Electrical Code shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto. All 2002 National Electrical Code references in the 2003 International Building Code shall be amended to refer to Article IX - 2005 National Electrical Code instead.

101.4.5 Property Maintenance.

Amend to read as follows: All Land Use Regulations governing Teller County shall be as set forth in the Teller County Land Use Regulations as now existing and hereafter amended. In the event there should be a conflict between the provisions of This Code, and the Teller County Land Use Regulations, the Land Use Regulations shall prevail and supersede the provisions of This Code.

101.4.6 Fire Prevention.

Amend to read as follows:

The 2003 International Fire Code may be considered for adoption at a later date. Reference thereto shall be amended to refer to the Fire Code as adopted in Article X of This Code. If there are any discrepancies between Article IV - International Building Code and the code adopted in Article X, the most restrictive shall prevail.

**SECTION 105
PERMITS**

105.1 Required.

105.1.1 Annual Permit.

Delete this subsection

105.1.2 Annual Permit records.

Delete this subsection

**SECTION 108
FEES**

Section 108.2 Schedule of permit fees.

Amend to read as follows:

COMMERCIAL BUILDING PERMIT FEES

1. Plan review fees for all occupancies other than single-family, private garages/barns and agricultural structures shall be 65% of the building permit fee, including commercial projects.
2. All construction valuation and fees are determined according to the Building Valuation Data as published twice yearly in the "Building Safety Journal" by the International Code Council.
3. Re-inspection fees are \$42.00
4. Submitting change orders will require a deposit of \$84.00 plus any additional fees for remodel or additional square footage.
5. 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 organizations.

**SECTION 112
BOARD OF APPEALS**

The provisions of this Section R112 are deleted, and all reference to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I of the Teller County Building Code.

**SECTION 114
STOP WORK ORDER**

114.2 Issuance.

Amend to read:

Upon notice from the building official that work on any building or structure is being prosecuted as being contrary to the provisions of This Code or in an unsafe and dangerous manner, such work shall be immediately stopped. The building or structure shall be posted and shall state the official who posted the notice and give a contact phone number for further instructions. The "Stop Work Order" shall be in writing, shall state the reason for the order and shall be posted in a conspicuous location. Upon issuance of the Stop Work Order, all work or cited work shall immediately cease. A contact phone number will be listed for the owner/contractor to contact the building department for further instructions. The building department must remove the posted Stop Work Order before work can resume.

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1604 GENERAL DESIGN REQUIREMENTS

1604.1 General.

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.

CHAPTER 18 SOILS AND FOUNDATION

SECTION 1805 FOOTINGS AND FOUNDATIONS

1805.2.1 Frost protection.

Add to subparagraph #1:

The frost line of Teller County is 30 inches.

CHAPTER 27 ELECTRICAL

SECTION 2701 GENERAL

2701.1 Scope.

Amend to read as follows:

The provisions of the 2005 National Electrical Code shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto. All 2002 National

Electrical Code references in the 2003 International Building Code shall be amended to refer to Article IX - National Electrical Code instead.

CHAPTER 29 PLUMBING SYSTEMS

SECTION 2901 GENERAL

2901.1 Scope.

Amend to read as follows:

If there is a conflict between This Code and Article V - International Plumbing Code, Article V shall prevail.

CHAPTER 31 SPECIAL CONSTRUCTION

SECTION 3101 GENERAL

3107.1 General.

Amend to read as follows:

Teller County may adopt a sign code; in the meantime the Teller County Land Use Regulations will govern the review of signs in the County. At a minimum, an On-site Building Permit shall be required.

CHAPTER 32 ENCROACHMENTS INTO PUBLIC RIGHT-OF-WAY

SECTION 3201 GENERAL

3201.1 Scope.

Add phrase to the end of this sentence:

“...except where the Teller County Land Use Regulations or the Teller County Roadway Design and Construction Standards or State or Federal Standards are more restrictive and therefore, shall prevail.”

CHAPTER 33
SAFEGUARDS DURING CONSTRUCTION

SECTION 3303
DEMOLITION

3303.1 Construction documents.

Add sentence:

Any demolition of a building or structure that contains friable asbestos-containing material is required to comply with the State of Colorado statutes, including without limitation CRS 25-7-501 et seq, and copies of all reports, certifications, certificates, test results, permits and other documents must be provided to Teller County prior to any issuance of permits.

