

BUILDING CONSTRUCTION AND HOUSING STANDARDS

CHAPTER 65

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- § 65-1. Standards Adopted by Reference.
- § 65-2. Amendments to International Building Code.
- § 65-3. Amendments to the International Residential Code.
- § 65-4. Amendments to International Fire Code.
- § 65-5. Amendments to the International Code Council Electrical Code Administrative Provisions.
- § 65-6. Amendments to International Mechanical Code.
- § 65-7. Amendments to International Plumbing Code.
- § 65-8. Amendments to International Fuel Gas Code.
- § 65-9. Amendments to International Energy Conservation Code.
- § 65-10. Amendments to the Uniform Code for Building Conservation.
- § 65-11. Amendments to Uniform Code for Abatement of Dangerous Buildings.
- § 65-12. Construction Permit Fee Schedule.
- § 65-13. Unlawful Acts and Penalties.

[HISTORY: Adopted by the Mayor and Town Council of the Town of Frisco 03-17-92, Ord. 92-04.¹ 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 Repealed and replaced 04-14-98, Ord. 98-06; Amended 09-05-00, Ord. 00-12; 04-17-01, Ord. 01-05; 1-8-02, Ord. 01-19; 05-07-02, Ord. 02-11; 02-18-03, Ord. 03-02; Repealed and replaced 03-23-04, Ord. 04-05; Amended 02-28-06, 06-07; Repealed and replaced 03-25-08, Ord. 08-02; Amended 01-13-09, Ord. 08-19; 05-24-11, Ord. 11-06; Repealed and replaced 11-12-13, Ord. 13-08]

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.

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*, 2012 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (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;

¹Editor's Note: This ordinance also repealed former Ch. 65, Building Construction and Housing Standards, adopted 05-16-89, Ord. 89-17.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- B. *The International Residential Code*, including Appendix Chapters F, G and K, 2012 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (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, location and sustainability 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;
- C. *The International Fire Code*, including Appendix Chapters B, C, D, E, F, G, H, I and J, 2012 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (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;
- D. *The National Electrical Code*, 2011 Edition, published by the National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts 02169-7471 (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 for the construction and maintenance of electrical improvements and facilities and is adopted for the purpose of protecting the public health, safety and general welfare;
- E. *The International Code Council Electrical Code Administrative Provisions*, 2006 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (the "*International Code Council Electrical Code Administrative Provisions*"), 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 governing the administration of the National Electrical Code and is adopted for the purposes of protecting the public health, safety and general welfare;
- F. *The International Mechanical Code*, 20012 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (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;
- G. *The International Plumbing Code*, 2012 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (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

BUILDING CONSTRUCTION AND HOUSING STANDARDS

buildings and is adopted for the purposes of protecting the public health, safety and general welfare;

- H. *The International Fuel Gas Code*, 2012 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (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;
- I. *The International Energy Conservation Code*, 2012 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (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;
- J. *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;
- K. *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;
- L. *LEED (Leadership in Energy and Environmental Design) 2009 for New Construction and Major Renovations*, published by the U.S. Green Building Council, 2101 L Street, NW, Suite 500, Washington, DC 20037, (the “*LEED 2009 for New Construction and Major Renovations*”), 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

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

- (1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Building Code* of the Town of Frisco, hereinafter referred to as “this code.”

- (2) Section 101.4.3 is amended to read as follows:

101.4.3 Plumbing. The provisions of the *International Plumbing 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.

- (3) Section 101.4.4 is deleted in its entirety and replaced with a new section to read as follows:

101.4.4 Existing Buildings. The provisions of Chapter 34 and the *Uniform Code for Building Conservation* shall apply to any change of occupancy, alteration or repair of existing buildings and structures.

- (4) Section 102.6 is amended to read as follows:

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Uniform Code for Building Conservation* or the *International Fire Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

- (5) Section 103.3 is amended to read as follows:

103.3 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*.

- (6) Section 104.8 is amended to read as follows:

104.8 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 this code, while acting for the jurisdiction 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 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 this code shall be defended by legal representative of the jurisdiction until the final termination of the

BUILDING CONSTRUCTION AND HOUSING STANDARDS

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 this code.

- (7) Section 105.1 is amended to read as follows:

105.1 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.

- (8) Section 105.1.1 concerning annual permit, is deleted in its entirety.

- (9) Section 105.1.2 concerning annual permit records, is deleted in its entirety.

- (10) Section 107.1 is amended to read as follows:

107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in one or more sets with each *permit* application. 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*.

- (11) Section 107.2.1 is amended to read as follows:

107.2.1 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 fireblocking.

- (12) Section 107.3.1 is amended to read as follows:

107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp. One set of *construction documents* so reviewed shall be retained by the *building official*. 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (13) Section 109.2 is amended to read as follows:

109.2 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 §65-12 Construction Permit Fee Schedule, of the Code of Ordinances of the Town of Frisco, Colorado,

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

109.3 Construction work valuation. The applicant for a *permit* shall provide an estimated construction work valuation at the time of application. Construction work valuation shall include the total value of all construction work, including materials and labor, for which the *permit* is being 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 construction work valuations shall include the total value, of the work, 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*. Final construction work valuation shall be set by the *building official*.

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

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

- (15) Section 109.4 is amended to read as follows:

109.4 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 that shall be in addition to the required *permit* fees. The investigation fee shall be equal to the permit fee for the unauthorized work as determined in accordance with Section 109.3 of this code and in accordance with §65-12 Construction Permit Fee Schedule, of the Code of Ordinances of the Town of Frisco, Colorado. The investigation fee shall be collected whether or not a permit is then or subsequently issued. 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (16) Section 109.6 is amended to read as follows:

109.6 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.

- (17) Section 109 is amended by adding a new sub-section to read as follows:

109.7 Reinspection Fee. A reinspection fee, as specified in §65-12_ Construction Permit Fee Schedule, of the Code of Ordinances of the Town of Frisco, Colorado, may be assessed for each *inspection (Section 110)* 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 also be assessed when the *inspection record card (Section 110.6.1)* is not posted or otherwise available on the work site, the *approved plans (Section 107.3.1)* are not readily available to the inspector, for failing to provide access on the date for which the *inspection is requested (Section 110.5)*, or for deviating from *plans requiring the approval of the building official (Section 107.4)*. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid.

- (18) Section 110.5 is amended to read as follows:

110.5 Inspection requests. It shall be the duty of the holder of the *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.

- (19) Section 110.6 is amended by adding a new subsection to read as follows:

110.6.1 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.

- (20) Section 111.2 is amended by adding a new subsection to read as follows:

111.2.1 Certificate of Completion. At the discretion of the building official, a certificate of completion may be issued for minor work, remodels, alterations or repairs where a certificate of occupancy was previously issued. In cases where a certificate of

BUILDING CONSTRUCTION AND HOUSING STANDARDS

occupancy is required by Section 111.2, issuance of a certificate of completion shall not be construed as a substitute for said certificated of occupancy.

- (21) Section 111.3 is amended to read as follows:

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

- (22) Section 114.4 is amended to read as follows:

114.4 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 §65-13 Unlawful Acts and Penalties, of the Code of Ordinances of the Town of Frisco, Colorado.

- (23) Section 116.1 is amended to read as follows:

116.1 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 the adopted *Uniform Code for the Abatement of Dangerous Buildings*. A vacant structure that is not secured against entry shall be deemed unsafe.

- (24) Section 116.2 concerning record, is deleted in its entirety.

- (25) Section 116.3 concerning notice, is deleted in its entirety.

- (26) Section 116.4 concerning method of service, is deleted in its entirety

- (27) 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.

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, which may or may not qualify as a mezzanine. Lofts may be either habitable space or nonhabitable space. Habitable lofts in residential occupancies shall be designated as sleeping rooms and shall comply with the provisions of Sections 907.2.11, 908.7, 1001.1, and 1029.

SLEEPING ROOM. A habitable space or room in a dwelling unit, or in any building, or portion thereof, classified as any group R occupancy, designed for or with potential for

BUILDING CONSTRUCTION AND HOUSING STANDARDS

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.

- (28) Section 501.2 is deleted in its entirety and replaced with a new section to read as follows:

501.2 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 5 inches (127 mm) high with a minimum stroke width of .5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or sign or other means shall be used to identify the structure. Address numbers shall be maintained.

