

# BUILDING CONSTRUCTION AND HOUSING STANDARDS

## CHAPTER 65

### BUILDING CONSTRUCTION AND HOUSING STANDARDS

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[HISTORY: Adopted by the Mayor and Town Council of the Town of Frisco 03-17-92, Ord. 92-04.<sup>1</sup> Amendments noted where applicable. Repealed and replaced 04-14-98, Ord. 98-06; Amended 09-05-00, Ord. 00-12; 04-17-01, Ord. 01-05; 1-8-02, Ord. 01-19; 05-07-02, Ord. 02-11; 02-18-03, Ord. 03-02; Repealed and replaced 03-23-04, Ord. 04-05; Amended 02-28-06, 06-07; Repealed and replaced 03-25-08, Ord. 08-02; Amended 01-13-09, Ord. 08-19; 05-24-11, Ord. 11-06]

### GENERAL REFERENCES

Codes adopted by ordinance -See Ch.31, Art. I.  
Flood hazard areas - See Ch. 97.  
Subdivision of land—See Ch.157.  
Zoning - See Ch.180.

#### §65-1. Standards Adopted by Reference. [Amended 01-13-09, Ord. 08-19]

Pursuant to Title 31, Article 16, Part 2, Colorado Revised Statutes, as amended, there is hereby adopted as the Town of Frisco Building Construction and Housing Standards:

- A. *The International Building Code*, 2006 Edition, published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3401 (the "*International Building Code*"), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the construction and maintenance of buildings and structures and is adopted for the purpose of protecting the public health, safety and general welfare;

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<sup>1</sup>Editor's Note: This ordinance also repealed former Ch. 65, Building Construction and Housing Standards, adopted 05-16-89, Ord. 89-17.

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- B. The *International Mechanical Code*, 2006 Edition, published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3401 (the "*International Mechanical Code*"), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the design, installation, maintenance, alteration, and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings and is adopted for the purposes of protecting the public health, safety and general welfare;
- C. The *International Plumbing Code*, 2006 Edition, published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3401 (the "*International Plumbing Code*"), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the design, installation, quality of materials, location, operation, and maintenance of plumbing systems that are permanently installed within buildings and is adopted for the purposes of protecting the public health, safety and general welfare;
- D. The *International Fuel Gas Code*, 2006 Edition, published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3401 (the "*International Fuel Gas Code*"), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the installation of fuel gas piping systems, fuel gas utilization equipment, and related accessories and is adopted for the purpose of protecting the public health, safety and general welfare;
- E. The *International Fire Code*, 2006 Edition, published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3401 (the "*International Fire Code*"), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards for the construction and maintenance of buildings and structures and is adopted for the purpose of protecting the public health, safety and general welfare;
- F. The *National Electrical Code*, 2008 Edition, published by the National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts 02269 (the "*National Electrical Code*"), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the construction and maintenance of electrical improvements and facilities and such code is adopted for the purposes of protecting the public health, safety and general welfare.
- G. The *International Residential Code*, including Appendix Chapters G and K, 2006 Edition, published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3401 (the "*International Residential Code*"), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the construction, alteration, repair, use and occupancy, and location of detached one- and two-family dwellings and multiple single-family dwellings and is adopted for the purpose of protecting the public health, safety and general welfare;

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- H. *The International Energy Conservation Code*, 2006 Edition, published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3401 (the “*International Energy Conservation Code*”), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the design and construction of building envelopes and mechanical, electrical, service-water heating and illuminating systems and equipment and is adopted for the purposes of protecting the public health, safety and general welfare and for promoting the efficient use of energy in buildings;
- I. *The Uniform Code for Building Conservation*, 1997 Edition, including Appendix Chapter 3, published by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, CA 90601-2298 (the “*Uniform Code for Building Conservation*”), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards for change of occupancy, alteration or repair of existing buildings and structures and is adopted for the purpose of protecting the public health, safety and general welfare and to encourage the continued use or reuse of legally existing buildings and structures;
- J. *The Uniform Code for the Abatement of Dangerous Buildings*, 1997 Edition, published by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, CA 90601-2298 (the “*Uniform Code for the Abatement of Dangerous Buildings*”), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards providing a just, equitable, and practical method whereby buildings or structures which from any cause endanger the life, limb, health, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated, or demolished and is adopted for the purpose of protecting the public health, safety and general welfare;
- K. *The Summit Sustainable Building Resource Guide*, published by the Summit County Sustainable Building Technical Committee, P.O. Box 4506, Frisco, CO 80443, (the “*Summit Sustainable Building Resource Guide*”), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards for sustainability and energy conservation and is adopted for the purpose of protecting the public health, safety and general welfare and for promoting sustainability and energy efficiency; and
- L. *LEED (Leadership in Energy and Environmental Design) for New Construction*, published by the U.S. Green Building Council, 1800 Massachusetts Avenue North West, Suite 300, Washington, DC 20036, (the “*LEED for New Construction*”), all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards for energy efficient and environmentally friendly design and construction and is adopted for the purpose of protecting the public health, safety and general welfare.

### **§65-2. Amendments to the *International Building Code*.**

- (1) Sections 101 through 115 are deleted in their entirety and a new Section 101 is enacted to read as follows:

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**101 Administrative provisions.** The applicable sections of the Administrative Provisions for Adopted Standards set forth in Section 65-10 shall be the provisions for administration of the *International Building Code*.

- (2) Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions.

**BEDROOM.** A sleeping room as defined in Section 202.

**LOFT.** A story in a dwelling unit in a building that is open to the room or space directly below, but which may or may not qualify as a mezzanine. Lofts may be either habitable space or uninhabitable space. Habitable lofts in residential occupancies shall be designated as sleeping rooms and shall comply with the provisions of Sections 907.2.10 and 1026.

**SLEEPING ROOM.** A habitable space or room in a dwelling unit, or in a hotel guestroom, or in a boarding house, or in a residential care/assisted living occupancy designed for or with potential for use as a room for sleeping by occupants. Factors determining this potential use shall include a space or room having walls and doors to separate it from other habitable spaces or rooms and a floor area of at least 70 square feet with any of the following factors:

1. Having a closet or similar provision for clothes storage, or
2. Having a full or partial bathroom directly connected to the space or room or on the same floor and accessible without passing through a closed room, or
3. Meeting the definition of habitable loft or mezzanine.

- (3) Section 501.2 is amended to read as follows:

**501.2 Address Numbers.** Approved numbers or addresses shall be provided for new buildings in such a position as to be clearly visible and legible from the street or roadway fronting the property. Letters or numbers shall be a minimum 5 inches (127 mm) in height and stroke of minimum 0.5 inch (12.7 mm) of a contrasting color to the background itself.

- (4) Section 702.1 is amended by amending the definition for "Fire Area" to read as follows:

**FIRE AREA.** The aggregate floor area enclosed and bounded by fire walls and exterior walls of a building.

- (5) Section 706.7 is amended by deleting exception number 4.

- (6) Section 716 is amended by adding two new subsections to read as follows:

**716.8 Factory-built fireplace enclosures.** Combustible construction enclosing factory-built fireplaces shall be protected on the interior (fireplace) side by not less than ½-inch (12.7 mm) gypsum wallboard.

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**716.9 Factory-built chimney enclosures.** Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than ½-inch (12.7 mm) gypsum wallboard.

**Exception:** The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof deck are not required to be enclosed.

- (7) Section 901.5 is amended by adding a new subsection to read as follows:

**901.5.1 Special inspector required.** All fire protection systems required by this code shall be inspected and approved by a special inspector. The special inspector shall be an authorized representative of the fire department or another qualified individual with prior approval of the building official. Approvals of special inspectors and inspections, approvals and reports by special inspectors shall be in accordance with Chapter 17 of this code.

- (8) Section 902.1 is amended by adding the following definition within the alphabetical order of the existing definitions.

**Fire Department.** The chief officer of Lake Dillon Fire-Rescue District or the chief officer's authorized representative.

- (9) Section 903.2.7 is amended to read as follows:

**[F] 903.2.7 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

**Exception:** Group R-3 as applicable in Section 101.2 and Group U occupancies attached to these Group R-3 occupancies.

- (10) Section 1106 is deleted and readopted to read in its entirety as follows:

### **SECTION 1106 PARKING AND PASSENGER LOADING FACILITIES**

**1106.1 Required.** Where parking is provided, accessible parking spaces shall be provided in compliance with the applicable parking provisions of Chapter 180 of the Code of the Town of Frisco, Colorado as enforced by the Frisco Community Development Department.

- (11) Table 1106.1 is hereby repealed in its entirety.
- (12) Section 1202.3 is amended to read as follows:

**1202.3 Under-floor spaces.** The space between the bottom of the floor joists and the earth under any building except spaces occupied by a basement or cellar shall be provided an approved vapor retarder over the earth floor of the crawl space and with ventilation openings through foundation walls or exterior walls. The vapor

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retarder shall be in accordance with Section 1203.3.2.3. Ventilation openings shall be placed so as to provide cross-ventilation of the under-floor space.

**Exception:** Underfloor spaces at buildings at sites where local ground water tables at maximum spring recharge are higher than the lowest excavated site foundation elevations and sites that are not well drained and have surface water problems shall comply with Section 1203.3.2.5.

(13) Section 1203.3.1 is amended to read as follows:

**1203.3.1 Openings for under-floor ventilation.** The minimum net area of ventilation openings shall not be less than 1 square foot for each 1500 square feet (0.67 m<sup>2</sup> for each 1000 m<sup>2</sup>) of crawl space area.

Ventilation openings shall be covered for their height and width with any of the following materials, provided that the least dimension of the covering shall not exceed 1/4 inch (6 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast iron grills or gratings.
4. Extruded load bearing vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion resistant wire mesh, with the least dimension not exceeding 1/8 inch (3.2 mm).

(14) Section 1203.3.2 is amended to read as follows:

**1203.3.2 Exceptions.** The following are exceptions to Sections 1203.3 and 1203.3.1:

1. Where warranted by climatic conditions, ventilation openings to the outdoors are not required if ventilation openings to the interior are provided.
2. Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 1.0 cfm for each 50 square feet (1.02 L/s) of underfloor space floor area and the ground surface is covered with an approved vapor retarder material.
3. Ventilation openings are not required when the ground surface is covered with an approved vapor retarder, the perimeter walls are insulated and the space is conditioned in accordance with the *International Energy Conservation Code*.
4. For buildings in flood hazard areas as established in Section 1612.3, the opening requirements of ASCE 24 are authorized to be satisfied by ventilation openings that are designed and installed in accordance with ASCE 24.

(15) Section 1203.3 is amended by adding two new subsections to read as follows:

**1203.3.3.3 Vapor retarder ground cover.** A vapor retarder ground cover shall be of 6 mil (0.006 inch thick) polyethylene, or approved equal with a rating of 1 perm or less. The vapor retarder shall cover the entire ground area within crawl spaces in accordance with the following:

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1. The vapor retarder shall be overlapped six inches minimum at joints and shall extend over the top of pier footings.
2. The edges of the vapor retarder shall be turned up a minimum of four inches at the stem wall.
3. Penetrations in the vapor retarder shall be no larger than necessary to fit piers, beam supports, plumbing and other penetrations.

**1203.3.3.4 Sites with potential water problems.** Underfloor spaces of buildings at sites where local ground water tables at maximum spring recharge are higher than the lowest excavated site foundation elevations and sites that are not well drained and have surface water problems shall comply with this section. The vapor retarder ground cover shall be omitted and a rigid impermeable insulating sheathing shall be installed to the underside of the floor assembly, including structural wood beams. Joints and penetrations of the impermeable sheathing shall be sealed. Determination of sites requiring this measure shall be determined by the building official. Where disagreements exist, the applicant shall provide sufficient proof that site drainage strategies (e.g., perimeter drainage techniques) will prevent potential problems.

- (16) Section 1503 is amended by adding a new subsections and an exception to read as follows:

**1503.6 Snow-shed Barriers.** Roofs shall be designed to prevent accumulations of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties.

**Exception:** Roof areas with a roof slope of not more than six units vertical in twelve units horizontal and a horizontal dimension of no more than 48 inches (1,219 mm) that will not receive snow shedding from a higher roof. The horizontal projection shall be measured perpendicular to the exterior wall line from the edge of the roof or eave to an intersecting vertical surface.

- (17) Section 1505.1 is amended to read as follows:

**1505.1 General.** Roof assemblies shall be divided into the classes defined below. Class A, and B and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall be Class B.

- (18) Table 1505.1 and all footnotes to the table are deleted in their entirety.

- (19) Section 1507.1 is amended by inserting a new subsection to read as follows:

**1507.1.1 Ice dam membrane.** An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet conforming to ASTM D 226, Type I, or ASTM D 4869, Type I shall be used with all roof coverings described in Sections 1507.2 through 1507.9. This ice dam protection shall extend up the slope of the roof from the eave to 8 feet 6 inches (2591 mm) inside the exterior wall line of

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the building and shall extend on the slope of the roof to 4 feet (1219 mm) from any valley, cricket or similar construction junctions with roofs.

**Exception:** Detached accessory structures that contain no conditioned floor area.

(20) Section 1507.2 is amended to read as follows:

**1507.2 Asphalt shingles.** The installation of asphalt shingles shall comply with the provisions of this section.

(21) Table 1507.2 is deleted in its entirety.

(22) Section 1507.2.8.2 is deleted in its entirety.

(23) Section 1507.5.3 is deleted in its entirety.

(24) Section 1507.6.3 is deleted in its entirety

(25) Section 1507.7.3 is deleted in its entirety.