TELLER COUNTY BUILDING CODE

ARTICLE V INTERNATIONAL PLUMBING CODE

There is hereby adopted by reference as if set out at length the “International Plumbing Code”, 2003 edition, including Appendix Chapters: B, D, E, as published by the International Code Council, Inc., 4501 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Plumbing Code:

CHAPTER 1 ADMINISTRATION

SECTION 102 APPLICABILITY

102.1 General.

Add sentence:

To the extent that Article III - International Residential Code or Article IV – International Building Code conflicts with this Article V - International Plumbing Code, the standards in this Article V shall control.

SECTION 109 MEANS OF APPEAL

Delete SECTION 109 MEANS OF APPEAL in its entirety

CHAPTER 3 GENERAL REGULATION

SECTION 312 TESTS AND INSPECTION

312.1 Required Tests.

Delete last two sentences

312.4 Drainage and vent final test.

Delete subsection 312.4 Drainage and vent final test. in its entirety.

312.5 Water Supply System test.

Delete in the fifth line:

“..., for piping systems other than plastics,...”

312.6 Gravity sewer test.

Delete subsection 312.6 Gravity sewer test. in its entirety

312.7 Forced sewer test.

Delete subsection 312.7 Forced sewer test. in its entirety.

**CHAPTER 4
FIXTURES, FAUCETS AND FIXTURE FITTINGS**

**SECTION 406
AUTOMATIC CLOTHES WASHERS**

406.3 Waste connection.

Add at the end of the last sentence:

"... within six feet."

**CHAPTER 6
WATER SUPPLY AND DISTRIBUTION**

**SECTION 604
DESIGN OF BUILDING WATER DISTRIBUTION SYSTEM**

604.9 Water hammer.

Delete subsection 604.9 Water hammer. in its entirety

**SECTION 605
MATERIALS, JOINTS AND CONNECTIONS**

Delete all reference to polybutylene pipe

**SECTION 606
INSTALLATION OF THE BUILDING WATER DISTRIBUTION SYSTEM**

606.2. Location of shutoff valves.

Delete subparagraph #2 in its entirety

**CHAPTER 7
SANITARY DRAINAGE**

**SECTION 706
CONNECTIONS BETWEEN DRAINAGE PIPING AND FITTINGS**

Table 706.3 Fittings for change in direction.

Delete all reference to quarter bends.

**SECTION 709
FIXTURE UNITS**

Table 709.1 Drainage fixture units for fixtures and groups.

Fixture Type: Kitchen Sink, domestic with food waste grinder and/or dishwasher:

Amend: Drainage Fixture Unit Value as Load Factors from 2 to 3

Fixture Type: Shower:

Amend: Minimum Size of Trap (inches) from 1¹/₂ to 2

**SECTION 712
SUMPS AND EJECTORS**

712.2 Valves required.

Delete the exception only

712.3.1. Sump pump.

Add the following 2nd sentence:

In public use occupancies, dual pumps will be required and shall be arranged to function independently in case of mechanical failure.

**CHAPTER 8
INDIRECT/SPECIAL WASTE**

**SECTION 802
INDIRECT WASTES**

802.1.6 Domestic Dishwashing machines.

Add sentence:

No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwasher.

**CHAPTER 9
VENTS**

**SECTION 904
VENT TERMINALS**

904.1 Roof extension.

Insert 12 inches (604.8 mm) where indicated

904.6 Extension through the wall.

Delete subsection 904.6 Extension through the wall. in its entirety

TELLER COUNTY BUILDING CODE

ARTICLE VI - INTERNATIONAL MECHANICAL CODE

There is hereby adopted by reference as if set out at length the "International Mechanical Code", 2003 edition, including Appendix Chapter A, as published by the International Code Council, Inc., 4501 West Flossmoor Road, County Club Hills, IL 60478-5795. The following amendments are made to the International Mechanical Code:

**CHAPTER 2
DEFINITIONS**

**SECTION 202
GENERAL DEFINITIONS**

Unconfined Space.

Amend the 2nd sentence to read:

Rooms communicating directly with the space in which the appliances are installed, through openings not less than 200 square inches (1,290cm²) in net free area and not furnished with doors, are considered a part of the unconfined space.

**CHAPTER 3
GENERAL REGULATIONS**

**SECTION 306
ACCESS AND SERVICE SPACE**

306.1 Clearances for maintenance and replacement.

Insert sentence after the second sentence:

Unless otherwise specified, not less than 30 inches (762mm) in depth, width and height of working space and platform shall be provided to service the appliance.

**CHAPTER 5
EXHAUST SYSTEMS**

**SECTION 504
CLOTHES DRYER EXHAUST**

504.3 Cleanout.

Delete subsection 504.3 Cleanout. in its entirety.