- (29) Section 718 is amended by adding two new subsections to read as follows:

718.6 Factory-built fireplace enclosures. Combustible construction enclosing factory-built fireplaces shall be protected on the interior (fireplace) side by not less than 5/8-inch Type X gypsum wallboard.

718.7 Factory-built chimney enclosures. Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than 5/8-inch Type X 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.

- (30) 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (31) Section 908.7 is amended to read as follows:

908.7 Carbon monoxide alarms. Group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2, shall not be considered an attached garage.

Exception: *Sleeping units* which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The *sleeping unit* is located more than one story above or below any story which contains a fuel-burning appliance or an attached garage;
2. The *sleeping unit* is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is equipped with a common area carbon monoxide alarm system.

- (32) Section 1106 is deleted in its entirety and replaced with a new section to read 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.

- (33) Section 1503 is amended by adding a new subsection to read as follows:

1503.7 Snow-shedding. Roofs shall be oriented and positioned, or otherwise arranged and designed, to prevent snow and ice from shedding and accumulating at pedestrian and vehicular exit doors or onto adjacent properties. In addition, roofs shall not shed snow onto any components of a required means of egress system or required accessible route, including, but not limited to stairways, sidewalks, landings, ramps and handrails.

Exceptions:

1. Roof areas with a horizontal projection dimension of no more than 48 inches that will not receive snow shedding from a higher roof.
2. Roof areas sloped less than 7:12 with asphalt or wood coverings that will not receive snow shedding from a higher roof.
3. Roofs equipped with mechanical barriers secured to roof framing members or to solid blocking secured to framing members, in accordance with the manufacturer's installation instructions. Individual devices installed in a group

BUILDING CONSTRUCTION AND HOUSING STANDARDS

to create a barrier to prevent snow shedding shall be installed in at least two rows,

- (34) 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.

- (35) Table 1505.1 concerning minimum roof covering classification, and all footnotes to the table, are deleted in their entirety.

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

1507.1.1 Ice Barrier Underlayment. An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet complying with Section 1507.2.4 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 a minimum of 8 feet 6 inches inside the exterior wall line of the building and shall also extend a minimum of 3 feet up any wall, valley, cricket, chimney or similar construction junction with roofs.

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

- (37) Section 1507.2.8.2 concerning ice barrier, is deleted in its entirety.

- (38) Section 1507.5.4 concerning ice barrier, is deleted in its entirety.

- (39) Section 1507.6.4 concerning ice barrier, is deleted in its entirety.

- (40) Section 1507.7.4 concerning ice barrier, is deleted in its entirety.

- (41) Section 1507.8.4 concerning ice barrier, is deleted in its entirety.

- (42) Section 1507.9.4 concerning ice barrier, is deleted in its entirety.

- (43) 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/m²). The use of load duration factors for snow load shall not be permitted.

- (44) 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

BUILDING CONSTRUCTION AND HOUSING STANDARDS

Insurance Study for the Town of Frisco,” dated November 16, 2011, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and 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.

- (45) 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.

- (46) Section 1704.2.4 concerning report requirement, 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.

- (47) Section 1705 is amended by adding a new section and subsection to read as follows:

1705.18 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*.

1705.18.1 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.

- (48) Section 1711.1.2.1 is amended to read as follows:

1711.1.2.1 Design value modifications for joist hangers. Allowable design values for joist hangers that are determined by Item 4 or 5 in Section 1711.1.2 shall be permitted to be modified by the appropriate load duration factors as specified in AF&PA NDS but shall not exceed the direct loads as determined by Item 1, 2 or 3 in Section 1711.1.2. 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 1711.1.2 shall not be modified by load duration factors.

- (49) Section 1809.5 is amended to read as follows:

1809.5 Frost protection. Except where otherwise protected from frost, foundations 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

BUILDING CONSTRUCTION AND HOUSING STANDARDS

3. Erecting on solid rock.

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

1. Assigned to *Risk Category I* in accordance with Section 1604.5;
2. Area of 600 square feet (56 m²) or less for light-frame construction or 400 square feet (37 m²) or less for other than light-frame construction; and
3. Eave height of 10 feet (3048 mm) or less.

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

(50) 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):

(51) 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. Toilet and bathing rooms shall be constructed in accordance with Section 1210. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the *International Plumbing Code*.

(52) Section 2902.2 is amended to read as follow:

2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
2. Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of 30 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

(53) 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 therefor and provides procedures for the inspection and maintenance of such conveyances.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (54) Section 3001.2 is amended to read as follows:

3001.2 Referenced standards. Except as otherwise provided for in this code, the design, construction, installation, *alteration*, repair and maintenance of elevators and conveying systems and their components shall conform to ASME A17.1/CSA B44, ASME A90.1, ASME B20.1, ASME A18.1-2008, ASME A17.2-2005, ASME A17.3-2005, ALI ALCTV, and ASCE 24 for construction in *flood hazard areas* established in Section 1612.3.

- (55) Chapter 30, concerning elevators and conveying systems, is amended by adding four new sections with subsections to read as follows:

SECTION 3009 PERMITS & CERTIFICATES OF INSPECTION

3009.1 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 first having obtained a permit for such installation from the building official. Permits shall not be required for maintenance or minor alterations.

3009.2 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 3012.

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

3009.3 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.

3009.4 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 3011. Fees for certificates of inspection shall be as specified in this section.

3009.5 Fees. A fee for each permit or certificate of inspection shall be paid to the building official as prescribed in §65-12 Construction Permit Fee Schedule, of the Code of Ordinances of the Town of Frisco, Colorado.

SECTION 3010 DESIGN

3010.1 Detailed requirements. For detailed design, construction and installation requirements, see Chapter 16 and the appropriate requirements of ASME A17.1.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

SECTION 3011 REQUIREMENTS FOR OPERATION AND MAINTENANCE

3011.1 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.

3011.2 Periodic Inspections and Tests. Routine and periodic inspections and tests shall be made as required by Part X of ASME A17.1.

3011.3 Alterations, Repairs and Maintenance. Alterations, repairs and maintenance shall be made as required by Part XII of ASME A17.1.

3011.4 Inspection Costs. All costs of such inspections and tests shall be paid by the owner.

3011.5 Inspection Reports. After each required inspection, a full and correct report of such inspection shall be filed with the building official.

SECTION 3012 UNSAFE CONDITIONS

3012.1 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.

(56) Section 3109.1 is amended by adding a new subsection to read as follows:

3109.1.1 Guard height extension. When a swimming pool is installed within 18 inches horizontally of a guard required by Section 1013.2, the guard height shall be increased a minimum of 18 inches measured vertically from the highest horizontal surface of the pool structure.

(57) 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

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

3401.3 Compliance. *Alterations, repairs, additions* and changes of occupancy to or relocation of, existing buildings and structures shall comply with the provisions for *alterations, repairs, additions* and changes of occupancy or relocation, respectively, in the *International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code* and NFPA 70. Where provisions of the other codes conflict with provisions of this chapter, the provisions of this chapter shall take precedence.

- (59) Section 3412.2 is amended to read as follows:

3412.2 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 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 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.

- (60) Section 3401.6 concerning alternative compliance, is deleted in its entirety.

- (61) Section 3412.3.2 is amended to read as follows:

3412.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code*.

- (62) Section 3412.4 is amended to read as follows:

3412.4 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 Residential Code*.

- (1) Sections R101.1 is amended to read as follows:

R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of the Town of Frisco, and shall be cited as such and will be referred to herein as “this code.”

- (2) Section R101.2 is amended to read as follows:

R101.2 Scope. The provisions of the *International Residential Code for One- and Two-family Dwellings* 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 townhouses not more than three stories above *grade plane* in height with a separate means of egress and their *accessory structures*.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

Exception:

1. Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family dwellings or townhouses.

- (3) Section R102.7 is amended to read as follows:

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Uniform Code for Building Conservation*, or the *International Fire Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

- (4) Sections R103 through R114 concerning administration and enforcement, are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Residential Code*.
- (5) 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, which may or may not qualify as a mezzanine. Lofts may be either habitable space or non-habitable space. Habitable lofts in residential occupancies shall be designated as sleeping rooms and shall comply with the provisions of Sections R310, R311.4, R314, and R315.