(26) Section 1507.8 is amended to read as follows:

**1507.8 Wood shingles.** The installation of wood shingles shall comply with the provisions of this section.

(27) Table 1507.8 is deleted in its entirety.

(28) Section 1507.8.3 is deleted in its entirety

(29) Section 1507.9 is amended to read as follows:

**1507.9 Wood shakes.** The installation of wood shakes shall comply with the provisions of this section.

(30) Section 1507.9.3 is deleted in its entirety.

(31) Section 1608.2 is amended to read as follows:

**1608.2 Ground snow loads.** The ground snow loads to be used in determining the design snow loads for roofs, exterior balconies and decks shall be 80 lb. /sq. ft (3.83 kN/m<sup>2</sup>)

(32) Section 1612.3 is amended to read as follows:

**1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the Town of Frisco," dated November 2, 1994, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and

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Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

- (33) Section 1702.1 is amended by adding the following definition within the alphabetical order of the existing definitions.

**Fire Department.** The chief officer of Lake Dillon Fire-Rescue District or the chief officer's authorized representative.

- (34) Section 1703.1 is amended to read as follows:

**1703.1 Approved agency.** An approved agency shall provide all information as necessary for the building official to determine that the agency meets the applicable requirements. The fire department shall be an approved agency for special inspection of fire protection systems required by this code.

- (35) Section 1704.1.1 is amended by adding an Exception to read as follows:

**Exception:** Special inspection by the fire department of fire protection systems.

- (36) Section 1704.1.2 is amended by adding an Exception to read as follows:

**Exception:** Special inspection by the fire department of fire protection systems shall not require reporting or a final report to the building official, but will require a final sign-off approving inspected systems for conformance to the approved construction documents.

- (37) Section 1704 is amended by adding a new section and subsection to read as follows:

**1704.15 Fire protection systems.** Fire protection systems shall have the design plans approved by a special inspector and the systems inspected and tested by a special inspector for compliance with the requirements of this code and the *International Fire Code*.

**1704.15.1 Qualifications.** Special inspectors for fire protection systems shall have expertise in fire-protection. Special inspectors for fire suppression systems shall be a certified fire suppression systems inspector by the State of Colorado Division of Fire Safety.

- (38) Section 1715.1.4 is amended to read as follows:

**1715.1.4 Design value modifications for joist hangers.** Allowable design values for joist hangers that are determined by Item 4 or 5 in Section 1715.1.2 shall be permitted to be modified by the appropriate duration of loading factors as specified in AFPA NDS but shall not exceed the direct loads as determined by Item 1, 2 or 3 in Section 1715.1.2. The use of load duration factors for snow load shall not be permitted. Allowable design values determined by Item 1, 2 or 3 in Sections 1715.1.2 and 2305.1 shall not be modified by duration of loading factors.

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(39) Section 1805.2.1 is amended to read as follows:

**1805.2.1 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending to at least 40 inches (1016 mm) below finish grade;
2. Constructing in accordance with ASCE-32; or
3. Erecting on solid rock.

**Exception:** Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Classified in Importance Category I (see Table 1604.5);
2. Area of 400 square feet (37 m<sup>2</sup>) or less; and
3. Eave height of 10 feet (3048 mm) or less.

Footings shall not bear on frozen soil unless such frozen condition is of a permanent character.

(40) The first sentence of Section 2301.2 is amended to read as follows:

**2301.2 General design requirements.** The design of structural elements or systems constructed partially or wholly of wood or wood-based products shall be based on one of the following methods (provided, however, that the use of load duration factors for snow load shall not be permitted in any of these design methods):

(41) Section 2901.1 is amended to read as follows:

**2901.1 Scope.** The provisions of this chapter and the *International Plumbing Code* shall govern the erection, installation, alteration, repairs, relocation, replacement addition to, use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the *International Plumbing Code*.

(42) Section 3001.1 is amended to read as follows:

**3001.1 Scope.** This chapter governs the design, construction, installation, alteration, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators, and moving walks, requires permits therefore and provides procedures for the inspection and maintenance of such conveyances.

(43) Chapter 30, concerning elevators, moving walks, escalators or dumbwaiters, is amended by adding four new sections and subsections to read as follows:

### **SECTION 3007 PERMITS & CERTIFICATES OF INSPECTION**

**3007.1 Permits Required.** It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter, or to make major alterations to any existing elevator, dumbwaiter, escalator or moving walk, as defined in Part XII of ASME A17.1, without

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first having obtained a permit for such installation from the building official. Permits shall not be required for maintenance or minor alterations.

**3007.2 Certificates of Inspection Required.** It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by the building official. Such certificate shall be issued upon payment of prescribed fees and the presentation of a valid inspection report indicating that the conveyance is safe and that the inspections and tests have been performed in accordance with Part X of the ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3010.

**Exception:** Certificates of inspection shall not be required for conveyances within a dwelling unit.

**3007.3 Application for Permits.** Application for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner upon payment of the permit fees specified in this section.

**3007.4 Application for Certificates of Inspection.** Application for a certificate of inspection shall be made by the owner of an elevator, dumbwaiter, escalator or moving walk. Applications shall be accompanied by an inspection report as described in Section 3009. Fees for certificates of inspection shall be as specified in this section.

**3007.5 Fees.** A fee for each permit or certificate of inspection shall be paid to the building official as prescribed in the Construction Permit Fee Schedule.

### **SECTION 3008 DESIGN**

**3008.1 Detailed requirements.** For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements of ASME A17.1.

### **SECTION 3009 REQUIREMENTS FOR OPERATION AND MAINTENANCE**

**3009.1 General.** The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installation and shall cause periodic inspections to be made on such conveyances as required in this section.

**3009.2 Periodic Inspections and Tests.** Routine and periodic inspections and tests shall be made as required by Part X of ASME A17.1.

**3009.3 Alterations, Repairs and Maintenance.** Alterations, repairs and maintenance shall be made as required by Part XII of ASME A17.1.

**3009.4 Inspection Costs.** All costs of such inspections and tests shall be paid by the owner.

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**3009.5 Inspection Reports.** After each required inspection, a full and correct report of such inspection shall be filed with the building official.

### SECTION 3010 UNSAFE CONDITIONS

**3010.1 Unsafe conditions.** When an inspection reveals an unsafe condition of an elevator, moving walk, escalator or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of such inspection and such unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such elevator, escalator or moving walk, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed only by the building official when satisfied that the unsafe conditions have been corrected.

(44) Section 3109.4.1.8, Item 2 is amended to read as follows.

2. A swimming pool shall be equipped with a power safety cover or a spa/hot tub shall be equipped with a safety cover, either cover complying with ASTM F 1346.

(45) Section 3309.1 is amended to read as follows:

**3309.1 Where required.** All structures under construction, alteration or demolition shall be provided with approved portable fire extinguishers as required by the fire department.

(46) Section 3311.1 is amended to read as follows:

**3311.1 Where required.** Buildings four stories or more in height shall be provided with standpipes for use during construction as required by the fire department.

(47) Section 3311.2 is amended to read as follows:

**3311.2 Buildings being demolished.** Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished or as approved by the fire department.

(48) Section 3311.4 is amended to read as follows:

**3311.4 Water supply.** Water supply for fire protection, either temporary or permanent shall be made available as required by the fire department.

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- (49) Section 3401.3 is amended to read as follows::

**3401.3 Compliance with other codes.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the *International Fire Code*, *International Fuel Gas Code*, *International Plumbing Code*, *International Mechanical Code*, *International Residential Code* and *National Electrical Code*.

- (50) Section 3410.2 is amended to read as follows:

**3410.2 Applicability.** Structures existing prior to September 18, 1972, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3402 through 3406.

The provisions in Sections 3409.2.1 through 3409.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

- (51) Section 3410.3.2 is amended to read as follows:

**3410.3.2 Compliance with other codes.** Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code*.

- (52) Section 3410.4 is amended to read as follows:

**3410.4 Investigation and evaluation.** For proposed work covered by this section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this section by a design professional licensed to practice in the State of Colorado.

### §65-3. Amendments to the *International Mechanical Code*.

- (1) Sections 101 through 109 are deleted in their entirety and a new Section 101 is enacted to read as follows:

**101 Administrative provisions.** The applicable sections of the Administrative Provisions for Adopted Standards set forth in Section 65-10 shall be the provisions for administration of the .  
*International Mechanical Code*.

- (2) Section 202 is amended by adding the following definition within the alphabetical order of the existing definitions.

**Fire Department.** The chief officer of Lake Dillon Fire-Rescue District or the chief officer's authorized representative.

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- (3) Section 509.1 is amended to read as follows:

**509.1 Where required.** Commercial food heat-processing appliances required by Section 507.2.1 to have a Type I hood shall be provided with an approved automatic fire suppression system complying with the *International Building Code* and the *International Fire Code*. All fire suppression systems required by this code shall be inspected and approved by a special inspector. The special inspector shall be an authorized representative of the fire department or another qualified individual with prior approval of the building official. Approvals of special inspectors and inspections and approvals and reports by special inspectors shall be in accordance with Chapter 17 of the *International Building Code*.

- (4) Section 805 is amended by adding a new section to read as follows:

**805.7 Chimney enclosure.** Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than ½-inch (12.7 mm) gypsum wallboard.

**Exception:** The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof is not required to be enclosed.

- (5) Section 903.3 is amended to read as follows:

**903.3 Unvented gas log heaters.** An unvented gas log heater shall not be installed in a factory-built fireplace

### §65-4. Amendments to the *International Plumbing Code*.

- (1) Sections 101 through 109 are deleted in their entirety and a new Section 101 is enacted to read as follows:

**101 Administrative provisions.** The applicable sections of the Administrative Provisions for Adopted Standards set forth in Section 65-10 shall be the provisions for administration of the *International Plumbing Code*.

- (2) Section 202 is amended by adding the following definition within the alphabetical order of the existing definitions.

**Fire Department.** The chief officer of Lake Dillon Fire-Rescue District or the chief officer's authorized representative.

- (3) Section 305.6.1 is amended to read as follows:

**305.6.1 Sewer depth.** Building sewers shall be installed in accordance with the standards and approval of the Frisco Sanitation District.

- (4) Section 312.6 is amended to read as follows:

**312.6 Gravity sewer test.** Testing of the building sewer shall be in accordance with the standards and approval of the Frisco Sanitation District.

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- (5) Section 312.7 is amended to read as follows:

**312.7 Forced sewer test.** Testing of the building sewer shall be in accordance with the standards and approval of the Frisco Sanitation District.

- (6) Section 701.2 is amended to read as follows:

**701.2 Sewer required.** Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer.

- (7) Section 712.3.1 is amended to read as follows:

**712.3.1 Sump pump.** The sump pump capacity and head shall be appropriate to anticipated use requirements. In public use occupancies, dual pumps shall be required and shall be arranged to function independently in case of mechanical failure.

- (8) Section 904.1 is amended to read as follows:

**904.1 Roof extension.** All open vent pipes that extend through a roof shall be terminated at least 12 inches (305 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

- (9) Section 1106.1 is amended to read as follows:

**1106.1 General.** The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the 100-year hourly rainfall rate of two (2) inches (50.8 mm) per hour.

- (10) Section 1108.1 is amended to read as follows:

**1108.1 Combination drains and sewers.** Combination sanitary and storm drains or sewers are prohibited.

### **§65-5. Amendments to the *International Fuel Gas Code*.**

- (1) Sections 101 through 109 are deleted in their entirety and a new Section 101 is enacted to read as follows:

**101 Administrative provisions.** The applicable sections of the Administrative Provisions for Adopted Standards set forth in Section 65-10 shall be the provisions for administration of the *International Fuel Gas Code*.

- (2) Section 303.3 is amended to read as follows:

**303.3 Prohibited locations.** Appliances shall not be located in, or obtain combustion air from, sleeping rooms, bathrooms, toilet rooms, storage closets, or surgical rooms,

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or in a space that opens only into such rooms or spaces, except where the installation complies with one of the following:

### Exceptions:

1. Direct-vent appliances that obtain all combustion air directly from the outdoors.
2. Vented room heaters, wall furnaces, vented decorative appliances and decorative appliances for installation in vented solid fuel-burning fireplaces, provided that the room is not a confined space and the building is not of unusually tight construction.
3. Appliances installed in a dedicated enclosure in which all combustion air is taken directly from the outdoors, in accordance with Section 304.11. Access to such enclosure shall be through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an approved self-closing device.

- (3) Section 406.4.1 is amended to read as follows:

**406.4.1 Test pressure.** The test pressure to be used shall be no less than 1-1/2 times the proposed maximum working pressure, but not less than 10 psig (69 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

- (4) Section 501.8 is amended to read as follows:

**501.8 Equipment not required to be vented.** The following appliances shall not be required to be vented.

1. Ranges
2. Built-in domestic cooking units listed and marked for optional venting
3. Hot plates and laundry stoves
4. Type 1 clothes dryers (Type 1 clothes dryers shall be exhausted in accordance with the requirements of Section 613.)
5. A single booster type automatic instantaneous water heater, where designed and used solely for the sanitizing rinse requirements of a dishwashing machine, provided that the heater is installed in a commercial kitchen having a mechanical exhaust system. Where installed in this manner, the draft hood, if required, shall be in place and unaltered and the draft hood outlet shall be not less than 36 inches (914 mm) vertically and 6 inches (152 mm) horizontally from any surface other than the heater.
6. Refrigerators
7. Counter appliances
8. Direct-fired make-up air heaters
9. Other equipment listed for unvented use and not provided with flue collars
10. Specialized equipment of limited input such as laboratory burners and gas lights.