**CHAPTER 6
DUCT SYSTEMS**

SECTION 601

GENERAL

601.3 Contamination prevention.

Add:

Exception: Separate environmental exhaust fans may use a common duct system provided each exhaust fan is equipped with a back-draft damper.

CHAPTER 7 COMBUSTION AIR

SECTION 701 GENERAL

701.1 Scope.

Add sentence:

It shall be the responsibility of the permit holder/contractor to calculate and verify in writing to the satisfaction of the building official that all conditions regarding combustion air have been satisfied.

701.2 Combustion and dilution air required.

Add sentence:

All construction permitted after the adoption date of the 2003 International Mechanical Code shall be deemed to be of unusually tight construction as defined in Section 2 of the 2003 International Mechanical Code.

CHAPTER 9 SPECIFIC APPLIANCES, FIREPLACES AND SOLID FUEL-BURNING EQUIPMENT

SECTION 910 FLOOR FURNACES

Floor furnaces are prohibited.

**CHAPTER 10
BOILERS, WATER HEATERS AND
PRESSURE VESSELS**

**SECTION 1002
WATER HEATERS**

1002.4 Pans.

Add *new subsection* **1002.4 Pans.** *to read as follows:*

When a water heater is located in an attic, attic-ceiling assembly, floor-ceiling assembly, floor-sub-floor assembly, or any wood floor where damage may result from a leaking water heater, watertight and corrosion resistant materials shall be installed beneath the water heater with a minimum 1 ¼" (31.75mm) diameter drain to an approved location.

TELLER COUNTY BUILDING CODE

ARTICLE VII – 2003 INTERNATIONAL FUEL GAS CODE

There is hereby adopted by reference as if set out at length the “International Fuel Gas Code”, 2003 edition, including Appendix Chapters A, B, and C, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Fuel Gas Code

CHAPTER 3 GENERAL REGULATIONS

SECTION 303 (IFCG) APPLIANCE LOCATION

303.3 Prohibited Locations.

Delete:

Exceptions 3 and 4

303.6 Outdoor Locations.

Amend to read as follows:

Appliances installed in other than indoor locations shall be listed and labeled for outdoor installation.

303.8 Elevator Shafts.

*Add new subsection **303.8 Elevator Shafts.**:*

Mechanical systems shall not be located in an elevator shaft.

303.9 Propane appliances.

*Add new subsection **303.9 Propane appliances.**:*

Propane appliances installed in pits; crawlspaces or basements shall have automatic safety shut-off devices.

SECTION 304 (IFGS) COMBUSTION, VENTILATION AND DILUTION AIR

304.4 Makeup air provisions.

Add:

Gas utilization equipment shall not be located in the same enclosed room as clothes dryer unless the enclosed room is provided with makeup air per subsection 614.5 of the International Fuel Gas Code, 2003 Edition.

304.5 Indoor Combustion air.

Amend the first sentence to read as follows:

The required volume of indoor air shall be determined in accordance with subsection 304.5.1 of the International Fuel Gas Code, 2003 Edition.

304.5.1 Standard Method.

Amend to read as follows:

The minimum required volume shall be 100 cubic feet per 1,000 BTU/hr (9.6 L per W) of the application input rating for draft hood appliances and 50 cubic feet per 1,000 BTU/hr (4.8 L per W) of the appliance rating for fan-assisted appliances.

Exception: For structures constructed prior to the adoption of this Code, the minimum required volume shall be 50 cubic feet per 1,000 BTU/hr (4.8 L per W) of the appliance input rating for draft hood appliances and 30 cubic feet per 1,000 BTU/hr (2.9 L per W) of the appliance input rating for fan-assisted appliances

304.5.3.2 Combining spaces in different stories.

Add sentence:

The minimum net free opening shall not be less than 200 square inches (1,290 cm²).

304.6.3 Crawl space and attic space.

*Add new subsection **304.6.3 Crawl space and attic space.**:*

For the purpose of this Chapter, an opening to a naturally ventilated crawl space or attic shall be considered equivalent to an opening to the outdoors.

304.6.3.1. Crawl space.

*Add new subsection **304.6.3.1 Crawl space.** :*

Where combustion air openings connect with crawl spaces, these spaces shall have unobstructed openings to the outdoors at least twice that required for the combustion air openings. The height of the crawl space shall comply with the requirements of Article IV - International Building Code, 2003 edition and shall be without obstruction to the free flow of air.