SLEEPING ROOM. A habitable space or room in a dwelling unit, or in any building, or portion thereof, classified as any group R 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (6) Section R202 is further amended by changing the following definition within the existing alphabetical list to read as follows:

TOWNHOUSE. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a *yard* or public way on at least two sides.

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

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line depth ^b	Termite ^c					
80 PSF	90	No	B	Severe	40 in.	Slight	-13°F	Yes	Footnote g	2500	40°F

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- 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 indicates the history of local subterranean termite 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. The seismic design category determined from Section R301.2.2.1.
- 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 16, 2011.
- h. There has been a history of local damage from the effects of ice damming.
- i. 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°F)" at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, there is no local historical data documenting structural damage to buildings due to topographic wind speed-up effects.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

(8) 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
Uninhabitable attics without storage ^b	10
Uninhabitable attics with limited storage ^{b,g}	20
Habitable attics and attics served by fixed stairs	30
Balconies (exterior) and decks ^e	80
Fire escapes	80
Guardrails and handrails ^d	200 ^h
Guardrails in-fill components ^f	50 ^h
Passenger vehicle garages ^a	50 ^a
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 ^c

For SI: 1 pound per square foot = 0.0479 kN/m², 1 square inch = 645 mm², 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. Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. 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 R502.2.2 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. Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.
The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
 1. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches.
 2. The slopes of the joists or truss bottom chords are no greater than 2 inches vertical to 12 units horizontal.
 3. Required insulation depth is less than the joist or truss bottom chord member depth.
 The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft².
- h. 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (9) Section R302.2 is amended to read as follows:

R302.2 Townhouses. Each *townhouse* shall be considered a separate building and shall be separated by fire-resistance rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

- (10) In Section R302.2.2, 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 and there are no openings or penetrations in the roof within 4 feet (1219 mm) of the common walls.

- (11) Section R313 is deleted in its entirety and replaced with a new section to read as follows:

SECTION R313 DWELLING UNIT FIRE SPRINKLER SYSTEMS AND INTERNAL FIRE PROTECTION

R313.1 General. Automatic residential fire sprinkler systems shall be installed in accordance with the requirements of *The International Fire Code*.

R313.2 Sprinklers required. Structures greater than 6,000 square feet are to be sprinklered in accordance with the requirements of the *Fire Department*. Square footages shall include all attached garages and any detached structures within 3 feet of the residence. Square footage shall be measured from exterior wall to exterior wall. Fire separations within the structure shall not be utilized to reduce the measured square footages of the structure(s).

R313.3 Additions. Any addition which increases the total square footage of the residence to greater than 6,600 square feet is to be provided with sprinkler systems at the addition only. Where the size of the addition itself is greater than 6,000 square feet, the addition as well as the existing residence shall be provided with sprinklers. Where the addition increases the total square footage of the residence to greater than 6,600 square feet and the alterations to the existing structure results in the removal of interior

BUILDING CONSTRUCTION AND HOUSING STANDARDS

wall and ceiling finishes exposing the structure, sprinkler systems shall be retro-fitted into the existing residence as well as the additions.

R313.4 Internal Fire Protection. Residences between 4,000 and 6,000 square feet shall be provided with 5/8" Type 'X' drywall throughout the structure. The 5/8" Type 'X' drywall shall be continued behind fireplaces, bathtubs, showers, T&G and other similar areas.

- (12) Section R315.3 concerning carbon monoxide alarms in existing dwellings, is amended by adding a new exception to read as follows:

Exception: Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

- (13) Section R319.1 is deleted in its entirety and replaced with a new section to read as follows:

R319.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 5 inches (127 mm) high with a minimum stroke width of .5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or sign or other means shall be used to identify the structure. Address numbers shall be maintained.

- (14) 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. Protection of freestanding *accessory structures* with an area of 600 square feet (56m²) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of freestanding *accessory structures* with an area of 400 square feet (37m²) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less need not be provided with footings that

BUILDING CONSTRUCTION AND HOUSING STANDARDS

extend below the frost line, but such footings shall extend at least 24 inches below finish grade.

3. Decks without roof structures and not supported by a dwelling along more than one side need not be provided with footings that extend below the frost line, but such footings shall extend at least 24 inches below finish grade.

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

- (15) Section R501.3 is amended to read as follows:

R501.3 Fire protection of floors. Floor assemblies, not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for fuel-fired appliances with a maximum 4' headroom occurring anywhere within the crawlspace. The headroom shall be measured from grade to the bottom of the floor joists.
3. Portions of floor assemblies can be unprotected when complying with the following:
 - 3.1. The aggregate area of the unprotected portions shall not exceed 80 square feet per story
 - 3.2. Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

- (16) Section R602.3 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). Wall sheathing shall be fastened directly to framing members and, when placed on the exterior side of an exterior wall, shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3). Wood structural panel sheathing used for

BUILDING CONSTRUCTION AND HOUSING STANDARDS

exterior walls shall conform to DOC PS 1, DOC PS 2 or, when manufactured in Canada, CSA O437 or CSA O325. All panels shall be identified for grade, bond classification, and Performance Category by a grade mark or certificate of inspection issued by an approved agency and shall conform to the requirements of Table R602.3(3). Wall sheathing used only for exterior wall covering purposes shall comply with Section R703.

Studs shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.

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

R802.2 Design and construction. The framing details required in Section R802 apply to roofs having a minimum slope of three units vertical in 12 units horizontal (25-percent slope) or greater. Roof-ceilings shall be designed and constructed in accordance with the provisions of this chapter and Figures R606.11(1), R606.11(2) and R606.11(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).

- (18) 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 by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
3. Class A roof assemblies include minimum 16 oz/ft² copper sheets installed over combustible decks.

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

R905.1.1 Ice Barrier Underlayment. An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet complying with Section R905.2.3 shall be used with all roof coverings described in Sections R905.2 through R905.8, and R905.10. This ice dam protection shall extend up the slope of the roof from the eave a minimum of 8 feet 6 inches inside the exterior wall line of the building and shall also extend a minimum of 3 feet up any wall, valley, cricket, chimney or similar construction junction with roofs.

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

- (20) Section R905.2.7.1 concerning ice barrier, is deleted in its entirety.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (21) Section R905.4.3.1 concerning ice barrier, is deleted in its entirety.
- (22) Section R905.5.3.1 concerning ice barrier, is deleted in its entirety.
- (23) Section R905.6.3.1 concerning ice barrier, is deleted in its entirety.
- (24) Section R905.7.3.1 concerning ice barrier, is deleted in its entirety.
- (25) Section R905.8.3.1 concerning ice barrier, is deleted in its entirety.
- (26) Section R1004.4 is amended to read as follows:

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

- (27) 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 by not less than 5/8-inch Type X gypsum wallboard.

- (28) Section R1005 is amended by adding a new subsection to read as follows:

R1005.8 Factory-built chimney enclosures. Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than 5/8-inch Type X 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.

- (29) Chapter 11 is deleted in its entirety and replaced with a new chapter to read as follows:

CHAPTER 11 ENERGY EFFICIENCY

SECTION N1101 GENERAL

N1101.1 Scope. This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code.

N1101.1.1 Criteria. Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code – Residential Provisions*.

- (30) Section M1401 is amended by adding a new subsection to read as follows:

M1401.6. Snow depth. All air intake openings required by this code that terminate outdoors shall be located a minimum of 36 inches above final grade.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

Exception: With prior approval of the building official, openings may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

- (31) Section M1701 is amended by adding a new subsection to read as follows:

M1701.3. Snow depth. All combustion air openings and ducts terminating on the outside shall be a minimum of 36 inches above final grade. If a ventilated crawl space is utilized as a combustion air source, ventilation louvers must be a minimum of 36 inches above final grade.

Exception: With prior approval of the building official, openings and duct terminations may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

- (32) Section M1801.1 is amended by adding a new subsection to read as follows:

M1801.1.1. Enclosure. Portions of venting systems which extend through occupied and storage spaces shall be enclosed to avoid contact with or damage to the installation.