Where the appliances and equipment listed in items 5 through 10 above are installed so that the aggregate input rating exceeds 20 Btu per hour per cubic foot (207 watts per m<sup>3</sup>) of volume of the room or space in which such appliances and equipment are installed, one or more shall be provided with venting systems or other

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approved means for conveying the vent gases to the outdoor atmosphere so that the aggregate input rating of the remaining unvented appliances and equipment does not exceed the 20 Btu per hour per cubic foot (207 watts per m<sup>3</sup>) figure. Where the room or space in which the equipment is installed is directly connected to another room or space by a doorway, archway, or other opening of comparable size that cannot be closed, the volume of such adjacent room or space shall be permitted to be included in the calculations.

- (5) Section 503.6.6.1 is amended to read as follows:

**503.6.4.1 Decorative shrouds.** Decorative shrouds shall not be installed at the termination of gas vents except where such shrouds are listed for use with the specific gas venting system and are installed in accordance with manufacturer's installation instructions.

**Exception:** Decorative shrouds at the termination of vents serving only gas-fired decorative vented appliances that are constructed entirely of noncombustible materials, provide unobstructed openings to outdoor air on all sides, provide clearances per the appliance manufacturer's instructions, and are approved by the building official.

- (6) Section 603.1 is amended to read as follows:

**603.1 General.** Log lighters are prohibited.

- (7) Section 621 is amended to read as follows:

### SECTION 621 UNVENTED ROOM HEATERS

**621.1 Prohibited installation.** Installation of unvented room heaters and unvented log heaters is prohibited.

### §65-6 Amendments to the *International Residential Code*.

- (1) Sections 101 through 114 are deleted in their entirety and a new Section 101 is enacted to read as follows:

**101 Administrative provisions.** The applicable sections of the Administrative Provisions for Adopted Standards set forth in Section 65-10 shall be the provisions for administration of the *International Residential Code*.

- (2) Section R202 is amended by inserting the following definitions within the alphabetical order of the existing definitions.

**BEDROOM.** A sleeping room as defined in Section R202.

**FIRE DEPARTMENT.** The chief officer of Lake Dillon Fire-Rescue District or the chief officer's authorized representative.

**LOFT.** A story in a dwelling unit in a building that is open to the room or space directly below, but which may or may not qualify as a mezzanine. Lofts may be either

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habitable space or uninhabitable space. Habitable lofts in residential occupancies shall be designated as sleeping rooms and shall comply with the provisions of Sections R310 and R313.

**SLEEPING ROOM.** A habitable space or room in a dwelling unit, or in a hotel guestroom, or in a boarding house, or in a residential care/assisted living occupancy designed for or with potential for use as a room for sleeping by occupants. Factors determining this potential use shall include a space or room having walls and doors to separate it from other habitable spaces or rooms and a floor area of at least 70 square feet with any of the following factors:

1. Having a closet or similar provision for clothes storage, or
2. Having a full or partial bathroom directly connected to the space or room or on the same floor and accessible without passing through a closed room, or
3. Meeting the definition of habitable loft or mezzanine.

(3) Table R301.2(1) is amended to read as follows:

**Table R301.2(1)**  
**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND SPEED <sup>d</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM					WINTER DESIGN TEMP <sup>e</sup>	FLOOD HAZARDS <sup>g</sup>
			Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	Ice Barrier Underlayment Reqd <sup>h</sup>	Air Freezing Index <sup>i</sup>		<b>Footnote g</b>
									Mean Annual Temp <sup>j</sup>
<b>80</b>	<b>90</b>	<b>B</b>	<b>Severe</b>	<b>40 in.</b>	<b>Slight</b>	<b>Yes</b>	<b>2500</b>	<b>-13</b>	<b>40</b>

For SI: 1 pound per square foot = 0.0479 kN/m.0 2, 1 mile per hour = 1.609 km/h.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1 (1)
- c. This part of the table is filled in depending on whether there has been a history of local damage.
- d. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Reflects local climates or local weather experience as determined by the building official.
- f. Seismic Design Category determined from Section R301.2.2.2.
- g. The Town of Frisco entered into the National Flood Insurance Program on June 1, 1993. The date of the currently effective Flood Insurance Reference Map is November 2, 1994.
- h. Where there has been a history of local damage from the effects of ice damming, fill in this part of the table with "YES".
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2)
- j. The mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

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(4) Table R301.5 is amended to read as follows:

**TABLE R301.5**  
**MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS**  
**(In pounds per square foot)**

USE	LIVE LOAD
Attics with storage <sup>b,g,h</sup>	20
Attics without storage <sup>b</sup>	10
Decks <sup>e</sup>	80
Exterior balconies	80
Fire escapes	80
Guardrails and handrails <sup>d</sup>	200
Guardrails in-fill components <sup>f</sup>	50
Passenger vehicle garages <sup>a</sup>	50 <sup>a</sup>
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 <sup>c</sup>

For SI: 1 pound per square foot = 0.0479 kN/m<sup>2</sup>, 1 square inch = 645 mm<sup>2</sup>, 1 pound = 4.45 N.

- a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42 inches, or where there are not two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.
- c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top.
- e. See Section R502.2.1 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met:

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1. The attic area is accessible by a pull-down stairway or framed opening in accordance with Section R807.1; and
2. The truss has a bottom chord pitch less than 2:12.
- h. Attic spaces served by a fixed stair shall be designed to support the minimum live load specified for sleeping rooms.
- i. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

- (5) In Section R317.2.2, the Exception to Items 1 and 2 is amended to read as follows:

**Exception:** A parapet is not required in the two cases above when the roof is covered with a minimum class B roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8 -inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of 4 feet (1219 mm) on each side of the wall or walls.

- (6) Section R321.1 is amended to read as follows:

**R321.1 Premises identification.** Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address characters shall be at least five inches (127 mm) in height and shall be of a color that contrasts with the background on which they are mounted.

- (7) Section R403.1.4.1 is amended to read as follows:

**R403.1.4.1 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line specified in Table R301.2(1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE32; or
4. Erected on solid rock.

**Exceptions:**

1. Freestanding accessory structures with an area of 400 square feet (37m<sup>2</sup>) or less and an eave height of 10 feet (3048 mm) or less need not be provided with footings that extend below the frost line, but such footings shall extend at least 12 inches below finish grade.
2. Decks without roof structures and decks not supported by a dwelling along more than one side need not be provided with footings that extend below

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the frost line, but such footings shall extend at least 12 inches below finish grade.

Footings shall not bear on frozen soil unless such frozen condition is of a permanent character.

- (8) Section R403.3 is amended to read as follows:

**R403.3 Frost protected shallow foundations.** For buildings where the monthly mean temperature of the building is maintained at a minimum of 64°F (18°C), footings are not required to extend below the frost line when protected from frost by insulation in accordance with Figure R403.3(1) and Table R403.3 for an Air Freezing Index of 2,500 °F-days. Foundations protected from frost in accordance with Figure R403.3(1) and Table R403.3 shall not be used for unheated spaces such as porches, utility rooms, garages and carports, and shall not be attached to basements or crawl spaces that are not maintained at a minimum monthly mean temperature of 64°F (18°C).

Materials used below grade for the purpose of insulating footings against frost shall be labeled as complying with ASTM C 578.

- (9) Section R408.1 is amended to read as follows:

**R408.1 Underfloor spaces.** The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement or cellar) shall be provided with an approved vapor retarder over the earth floor of the crawl space and ventilation openings through foundation walls or exterior walls. The vapor retarder shall be in accordance with Section R408.8. The minimum net area of ventilation openings shall not be less than 1 square foot for each 1500 square feet (0.67 m<sup>2</sup> for each 1000 m<sup>2</sup>) of under-floor space area. Ventilation openings shall be placed so as to provide cross-ventilation of the under-floor space.

**Exception:** Underfloor spaces at buildings at sites where local ground water tables at maximum spring recharge are not below the lowest excavated site foundation elevations and sites that are not well drained and have surface water problems shall comply with Section R408.9.

- (10) Section R408.2 is amended to read as follows:

**R408.2 Openings for under-floor ventilation.** The minimum net area of ventilation openings to the outdoors shall not be less than 1 square foot (0.0929 m<sup>2</sup>) for each 1500 square feet (139 m<sup>2</sup>) of underfloor space area. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch (6.4 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast iron grills or grating.
4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.

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6. Corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm).

### Exceptions:

1. Where warranted by climatic conditions, ventilation openings to the outdoors are not required if ventilation openings to the interior are provided.
2. Under-floor spaces used as supply plenums for distribution of heated and cooled air shall comply with the requirements of Section M1601.4.
3. Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 1.0 cfm (10 m<sup>2</sup>) for each 50 square feet (1.02 L/s) of underfloor space floor area and ground surface is covered with an approved vapor retarder.
4. Ventilation openings are not required when the ground surface is covered with an approved vapor retarder material, the space is supplied with conditioned air and the perimeter walls are insulated in accordance with Section N1102.1.7.

(11) Section R408 is amended by adding two new subsections to read as follows:

**R408.8 Vapor retarder ground cover.** A vapor retarder ground cover shall be of 6 mil (0.006 inch thick) polyethylene, or approved equal with a rating of 1 perm or less. The vapor retarder shall cover the entire ground area within crawl spaces in accordance with the following:

1. The vapor retarder shall be overlapped six inches minimum at joints and shall extend over the top of pier footings.
2. The edges of the vapor retarder should be turned up a minimum of four inches at the stem wall.
3. Penetrations in the vapor retarder shall be no larger than necessary to fit piers, beam supports, plumbing and other penetrations.

**R408.9 Sites with potential water problems.** Underfloor spaces at buildings at sites where local ground water tables at maximum spring recharge are not below the lowest excavated site foundation elevations and sites that are not well drained and have surface water problems shall comply with this section. The vapor retarder ground cover shall be omitted and a rigid impermeable insulating sheathing shall be installed to the underside of the floor assembly, including structural wood beams. Joints and penetrations of the impermeable sheathing shall be sealed. Determination of sites requiring this measure shall be at the building official's discretion. Where disagreements exist, the applicant shall provide sufficient proof that site drainage strategies (e.g., perimeter drainage techniques) will prevent potential problems.

(12) Section R603.3 is amended to read as follows:

**R602.3 Design and construction.** Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3 (1) and R602.3 (2) or in accordance with AF&PA.s NDS. The use of load duration factors for snow load shall be prohibited. Components of exterior walls shall be fastened in accordance with Table R602.3 (1) through R602.3 (4). Exterior walls covered with foam plastic sheathing shall be braced in accordance

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with Section R602.10. Structural sheathing shall be fastened directly to structural framing members.

- (13) Section 802.2 is amended to read as follows:

**R802.2 Design and construction.** Roof-ceilings shall be designed and constructed in accordance with the provisions of this chapter and Figures R606.10 (1), R606.10 (2) and R606.10 (3) or in accordance with AFPA/NDS. The use of load duration factors for snow load shall be prohibited. Components of roof-ceilings shall be fastened in accordance with Table R602.3 (1).

- (14) Section R902.1 is amended to read as follows:

**R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A or B roofing shall be installed on all new buildings. Classes A and B roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings.

- (15) Section R905.1 is amended by adding a new subsection to read as follows:

**R905.1.1 Ice Barrier Underlayment.** An ice barrier protection underlayment that consists of at least two layers of underlayment cemented together or an approved self-adhering polymer modified bitumen sheet shall be used with all roof coverings described in Sections R905.2 through R905.8. This ice dam protection shall extend up the slope of the roof from the eave to 8 feet 6 inches (2591 mm) inside the exterior wall line of the building and shall extend on the slope of the roof to 4 feet (1219 mm) from any valley, cricket or similar construction junctions with roofs.

- (16) Section R905.2.7.1 is deleted in its entirety.

- (17) Section R905.4.3 is deleted in its entirety.

- (18) Section R905.5.3 is deleted in its entirety.

- (19) Section R905.6.3 is deleted in its entirety.

- (21) Section R905.7.3 is deleted in its entirety.

- (22) Section R905.8.3 is deleted in its entirety.

- (23) Section R1002 is amended by adding a new subsection to read as follows:

**R1002.6 Factory-built chimney enclosures.** Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than ½-inch (12.7 mm) gypsum wallboard.

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**EXCEPTION:** The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof is not required to be enclosed.

(24) Section R1004.4 is amended to read as follows:

**R1004.4 Unvented gas log heaters.** Installation of unvented gas log heaters is prohibited.

(25) Section R1004 is amended by adding a new subsection to read as follows:

**R1004.5 Factory-built fireplace enclosures.** Combustible construction enclosing factory-built fireplaces shall be protected on the interior (fireplace) side with materials approved for one-hour fire-resistive construction.

(26) Section N1101.2.1 is amended to read as follows:

**N1101.2.1 Detached one- and two-family dwellings.** Compliance shall be demonstrated by either:

1. Meeting the requirements of the *International Energy Conservation Code* for detached one- and two-family dwellings for all factory built housing; or
2. Meeting the requirements of section 65-13 of the Town Code and the Summit Sustainable Building Resource Guide by accruing a total point score of 50 positive points for all site built structures.

**N1101.2.2 Townhouses.** Compliance shall be demonstrated by either:

1. Meeting the requirements of the *International Energy Conservation Code* for residential buildings of Group R-2, R-4 or townhouses that consist of factory built housing units; or
2. Meeting the requirements of section 65-13 of the Town Code and the Summit Sustainable Building Resource Guide by accruing a total point score of 50 positive points for all site built structures.

(27) Section N1103.6 is amended to read as follows:

**N1103.6 Load calculations.** Heating and cooling system design loads for the purpose of sizing systems and equipment shall be determined in accordance with the procedures described in the *ASHRAE Fundamentals Handbook*. Alternatively, design loads shall be determined by an approved equivalent computation procedure, using the design parameters specified in Table R301.1 (1). Heating systems must meet the minimum room temperature required in Section R303.8. Design load calculations used to size space conditioning systems and equipment shall be submitted with the application for a mechanical permit for installing the equipment.