304.6.3.2 Attic space.

*Add new subsection **304.6.3.2 Attic space.** :*

Where combustion air is obtained from an attic area, the attic ventilating openings shall not be subject to ice or snow blockage, and the attic shall have not less than 30 inches (762 mm) vertical clear height at its maximum point. Attic ventilation openings shall be sufficient to provide the area required by Article IV - International Building Code, 2003 edition. The combustion air openings shall be provided with a sleeve of not less than 0.019 inch (482.6µm) galvanized steel or other approved material extending from the appliance enclosure to at least 6 inches (152.4 mm) above the top of the ceiling joists and insulation. The ducts shall not be screened.

304.7.3 Outdoor opening(s) size.

Add new subparagraph #4:

The outdoor opening may connect to the cold air return plenum if it is located within 12 feet (3,657.6mm) of the furnace blower when sized at 1 square inch per 5,000 BTU/hr (1 cm² per 227W) of the total input rating of all gas utilization equipment.

**SECTION 305 (IFGC)
INSTALLATION**

305.3 Elevation of ignition source.

Amend to read as follows:

Equipment and appliances having an ignition source and located in hazardous locations and public garages, private garages, repair garages, automotive motor fuel-dispensing facilities and parking garages shall be elevated such that the source of ignition is not less than 18 inches (457.2 mm) above the floor surface on which the equipment or appliance rests. These equipment and appliances shall not be installed in Group H occupancies or control areas where open use, handling or dispensing of combustible, flammable or explosive materials might occur. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

Exception: Appliances in a dedicated enclosure in which all combustion air is taken directly from the outdoors, in accordance with subsection 304.6 of the International Fuel Gas Code, 2003 Edition. Access to the enclosure shall be through a solid door, weather stripped in accordance with the exterior door air leakage requirements of Article XII - International Energy Conservation Code, 2003 Edition and equipped with an approved self-closing device.

CHAPTER 4 GAS PIPING INSTALLATIONS

SECTION 403 (IFGS) PIPING MATERIALS

403.4.3 Copper and brass.

Amend to read as follows:

Copper and brass pipes shall not be used for natural gas systems.

403.10.5 Unions.

*Add new subsection **403.10.5 Unions.**:*

Where unions are necessary, right and left nipples and couplings shall be used. Ground-joint unions may be used at exposed fixture, appliance or equipment connections and in exposed exterior locations immediately on the discharge side of a building shutoff valve. Heavy-duty flanged-type unions may be used in special cases when approved by the building official. Bushings shall not be in concealed locations.

SECTION 404 (IFGC) PIPING SYSTEM INSTALLATION

404.5. Protection against physical damage.

Add sentence:

Corrugated stainless steel tubing (CSST) shall be sleeved in approved conduit for protection in walls less than 5½ inches.

SECTION 406 (IFGS) INSPECTION, TESTING AND PURGING

406.1.2. Repairs and additions.

Amend 2nd paragraph to read as follows:

Minor repairs and additions are not required to be pressure tested provided that the piping is accessible, limited to a maximum of eight joints and has a total developed length no greater than 10 feet (3,048 mm).

406.4 Test pressure measurement.

Amend to read as follows:

Test pressure shall be tested in accordance with subsections 406.4.1 Test pressure or 406.4.2 Test pressure for R-occupancies immediately below.

406.4.1. Test pressure.

Amend to read as follows:

The gas piping shall stand a pressure of not less than ten (10) pounds per square inch (69 kPa) or, at the discretion of the building official, the piping and valves may be tested at a pressure of at least six (6 inches (20.3 kPa), measured with a manometer or slope gauge. Test pressures shall be held for a length of time satisfactory to the building official but not less than 15 minutes, with no perceptible drop in pressure. For welded piping and for piping carrying gas at pressures exceeding fourteen (14) inches water column, the test pressure shall be at least sixty (60) pounds per square inch (414 kPa) and shall be continued for a length of time satisfactory to the building official but not less than thirty (30) minutes. These tests shall be made using air, carbon dioxide or nitrogen pressure only and shall be made in the presence of the building official. Necessary apparatus for conducting tests shall be furnished by the permit holder.

406.4.2. Test duration.

Delete subsection title and content and replace with:

406.4.2. Test pressure for R-occupancies.

Systems carrying pressures exceeding 14 inches water column (3.5 kPa) installed within structures classified as Group R Occupancies shall be tested at 60 pounds per square inch (414 kPa), for at least 30 minutes for the entire system, including piping downstream of the gas pressure regulator.

406.6.4 Placing equipment in operation.

Amend to read as follows:

Gas piping or equipment out of service for periods longer than six (6) months shall be permitted to be placed in operation after the piping system has been tested in accordance with subsection 406.4, purged in accordance with subsection 406.7, inspected and found to be free from leakage.