- (33) Section M1804.2.5 is amended to read as follows:

M1804.2.5 Direct vent terminations. Vent terminals for direct-vent *appliances* shall be installed in accordance with the manufacturer's installation instructions. The bottom of the vent terminal and air intake shall be located not less than 36 inches above final grade.

- (34) Section M1804.2.6 is amended to read as follows:

M1804.2.6 Mechanical draft systems. Mechanical draft systems shall comply with UL 378 and shall be installed in accordance with their *listing*, the manufacturer's instructions and, except for direct-vent *appliances*, the following requirements:

1. The vent terminal shall be located not less than 3 feet (914 mm) above a forced air inlet located within 10 feet (3048 mm).
2. The vent terminal shall be located not less than 4 feet (1219 mm) below, 4 feet (1219 mm) horizontally from, or 1 foot (305 mm) above any door, window or gravity air inlet into a *dwelling*.
3. The vent termination point shall not be located closer than 3 feet (914 mm) to an interior corner formed by two walls perpendicular to each other.
4. The bottom of the vent terminal shall be located at least 36 inches (914 mm) above finished ground level.
5. The vent termination shall not be mounted directly above or within 3 feet (914 mm) horizontally of an oil tank vent or gas meter.
6. Power exhauster terminations shall be located not less than 10 feet (3048 mm) from *lot lines* and adjacent buildings.
7. The discharge shall be directed away from the building.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (35) 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 5/8-inch Type X 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.

- (36) Section M2002.4 is amended to read as follows:

M2002.4 Pressure-relief valve. Boilers shall be equipped with pressure-relief valves with minimum rated capacities for the *equipment* served. Pressure-relief valves shall be set at the maximum rating of the boiler. Installation of relief valves shall be in accordance with Section P2803.6.

- (37) Section M2103.2.1 is amended to read as follows:

M2103.2.1 Slab-on-grade installation. Radiant piping used in slab-on-grade applications shall have insulating materials having a minimum *R*-value of 10 installed beneath the piping.

- (38) Section M2103.4 is amended to read as follows:

M2103.4 Testing. Piping or tubing to be embedded shall be tested by applying a hydrostatic pressure of not less than 100 psi (690 kPa). The pressure shall be maintained for 30 minutes, during which all joints shall be visually inspected for leaks. Hydronic tubing may be tested with a 50 (psi) air test for 30 minutes.

- (39) Section M2105.1 is amended to read as follows:

M2105.1 Testing. The assembled loop system shall be pressure tested with water at 100 psi (690 kPa) for 30 minutes with no observed leaks before connection (header) trenches are backfilled. Flow rates and pressure drops shall be compared to calculated values. If actual flow rate or pressure drop figures differ from calculated values by more than 10 percent, the problem shall be identified and corrected. Assembled loop systems may be tested with a 50 (psi) air test for 30 minutes.

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

G2406.2 (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:

1. Direct-vent appliances that obtain all combustion air directly from the outdoors. The *appliance* is a direct-vent *appliance* installed in accordance with the conditions of the listing and the manufacturer's instructions.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

2. Vented room heaters, wall furnaces, vented decorative appliances and decorative *Vented room heaters*, wall *furnaces*, vented decorative *appliances*, vented gas *fireplaces*, vented gas *fireplace* heaters and decorative *appliances* for installation in vented solid fuel-burning *fireplaces* are installed in rooms that meet the required volume criteria of Section G2407.5.
3. The *appliance* is installed in a room or space that opens only into a bedroom or bathroom, and such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an *approved* self-closing device. All *combustion air* shall be taken directly from the outdoors in accordance with Section G2407.6.

(41) Section G2407.11, condition # 8 is amended to read as follows:

8. *Combustion air* intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches (914 mm) vertically from the adjoining finished ground level.

Exception: With prior approval of the building official, openings and duct terminations may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

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

G2417.4.1 (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) for threaded pipe, 60 psig for welded pipe, 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 *pipng* greater than 50 percent of the specified minimum yield strength of the *pipe*.

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

G2425.8 (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 G2439).
5. Refrigerators.
6. Counter *appliances*.

Where the *appliances* and equipment listed in Items 5 through 6 above are installed so that the aggregate input rating exceeds 20 *Btu* per hour per *cubic foot* (207 watts per m³) of volume of the room or space in which such *appliances* 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*

BUILDING CONSTRUCTION AND HOUSING STANDARDS

appliances does not exceed 20 *Btu* per hour per *cubic foot* (207 watts per m³). Where the room or space in which the *appliance* 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.

- (44) Section G2425.14 is amended by adding a new subsection to read as follows:

G2425.14.1 Snow depth. Venting systems and air intakes terminating horizontally shall be a minimum of 36 inches above final grade.

- (45) Section G2426.5 is amended by adding a new subsection to read as follows:

G2426.5.1 Enclosure. Portions of venting systems which extend through occupied and storage spaces shall be enclosed to avoid contact with or damage to the installation.

- (46) Section G2427.1 is amended by adding a new subsection to read as follows:

G2427.1.1 Snow depth. Venting systems and air intakes terminating horizontally shall be a minimum of 36 inches above final grade.

- (47) Section G2427.5.1 is amended to read as follows:

G2427.5.1 (503.5.1) Factory-built chimneys. Factory-built *chimneys* shall be installed in accordance with the manufacturer's installation instructions and Section G2430. Factory-built *chimneys* used to vent *appliances* that operate at a positive vent pressure shall be *listed* for such application.

- (48) Section 2427.6.3.1 is amended to read as follows:

G2427.6.3.1 (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.

- (49) Section G2430 is amended by adding a new subsection to read as follows:

G2430.3 Factory-built chimney enclosures. Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than 5/8-inch Type X 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (50) Section G2431 is amended by adding a new subsection to read as follows:

G2431.2 Snow depth. All air intake openings required by this code that terminate outdoors shall be located a minimum of 36 inches above final grade.

Exception: With prior approval of the building official, openings may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

- (51) Section G2432.1 is amended by adding a new subsection to read as follows:

G2432.1.1 Damper. The fireplace damper shall be completely removed to prevent spillage of combustion products into the room.

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

G2433.1 (603.1) General. Log lighters are prohibited.

- (53) Section G2445 is deleted in its entirety and replaced with a new section to read as follows:

SECTION G2445 UNVENTED ROOM HEATERS

G2445.1 Prohibited installation. Installation of unvented room heaters is prohibited.

- (54) Section P2503.5.1 is amended to read as follows:

P2503.5.1 Rough plumbing. DWV systems shall be tested on completion of the rough piping installation by water or by air with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed, as follows:

- (55) Section P2503.7 is amended to read as follows:

P2503.7 Water-supply system testing. Upon completion of the water supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, by an air test of not less than 50 psi (345 kPa). This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

- (56) Section P2719 is amended by adding a new subsection to read as follows:

P2719.2 Boiler rooms. Boiler rooms, mechanical rooms, and similar utility spaces shall be equipped with a floor drain or other means suitable for disposing of condensates, relief valve drainage, safety pan drainage, as well as the accumulation of liquid wastes incidental to cleaning, recharging, and routine maintenance.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

(57) Section P2803.6.1 item # 5 is amended to read as follows:

5. Discharge to the floor, to the pan serving the water heater or storage tank, or to a waste receptor located within conditioned space, or by other approved means within the building.

(58) Section P2904 is deleted in its entirety and replaced with a new section to read as follows:

SECTION P2904 DWELLING UNIT FIRE SPRINKLER SYSTEMS

P2904.1 General. The design and installation of residential fire sprinkler systems shall comply with all applicable provisions of the *Fire Department* and *The International Fire Code*.

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

P3103.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 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.

(60) Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43 are deleted in their entirety. The corresponding and applicable sections of the *International Code Council Electrical Code Administrative Provisions* and *The National Electrical Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of Part VII – Electrical, of the *International Residential Code*.

(61) The *International Residential Code* is further amended by adding a new chapter to read as follows:

CHAPTER 45 SUSTAINABLE BUILDING CODE SECTION 4501 GENERAL

4501.1 Scope. All new building construction and construction adding additional conditioned square footage shall be compliant to the following Sustainable Building Code and Sustainable Building Code Checklist.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

SECTION 4502
SUSTAINABLE BUILDING CODE CHECKLIST

4502.1 Sustainable building code checklist /new SFR:

MANDATORY REQUIREMENTS, 2012 IRC - Chapter 11 and 2012 IECC - Residential Provisions

- All projects to comply with all applicable requirements of the International Residential Code.
Forced air-furnace system, minimum 91% AFUE.
Radiant heating system, minimum 91% AFUE.
High-efficacy lamps, minimum 75%.
Energy efficient water heater.
Electric, minimum 0.95 energy factor
Gas, minimum 0.67 energy factor.
Recycling; HC3 information to be provided at permit issuance.