(28) Chapter 11 is amended by adding three new sections to read as follows:

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### SECTION N1104

#### FIREPLACES, VENTED DECORATIVE GAS APPLIANCES AND GAS LOG SETS

**N1104.1 Installation of fireplaces, vented decorative gas appliances and gas logs.** Installation of solid-fuel-burning fireplaces, vented decorative gas appliances and gas logs shall comply with this section.

**N1104.1.1** If masonry or factory-built solid fuel-burning fireplace is installed, it shall have the following:

1. Closeable metal or glass doors covering the entire opening of the firebox.
2. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device, and
3. A flue damper with a readily accessible control.

**N1104.1.2** If a gas log or vented decorative gas appliance insert is installed in an existing masonry or factory-built solid-fuel-burning fireplace, the gas log or gas appliance insert shall be approved by the manufacturer for operation in a fireplace with closed doors, and the fireplace shall have the following:

1. Closeable metal or glass doors covering the entire opening of the firebox.
2. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device, and
3. The flue damper shall be permanently blocked open per manufacturer's installation requirements.

### SECTION N1105

#### SNOWMELT SYSTEMS

**N1105.1 Snowmelt systems and equipment.** Any service snowmelt system or equipment shall meet the following:

1. Continuous pilot light is prohibited, and
2. R-10 insulation shall be installed under the area to be snow melted, and
3. No idling of heating equipment allowed, and
4. Electric resistance heating is prohibited.

**N1105.1.1 Controls.** Snowmelt systems shall include automatic temperature and surface moisture controls.

**N1105.1.2 Equipment sizing.** Snowmelt heating equipment and systems capacity shall not exceed the loads calculated in accordance with Section 103.18.2. Heat loss calculations used to size snowmelt equipment shall be submitted with the application for the mechanical permit for installing the equipment.

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**N1105.1.2.1 Load calculations.** Snowmelt system design loads for the purpose of sizing systems and equipment shall be determined using a method based on the *ASHRAE Fundamentals Handbook*.

**N1105.1.2.2 Design Conditions.** For the purpose of sizing the snowmelt system and equipment, the outdoor design air temperatures shall not be less than 32°F and the sub-grade temperature shall not be less than 45 °F.

### SECTION N1106 OUTDOOR POOLS AND SPAS

**N1106.1 Outdoor pool and spa heating systems and equipment.** Outdoor swimming pools and spas shall be provided with energy-conserving measures in accordance with Sections 507.1.1.

**N1106.1.1 Certification by manufacturers.** Any pool or spa heating system or equipment may be installed only if the manufacturer has certified that the system or equipment has all of the following:

1. A thermal efficiency for gas-fired systems of at least 78% when tested according to ANSI Standard Z21.56; and
2. A readily accessible on-off switch, mounted on the outside of the heater, that allows shutting off the heater without adjusting the thermostat setting; and
3. No electric resistance heating; and
4. No continuous pilot light is permitted.

**Exception:** Listed package units with fully insulated enclosures and tight-fitting covers that are insulated to at least R-6 may use electric resistance heating.

(29) Section M1805 is amended by adding a new subsection to read as follows:

**M1805.4 Chimney enclosure.** Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than ½-inch (12.7 mm) gypsum wallboard.

**Exception:** The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof is not required to be enclosed.

(30) Section G2406.2 is amended to read as follows:

**G2406.2 (IFGC 303.3) Prohibited locations.** Appliances shall not be located in, or obtain combustion air from, sleeping rooms, bathrooms, toilet rooms, storage closets, or surgical rooms, or in a space that opens only into such rooms or spaces, except where the installation complies with one of the following:

**Exceptions:**

1. Direct-vent appliances that obtain all combustion air directly from the outdoors.
2. Vented room heaters, wall furnaces, vented decorative appliances and decorative appliances for installation in vented solid fuel-burning

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fireplaces, provided that the room meets the required volume criteria of Section G2407.5.

3. Appliances installed in an enclosure in which all combustion air is taken from the outdoors, in accordance with Section G2407.6. Access to such enclosure shall be through a solid weather-stripped door, equipped with an approved self-closing device.

(31) Section G2417.4.1 is amended to read as follows:

**G2417.4.1 (IFGC 406.4.1) Test pressure.** The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (69 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

(32) Section G2425.8 is amended to read as follows:

**G2425.8 (IFGC 501.8) Equipment not required to be vented.** The following appliances shall not be required to be vented:

1. Ranges.
2. Built-in domestic cooking units listed and marked for optional venting.
3. Hot plates and laundry stoves.
4. Type 1 Clothes dryers (Type 1 clothes dryers shall be exhausted in accordance with the requirements of Section G2437).
5. Refrigerators.
6. Counter appliances.

Where the appliances and equipment listed in Items 1 through 7 6 above are installed so that the aggregate input rating exceeds 20 Btu per hour per cubic foot (207 watts per m<sup>3</sup>) of volume of the room or space in which such appliances and equipment are installed, one or more shall be provided with venting systems or other approved means for conveying the vent gases to the outdoor atmosphere so that the aggregate input rating of the remaining unvented appliances and equipment does not exceed the 20 Btu per hour per cubic foot (207 watts per m<sup>3</sup>) figure. Where the room or space in which the equipment is installed is directly connected to another room or space by a doorway, archway or other opening of comparable size that cannot be closed, the volume of such adjacent room or space shall be permitted to be included in the calculations.

(33) Section G2427.5 is amended by adding a new subsection to read as follows:

**G2427.5.10 Factory-built chimney enclosures.** Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than ½-inch (12.7 mm) gypsum wallboard.

**Exception:** The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof is not required to be enclosed.

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- (34) Section 2427.6.4.1 is amended to read as follows:

**G2427.6.4.1 Decorative shrouds.** Decorative shrouds shall not be installed at the termination of gas vents except where such shrouds are listed for use with the specific gas venting system and are installed in accordance with manufacturer's installation instructions.

**Exception:** Decorative shrouds at the termination of vents serving only gas-fired decorative vented appliances that are constructed entirely of noncombustible materials, provide unobstructed openings to outdoor air on all sides, provide clearances per the appliance manufacturer's instructions, and are approved by the building official.

- (35) Section G2433.1 is amended to read as follows:

**G2433.1 General.** Log lighters are prohibited.

- (36) Section G2445 is amended to read as follows:

### **SECTION G2443 UNVENTED ROOM HEATERS**

**Prohibited installation.** Installation of unvented room heaters is prohibited.

- (37) Section P2501.1 is amended to read as follows:

**P2501.1 Scope.** The provisions of this chapter shall establish the general administrative requirements applicable to plumbing systems and inspection requirements of this code. The intent of this code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this code, the more restrictive provision shall apply.

- (38) Section P3103.1 is amended to read as follows:

**P3103.1 Roof extension.** All open vent pipes which extend through a roof shall be terminated at least 12 inches (306 mm) above the roof except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

- (39) Appendix Chapter G, Section AG105.2, Item 9.1 is amended to read as follows:

9.1. A swimming pool shall be equipped with a power safety cover or a spa/hot tub shall be equipped with a safety cover, either cover complying with ASTM F 1346; or

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### §65-7 Amendments to the *International Energy Conservation Code* [Amended 01-13-09, Ord. 08-19]

- (1) Sections 101 through 107 are deleted in their entirety and a new Section 101 is enacted to read as follows:

**101 Administrative provisions.** The applicable sections of the Administrative Provisions for Adopted Standards set forth in Section 65-10 shall be the provisions for administration of the *International Energy Conservation Code*.

- (2) Section 203.2 is amended by inserting the following definitions within the alphabetical order of the existing definitions.

**SNOWMELT.** The mechanical melting of ice and snow on driveways, walkways, etc.

**SPA.** A unit primarily designed for therapeutic use that is not drained, cleaned or refilled for each individual. It may include, but not be limited to, hydro-jet circulation, hot water, cold water, mineral baths, air induction bubbles, or any combination thereof. Industry terminology for spa includes, but is not limited to, therapeutic pool, hydrotherapy pool, whirlpool, hot tub, etc.

**SWIMMING POOL.** Any constructed or prefabricated pool used for swimming or bathing, twenty (24) inches or more in depth.

- (3) Section 302.1 is amended to read as follows:

**302.1 Design conditions.** The interior design temperatures used for heating and cooling load calculations shall be a maximum of 72 degrees Fahrenheit (22 C) for heating and minimum of 75 degrees Fahrenheit (24 C) for cooling. The winter design dry-bulb (F) shall be -13; heating degree days shall be 11,019, and climate zone 7.

- (4) Section 401.2. is amended to read as follows:

**401.2 Detached one- and two-family dwellings.** Compliance shall be demonstrated by either:

1. Meeting the requirements of the *International Energy Conservation Code* for detached one- and two-family dwellings for all factory built housing; or
2. Meeting the requirements of Section 65-13 of the Town Code and the Summit Sustainable Building Resource Guide by accruing a total point score of 75 positive points for all site built structures.

- (5) Section 401.2 is amended by adding the a new subsection to read as follows:

**401.2.1 Townhouses.** Compliance shall be demonstrated by either:

1. Meeting the requirements of the *International Energy Conservation Code* for residential buildings of Group R-2, Group R-4, or townhouses that consist of factory built housing units; or

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2. Meeting the requirements of section 65-13 of the Town Code and the Summit Sustainable Building Resource Guide by accruing a total point score of 75 positive points for all site built structures.
- (6) Section 402.2.7.1 is amended by adding a new subsection to read as follows:

**402.2.7.1 Heated slabs-on-grade.** A thermal insulation shall be installed below all portions of a slab-on-grade where uninsulated hot water pipes, air distribution ducts or electric heating cables are installed within the slab. Insulation with an installed thermal resistance of R-10 or greater shall be installed below these slabs.

- (7) Section 403.6 is amended to read as follows:

**403.6 Equipment Sizing.** Heating and cooling Equipment shall be sized in accordance with Section N1103.6 of the *International Residential Code*.

- (8) Chapter 4 is amended by adding three new sections to read as follows:

### SECTION 405

#### FIREPLACES, VENTED DECORATIVE GAS APPLIANCES AND GAS LOG SETS

**405.1 Installation of fireplaces, vented decorative gas appliances and gas logs.** Installation of solid-fuel-burning fireplaces, vented decorative gas appliances and gas logs shall comply with this section.

**405.1.1** If a masonry or factory-built solid fuel-burning fireplace is installed, it shall have the following:

1. Closeable metal or glass doors covering the entire opening of the firebox.
2. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device, and
3. A flue damper with a readily accessible control.

**405.1.2** If a gas log or vented decorative gas appliance insert is installed in an existing masonry or factory-built solid-fuel-burning fireplace, the gas log or gas appliance insert shall be approved by the manufacturer for operation in a fireplace with closed doors, and the fireplace shall have the following:

1. Closeable metal or glass doors covering the entire opening of the firebox.
2. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device, and
3. The flue damper shall be permanently blocked open per manufacturer's installation requirements.

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## SECTION 406 SNOWMELT SYSTEMS

**406.1 Snowmelt systems and equipment.** Any service snowmelt system or equipment shall meet the following:

1. Continuous pilot light is prohibited, and
2. R-10 insulation shall be installed under the area to be snow melted, and
3. No idling of heating equipment allowed, and
4. Electric resistance heating is prohibited.

**406.1.1 Controls.** Snowmelt systems shall include automatic temperature and surface moisture controls.

**406.1.2 Equipment sizing.** Snowmelt heating equipment and systems capacity shall not exceed the loads calculated in accordance with Section 103.18.2. Heat loss calculations used to size snowmelt equipment shall be submitted with the application for the mechanical permit for installing the equipment.

**406.1.2.1 Load calculations.** Snowmelt system design loads for the purpose of sizing systems and equipment shall be determined using a method based on the *ASHRAE Fundamentals Handbook*.

**406.1.2.2 Design Conditions.** For the purpose of sizing the snowmelt system and equipment, the outdoor design air temperatures shall not be less than 32°F and the sub-grade temperature shall not be less than 45 °F.

## SECTION 407 OUTDOOR POOLS AND SPAS

**407.1 Outdoor pool and spa heating systems and equipment.** Outdoor swimming pools and spas shall be provided with energy-conserving measures in accordance with Sections 507.1.1.

**407.1.1 Certification by manufacturers.** Any pool or spa heating system or equipment may be installed only if the manufacturer has certified that the system or equipment has all of the following:

1. A thermal efficiency for gas-fired systems of at least 78% when tested according to ANSI Standard Z21.56; and
2. A readily accessible on-off switch, mounted on the outside of the heater, that allows shutting off the heater without adjusting the thermostat setting; and
3. No electric resistance heating; and
4. No continuous pilot light is permitted.

**Exception:** Listed package units with fully insulated enclosures and tight-fitting covers that are insulated to at least R-6 may use electric resistance heating.

- (9) Section 501 is amended by adding a new subsection to read as follows:

**Section 501.3 Compliance.** Compliance shall be demonstrated by either:

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1. Meeting the requirements of the *International Energy Conservation Code* for structures that consist of factory built housing units; or
2. Obtaining appropriate LEED Commissioning for the use of the structure at the Certified Level.

(10) Section 502.2.6 is amended by adding a new subsection to read as follows:

**502.2.6.1 Heated slabs-on-grade.** A thermal insulation shall be installed below all portions of a slab-on-grade where uninsulated hot water pipes, air distribution ducts or electric heating cables are installed within the slab. Insulation with an installed thermal resistance of R-10 or greater shall be installed below portions of these slabs.