**CHAPTER 5
CHIMNEYS AND VENTS**

**SECTION 503 (IFGS)
VENTING OF EQUIPMENT**

503.2.2 Well-ventilated spaces.

Delete this subsection in its entirety

Table 503.4 Type of Venting System to be Used.

Delete reference to “single wall metal pipe” throughout the Table.

503.5.3 Masonry Chimneys.

Amend Exception to read as follows:

Exception: Masonry chimney flues serving listed gas appliances with drafts hoods, Category I appliances, and other gas appliances listed for use with Type B vent shall be lined with a chimney lining system specifically listed for use with such appliances. The liner shall be installed in accordance with the liner manufacturer’s instructions and the terms of the listing. A permanent identifying label shall be attached at the point where the connection is to be made to the liner. The label shall read: “The chimney liner is for appliances that burn gas only. Do not connect to solid or liquid fuel-burning appliances or incinerators”.

Exception to Exception: When replacing an existing water heater, a chimney lining system is not required to be installed in an existing masonry chimney flue that serves two or more draft hood appliances provided that the existing chimney flue is inspected and deemed safe for the intended appliance.

503.5.7.3 Combination gas and solid fuel-burning appliances.

Delete this subsection in its entirety.

503.6.6 Gas vent terminations.

Delete subparagraph #2 only.

503.7 Single-wall Metal Pipe.

Amend to read as follows:

Single-wall metal pipe vents are prohibited.

503.8 Venting system termination location.

Delete first sentence and replace with:

The location of venting systems shall comply with subsections 503.5.4 and 503.6.6 of the International Fuel Gas Code, 2003 Edition or the following:

503.10.2.2 Vent connectors located in unconditioned areas.

Delete the exception

503.10.4 Two or more appliances connected to a single vent.

Amend the first paragraph to read as follows:

Where two or more vent connectors enter a common gas Type B-vent or a listed chimney flue liner, the smaller connector shall enter at the highest level consistent with the available headroom or clearance to combustible material.

503.10.15 Single-wall connector penetrations of combustible walls.

Delete subsection in its entirety

**CHAPTER 6
SPECIFIC APPLIANCES**

**SECTION 602 (IFGC)
DECORATIVE APPLIANCES FOR INSTALLATION IN FIREPLACES
602.4 Decorative gas appliances.**

*Add new **602.4 Decorative gas appliances.** to read as follows:*

Fireplace openings containing decorative gas appliances shall be equipped with glass doors.

**SECTION 609 (IFGC)
FLOOR FURNACES**

Floor furnaces are prohibited.

**SECTION 614
CLOTHES DRYER EXHAUST**

614.3 Cleaning access.

Delete this subsection in its entirety

614.7 Commercial clothes dryers.

Add at the end of the paragraph:

Clothes dryer transition ducts used to connect the appliance to exhaust duct system shall be limited to single lengths not to exceed 8 feet (2,438.4mm) in length and shall be listed and labeled for the application. Transition ducts shall not be concealed within construction.

**SECTION 618
FORCED-AIR WARM-AIR FURNACES**

618.5 Prohibited sources.

Add subparagraph #7:

7. Return air shall not be located within 10 feet (3,048 mm) of any fuel burning appliances, firebox or draft hood located in any portion of a building. This distance shall be measured along any path that air may travel, such as doors, openings or transfer grilles.

**SECTION 621 (IFGC)
UNVENTED ROOM HEATERS**

621.2 Prohibited use.

Amend to read as follows:

Unvented room heaters shall not be used for comfort heating in a dwelling unit.

621.4 Prohibited locations.

Delete the first sentence and replace with the following:

Unvented room heaters shall not be installed within occupancies in Group A, E, I and R.

**SECTION 624 (IFGC)
WATER HEATERS**

624.2 Water heaters utilized for space heating.

Amend to read as follows:

Water heaters utilized both to supply potable hot water and provide hot water for space heating applications shall be listed, labeled, and sized for such applications by the manufacturer and it shall be installed in accordance with the manufacturer's installation instructions and Article V - 2003 International Plumbing Code.

624.2.1 Scald protection.

*Add new subsection **624.2.1 Scald protection.***

Where a combination potable water-heating and space-heating system requires water for space heating at temperatures higher than 140°F (60°C), a tempering valve shall be provided to temper the water supplied to the potable hot water distribution system to a temperature of 140°F (60°C) or less.

624.3 Protection from damage.

*Add new subsection **624.3 Protection from damage.***

All water heaters installed in areas where they may be subjected to mechanical damage shall be suitably guarded against damage by being installed behind adequate barrier or by being elevated or located out of the normal path of a vehicle using the garage or other source of damage.