Please complete the following calculations and then choose from the secondary measures for every point incurred. Your plans and inspections will be reviewed and inspected according to the above mandatory requirements and your secondary choices. LEED-H, ICC-700, Green Globes certified or alternate approved third party certified program is acceptable in place of this document.

Square footage of new conditioned (heated) space _____ ÷ 1000 sq. feet = _____
Number of outdoor fireplaces and/or fire pits _____
Hot Tub _____
Square footage of heated outdoor surfaces _____ ÷ 100 sq. feet = _____
Square footage of air conditioned space _____ ÷ 500 sq. feet = _____
Total Points Incurred rounded to next highest whole number _____

SECONDARY CHOICES

- Energy Star appliances throughout.
Electric Vehicle Charging Pre-Wire in every new garage or carport.
Soil Composting.
Air movement at all ceilings > 15'.
Insulated exterior wall sheathing.
Blower door test of 3.0 ACH or less. Air Changes per Hour @ 50 Pascals.
SIP panel construction at walls. Structural Insulated Panel.
SIP panel construction at ceiling.
Roof framing 60% or greater renewable or engineered lumber.
Floor framing 80% or greater renewable or engineered lumber.
Beams and headers 80% or greater renewable or engineered lumber.
Energy heels at trusses, 12" or greater.
ICF foundation. Insulated Concrete Forms.
Insulated headers (80% minimum at R-10).
Greater than R-23 in walls.
Greater than R-49 in ceiling.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- U-factor of .30 or lower on 80% of fenestrations.
- Conditioned crawlspace or slab on grade.
- High efficiency boiler, AFUE 95% or greater. *Annual Fuel Utilization Efficiency.*
- High efficiency furnace, AFUE 95% or greater.
- Boiler or furnace centrally located; no mechanical run longer than 2/3 the distance of the greatest diagonal dimension of the home.
- HRV or ERV system installed.
- Side arm water heater served by boiler.
- 50 year roof or greater warranty.
- Alternative energy sources: *1000 British Thermal Units/Kilowatt/Photovoltaic.*
 - Active solar space heating system 1 pt/25MBTU _____
 - Active solar domestic hot water system 1 pt/25MBTU _____
 - Ground source heating/cooling system 1 pt/25MBTU _____
 - Solar generated (PV) electric system 1 pt/2.5KW _____
 - Wind generated electric system 1 pt/2.5KW _____
- Dual flush toilets or Watersense toilets.
- Motion sensors on a minimum of 80% of exterior lights.
- Programmable thermostats.
- No recessed lights in the exterior insulated ceilings.
- OVE framing. *Optimal Value Engineering.*
- Bamboo, concrete, stone or cork flooring, 1 pt/50%.
- HERS rating. *Home Energy Rating.*
 - 2 pts for performing HERS rating _____
 - 4 pts HERS Index of 70 or less _____
 - 8 pts HERS Index of 55 or less _____
 - 12 pts HERS Index of 40 or less _____
- Innovative Product, Design or Technology (Points awarded by Building Official)

_____ **Total Points Awarded for Secondary Choices**

_____ **Total Points incurred** *from other side*

_____ **Total Net Points** must be greater than or equal to zero

- (62) Section AF103.5.3 concerning vent pipe, is amended by adding a new exception to read as follows:

Exception: The radon vent pipe is allowed to terminate within the structure provided it is sealed to withstand a minimum pressure of 5psi.

- (63) Section AF103.6.1 concerning vent pipe, is amended by adding a new exception to read as follows:

Exception: The radon vent pipe is allowed to terminate within the structure provided it is sealed to withstand a minimum pressure of 5psi.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (64) Section AG104 is amended by adding a new subsection to read as follows:

AG104.3 Guard height extension. When a hot tub or spa is installed within 18 inches horizontally of a guard required by Section R312.1.1, the guard height shall be increased a minimum of 18 inches measured vertically from the highest horizontal surface of the hot tub structure.

- (65) 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 powered safety cover or a spa/hot tub shall be equipped with a safety cover, either cover complying with ASTM F 1346;

§ 65-4. Amendments to the *International Fire Code*.

- (1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code* of The Town of Frisco, hereinafter referred to as “this code.”

- (2) Section 102.4 is 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.

- (3) Section 102.7 is amended to read as follows:

102.7 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 80, and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

- (4) Section 105.1.2 item #2 is amended to read as follows:

2. Construction permits. A construction permit allows the applicant to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, the likes of which are regulated by this 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.

- (5) Section 105.4.1 is amended to read as follows:

105.4.1 Submittals. *Construction documents* and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the *fire code official*. The *construction documents* shall be prepared by a

BUILDING CONSTRUCTION AND HOUSING STANDARDS

registered design professional where required by the jurisdiction in which the project is to be constructed.

- (6) Section 105.7 is amended to read as follows:

105.7 Required Construction Permits. The *fire code official* is authorized to issue construction permits for work the likes of which are regulated by this code and as set forth in Section 105.7.1 through 105.7.16.

- (7) Section 108 concerning board of appeals is deleted in its entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for the board of appeals of the *International Fire Code*.

- (8) Section 109 concerning violations is deleted in its entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for violations of the *International Fire Code*.

- (9) Section 111.4 is 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 as determined by the court and shall be subject to a fee per fire district or metropolitan district resolution.

- (10) Chapter 2 is amended by replacing the following existing definitions to read as follows:

FIRE AREA. The aggregate floor area enclosed and bounded by *fire walls* meeting the requirements of the *International Building Code* and *exterior walls* or *horizontal assemblies* of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above. For buildings constructed under the *International Residential Code*, the fire area is the aggregate floor area enclosed and bounded by exterior walls of a building.

OCCUPANCY CLASSIFICATION.

Institutional Group I-1 – Five or fewer persons receiving care. A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3.

Institutional Group I-2 – Five or fewer persons receiving care. A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3.

Residential Group R-3 – Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code* provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

(11) Section 304.1.2 is 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-wildland interface areas shall be in accordance with local codes, policies, and ordinances.

(12) Section 304.3.3 by adding a new exception to read as follows:

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.

(13) Section 304.3.4 by adding a new exception to read as follows:

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.

(14) Section 308.1.4 Exceptions is amended to read as follows:

Exceptions:

1. One- and two-family *dwelling*s.
2. Where buildings, balconies and decks are protected by an *automatic sprinkler system*.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 48 pounds [nominal 20 pound (9.1 kg) LP-gas capacity].
4. Where a more restrictive code, policy, ordinance, or covenant exists.

(15) Section 315.3 is amended to read as follows:

315.3 Storage in buildings. Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials 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.

(16) Section 315.3.3 is amended to read as follows:

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

(17) Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the *fire code official*, address

BUILDING CONSTRUCTION AND HOUSING STANDARDS

numbers shall be provided in additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 5 inches (127 mm) high with a minimum stroke width of .5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or sign or other means shall be used to identify the structure. Address numbers shall be maintained.

- (18) Section 508.1 is amended to read as follows:

508.1 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 greater than 50,000 square feet (4645 m²) within surrounding exterior walls. The fire command center shall be provided and comply with Sections 508.1.1 through 508.1.5.

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

603.6.6 Chimneys & Heating Appliances. Chimneys and fireboxes for solid, fuel burning appliances shall be inspected annually by a qualified individual 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 code official shall be forwarded to the fire department upon completion.

- (20) Section 603.9 is amended to read as follows:

603.9 Gas & utility meters. Above-ground gas & utility meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an *approved* manner. Gas & utility meters and piping shall be protected from snow & ice shedding from a roof area. Snow & ice build-up around gas & utility meters shall be kept clear at all times.

- (21) Section 607 is amended by adding a new subsection to read as follows:

607.6 Communication. All elevators shall be equipped with two-way communication equipment and the equipment shall be operable at all times.