(11) Section 503.2.1 is amended to read as follows:

**503.2.1 Load calculations.** Heating and cooling system design loads for the purpose of sizing systems and equipment shall be determined in accordance with the procedures described in the *ASHRAE Fundamentals Handbook*. Heating and cooling loads shall be adjusted to account for load reductions that are achieved when energy recovery systems are utilized in the HVAC system in accordance with the *ASHRAE HVAC Systems and Equipment Handbook*. Alternatively, design loads shall be determined by an approved equivalent computation procedure, using the design parameters specified in Chapter 3. Heating systems must meet the minimum room temperature required in the *International Building Code*. Design load calculations used to size space conditioning systems and equipment shall be submitted with the application for a mechanical permit for installing the equipment.

(12) Chapter 5 is amended by adding three new sections to read as follows:

### SECTION 507

#### FIREPLACES, VENTED DECORATIVE GAS APPLIANCES AND GAS LOG SETS

**507.1 Installation of fireplaces, vented decorative gas appliances and gas logs.** Installation of solid-fuel-burning fireplaces, vented decorative gas appliances and gas logs shall comply with this section.

**507.1.1** If a masonry or factory-built solid fuel-burning fireplace is installed, it shall have the following:

1. Closeable metal or glass doors covering the entire opening of the firebox.
2. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device, and
3. A flue damper with a readily accessible control.

**507.1.2** If a gas log or vented decorative gas appliance insert is installed in an existing masonry or factory-built solid-fuel-burning fireplace, the gas log or gas appliance insert shall be approved by the manufacturer for operation in a fireplace with closed doors, and the fireplace shall have the following:

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1. Closeable metal or glass doors covering the entire opening of the firebox.
2. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device, and
3. The flue damper shall be permanently blocked open per manufacturer's installation requirements.

### SECTION 508 SNOWMELT SYSTEMS

**508.1 Snowmelt systems and equipment.** Any service snowmelt system or equipment shall meet the following:

1. Continuous pilot light is prohibited, and
2. R-10 insulation shall be installed under the area to be snow melted, and
3. No idling of heating equipment allowed, and
4. Electric resistance heating is prohibited.

**508.1.1 Controls.** Snowmelt systems shall include automatic temperature and surface moisture controls.

**508.1.2 Equipment sizing.** Snowmelt heating equipment and systems capacity shall not exceed the loads calculated in accordance with Section 103.18.2. Heat loss calculations used to size snowmelt equipment shall be submitted with the application for the mechanical permit for installing the equipment.

**508.1.2.1 Load calculations.** Snowmelt system design loads for the purpose of sizing systems and equipment shall be determined using a method based on the *ASHRAE Fundamentals Handbook*.

**508.1.2.2 Design Conditions.** For the purpose of sizing the snowmelt system and equipment, the outdoor design air temperatures shall not be less than 32°F and the sub-grade temperature shall not be less than 45 °F.

### SECTION 509 OUTDOOR POOLS AND SPAS

**509.1 Outdoor pool and spa heating systems and equipment.** Outdoor swimming pools and spas shall be provided with energy-conserving measures in accordance with Sections 507.1.1.

**509.1.1 Certification by manufacturers.** Any pool or spa heating system or equipment may be installed only if the manufacturer has certified that the system or equipment has all of the following:

1. A thermal efficiency for gas-fired systems of at least 78% when tested according to ANSI Standard Z21.56; and
2. A readily accessible on-off switch, mounted on the outside of the heater, that allows shutting off the heater without adjusting the thermostat setting; and
3. No electric resistance heating; and

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4. No continuous pilot light is permitted.

**Exception:** Listed package units with fully insulated enclosures and tight-fitting covers that are insulated to at least R-6 may use electric resistance heating.

### §65-8 Amendments to the *Uniform Code for Building Conservation*.

- (1) Chapter 1 is amended by adding a new section to read as follows:

#### **SECTION 111 – VIOLATION PENALTIES**

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in this section. Any violation of this code shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed one (1) year or both by such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (2) Section 201 is amended to read as follows:

#### **SECTION 201 -- ADMINISTRATION**

The Building Official is hereby authorized and directed to enforce the provisions of this code, however, a guaranty that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

- (3) Section 205 is amended to read as follows:

#### **SECTION 205 – LIABILITY**

The adoption of this code, and any previous Building Construction and Housing Standards adopted by the Town of Frisco, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous Building Construction and Housing Standards be deemed to create any civil remedy against a public entity, public employee or agent. The building official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the building official or employee because of such act or omission performed by the building official or employee in the enforcement of any provision of such codes or other pertinent laws

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or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by the jurisdiction until final termination of such proceedings, and any judgment resulting there from shall be assumed by this jurisdiction.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to any persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspection authorized by this code or any permits or certificates issued under this code.

- (4) Section 207 is amended to read as follows:

### **SECTION 207 -- BUILDING APPEALS BOARD**

In order to provide for final interpretation of the provisions of this code and to hear appeals provided for hereunder, there is hereby established a building appeals board. The board shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board. The board shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt reasonable rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a copy to the building official. Copies of all rules and procedure adopted by the board shall be delivered to the building official, who shall make them freely accessible to the public. The board shall have no authority relative to the interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

- (5) Section 301 is amended by amending the definition of Building Code to read as follows:

**BUILDING CODE** is the *International Building Code* published by the International Code Council, Inc., as adopted by this jurisdiction.

### **§65-9 Amendments to the *Uniform Code for Abatement of Dangerous Buildings***

- (1) Section 102.1 is amended to read as follows:

**102.1 Purpose.** It is the purpose of this code to provide a just equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Building Code or otherwise available by law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

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- (2) Section 203 is amended to read as follows:

### **SECTION 203 -- VIOLATIONS**

**203.1 Unlawful Acts.** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

**203.2 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in this section. Any violation of this code shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed one (1) year or both by such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (3) Section 204 is amended to read as follows:

### **SECTION 204 – INSPECTION OF WORK**

All buildings or structures within the scope of this code and all construction work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by this code and Sections 109 and 1701 of the Building Code.

- (4) Section 301 is amended to read as follows:

### **SECTION 301 – GENERAL**

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code. Where terms are not defined through the methods authorized by this section, they shall have their ordinary accepted meanings within the context with which they are used. Words used in the masculine gender include the feminine and the feminine the masculine.

**BUILDING CODE** is the *International Building Code* promulgated by the International Code Council, as adopted by this jurisdiction.

**DANGEROUS BUILDING** is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.

- (5) Section 302, item 13 is amended to read as follows:

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as

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specified in the Building Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

### **§65-10 Administrative Provisions for Adopted Standards [Amended 01-13-09, Ord. 08-19]**

#### **SECTION 101 TITLE, SCOPE AND PURPOSE**

**101.1 Title.** These regulations shall be known as the Administrative Provisions to *Building Construction and Housing Standards* of the Town of Frisco, hereinafter referred to as “these provisions.”

**101.2 Scope.** These provisions shall apply to the administration of each of the building construction codes adopted by the Town of Frisco, hereinafter referred to as “the construction codes.” The specific scope of each of the construction codes adopted by the Town of Frisco shall be as listed in Sections 102.4.1 through 102.4.8.

**101.3 Intent.** The purpose of the construction codes is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

#### **SECTION 102 APPLICABILITY**

**102.1 General.** Where, in any specific case, different sections of the construction codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**102.2 Other laws.** The provisions of the construction codes shall not be deemed to nullify any provisions of local, state or federal law.

**102.3 Referenced standards.** The standards referenced in the construction codes shall be considered part of the requirements of the construction codes to the prescribed extent of each such reference. Where differences occur between provisions of a specific construction code and referenced standards, the provisions of the specific construction code in which the reference appears shall apply.

**102.4 Referenced codes.** The building construction codes listed in Sections 102.4.1 through 102.4.7 and referenced elsewhere in any of the construction codes shall be considered part of the requirements of the construction code in which the reference appears to the prescribed extent of each such reference. Other *International Codes* that are referenced anywhere in construction codes adopted by the Town of Frisco, but that are not specifically adopted by the Town of Frisco shall not be considered mandatory regulations.

**102.4.1 Building.** The provisions of the adopted *International Building Code* (referred to within that code as “this code”) shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

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**Exception:** Detached one- and two-family dwellings and multiple single-family dwellings (town houses) and their accessory structures that comply with the adopted *International Residential Code*.

**102.4.2 One- and Two-Family Dwellings.** The provisions of the adopted *International Residential Code* (referred to within that code as “this code”) shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.

**102.4.3 Electrical.** The provisions of the adopted electrical code (referred to within that code as “this code”) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**Exception:** Electrical systems and equipment in detached one- and two-family dwellings and multiple single-family dwellings (town houses) and their accessory structures that comply with the adopted one- and two-family dwelling code.

**102.4.4 Fuel Gas.** The provisions of the adopted fuel gas code (referred to within that code as “this code”) shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

**Exception:** Fuel gas systems and appliances in detached one- and two-family dwellings and multiple single-family dwellings (town houses) and their accessory structures that comply with the adopted one- and two-family dwelling code.

**102.4.5 Mechanical.** The provisions of the adopted mechanical code (referred to within that code as “this code”) shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

**Exception:** Mechanical systems and equipment in detached one- and two-family dwellings and multiple single-family dwellings (town houses) and their accessory structures that comply with the adopted one- and two-family dwelling code.

**102.4.6 Plumbing.** The provisions of the adopted plumbing code (referred to within that code as “this code”) shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

**Exception:** Plumbing systems and fixtures in detached one- and two-family dwellings and multiple single-family dwellings (town houses) and their accessory structures that comply with the adopted one- and two-family dwelling code.

**102.4.7 Energy.** The provisions of the adopted energy conservation code shall apply to all matters governing the design and construction of buildings for energy efficiency.

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**102.4.8 Sustainability.** The provisions of the Sustainable Building Code set forth in section 65-13 shall apply to construction means and methods governing the construction of certain buildings for energy conservation and sustainability purposes.

**102.5. Appendices.** Provisions in the appendices of the construction codes shall not apply unless specifically adopted.

**102.6 Partial invalidity.** In the event that any part or provision of the construction codes is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts, provisions, or the construction codes.

**102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of the construction codes shall be permitted to continue without change, except as is specifically covered in the construction codes or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all of the requirements of the construction codes, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

### SECTION 103 DUTIES AND POWERS OF BUILDING OFFICIAL

**103.1 Building Official.** The building official is hereby authorized and directed to enforce the provisions of the construction codes. The building official shall have the authority to render interpretations of the construction codes and to adopt policies and procedures in order to clarify the application of provisions of the construction codes. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the construction codes. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the construction codes.

**103.2 Deputies.** In accordance with the prescribed procedures of this jurisdiction, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

**103.3 Applications and permits.** The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of the construction codes.

**103.3 Notices and orders.** The building official shall issue all necessary notices or orders to ensure compliance with the construction codes.

**103.5 Inspections.** The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. The building official is authorized to engage such expert opinion, at no expense to the jurisdiction, as deemed necessary to report upon unusual technical issues that arise.

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**103.6 Identification.** The building official shall carry proper identification, consisting of a business card and picture identification, when inspecting structures or premises in the performance of duties under the construction codes.

**103.7 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of the construction codes, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of the construction codes which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by the construction codes, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

**103.8 Liability.** The adoption of the construction codes, and any previous Building Construction and Housing Standards adopted by the Town of Frisco, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee, or agent nor shall the construction codes or any previous Building Construction and Housing Standards be deemed to create any civil remedy against a public entity, public employee, or agent. The building official, member of the board of appeals or employee charged with the enforcement of the construction codes, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by the construction codes or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of the construction codes shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of the construction codes.

**103.9 Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of the construction codes impractical and the modification is in compliance with the intent and purpose of the construction codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

**103.10 Alternative materials, design and methods of construction and equipment.** The provisions of the construction codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by the construction codes, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of the construction codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the construction codes in quality, strength, effectiveness, fire resistance, durability and safety.

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**103.10.1 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests, at no cost to the jurisdiction, as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency.

### SECTION 104 PERMITS

**104.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Separate building, electrical, mechanical, and plumbing permits are required for projects including work affecting these different systems.

**104.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

#### Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2, and Group U occupancies.

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13. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

### **Electrical:**

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallations of attachment plug receptacles, but not the outlets therefore.
3. Repair or replacement of branch circuit over current devices of the required capacity in the same location.
4. Temporary wiring for experimental purposes in suitable experimental laboratories.
5. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
6. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
7. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
8. Repair or replacement of current-carrying parts of any switch, contactor or control device.
9. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
10. The wiring for temporary theater, motion picture, television stage sets, special event facilities.
11. Low-energy power, control, and signal circuits of Class II and Class III as defined in the adopted electrical code.

### **Gas:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

### **Mechanical:**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the adopted mechanical code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

### **Plumbing:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the adopted plumbing code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

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**104.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

**104.2.2 Repairs.** Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**104.2.3 Public service agencies.** A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

**104.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 105.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

**104.3.1 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**104.4 Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the construction codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of the construction codes or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of the construction codes or of any other ordinances of this jurisdiction.

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**104.5 Expiration.** Every permit issued by the building official under the provisions of the construction codes shall expire 18 months after the date of issuance. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing, shall be received by the building official prior to the date on which the original permit or extension expires, and shall demonstrate justifiable cause for the extension. No permit shall be extended more than once.

**104.6 Suspension or revocation.** The building official is authorized to suspend or revoke a permit issued under the provisions of the construction codes wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of the construction codes.