624.4 Support.

*Add new subsection **624.4 Support.***

A water heater supported from the ground shall rest on level concrete or other approved base extending not less than 3 inches (76.2 mm) above the adjoining ground level.

624.5 Pans.

*Add new subsection **624.5 Pans.***

When a water heater is located in an attic, attic-ceiling assembly, floor-ceiling assembly, floor-sub-floor assembly, or any wood floor where damage may result from a leaking water heater, a watertight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum 1 ¼ inch (31.75 mm) diameter drain to an approved location.

624.6. Access and working space.

*Add new subsection **624.6 Access and working space.***

Every water heater installation shall be accessible for inspection, repair or replacement, in accordance with this Subsection and Section 306 of Article VI - International Mechanical Code, 2003 Edition. Every attic, mezzanine, or platform more than 8 feet (2,438.4 mm) above the ground or floor level shall be made accessible by a stairway or ladder and not less than 6 inches (152.4 mm) from the face of the wall. Each stile is to extend 30 inches (762 mm) above the surface to be reached, or as high as possible, if height is limited. Water heaters in crawl spaces shall have a permanent ladder for access to the crawl space. Permanent ladders for water heater access need not be provided at parapets or walls less than 30 inches (762 mm) in height.

Exception. A permanent ladder is not required for water heaters 10 gallons (37.8L) or less in size or for water heaters located above a suspended acoustical ceiling and when the water heater is supported from the structure above.

TELLER COUNTY BUILDING CODE

ARTICLE VIII - MOBILE/FACTORY BUILT/MANUFACTURED HOUSING CODE

1. DEFINITIONS

A. Manufactured Home: Is not less than 24 feet in width and 36 feet in length; Is installed on an engineered permanent foundation; Hard brick, wood or cosmetically equivalent exterior siding and a pitched roof; Is certified pursuant to the A National Manufactured Housing Construction and Safety Standards Act of 1974: as amended; And is building for the Colorado climate and snow loads according to the Department of Housing and Urban Development standards established under the provisions of 42 USC 5401, et seq.

B. Factory Built Home: Is built in multiple sections, each on a chassis which enables it to transported to its occupancy site; Is constructed to the standards of the State of Colorado Factory Building Housing Construction certification Code (8CCR1302-3) and must bear a certification insignia in compliance with those standards; Is installed on an engineered permanent foundation; Meets current County requirements for roof snow load.

C. Mobile Home: Any wheeled unit, exceeding either 8 feet in width or 40 feet in length, without motor power, built on a permanent chassis, and is capable of being drawn over public highways by a motor vehicle in a single section. Must be certified by Housing and Urban Development pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", as amended, effective June 15, 1976. If a mobile home meets the criteria as factory built housing or a manufactured home as defined above, it shall not be considered a mobile home.

Any unit constructed in a factory, which does not meet the above definitions must comply with the current Teller County Building Codes.

2. PERMITS REQUIRED

A. Manufactured and Factory Built Homes: Building permit for permanent foundation and all utility connections required in compliance with the Teller County Building Code.

B. Mobile Homes: To place the mobile home on blocks and tie downs - A mobile home permit and permits for all utility connections required in compliance with the Teller County Building Code. To place the mobile home on a permanent foundation - Building permit for permanent foundation and all utility connections required in compliance with the Teller County Building Code.

3. MOBILE HOME SETUP

A. Anchoring and Blocking Systems.

1. **Anchoring System:** All mobile homes shall be anchored to the pad or ground by an approved anchoring system. The anchoring system shall consist of no less than four (4) approved tie downs for each unit (2 pair) but shall require two (2) additional for each twenty feet (20') or portion thereof over fifty feet (50') in length. Each anchor shall be capable of withstanding a three thousand five hundred (3,500) pound force along its axis.

2. **Blocking System:** Blocking for support shall be as follows:

- a. Bottom: 2 - 4" x 8" x 16" solid concrete blocks
- b. Intermediate: 8" x 8" x 16" hollow concrete blocks
- c. Top: 4" x 8" x 16" solid concrete blocks or 2" x 8" x 16" wood (nominal)
- d. Shims: (wood) may be used in conjunction with the above units but only to an accumulative depth of two inches (2") (nominal)

3. **Axles and Tongues:** Axles shall not be removed from Mobile Homes. Tongues may be removed and stored with the Mobile Home.

B. Water Service Connection.

Water piping connection to the mobile home shall be not less than three-fourths inch (3/4") nominal diameter.

C. Sewer Connection.

A watertight connection between the mobile home drainage system and the mobile home park sewer or Individual Sewage Disposal System connection shall be made by means of readily removable semi-rigid connector with a clean out.