- (22) Section 901.4.2 is 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 applicable requirements of this code and the *International Building Code*.

- (23) Section 901.4.3 is amended to read as follows:

901.4.3 Fire areas. Where buildings, or portions thereof, constructed under the International Building Code, are divided into *fire areas* so as not to exceed the limits established for requiring a *fire protection system* in accordance with this chapter, such *fire areas* shall be separated by *fire walls* constructed in accordance with the International Building Code or *horizontal assemblies* constructed in accordance with the

BUILDING CONSTRUCTION AND HOUSING STANDARDS

International Building Code, or both, having a fire-resistance rating of not less than that determined in accordance with the International Building Code.

- (24) Section 901.7 is 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 where 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 shutdown until the *fire protection system* has been returned to service.

- (25) Section 901.9 is amended to read as follows:

901.9 Termination of monitoring services. For fire protection systems required to be monitored by the authority having jurisdiction, notice shall be made to the *fire code official* whenever system monitoring services are terminated. Notice shall be made in writing, to the *fire code official* by the monitoring service provider being terminated.

- (26) Section 903.2.1 is amended to read as follows:

903.2.1 Group A. An *automatic sprinkler system* shall be provided throughout buildings used as Group A occupancies as provided in this section.

- (27) Section 903.2.1.1 conditions # 1 and 2 are amended to read as follows:

1. The *fire area* exceeds 6,000 square feet (557 m²).
2. The *fire area* has an *occupant load* of 50 or more.

- (28) Section 903.2.1.2 condition # 2 is amended to read as follows:

2. The occupancy has an *occupant load* of 50 or more.

- (29) Section 903.2.1.3 conditions # 1 and 2 are amended to read as follows:

1. The *fire area* exceeds 6,000 square feet (557 m²).
2. The occupancy has an *occupant load* of 50 or more.

- (30) Section 903.2.1.4 conditions # 1 and 2 are amended to read as follows:

1. The *fire area* exceeds 6,000 square feet (557 m²).
2. The *fire area* has an *occupant load* of 50 or more.

- (31) Section 903.2.2 is amended to read as follows:

903.2.2 Ambulatory care facilities. An *automatic sprinkler system* shall be installed throughout the entire building containing an ambulatory care facility where either of the following conditions exist at any time:

BUILDING CONSTRUCTION AND HOUSING STANDARDS

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

(32) Section 903.2.3 is amended to read as follows:

903.2.3 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 (557 m²) in area.
2. Throughout every portion of educational buildings above and below the *level of exit discharge* serving that portion of the building.

(33) Section 903.2.4 is amended to read as follows:

903.2.4 Group F-4. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:

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.
3. Where the combined area of all Group F *fire areas* on all floors, including mezzanines and basements exceeds 6,000 square feet (557 m²).
4. A Group F occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

(34) Section 903.2.6 exception # 4 is amended to read as follows:

4. In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed throughout the building.

(35) Section 903.2.7 conditions 1 through 3 are amended to read as follows:

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

(36) Section 903.2.9 conditions 1 through 3 are amended to read as follows:

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

BUILDING CONSTRUCTION AND HOUSING STANDARDS

(37) Section 903.2.9.1 conditions # 1 and 2 are amended to read as follows:

1. Buildings having two or more stories above grade plane, including *basements*, with a *fire area* containing a repair garage exceeding 6,000 square feet (557 m²).
2. Buildings no more than one-story above grade plane with a *fire area* containing a repair garage exceeding 6,000 square feet (557 m²).

(38) Section 903.2.9.2 is amended to read as follows:

903.2.9.2 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.

(39) Section 903.2.10 is amended to read as follows:

903.2.10 Group S-2 enclosed parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the *International Building Code* as follows:

1. Where the *fire area* of the enclosed parking garage exceeds 6,000 square feet (557 m²); or
2. Where the enclosed parking garage is located beneath other groups.

(40) Section 903.2.11.1.3 is amended to read as follows:

903.2.11.1.3 Basements. Where any portion of a *basement* is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the building shall be equipped throughout with an *approved automatic sprinkler system*.

(41) Section 903.2 is amended by adding two new subsections to read as follows:

903.2.13 Group B or 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 m²). 2. Where the combined fire areas of Group B and mixed occupancies on all floors including mezzanines and basements is greater than 6,000 sq. ft. (557 m²).

903.2.14 Buildings 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 m²).

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

BUILDING CONSTRUCTION AND HOUSING STANDARDS

(42) Section 903.4 is amended to read as follows:

903.4 Sprinkler system supervision and alarm. 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 by a *listed* fire alarm control unit.

Exceptions:

1. *Automatic sprinkler systems* protecting one- and two-family *dwelling*s.
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.

(43) Section 905.3.1 is amended to read as follows:

905.3.1 Height. Class I 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 vehicle access.

(44) Section 905.3.1 is amended by adding a new subsection to read as follows:

905.3.1.1 Building Area. In buildings exceeding 10,000 sq. ft. (929 m²) 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.

(45) Section 907.6.5 is amended to read as follows:

907.6.5 Monitoring. Fire protection systems required by this chapter or by the International Building Code shall be monitored by an *approved* supervising station in accordance with NFPA 72.

Exception: Monitoring by a supervising station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies.

(46) Section 1008.1.9.3 exception 2.2 is amended to read as follows:

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.

(47) Section 1103.5 is amended to read as follows:

BUILDING CONSTRUCTION AND HOUSING STANDARDS

1103.5 Sprinkler systems. An *automatic sprinkler system* shall be provided in existing buildings in accordance with Sections 1103.5.1 through 1103.5.3.

(48) Section 1103.5 is further amended by adding four new subsections to read as follows:

1103.5.3 Additions and alterations to existing buildings. Existing buildings constructed prior to adoption of this code, with a fire area exceeding 6,000 square feet (557 m²), undergoing additions, alterations or remodel work shall be evaluated under the International Fire Code, for the need for additional fire protection. Portions of buildings separated by approved fire walls as outlined in the International Building Code may be considered as separate buildings.

1103.5.3.1 Existing buildings with a fire area not exceeding 6,000 sq. ft. (557 m²). 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 m²).

1103.5.3.2 Existing buildings with a fire area exceeding 6,000 sq. ft. (557 m²). An automatic sprinkler system shall be provided throughout a building undergoing addition work that increases the fire area of the existing building.

1103.5.3.3 Alterations to existing buildings with a fire area exceeding 6,000 sq. ft. (557 m²). An automatic sprinkler system shall be provided throughout a building when the area undergoing alterations equals or exceeds 50% of 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.

(49) Section 1103.6.1 is amended to read as follows:

1103.6.1 Existing multi-story buildings. Existing buildings with occupied floors located more than 40 feet (12192 mm) above the lowest level of fire department access or more than 40 feet (12192 mm) below the highest level of fire department access shall be equipped with standpipes.

(50) Section 3103.2 is amended to read as follows:

3103.2 Approval required. Tents and membrane structures having an area in excess of 200 square feet (19 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the *fire code official*.

Exception:

Tents used exclusively for recreational camping purposes.

(51) Section 3103.6 is amended to read as follows:

3103.6 Construction documents. A detailed site and floor plan for tents or membrane structures shall be provided with each application for approval. The tent or membrane

BUILDING CONSTRUCTION AND HOUSING STANDARDS

structure floor plan shall indicate details of the *means of egress* facilities, seating capacity, arrangement of the seating and location and type of heating and electrical equipment. See fire code official for additional local requirements.

(52) Section 5001.1 exception # 10 is amended to read as follows:

10. The storage of wines in wooden barrels and casks.

(53) Section 5701.2 condition # 10 is amended to read as follows:

10. The storage of wines in wooden barrels and casks.

§65-5. Amendments to the *International Code Council Electrical Code Administrative Provisions.*

(1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Electrical Code—Administrative Provisions* of The Town of Frisco and shall be cited as such. The *ICC Electrical Code - Administrative Provisions* in combination with the separately adopted *National Electrical Code* will be referred to herein as “this code.”

(2) Section 201.3 is amended to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code*, *International Energy Conservation Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Plumbing Code*, *International Residential Code*, or NFPA 70, such terms shall have meanings ascribed to them as in those codes.