**104.7 Inspection Record card.** An inspection record card shall be issued to the holder of a building permit or an agent of the permit holder such as to allow the building official to readily make the required inspection entries thereon regarding the inspection of work. Work requiring a building permit shall not be commenced until the building permit holder or an agent of the permit holder shall have posted or otherwise made available the inspection record card issued by the building official. The building permit holder shall keep this inspection record card available until final approval has been granted by the building official.

### SECTION 105 CONSTRUCTION DOCUMENTS

**105.1 Submittal documents.** Plans, specifications, engineering calculations diagrams, soil investigation reports, energy compliance certificates, special inspection and structural observation programs, and other data shall constitute the construction documents and shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

**Exception:** The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

**105.1.1 Information on construction documents.** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

Construction documents for buildings other than Group R, Division 3 and Group U Occupancies shall indicate where penetrations will be made for electrical, mechanical, plumbing, communication conduits, and similar systems, and the materials and methods for maintaining required structural safety, fire-resistance rating and fire blocking.

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**105.1.1.1 Fire protection system shop drawings.** Shop drawings for fire protection systems shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in the adopted building code.

**Exception:** Fire protection systems for which the fire department, as defined in the adopted building code, acts as special inspector for the system and performs all review of design and inspection of the system.

**105.1.2 Means of egress.** The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code.

**105.1.3 Exterior wall envelope.** Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with the adopted building code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

**105.2 Site plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

**105.3. Approval of construction documents.** When the building official issues a permit, the construction documents shall be approved, in writing or by stamp. The building official shall retain one set of construction documents so reviewed. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

**105.3.1 Phased approval.** The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

**105.3.2 Design professional in responsible charge.**

**105.3.2.1 General.** When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the

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circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

**105.3.2.2 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

**105.4 Amended construction documents.** Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

### SECTION 106 TEMPORARY STRUCTURES AND USES

**106.1 General.** The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

**106.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the construction codes as necessary to ensure the public health, safety and general welfare.

**106.3 Temporary electrical power.** The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued.

**106.4 Termination of approval.** The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

### SECTION 107 FEES

**107.1 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

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**107.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the Construction Permit Fee Schedule.

**107.3 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee in accordance with the Construction Permit Fee Schedule that shall be in addition to the required permit fees.

**107.4 Reinspections.** A reinspection fee, as specified in the Construction Permit Fee Schedule, may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid.

### SECTION 108 INSPECTIONS

**108.1 General.** Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**108.2 Required inspections.** The building official, upon notification, shall make the inspections set forth in Sections 108.2.1 through 108.2.6.

**108.2.1 Building permit inspections.** Required inspections for work authorized by a building permit shall be as set forth in Sections 109.3.1.1 through 109.3.1.8.

**108.2.1.1 Footing and foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection.

**108.2.1.2 Concrete slab and under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

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**108.2.1.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification shall be submitted to the building official.

**108.2.1.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking, draft stopping and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

**108.2.1.5 Lath and gypsum board inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

**Exception:** Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

**108.2.1.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**108.2.1.7 Energy efficiency inspections.** Inspections shall be made to determine compliance with the adopted energy conservation code and shall include, but not be limited to, inspections for: envelope insulation *R-values*, fenestration *U-value*, duct system insulation *R-value*, and HVAC and water-heating equipment efficiency.

**108.2.1.8 Final building inspection.** The final inspection shall be made after all work required by the building permit is completed.

**108.2.2 Electrical permit inspections.** Required inspections for work authorized by an electrical permit shall be as set forth in Sections 109.3.2.1 through 109.3.2.3.

**108.2.2.1 Electrical underground.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping and conductors installed, and before backfill is put in place.

**108.2.2.1 Electrical rough-in.** Rough-in inspection shall be made after the roof, framing, fire blocking, draft stopping and bracing are in place and all wiring and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

**108.2.2.3 Electrical final inspection.** The final inspection shall be made after all work required by the permit is completed.

**108.2.3 Mechanical permit inspections.** Required inspections for work authorized by a mechanical permit shall be as set forth in Sections 109.3.3.1 through 109.3.3.3.

**108.2.3.1 Mechanical underground.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place.

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**108.2.3.2 Mechanical rough-in.** Rough-in inspection shall be made after the roof, framing, fire blocking, draft stopping and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

**108.2.3.3 Mechanical final.** Final inspection shall be made upon completion of the mechanical system.

**108.2.4 Plumbing permit inspections.** Required inspections for work authorized by a plumbing permit shall be as set forth in Sections 109.3.4.1 through 109.3.4.3.

**108.2.4.1 Plumbing underground.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place.

**108.2.4.2 Plumbing rough-in.** Rough-in inspection shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing is in place and all sanitary, storm and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes.

**108.2.4.3 Plumbing final.** Final inspection shall be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

**108.2.5 Other inspections.** In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

**108.2.6 Special inspections.** For special inspections, see the adopted building code.

**108.3 Inspection agencies.** The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

**108.4 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. All inspection requests shall be filed with the building department at least one working day before such inspection is desired. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

**108.5 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

**108.6 Reinspections.** A reinspection fee, as specified in the Construction Permit Fee Schedule, may be assessed for each inspection or reinspection when such portion of work for which

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inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid.

### SECTION 109 CERTIFICATE OF OCCUPANCY

**109.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

**109.2 Certificate issued.** After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

**109.3 Temporary occupancy.** Temporary certificates of occupancy are prohibited and shall not be issued.

**109.4 Revocation.** The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

### SECTION 110 SERVICE UTILITIES

**110.1 Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by the construction codes for which a permit is required, until released by the building official.

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**110.2 Temporary connection.** The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

**110.3 Authority to disconnect service utilities.** The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property.

### SECTION 111 BOARD OF APPEALS

**111.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the construction codes, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

**111.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

**111.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

### SECTION 112 VIOLATIONS

**112.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

**112.2 Notice of violation.** The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**112.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

**112.4 Violation penalties.** Any person who violates a provision of the construction codes or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of the construction codes, shall be subject to penalties as prescribed in this section. Any violation of the construction codes shall be punishable by a fine not to exceed one thousand dollars (\$1000.00)

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or imprisonment not to exceed one (1) year or both by such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

### SECTION 113 STOP WORK ORDER

**113.1 Authority.** Whenever the building official finds any work regulated by the construction codes being performed in a manner either contrary to the provisions of the construction codes or dangerous or unsafe, the building official is authorized to issue a stop work order.

**113.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

**113.3 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

### SECTION 114 UNSAFE STRUCTURES AND EQUIPMENT

**114.1 Conditions.** Structures or existing equipment regulated by the construction codes that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in adopted dangerous buildings code. A vacant structure that is not secured against entry shall be deemed unsafe.

#### § 65-11. Amendments to the *International Fire Code*.

(1) Section 102.4 is hereby amended to read as follows:

**102.4 Application of building code.** The design and construction of new structures shall comply with the *International Building Code and the International Fire Code*, and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the *International Building Code*, shall be made in accordance therewith.

(2) Section 102.6 is first sentence is hereby amended to read as follows:

**102.6 Referenced codes and standards.** The codes and standards referenced in this code shall be the most currently published edition of those that are listed in Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

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- (3) Section 102 is hereby amended by adding the following subsection:

**102.10 Life Safety and Fire Protection Systems.** Any fire suppression or life safety system required by this code in additions, alterations, or tenant finished shall be extended into the existing building or structure and throughout any area not separated by a fire wall meeting the requirements of section 705 of the *International Building Code*. If the water supply to the structure is not sufficient to provide for an approved fire suppression system throughout, in areas not affected by the addition, alteration, or repair, the fire code official is hereby authorized to review and approve alternative materials and methods in lieu of the fire suppression or life safety system. An evaluation will be made to determine the need for additional life safety and fire protection systems.

- (4) Section 105.1.1 is hereby amended to read as follows:

**105.1.1 Permits required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing system, or fire and life safety systems, the installation of which is regulated by the *International Building Code* or the *International Fire Code*, shall make application to the fire code official and obtain the required permits. Permits required by this code shall be obtained from the fire code official. Permit fees, if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

- (5) Section 105.1.2 is hereby amended by amending item 2 to read as follows:

**2. Construction Permit.** A construction permit allows the applicant to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure when such construction, enlargement, alteration, repair, movement, demolition or change in the occupancy of the building or structure is regulated by the *International Building Code* or *International Fire Code*. A construction permit also allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.7.

- (6) Section 108 is amended by adding a subsection to read as follows:

**108.1.1 Procedures.** To request a hearing before the board of appeals, the applicant shall file a request in writing to the code official that made the order, decision, or determination being appealed. The appropriate code official shall arrange for the board of appeal to meet within 30 working days from the receipt of the request. All applicable fees as stated in the Town of Frisco or Lake Dillon Fire Protection District fee schedule, as appropriate, shall be paid at the time the written request is made.

- (7) Section 109.3 is amended to read as follows:

**109.3 Violation Penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a

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misdemeanor, punishable by a fine of not more than one thousand (\$1,000) dollars, or by imprisonment not exceeding one (1) year, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (8) Section 111.4 is hereby amended to read as follows:

**111.4 Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine per the Lake Dillon Fire-Rescue District fee schedule.

- (9) Section 304.1.2 is hereby amended to read as follows:

**304.1.2 Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wild land interface areas shall be in accordance with the local codes, policies, and ordinances.

- (10) Section 304.3.3 is hereby amended by adding a new exception 3 as follows:

**Exception:**

3. Storage in a structure shall not be prohibited where the structure is in compliance with local codes, policies, and ordinances as mandated by the authority having jurisdiction.

- (11) Section 308.3.1.1 is hereby amended to read as follows, and by adding exception 2:

**308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices.** LP-gas burners having an LP-gas container with a water capacity greater than 48 pounds=[nominal 20 pound (9.1 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

**Exception:**

1. One- and two-family dwellings.
2. Where a more restrictive code, policy, ordinance, or covenant exists.

- (12) Section 315.2 is hereby amended to read as follows:

**315.2 Storage in buildings.** Storage of combustible materials in buildings shall be orderly. Storage shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur. Storage room doors shall be provided with approved signs.

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- (13) Section 315.2.3 is hereby amended to read as follows:

**315.2.3 Equipment rooms.** Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms, and other rooms where a potential ignition source exists, as determined by the fire code official.

- (14) Section 503.2.1 is hereby amended to read as follows:

**503.2.1 Dimensions.** Where town or county standards exist, fire apparatus access roads shall meet those standards. Where a town or county standard does not apply the minimum unobstructed width of a fire apparatus access road shall not be less than 24 feet (7315 mm) or as specified in Appendix D of the 2006 International Fire Code. Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) or as approved by the fire code official.

- (15) Section 505.1 is amended to read as follows:

**505.1 Address Numbers.** New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 5 inches (127mm) high with a minimum stroke width of .5 inch. All street addresses shall be within 25' (7620 mm) of the street in an approved location if the structure or residence is more than 150' (45,720 mm) from a road.

- (16) Section 509.1 is amended to read as follows:

**509.1 Features.** A fire Command Center shall be required in buildings, structures or facilities that are more than 4 stories (including basements) in height or are larger than 50,000 square feet (4645 m<sup>2</sup>) within surrounding exterior walls. The location and accessibility of the fire command center shall be approved by the fire department. The fire command center shall be separated from the remainder of the building by not less than a 1-hour fire-resistance-rated fire barrier. The room shall be a minimum of 96 square feet (9 m<sup>2</sup>) with a minimum dimension of 8 feet (2438 mm). A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation. The fire command center shall comply with NFPA 72 and shall contain the following features:

The emergency voice/alarm communication system unit.

The fire department communications system.

1. Fire-detection and alarm system annunciator system.
2. Annunciator visually indicating the location of the elevators and whether they are operational.
3. Status indicators and controls for air-handling systems.
4. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
5. Controls for unlocking stairway doors simultaneously.
6. Sprinkler valve and water-flow detector display panels.

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7. Emergency and standby power status indicators.
8. A telephone for fire department use with controlled access to the public telephone system.
9. Fire pump status indicators.
10. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access.
11. Work table.
12. Generator supervision devices, manual start and transfer features.
13. Public address system, where specifically required by other sections of this code.

- (17) Section 511 is hereby amended by adding a new section and 4 subsections to read as follows:

### **Section 511 Public Safety Radio Amplification Systems**

**511.1 General.** Public safety radio amplification systems for the enhancement of emergency services communication within buildings shall be designed, installed and maintained in accordance with this section. For the purposes of this section, fire walls shall not be used to define separate buildings.

**511.2 Where required.** Where adequate radio coverage cannot be established within a building as defined by the fire code official, public safety radio amplification systems shall be installed in the following locations:

1. New buildings with a total building area exceeding 50,000 square feet or building additions that cause a building to be greater than 50,000 square feet.
2. All new basements exceeding 10,000 square feet where the design occupant load is greater than 50, regardless of the occupancy classification.
3. Existing buildings with a total building area exceeding 50,000 square feet meeting the criteria of Item #1 or 2 of this section undergoing alterations exceeding 50% of the aggregate area of the building.
4. Existing basements exceeding 10,000 square feet where the design occupant load is greater than 50, regardless of occupancy classification, undergoing alterations exceeding 50% of the aggregate area of the building.

**Exceptions:** One- and two-family dwellings and townhouses.

**511.3 Design and Installation standard.** Public safety radio amplification systems shall be designed and installed in accordance with the criteria established by the fire code official based on the capabilities and communication features of emergency services.

**511.4 Maintenance.** Public safety radio amplification systems shall be maintained in an operative condition at all times and shall be replaced or repaired where defective.

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- (18) Section 601 is hereby amended by adding a new subsection to read as follows:

**601.3 Utility Meters and Piping.** Utility meters and piping shall be protected from vehicular impact. Guard post shall comply with Section 312.2. Utility meters and piping shall be protected from snow and ice shedding from a roof area. Snow and ice build-up around utility meters shall be kept clear at all times.