4. ADDITIONS

No additions shall be made to a mobile, factory built or manufactured home unless such addition is an approved manufactured system or an independently supported structure meeting the building code requirements or designed and approved by an Architect or Engineer licensed in the State of Colorado.

5. FEES

Fees for manufactured homes, factory built homes and mobile homes shall be in accordance with the Teller County Building Code, Article III, Table 1-A.

6. MANUFACTURED HOME INSTALLATION CODE

There is hereby adopted by reference as if set out at length the Colorado State Division of Housing Manufactured Home Installation Code, as adopted by the State Housing Board of the State of Colorado by its Resolution #37, and as described in Schedule B to said Resolution #37, and also including any amendments to said Installation Code thereafter adopted by the State Housing Board of the State of Colorado.

TELLER COUNTY BUILDING CODE

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

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

Manufactured or Factory Built Home:

 without Basement..... \$42.00 – per inspection
 with Basement..... \$42.00 – per inspection
Recreational Vehicle Service..... \$42.00
Service Only..... \$42.00
Re-inspection..... \$42.00

A. Application to existing residential wiring:

- (a) When any additions, alterations or renewals of existing installations are made, that portion added, altered, or renewed shall be made to conform with the requirements for a new building, except as provided hereafter in section (b) and (c).
- (b) When more than 50 percent of the wiring (based upon the square footage of floor space served) in any building is changed, the entire wiring installation in the building shall be made to conform with all the requirements for new buildings.
- ©) When more than 50 percent of the wiring (based upon the number of outlets served) or any circuit is changed, the entire circuit shall be made to conform with all the requirements for new buildings.
- (d) When any part of a wiring installation has been disconnected due to the wiring having been damaged by fire, flood, etc., altered by unauthorized persons, nature, calamity, or otherwise becoming a hazard, such installation may not be reconnected without inspection and approval by the building official.

**B. CHAPTER 3 WIRING METHODS AND MATERIALS
ARTICLE 300
WIRING METHODS**

I. General Requirements

300.1 Scope

(A) All Wiring Installations.

Add:

All commercial projects will fall under the specific sections of the 2005 National Electrical Code which directly relates to the construction and safety of these installations, including without limitation, service feeders, raceways, wiring, lighting, power, motors, grounding, and bonding. All new commercial and commercial remodels over 200 amps/240 volts will need to be engineered by a State licensed Electrical Engineer.

300.5 Underground Installations

(4) Enclosure or Raceway Damage

Amend to read as follows in its entirety:

Direct buried conductors (Unfused Service Laterals) shall be buried at a depth of no less than 30 inches, and shall have a red caution buried electric warning placed at least 12 inches above the underground electrical installation. Protection from physical damage shall be provided with the installation of Galvanized Rigid Conduit - Rigid Metal Conduit only.

ARTICLE 310

CONDUCTORS FOR GENERAL WIRING

310.15 Ampacities for Conductors Rated 0-2000 Volts.

(B) Tables

(6) 120/240-Volt, 3-Wire, Single-Phase Dwelling Services and Feeders.

Amend to read as follows in its entirety:

The reduction in size of the neutral conductor in underground feeder assemblies or other conductor configurations shall not be allowed.

C. CHAPTER 6 SPECIAL EQUIPMENT

ARTICLE 690

SOLAR PHOTOVOLTAIC SYSTEMS

I. General Requirements

690.1 Scope

Add to end of paragraph:

Installations of Solar Photovoltaic Systems as stated in this Article shall require permits, inspections, and licensing.

TELLER COUNTY BUILDING CODE

ARTICLE X - UNIFORM FIRE CODE

There is hereby adopted as the Teller County Fire Code, by reference as if set out at length the International Fire Code 2003 edition, including the table of contents, indices, and appendix chapters A, B, and C, as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, as amended by Teller County Ordinance # 16, an Ordinance providing for the adoption of a Fire Code for unincorporated Teller County, Colorado.

TELLER COUNTY BUILDING CODE

ARTICLE XI – RESERVED

TELLER COUNTY BUILDING CODE

ARTICLE XII – INTERNATIONAL ENERGY CONSERVATION CODE

There is hereby adopted by reference as if set out at length the “International Energy Conservation Code”, 2003 edition, as published by the International Code Council, Inc., 450 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2003 Edition. The Code, as adopted also includes the International Energy Conservation Code Appendix.

The following additions and modifications are made to the International Energy Conservation Code:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

[EB] 101.2.2.4 Change in occupancy.

Delete the last sentence and replace with the following:

The building official shall certify that such building or structure meets the intent of the provisions of law governing building construction for the proposed new occupancy.