(3) Chapter 3, Sections 401.1 and 401.2 concerning organization and enforcement are deleted in its entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of this code.

(4) Section 401.3 is deleted in its entirety and replaced with a new section to read as follows:

401.3 Work exempt from permits. The following work shall be exempt from the requirements for a permit:

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles, but not the outlets therefor.
3. Repair or replacement of branch circuit overcurrent 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

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, or special event facilities.
11. Low-energy power, control, and signal circuits of Class II and Class III as defined in this code.
12. The installation, alteration, or repair of electrical wiring, apparatus, or equipment, or the generation, transmission, distribution or metering of electrical energy, or in the operation of signals or the transmission of intelligence by public or private utilities in the exercise of their function as a serving utility.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction.

- (5) Sections 402, 403, 404, Chapters 5 and 6, and Section 701 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *Electrical Code*.
- (6) Sections 702.1.7 through 702.8 are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *Electrical Code*.
- (7) Chapters 8, 9, 10, 11, and Sections 1202 and 1203 are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *Electrical Code*.

§65-6. Amendments to the *International Mechanical Code*.

- (1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of The Town of Frisco, hereinafter referred to as “this code.”
- (2) Sections 103, 104, 105, and 106.1 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the

BUILDING CONSTRUCTION AND HOUSING STANDARDS

Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Mechanical Code*.

- (3) Sections 106.3 through 106.5.3, and 107.1 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Mechanical Code*.
- (4) Sections 107.2.1 through 107.6, 108, 109 and 110 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Mechanical Code*.
- (5) 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.

- (6) Section 401.4 is amended by adding a new condition to read as follows:
 5. All air intake openings required by this code that terminate outdoors shall be located a minimum of 36 inches above final grade.

Exception: With prior approval of the building official, openings may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

- (7) Section 701.1 is amended by adding a new subsection to read as follows:

701.1.1 Snow depth. All combustion air openings and ducts terminating on the outside shall be a minimum of 36 inches above final grade. If a ventilated crawl space is utilized as a combustion air source, ventilation louvers must be a minimum of 36 inches above final grade.

Exception: With prior approval of the building official, openings and duct terminations may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

- (8) Section 802.3 is amended by adding a new subsection to read as follows:

802.3.1 Enclosure. Portions of venting systems which extend through occupied and storage spaces shall be enclosed to avoid contact with or damage to the installation.
- (9) Section 804.3.4 requirement # 6 is amended to read as follows:
 6. The bottom of the vent termination shall be located at least 36 inches (914 mm) above finished grade.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (10) 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 5/8-inch Type X 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.

- (11) 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.

- (12) Section 1208.1 is amended to read as follows:

1208.1 General. Hydronic piping systems other than ground source heat pump loop systems shall be tested hydrostatically at one and one half times the maximum system design pressure, but not less than 100 psi (689 kPa). The duration of each test shall be not less than 15 minutes. Ground-source heat pump loop systems shall be tested in accordance with Section 1208.1.1. Hydronic tubing may be tested with a 50 (psi) air test for 30 minutes.

- (13) Section 1208.1.1 is amended to read as follows:

1208.1.1 Ground source heat pump loop systems. Before connection (header) trenches are backfilled, the assembled loop system shall be pressure tested with water at 100 psi (689 kPa) for 30 minutes with no observed leaks. Flow and pressure loss testing shall be performed and the actual flow rates and pressure drops shall be compared to the calculated design values. If actual flow rate or pressure drop values differ from calculated design values by more than 10 percent, the problem shall be identified and corrected. Assembled loop systems may be tested with a 50 (psi) air test for 30 minutes.

- (14) Section 1209.5.1 is amended to read as follows:

1209.5.1 Slab-on-grade installation. Radiant piping utilized in slab-on-grade applications shall be provided with insulating materials installed beneath the piping having a minimum *R*-value of 10.

§65-7. Amendments to the *International Plumbing Code*.

- (1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *International Plumbing Code* of the Town of Frisco hereinafter referred to as "this code."

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (2) Section 101.3 is amended to read as follows:

101.3 Intent. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems. 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.

- (3) Sections 103, 104, 105 and 106.1 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Plumbing Code*.

- (4) Sections 106.3 through 106.6.3, and 107.1 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Plumbing Code*.

- (5) Sections 107.2.1 through 107.7, 108, 109 and 110 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Plumbing Code*.

- (6) 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.

- (7) Section 305.4.1 is amended to read as follows:

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

- (8) Section 312.3 is amended to read as follows:

312.3 Drainage and vent air test. An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 5 psi (34.5 kPa) or sufficient to balance a 10-inch (254 mm) column of mercury. This pressure shall be held for a test period of not less than 15 minutes. Any adjustments to the test pressure required because of changes in ambient temperatures or the seating of gaskets shall be made prior to the beginning of the test period.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (9) Section 312.5 is amended to read as follows:

312.5 Water supply system test. Upon completion of a section of or the entire water supply system, the system, or portion completed, shall be tested and proved tight under a water pressure not less than the working pressure of the system; or, by an air test of not less than 50 psi (344 kPa). This pressure shall be held for not less than 15 minutes. The water utilized for tests shall be obtained from a potable source of supply. The required tests shall be performed in accordance with this section and Section 107.

- (10) 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.

- (11) 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.

- (12) Section 412 is amended by adding a new subsection to read as follows:

412.5 Boiler rooms. Boiler rooms, mechanical rooms, and similar utility spaces shall be equipped with a floor drain or other means suitable for disposing of condensates, relief valve drainage, safety pan drainage, as well as the accumulation of liquid wastes incidental to cleaning, recharging, and routine maintenance.

- (13) Section 504.6 condition # 5 is amended to read as follows:

5. Discharge to the floor, to the pan serving the water heater or storage tank, or to a waste receptor located within conditioned space, or by other approved means within the building.

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

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

- (15) Section 903.1 is amended to read as follows:

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 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 terminate not less than 7 feet (2134 mm) above the roof.

- (16) 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (17) Section 1109.1 is deleted in its entirety and replaced with a new section to read as follows:

1109.1 Combination drains and sewers. Combination sanitary and storm drains or sewers are prohibited.

§65-8. Amendments to the *International Fuel Gas Code*.

- (1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of the Town of Frisco, hereinafter referred to as “this code.”

- (2) Sections 103, 104, 105, and 106.1 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Fuel Gas Code*.
- (3) Sections 106.3 through 106.6.3, and 107.1 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Fuel Gas Code*.
- (4) Sections 107.2.1 through 107.2.5.3 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Fuel Gas Code*.
- (5) Sections 107.4 through 107.6, 108, 109 and 110 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Fuel Gas Code*.
- (6) Section 303.3 concerning prohibited locations is amended by deleting exceptions # 3 and 4 in their entirety.
- (7) Section 304.11, condition # 8 is amended to read as follows:
8. *Combustion air* intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches (914 mm) vertically from the adjoining finished ground level.

Exception: With prior approval of the building official, openings and duct terminations may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (8) 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) for threaded pipe, 60 psig for welded pipe, 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 *pipng* greater than 50 percent of the specified minimum yield strength of the pipe.

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

501.8 Appliances 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 614.)
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 appliances *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 British thermal units (Btu) per hour per cubic foot (207 watts per m³) of volume of the room or space in which such appliances 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 does not exceed 20 Btu per hour per cubic foot (207 watts per m³). Where the room or space in which the *appliance* 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.

- (10) Section 501.14 is amended by adding a new subsection to read as follows:

501.14.1 Snow depth. Venting systems and air intakes terminating horizontally shall be a minimum of 36 inches above final grade.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (11) Section 502.5 is amended by adding a new subsection to read as follows:

502.5.1 Enclosure. Portions of venting systems which extend through occupied and storage spaces shall be enclosed to avoid contact with or damage to the installation.

- (12) Section 503.1 is amended by adding a new subsection to read as follows:

503.1.1 Snow depth. All venting systems and air intakes terminating horizontally shall be a minimum of 36 inches above final grade.

- (13) Section 503.5.1 is amended to read as follows:

503.5.1 Factory-built chimneys. Factory-built chimneys shall be installed in accordance with the manufacturer's installation instructions and Section 506. Factory-built chimneys used to vent appliances that operate at a positive vent pressure shall be *listed* for such application.