- (19) Section 603.6 is hereby amended by adding a new subsection to read as follows:

**603.6.6 Chimneys and Heating Appliances.** Chimneys and fireboxes for solid fuel burning appliances shall be inspected annually by a qualified person or company. They shall be inspected for soundness, corrosion, proper support and freedom from combustible deposits. A certificate of inspection in a form acceptable to the fire department shall be forwarded to the Lake Dillon Fire-Rescue District upon completion.

- (20) Section 901.4.2 is hereby amended to read as follows:

**901.4.2 Non-required fire protection systems.** Any fire protection system or portion thereof not required by this code or the *International Building Code* shall be installed throughout a building for complete protection provided such installed system meets the requirements of this code and the *International Building Code*.

- (21) Section 901.7 is hereby amended to read as follows:

**901.7 Systems Out of Service.** Where a required fire protection system is out of service, the fire department shall be notified immediately and, when required by the fire department, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

- (22) Section 902.1 is hereby amended to read as follows:

**FIRE AREA** For buildings constructed under the *International Building Code*, the fire area is the aggregate floor area enclosed and bounded by fire walls meeting the requirements of section 705 of the *International Building Code* and exterior walls of a building. For building constructed under the *International Residential Code*, the fire area is the aggregate floor area enclosed and bounded by approved fire rated wall assemblies and exterior walls of a building.

- (23) Section 903.2.1.1 is hereby amended by amending the first two conditions to read as follows:

**903.2.1.1 Group A-1.** An automatic sprinkler system shall be provided throughout a Group A-1 occupancy where one of the following conditions exists:

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1. The square feet exceed 6000 sq.ft. (557 mm<sup>2</sup>).
2. The occupancy has an occupant load of 50 or more.

- (24) Section 903.2.1.2 is hereby amended by amending the second condition to read as follows:

**903.2.1.2 Group A-2.** An automatic sprinkler system shall be provided throughout a Group A-2 occupancy where one of the following conditions exists:

1. The occupancy exceeds 5,000 square feet (465 m<sup>2</sup>).
2. The occupancy has an occupant load of 50 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

- (25) Section 903.2.1.3 is hereby amended by amending the first two conditions to read as follows and by deleting the exception:

**903.2.1 Group A-3.** An automatic sprinkler system shall be provided throughout a Group A-3 occupancy where one of the following conditions exists:

1. The occupancy exceeds 6,000 sq. ft
2. The occupancy has an occupant load of 50 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

- (26) Section 903.2.1.4 is hereby amended by amending the first two conditions to read as follows and deleting the exception:

**903.2.1.4 Group A-4.** An automatic sprinkler system shall be provided throughout a Group A-4 occupancy where one of the following conditions exists:

1. The occupancy exceeds 6,000 sq. ft
2. The occupancy has an occupant load of 50 or more.

- (27) Section 903.2.2 is hereby amended by amending the first two conditions to read as follows:

**903.2.2 Group E.** An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 6,000 square feet (577 m<sup>2</sup>) in area.
2. Throughout every portion of educational buildings above and below the level of exit discharge.

- (28) Section 903.2.3 is hereby amended to read as follows

**903.2.3 Group F.** An automatic sprinkler system shall be provided throughout all buildings containing Group F occupancy where one of the following conditions exists:

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1. Where a Group F fire area exceeds 6,000 square feet ( 557 m2);
2. Where a Group F fire area is located more than two stories above grade plane; or
3. Where the combined area of all Group F fire areas on all floors, including any mezzanines and basements, exceeds 6,000 square feet (557 m2).

(29) Section 903.2.5 is hereby amended by amending the exception to read as follows:

**Exception:** An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group I-1 facilities.

(30) Section 903.2.6 is hereby amended by amending all of the conditions to read as follows:

**903.2.6 Group M.** An automatic sprinkler system shall be provided throughout buildings containing Group M occupancy where one of the following conditions exists:

1. Where a Group M fire area exceeds 6,000 square feet ( 557 m2);
2. Where a Group M fire area is located more than two stories above grade plane; or
3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m2).

(31) Section 903.2.8 is hereby amended by amending all the conditions to read as follows:

**903.2.10 Group S-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557 m2);
2. A Group S-1 fire area is located more than two stories above grade plane; or
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m2).

(32) Section 903.2.8.1 is hereby amended by amending the first two conditions to read as follows:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557 m2).
2. One-story buildings with a fire area containing a repair garage exceeding 6,000 square feet (557 m2).

(33) Section 903.2.8.2 is hereby amended to read as follows:

**903.2.8.2 Bulk storage of tires.** Buildings and structures where the area for the storage of tires exceeds 10,000 cubic feet (283 m3) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

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- (34) Section 903.2.9 is hereby amended by deleting the exception as follows:
- (35) Section 903.2 is hereby amended by adding the following new subsections to read as follows:

**903.2.14 Group B and Mixed Occupancies.** An automatic sprinkler system shall be provided throughout all buildings containing Group B or mixed occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 sq.ft. (557 m<sup>2</sup>).
2. Where a Group B or mixed occupancy is more than two stories in height, or where the combined fire area on all floors including mezzanines and basements is greater than 6,000 sq.ft. (557 m<sup>2</sup>).

**903.2.15 Building Constructed under the International Residential Code.** An automatic sprinkler system installed in accordance with section 903.3.1.3 shall be provided throughout all detached one and two-family dwellings and multiple single family dwellings (townhouses), complying with the requirements of the International Residential Code, whose total aggregate fire area exceeds 6,000 square feet (557 m<sup>2</sup>).

**Exception:** Unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat notes.

**903.2.16 Additions and Alterations to existing buildings.** Any building, with a fire area exceeding 6,000 sq.ft. (557 m<sup>2</sup>), undergoing additions, alterations or remodel work shall be evaluated under the Fire Code, forgo the need for additional fire protection systems.

**903.2.16.1 Existing buildings with a fire area not exceeding 6000 sq.ft. (557 m<sup>2</sup>).** An automatic sprinkler system shall be provided throughout a building undergoing an addition and/or alteration work whose new aggregate fire area of the building exceeds 6,000 square feet (557 m<sup>2</sup>).

**903.2.16.2 Existing buildings with a fire area exceeding 6,000 sq. ft. (557 m<sup>2</sup>).** An automatic sprinkler system shall be provided throughout a building undergoing addition work that increases the fire area of the existing building.

**903.2.16.3 Alterations to existing buildings with a fire area exceeding 6,000 sq.ft. (557 m<sup>2</sup>).** An automatic sprinkler system shall be provided throughout a building when the area undergoing alterations equals or exceeds 50% or the aggregate fire area of the building.

**Exception:** Alterations limited to the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using the same materials, elements, equipment or fixtures that serve the same purpose.

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(36) Section 903.4 is hereby amended by deleting exceptions 2,3, and 5 as follows:

**903.4 Sprinkler System Monitoring and Alarms.** All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised.

**Exceptions:**

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Jockey pump control valves that are sealed or locked in the open position.
3. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
4. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

(37) Section 905.3.1 is hereby amended to read as follows:

**905.3.1 Building Height.** Class ‡ III dry standpipe systems shall be installed throughout buildings where the floor level of the highest story is more than 20 feet (6035 mm) above the lowest level of fire department vehicle access or where the floor level of the lowest story is located more than 20 feet (6035 mm) below the highest level of fire department access.

(38) Section 905.3.1.1 is hereby amended by adding a new subsection to read as follows:

**905.3.1.1 Building Area.** In buildings exceeding 10,000 sq. ft. (929 m<sup>2</sup>) within surrounding exterior walls, an approved Class I standpipe system shall be provided where any portion of the building's interior is more than 150 feet (46 m) of travel, vertically and/or horizontally, from the nearest point of fire department vehicle access.

(39) Section 1008.1.8.3 is hereby amended by amending the first sentence of exception 2.2 to read as follows:

**Exception:**

2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS. The sign shall be in letters 1 inch (25 mm) high on a contrasting background,

(40) Section \*\*D103.5 is hereby amended by adding a sentence to condition number 7 to read as follows:

7. Locking device specifications shall be submitted for approval by the fire code official. In lieu of a lock on gates, the fire code official may require an automatic opening feature where the gate services a single commercial structure or multiple structures.

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### §65-12 Construction Permit Fee Schedule [Amended 01-13-09, Ord. 08-19; 05-24-11, Ord. 11-06]

#### A. GENERAL

- (1) **Schedule of fees.** On new buildings, structures, conveyance equipment, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, fees for each permit shall be paid as set forth in this schedule. Other inspections and fees associated with these permits and the services provided by the building department shall require payment of fees as set forth in this schedule.
- (2) **Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
- (3) **Construction work valuation.** The applicant for a permit shall provide an estimated permit valuation at time of application. Building valuation shall be the total value of all construction work, including materials and labor, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire protection systems and any other permanent equipment. Electrical, gas, mechanical, plumbing and elevator permit valuations shall include the total value, including materials, labor and permanent equipment, for which the permit is being issued. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. The building official shall set final building permit valuation.

Building permit valuation set by the building official for projects without accurate total valuation by the applicant will be determined using the Building Valuation Data table published periodically in *Building Safety* magazine and a regional modifier as adopted herein. Said regional modifier is used to multiply the listed valuation per square foot in the Building Valuation Data table to establish the valuation per square foot for the Town of Frisco, Colorado. The building permit fee for building valuation calculated using the Building Valuation Data table shall be based using the Permit Fee Multiplier methodology published by the International Code Council.

Mechanical, plumbing, and electrical valuations set by the building official shall be ten percent of the building permit valuation for each separate technical permit.

- (a) A regional modifier of 1.20 is hereby created for use in conjunction with data from the Building Valuation Data Table for each permit.

- (4) **Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or proceeds with work beyond the scope of work authorized by any permit, including a conditional permit, shall be subject to an investigation fee in addition to the permit fee. The investigation fee shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the permit fee as set forth in this fee schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

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- (5) **Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.
- (6) **Refunds.** The building official may authorize refunding of any fee paid hereunder that was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with the adopted codes. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permit holder not later than 180 days after the date of fee payment.

### B. BUILDING PERMIT FEES

- (1) **Permit fees.** The fee for each permit shall be as set forth herein.
- (a) The fee for each permit for which a building permit application is received shall be as set forth in Table 65-3.B. (1).
- (2) **Plan review fees.** When submittal documents are required by the building code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as set forth in Section 65-3.B. (1). The plan review fees specified in this section are separate fees from the permit fees specified in Section 65-3.B. (1) and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table 65-3.G.(1).
- (a) Deferred submittal plan review fees. When the project involves deferred submittal items as defined in the building code, or fast-track permit applications, the plan review fee shall be equal to the amount of the permit fee as set forth in Section 65-3.B.(1).

**Table 65-3.B. (1)**  
**Building Permit Fees**

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$500.01 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00

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\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

**(3) Plan Review Fee Refund.** Any applications for the following types of improvements will be eligible for a refund of the plan review fees at completion of the project and after final inspection approval has been obtained: insulate and seal, solar hot water systems, solar photovoltaic systems, and boiler or furnace upgrades.

### C. ELECTRICAL PERMIT FEES

**(1) Permit fees.** The fee for each permit shall be as set forth in Table 65-3.C.(1).

**(2) Plan Review Fees.** The plan review fees for electrical work shall be 65 percent of the electrical permit fee as set forth in Section 65-3.C.(1). The plan review fees specified in this section are separate from the permit fees specified in Section 65-3.C.(1) and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be paid as set forth in Table 65-3.3.G.(1).

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**Table 65-3.C. (1)**  
**Electrical Permit Fees**

<p><b>RESIDENTIAL FEES:</b> This includes construction and extensive remodeling and additions to modular homes, duplexes, condominiums and townhouses (based on the enclosed living area).</p>	
UNIT AREA	PERMIT FEE
Not more than 1,000 sq. ft.	\$35.00
Over 1,000 sq. ft., and not more than 1,500 sq. ft.	\$58.00
Over 1,500 sq. ft., and not more than 2,000 sq. ft.	\$75.00
Over 2,000 sq. ft.	\$75.00 plus \$ 4.00 per 100 sq. ft. or fraction thereof over 2,000 sq.ft.
<p><b>ALL OTHER FEES:</b> Except for inspection in mobile homes and travel parks, all other permit fees shall be computed on the dollar value of the electrical installation, including time and material (total cost to the customer), and such fees shall be computed as follows:</p>	

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VALUATION	PERMIT FEE
Not more than \$300.00	\$29.00
More than \$300.00 but not more than \$2,000.00	\$35.00
More than \$2,000.00 but not more than \$50,000.00	\$16.00 per thousand or fraction thereof
More than \$50,000.00 but no more than \$500,000.00	\$15.00 per thousand or fraction thereof
More than \$500,000	\$14.00 per thousand or fraction thereof
Mobile homes and travel parks per space	\$29.00
Additional plan review	\$47.00 per hour or fraction thereof
Reinspection on all above	\$47.00

### D. MECHANICAL PERMIT FEES

- (1) **Permit fees.** The fee for each permit shall be determined by multiplying total mechanical value or valuation by a constant of 0.0075. The minimum fee for any mechanical permit shall be \$25.00. The determination of value or valuation as set forth in Section 65-3.A.(3). Mechanical permit valuation set by the building official for projects without accurate total valuation by the applicant will be determined as a percentage of total building valuation by multiplying the total building valuation by a constant of 0.10.
  