SECTION 104 CONSTRUCTION DOCUMENTS

104.1 General.

Delete the 2nd sentence and replace with the following:

The construction documents and designs submitted under the provision of Chapter 4 this 2003 International Energy Conservation Code shall be prepared by a design professional licensed in the State of Colorado or by another qualified person as approved by the building official.

104.1 General.

Delete the exception

CHAPTER 3 DESIGN CONDITIONS

SECTION 302 THERMAL DESIGN PARAMETERS

Table 302.1 EXTERIOR DESIGN CONDITIONS

Amend as follows:

CONDITION	VALUE
Winter, Design Dry-bulb (°F)	0°F
Summer, Design Dry-bulb (°F)	88°F
Summer, Design Wet-bulb (°F)	57°F
Degree Days Heating ^b	6415
Degree Days Cooling ^b	461
Climate Zone ^c	13(B)

**CHAPTER 5
RESIDENTIAL BUILDING DESIGN BY COMPONENT
PERFORMANCE APPROACH**

**SECTION 502
BUILDING ENVELOPE REQUIREMENTS**

502.1.1 Moisture control.

Delete subsection in its entirety

Table 502.2 Heating and cooling criteria^a.

Amend as follows:

ELEMENT	MODE	DETACHED ONE- AND TWO-FAMILY DWELLINGS U_o	GROUP R-2, R-4 OR TOWNHOUSES U_o
Walls	Heating or Cooling	0.13	0.20
Roof/Ceiling	Heating or Cooling	0.026	0.026
Floors over unheated spaces	Heating or Cooling	0.05	0.05
Heated Slab on Grade ^{b,f}	Heating	R -value = 7.5	R -value = 7.5
Unheated slab on Grade ^{c,d,f}	Heating	R -value = 5	R -value = 5
Basement Wall ^{e,f}	Heating or Cooling	U -factor = 0.10	U -factor = 0.095
Crawl Space Wall ^{e,f}	Heating or Cooling	U -factor = 0.077	U -factor = 0.077

TELLER COUNTY BUILDING CODE

ARTICLE XIII - SAFETY CODE FOR ELEVATORS AND ESCALATORS

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 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 A.S.M.E. Certified Inspector and inspection results submitted to the Building Department.

Add fee schedule to read as follows:

Elevator Inspections:

Initial Inspection – commercial or residential	\$350.00
Annual Inspection – commercial	\$100.00
Annual Inspection – residential	\$ 50.00
Five (5) year Inspection – commercial or residential	\$200.00
(Plus an additional \$15.00 for each stop over four (4))	

Escalator Initial Inspection	\$700.00
Escalator Annual Inspection	\$100.00
Escalator Five (5) year Inspection – commercial or residential	\$400.00
Reinspection Fee	\$ 42.00

TELLER COUNTY BUILDING CODE

ARTICLE XIV ICC/CABO/ANSI A-117.1-2003

There is hereby adopted by reference as if set out at length the ICC / American National Standards Institute A117.1 for “Accessible and Usable Buildings and Facilities:, 2003

edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60578-6795.

If for any reason there is a discrepancy between the ICC/ANSI A-117.1 - 2003 Code and the International Residential Code or International Building Code, the ICC/ANSI A117.1 - 2003 Code shall prevail.

The now existing Teller County Building Code shall continue to apply to all other matters to which the Teller County Building Code adopted hereby does not apply.

TELLER COUNTY BUILDING CODE

ARTICLE XV – 2003 INTERNATIONAL EXISTING BUILDING CODE

There is hereby adopted by reference as if set out at length the “ International Existing Building Code”, 2003 edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Existing Building Code:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.2 Scope.

Add to the end of the subsection as follows:

All references in the 2003 International Existing Building Code as well as the International Building Code and the International Residential Code shall refer any electrical installation or repair to Article IX - 2005 National Electrical Code, which was adopted by Teller County.

TELLER COUNTY BUILDING CODE

ARTICLE XVI CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

There is hereby adopted by reference as if set out at length the “Uniform Code for the Abatement of Dangerous Buildings”, 1997 edition, as published by the International Conference of Building Officials, 5360 South workman Mill Road, Whittier, California, 90601

TELLER COUNTY BUILDING CODE

ARTICLE XVII - PENALTIES

Anything to the contrary herein notwithstanding, no part of any International Code Council (ICC) herein adopted relating to the imposition of penalties is adopted hereby. Any violation of any portion of the Teller County Building Code is hereby declared to be unlawful and punishable as set forth in Sections 30-28-209 and 30-28-210 of the Colorado Revised Statutes as presently enacted or hereafter amended.