- (14) Section 503.6.4.1 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.

- (15) Section 506 is amended by adding a new subsection to read as follows:

506.4 Factory-built chimney enclosures. Factory-built chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) by not less than 5/8-inch Type X 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.

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

601.2 Snow depth. All air intake openings required by this code that terminate outdoors shall be located a minimum of 36 inches above final grade.

Exception: With prior approval of the building official, openings may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

- (17) Section 602.1 is amended by adding a new subsection to read as follows:

BUILDING CONSTRUCTION AND HOUSING STANDARDS

602.1.1 Damper. The fireplace damper shall be completely removed to prevent spillage of combustion products into the room.

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

603.1 General. Log lighters are prohibited.

- (19) Section 621 is deleted in its entirety and replaced with a new section to read as follows:

SECTION 621 UNVENTED ROOM HEATERS

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

§65-9. Amendments to the *International Energy Conservation Code*.

- (1) Section C101.1 is amended to read as follows:

C101.1 Title. This code shall be known as the *International Energy Conservation Code* of the Town of Frisco, and shall be cited as such. It is referred to herein as “this code.”

- (2) Sections C103 through C109 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Energy Conservation Code – Commercial Provisions*.

- (3) Section C302.1 is amended to read as follows:

C302.1 Design conditions. The interior design temperatures used for heating and cooling load calculations shall be a maximum of 72° F (22° C) for heating and minimum of 75° F (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 C402.2.6 is amended by adding a new subsection to read as follows:

C402.2.6.1 Heated slabs on grade. A thermal insulation shall be installed below all portions of a slab-on-grade where un-insulated 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.

- (5) Section R101.1 is amended to read as follows:

R101.1 Title. This code shall be known as the *International Energy Conservation Code* of the Town of Frisco, and shall be cited as such. It is referred to herein as “this code.”

- (6) Sections R103 through R109 concerning administration and enforcement are deleted in their entirety. The corresponding and applicable sections of the *International Building Code*, as adopted and amended in Chapter 65 of the Code of Ordinances of the Town of

BUILDING CONSTRUCTION AND HOUSING STANDARDS

Frisco, Colorado, shall be the provisions for administration and enforcement of the *International Energy Conservation Code – Residential Provisions*.

- (7) Section R302.1 is amended to read as follows:

R302.1 Design conditions. The interior design temperatures used for heating and cooling load calculations shall be a maximum of 72° F (22° C) for heating and minimum of 75° F (24° C) for cooling. The winter design dry-bulb (F) shall be -13, heating degree days shall be 11,019, and climate zone 7.

- (8) Table R402.1.1, not including the footnotes, is deleted and replaced with a new table to read as follows:

**TABLE R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a**

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
7 and 8	0.35	0.60	NR	49	20+5 or 13+10, ^h or 23 ^j	19/21	38 ^g	15/19	10, 4ft	15/19

- (9) Table R402.1.1's footnotes are amended to read as follows:

For SI: 1 foot = 304.8 mm.

- a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.
- b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge *R*-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- h. First value is cavity insulation, second is continuous insulation or insulated siding, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation *R*-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used – to maintain a consistent total sheathing thickness.
- i. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.
- j. Continuous wall insulation is not required where the wall cavity is insulated with a minimum R-23 blown or sprayed insulation and the reductions in ceiling insulation permitted by Sections R402.2.1 or R402.2.2 have not been used.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (10) Table R402.1.3, not including the footnotes, is deleted and replaced with a new table to read as follows:

**TABLE R402.1.3
EQUIVALENT U-FACTORS^a**

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
7 and 8	0.35	0.60	0.026	0.048	0.057	0.028	0.050	0.055

- (11) Section R402.2.9 is amended by adding a new subsection to read as follows:

R402.2.9.1 Heated slabs on grade. A thermal insulation shall be installed below all portions of a slab-on-grade where un-insulated 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.

- (12) Section R402.4.1.2 is amended by adding a new exception to read as follows:

Exception: Projects that have been inspected by an approved third party verifying that air barriers and air sealing has been installed in accordance with sections 3 and 5 of ENERGY STAR Certified Homes, Version 3 (Rev.07) Thermal Enclosure System Rater Checklist.

§65-10. 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) and/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

BUILDING CONSTRUCTION AND HOUSING STANDARDS

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 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 judgement resulting therefrom 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 three 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 procedures 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

- (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.

§65-11. 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.

- (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) and/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 110 and 1704 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

BUILDING CONSTRUCTION AND HOUSING STANDARDS

terms are not defined by this code or the building code, 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 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

§65-12. Construction Permit Fee Schedule.

A. BUILDING PERMIT FEES

(1) **Permit fees.** The fee for each permit for which a building permit application is received shall be as set forth in Table 65-12 A(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 65-12 A(1). The plan review fees specified in this section are separate fees from the permit fees specified in Section 65-12 A(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 65-12 F(1).

(a) **Deferred submittal plan review fees.** When the project involves deferred submittal items as defined in the building code, the plan review fee shall be equal to the amount of the permit fee as set forth in Section 65-12 A(1).

**Table 65-12 A(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
\$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

BUILDING CONSTRUCTION AND HOUSING STANDARDS

B. ELECTRICAL PERMIT FEES

(1) Permit fees. The fee for each permit shall be as set forth in Table 65-12 B(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 65-12 B(1). The plan review fees specified in this section are separate from the permit fees specified in Section 65-12 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 paid as set forth in Table 65-12 B(1).

**Table 65-12 B(1)
ELECTRICAL PERMIT FEES**

RESIDENTIAL FEES: This includes construction and extensive remodeling and additions to modular homes, duplexes, condominiums and townhouses (based on the enclosed living area).	
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.
ALL OTHER FEES: 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:	
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

C. 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 shall be as set forth in Section 109.3 of the *International Building Code*. 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

(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 65-12 C(1). The plan review fees specified in this section are separate fees from the permit fees specified in Section 65-12 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 charged at the rate shown in Table 65-12 F(1).

D. 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 shall be as set forth in Section 109.3 of the *International Building Code*. 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 65-12 D(1). The plan review fees specified in this section are separate fees from the permit fees specified in Section 65-12 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 65-12 F(1).

BUILDING CONSTRUCTION AND HOUSING STANDARDS

E. ELEVATOR PERMIT AND CERTIFICATE OF INSPECTION FEES

(1) Permit Fees. The fee for each permit shall be as set forth in Table 65-12 E(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 65-12 E(1).

**Table 65-12 E(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 \$1,000.00 or fraction thereof over \$20,000.00
Major Alterations:	
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.	
Other Inspection Fees:	Fee
1. Inspections outside of normal hours, per hour (minimum charge – two hours)	\$50.00 ¹
2. Reinspection fees, per inspection	\$50.00 ¹
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one hour)	\$50.00 ¹
4. Additional plan review, per hour (minimum charge – one hour)	\$50.00 ¹

¹ 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.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

(3) Annual certificate of inspection fees. The fee for each annual certificate of inspection shall be as set forth in Table 65-12 E(3).

**Table 65-12 E(3)
ELEVATOR ANNUAL CERTIFICATE OF INSPECTION FEES** ^{1, 2}

Description	Fee
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

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

² Residential elevators do not require certificates of inspection.

F. 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 65-12 F(1).

**Table 65-12 F(1)
OTHER INSPECTIONS AND FEES**

Description	Fee
1. Inspections outside of normal business hours (minimum charge – two hours)	\$50.00 per hour¹
2. Reinspection fees assessed	\$50.00
3. Inspections for which no fee is specifically indicated (minimum charge – one hour)	\$50.00 per hour¹
4. For use of outside consultants for plan checking or inspections, or both	Actual costs²
5. Additional plan review (minimum charge – one hour)	\$50.00 per hour¹
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. Residential Re-roof permit (IRC dwellings)	\$100.00
10. Clerical time for researching or duplicating records, or both (minimum charge – one hour)	\$50.00 per hour¹

¹ 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.

² Actual costs include administrative and overhead costs.

BUILDING CONSTRUCTION AND HOUSING STANDARDS

§65-13. 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) and/or imprisonment not to exceed one (1) year or both by such fine and imprisonment.