- (2) **Plan review fees.** The plan review fees for mechanical work shall be equal to 65 percent of the mechanical permit fee as set forth in Section 65-3.D.(1). The plan review fees specified in this section are separate fees from the permit fees specified in Section 65-3.D.(1) and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table 65-3.G.(1).

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### E. PLUMBING PERMIT FEES

- (1) **Permit Fees.** The fee for each plumbing permit shall be determined by multiplying total mechanical value or valuation by a constant of 0.0075. The minimum fee for any mechanical permit shall be \$25.00. The determination of value or valuation as set forth in Section 65-3.A.(3). Mechanical permit valuation set by the building official for projects without accurate total valuation by the applicant will be determined as a percentage of total building valuation by multiplying the total building valuation by a constant of 0.10.
- (2) **Plan review fees.** The plan review fees for mechanical work shall be equal to 65 percent of the plumbing permit fee as set forth in Section 65-3.E.(1). The plan review fees specified in this section are separate fees from the permit fees specified in Section 65-3.E.(1) and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table 65-3.G.(1).

### F. ELEVATOR PERMIT AND CERTIFICATE OF INSPECTION FEES

- (1) **Permit Fees.** The fee for each permit shall be as set forth in Table 65-3.F.(1).
- (2) **Additional plan review fees.** When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table 65-3.F.(1).

**Table 65-3.F. (1)  
ELEVATOR PERMIT FEES**

New Installations:	Fee
1. Passenger or freight elevator, escalator, moving walk:	
Up to and including \$50,000.00 of valuation	\$350.00
Over \$50,000.00 of valuation	\$350.00 plus \$6.00 for each \$1,000.00 or fraction thereof over \$50,000.00
2. Dumbwaiter or private residence elevator:	
Up to and including \$20,000.00 of valuation	\$250.00
Over \$20,000.00 of valuation	\$250.00 plus \$3.00 for each

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	\$1,000.00 or fraction thereof over &20,000.00
<b>Major Alterations:</b>	
Fees for major alterations shall be as set forth in Table 102.1. Installation fee include charges for equipment on the conveyance side of the disconnect switch.	
<b>Other Inspection Fees:</b>	<b>Fee</b>
1 .Inspections outside of normal hours, per hour (minimum charge – two hours)	\$50.00 <sup>1</sup>
2. Reinspection fees, per inspection	\$50.00 <sup>1</sup>
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one hour)	\$50.00 <sup>1</sup>
Additional plan review, per hour (minimum charge – one hour)	\$50.00 <sup>1</sup>

<sup>1</sup> Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

(3) Annual certificate of inspection fees. The fee for each annual certificate of inspection shall be as set forth in Table 65-3.F. (3).

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**Table 65-3.F. (3)**  
**ELEVATOR ANNUAL CERTIFICATE OF INSPECTION FEES**<sup>1, 2</sup>

<b>Description</b>	<b>Fee</b>
For each elevator	\$150.00
For each escalator or moving walk	\$150.00
For each commercial dumbwaiter	\$ 75.00
For each platform lift	\$ 75.00

<sup>1</sup> Each elevator or moving walk unit powered by one motor shall be considered as a separate escalator or moving walk.

<sup>2</sup> Residential elevators do not require certificates of inspection.

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### G. OTHER INSPECTIONS AND FEES

(1) **Other construction permit fees.** Other inspections and fees associated with these permits and the services provided by the building official shall require payment of fees as listed in Table 65-3.G.(1).

**Table 65-3.G. (1)**  
**Other Inspections and Fees**

Description	Fee
1. Inspections outside of normal business hours (minimum charge – two hours)	\$50.00 per hour <sup>1</sup>
2. Reinspection fees assessed	\$50.00
3. Inspections for which no fee is specifically indicated (minimum charge – one hour)	\$50.00 per hour <sup>1</sup>
4. For use of outside consultants for plan checking or inspections, or both	Actual costs <sup>2</sup>
5. Additional plan review (minimum charge – one hour)	\$50.00 per hour <sup>1</sup>
6. Temporary certificates of occupancy or each renewal	Not permitted
7. Manufactured homes installation permit	\$75.00
8. Hot tub/spa installation permit	\$50.00
9. Clerical time for researching or duplicating records, or both (minimum charge – one hour)	\$50.00 per hour <sup>1</sup>

<sup>1</sup> Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.

<sup>2</sup> Actual costs include administrative and overhead costs.

## BUILDING CONSTRUCTION AND HOUSING STANDARDS

### § 65-13. Sustainable Building Code [Amended 01-13-09, Ord. 08-19]

#### (1) Purpose

The purpose of these regulations is to set forth the requirements for the Town's Sustainable Building Program. The Chief Building Official has the discretion to render interpretations of this section 65-13 and to adopt policies and procedures in order to clarify the application of its provisions.

The intent of the Town of Frisco's Sustainable Building Program ("SB Program") is to encourage cost effective and sustainable building methods to conserve fossil fuels, water and other natural resources, to promote the reuse and recycling of building materials and a reduction in solid waste, and to promote enhanced indoor health and amenity in residential buildings.

The SB Program uses a combination of mandatory and secondary (discretionary) requirements combined with a points based system to ensure that all residential buildings achieve or exceed a minimum level of efficiency without limiting or restricting the size, design, and type of construction of the buildings or the amenity level provided.

The SB Program consists of the following three interconnected parts:

1. Mandatory Measures;
2. Secondary Measures, measures that must be met or offset by measures of equal value from the Summit Sustainable Building Resource Guide; and
3. The Summit Sustainable Building Resource Guide (the "Resource Guide"). A guide that contains Sustainable recommendations, practices and point values.

#### (2) Applicability

The provisions of this section 65-13 shall apply to the construction of, or alteration or addition to, any detached single family residential unit, attached single family residential unit(s) containing no more than two (2) dwelling units, and any townhome unit(s), which construction, alteration or addition requires the issuance of a building permit under the International Residential Code. For alterations and additions, all new work shall comply with the provisions of this section 65-13 and for the purposes of calculating building size, the entire square footage of the building, existing and proposed, will be used.

Buildings that meet the mandatory measures as required in subsection 4 below, and the secondary measures set forth in subsections 5 and 6 below, as is applicable to the project type, are deemed to comply with this section 65-13.

Buildings that meet the mandatory measures in subsection 4 below, but do not meet the secondary measures in subsections 5 and 6 below, as is applicable to the project type, must offset the level of non compliance by undertaking alternative measures and achieving points of equal value as identified in the Resource Guide.

Exception: buildings that meet and receive certification under the applicable provisions of the L.E.E.D, Green Globes or Built Green program shall be deemed to comply with this section 65-13. Project specific approval is required for an alternate green building program certification.

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### (3) Compliance

These regulations identify the specific requirements and measures for complying with the SB Program. A completed Sustainable Building Checklist, on an electronic form provided by the Chief Building Official, must be submitted with the appropriate building permit application and must achieve a minimum point value of positive 75 to be deemed in compliance.

Compliance with each measure described below or found in the Resource Guide will be demonstrated by one of two methods. If compliance is "Inspected," Town staff will inspect these measures during typical inspections and shall require the submission of appropriate documentation to establish compliance. All materials and/or methods selected on the submitted Sustainable Building Checklist must be identified on the plans. If a measure is indicated as "Self-Certified," the applicant's signature on the Sustainable Building Checklist serves as certification that a measure will be complied with as described in each section. The Town of Frisco reserves the right to conduct follow-up inspections or compliance audits of self-certified measures prior to the issuance of a Certificate of Occupancy (CO). If for any reason an inspection or compliance audit fails, no CO will be issued until such time as those self-certified measures are corrected.

### (4) Mandatory Measures

The following measures are mandatory for all projects to which this section 65-13 applies:

- 4.1 Insulation:
- Exterior wall Insulation R-21
  - Roof Ceiling Insulation R- 49
  - Basement Wall Insulation R-10 (continuous) R13 (framing cavity)
  - Conditioned Crawl Space Wall (below grade) R-10 (continuous) R-13 (framing cavity)
  - Conditioned Crawl Space Wall (above grade) R-19
  - Under Slab Insulation R- 10
  - Slab Edge Insulation R- 10, R-15 for heated slabs
  - Floor (over crawl) Insulation R-30
  - Cantilever Floor R-30

A reduction of the above-stated minimum values that is permitted by the International Energy Conservation Code will be permitted by this section 65-13.

Compliance: Inspected (Insulation)

- 4.2 Fenestrations (windows and doors):
- Windows, maximum U- value of .35
  - Doors, maximum U- value of .35
  - Skylights and other fenestrations, maximum U- Value .60

Compliance: Inspected (Plan Check and Final) Inspector must be able to clearly identify the U-value and the window type.

- 4.3 Exterior Opaque Doors:

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1 Exterior opaque door assembly to the house and one to the garage are exempt from the fenestrations U-Factor requirement. Over head garage doors are also exempt.

Compliance: Inspected (Final)

### 4.4 Energy Efficient Boiler or Furnace:

When a boiler is installed, it must meet a minimum 87% efficiency rating. For a forced air system, an 88% efficient system must be installed.

Compliance: Inspected (Final)

### 4.5 Water Heater:

Any conventional (storage) water heater installed must meet a minimum .63 energy factor (EF) rating for gas and a minimum .93 energy factor (EF) rating for electric. If a tankless, indirect, solar, or heat pump water heater is installed, this mandatory requirement shall be deemed to be met.

Compliance: Inspected (Final)

### 4.6 Owners Manual:

An owner's manual, which includes the operation instructions of all mechanical systems and energy saving systems installed in the house, shall be provided to the homeowner.

Compliance: Inspected (Final)

## **(5) Secondary Measures.**

In addition to achieving a minimum point value of positive 75 points from the Sustainable Building Menu set forth in the Resource Guide, the secondary measures for sustainable building must be provided for according to the specific unit types and unit sizes outlined within this subsection 5. In order to provide the designer and builder with flexibility, each secondary measure listed is also accompanied by an "offset value." This offset value refers to the point value of the alternative methods and materials found in the Sustainable Building Menu set forth in the Resource Guide, which may be used instead of the listed secondary measure.

### 5.1.1 Building/Unit Size:

For every 50 square feet of conditioned space (including heated garage) over 3,000 square feet, a building or dwelling unit, as the case may be, shall be required to earn one point which must be offset by applicable measures listed in the Resource Guide.

Building or dwelling units, as the case may be, of less than 3000 square feet will be credited with one point for every 50 square feet less than 3000 square feet.

### 5.1.2 Building/Unit Size: Additions

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For the purposes of calculating building or dwelling unit size, the entire square footage of the building or dwelling unit, as the case may be, existing and proposed, will be used.

A single-family unit or building, as the case may be, will be required to earn one point for every 50 square feet of new conditioned space, over a total unit or building size of 3000 square feet, which must be offset according to applicable measures listed in the Resource Guide.

### 5.2 Renewable or Engineered Lumber:

Install the following quantities of renewable/engineered lumber in each building:

Minimum of 60% of wood roof framing to be renewable or engineered lumber.  
Minimum of 80% of wood floor framing to be renewable or engineered lumber.  
Minimum 80% of wood beams and headers to be of renewable or engineered lumber.

The percentage area for floors and roofs will be measured as a percentage of the floor/roof area in plan view. The percentage of beams and headers will be measured as a percentage of the total lineal length of all wood beams and headers.

Off set value, 1 point for every 10% less than required and 1point credit for every 10% more than required.

Compliance: Inspected (Plan Review / Framing).

### 5.3 Day Lighting:

All bathrooms, powder rooms, laundry rooms and garages have windows and/or skylights to the outside or transoms to adjoining rooms, meeting natural light requirements of the International Residential Code. Separate toilet compartments within a bathroom are exempt from this requirement.

Offset value, 2 points for every bathroom/ powder room/ laundry room without exterior windows.

Compliance: Inspected (Plan Review / Final).

### 5.4 Air Stratification:

All vaulted / raised ceiling areas greater than fifteen feet above the finished floor level are to include an air destratification fan or vent system.

Off set value, 5 points.

Compliance: Inspected (Final).

### 5.5 Recycling:

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Install a recycling center in all kitchen areas. Provide a dedicated space in all garages for the storage of recycling bins.

Off set value, 3 points

Compliance: Inspected (Final)

### 5.6 Energy Star® Rated Appliances:

Install an energy efficient dishwasher, refrigerator / freezer, and clothes washer. Energy efficient appliance designation is indicated on the required Department of Energy "Energy Star®" label.

Off set value, 1 point for each appliance not so rated.

Compliance: Inspected (Plan Review / Final).

## **(6) Intensive Energy Use Amenities**

The following measures are mandatory for all projects to which this section 65-13 applies:

### 6.1 Outdoor, gas fire pits/fire places and stoves (excluding grills):

Off set value, 5 points for appliance.

Compliance: Inspected (Plan Review / Final).

### 6.2 Hot tubs, spa pools and swimming pools:

Off set value, 5 points for every 50 square feet, or part thereof, of a hot tub, spa, or pool water surface area.

Compliance: Inspected (Plan Review / Final).

### 6.3 Outdoor heated surfaces including but not limited to exterior drives, pathways patios, and garage aprons:

Off set value, 2 points for every 100 sq/ft, or part thereof, of out door heated surface.

Compliance: Inspected (Plan Review / Final).

### 6.4 Air Conditioning:

Off set value 1 point for every 200 sq/ft or part thereof, of air conditioned space.

Compliance: Inspected (Plan Review / Final).

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### **§ 65-14 Unlawful Acts and Penalties**

- (A) Unlawful Acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Chapter or of any code adopted by reference pursuant to Section 65-1 herein.
  
- (B) Penalties. Any violation of any provision of this Chapter or of any code adopted by reference pursuant to Section 65-1 herein shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed one (1) year or both by such fine and imprisonment.