

THE 2009 INTERNATIONAL BUILDING CODES WITH AMENDMENTS & MODIFICATIONS

ADOPTED 11/17/2010 – EFFECTIVE 1/01/2011

- 2009 International Building Code** – Multi-family and commercial health and safety regulations
- 2009 International Residential Code** – Detached one and two family health and safety regulations
- 2009 Mechanical Code** – Governs the installation of heating, ventilating and air-conditioning
- 2009 Fuel Gas Code** – Governs design and installation of fuel-gas piping and equipment
- 2009 International Existing Building Code** – Governs repair, alteration and relocation of existing structures
- 2009 International Energy Conservation Code** – Governs energy efficient construction
- San Miguel County Prescriptive Energy Code & Green Building Standards** – Energy Conservation requirements

2009 INTERNATIONAL BUILDING CODE

CHAPTER 1 ADMINISTRATION

SECTIONS:

101.4.3 Plumbing. Add to Section: The State of Colorado shall provide plumbing permits and inspection services. Chapter 29 of this Code shall not apply to the State of Colorado Plumbing Board unless specifically adopted by the Plumbing Board. The State of Colorado Plumbing Board will be notified if the County decides to initiate a plumbing inspection program.

101.4.6 Fire Prevention. Add to Section: All structures constructed within Fire District areas must comply with the provisions of the Fire District in which it is located.

Add Section 101.4.7 Electrical. The State of Colorado shall provide electrical permits and inspection services. Chapter 27 of this Code shall not apply to the State of Colorado Electrical Board unless specifically adopted by the Electrical Board. The State of Colorado Electrical Board will be notified if the County decides to initiate an electrical inspection program.

105.2 Work exempt from permit. Amend item #1 to read: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 feet.

Add item #14 to read: Re-siding without alteration to the wall structure.

Add item #15 to read: Replacement of windows without enlargement of the existing opening

Add item #16 to read: Buildings or structures used for the sole purposes of providing shelter for agricultural implements, farm products, livestock or poultry. Equine uses are not considered livestock for this agricultural exception.

105.5 Expiration. Modify Section references that read 180 days to 365 days.

107.5 Retention of construction documents. Amend to read: After final inspections have been successfully completed the construction plans for the project shall be forwarded to the County Assessor's Office for storage.

109.2 Schedule of permit fees. Amend Section to read: On buildings, structures, electrical, gas piping, mechanical, and plumbing systems or for any alterations requiring a permit, a permit fee shall be required. Permit fees will be derived from the following Table 1-A. 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 shown in Table 1-A. The plan review fees are separate fees from the permit fees and are in addition to the permit fees. The permit fee schedule may be modified or recreated by the governing authority as deemed necessary. Additional inspections, re-inspections, and other fee costs are calculated per Table 1-A – Building Permit Fees.

Building Permit Fee Schedule – Table 1-A

Valuation	Fee
\$1.00 to \$500.00	\$26.32
\$501.00 to \$2,000.00	\$26.32 for the first \$500.00 plus \$3.42 for each additional \$100.00, or fraction thereof, to and including \$2000.00
\$2,001.00 to \$25,000.00	\$77.56 for the first \$2000.00 plus \$15.68 for each additional \$1,000.00, fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$438.20 for the first \$25,000 plus \$11.31 for each additional \$1000.00, fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$721.00 for the first \$50,000.00 plus \$7.84 for each additional \$1000.00, fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,113.00 for the first \$100,000.00 plus \$6.27 for each additional \$1000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,621.80 for the first \$500,000.00 plus \$5.32 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$6,281.80 for the first \$1,000,000.00 plus \$4.09 for each additional \$1,000.00, or fraction thereof

For Residences 1,800 square feet or less, building permit fees will be reduced by 25%

Plan Review Fee
The Plan Review Fee is an additional fee of 65% of the Building Permit Fee
(Example: Building Permit Fee = \$1000.00; Plan Review Fee = \$1000.00 x 65% = \$650.00)

Use Tax
Use Tax is the County sales tax of 1% collected on 40% of the valuation of the project
(Example: \$100,000 construction cost x 40% = \$40,000 x 1% = \$400.00 Use Tax)

Mechanical Fee	
The Mechanical Fee is assessed with the Mechanical Permit pursuant to Table 1-A of the 1997 Uniform Mechanical Code	

Other Inspections and Fees	
Reinspection fees (one hour minimum)	\$60.00 per hour*
Inspections for which no fee is specifically indicated	\$60.00 per hour*
Additional plan review required by changes, additions or revision to the plans	\$60.00 per hour*
For use of outside consultants for plan checking and inspections, both	Actual costs**

109.3.8 Other inspections. Add to Section: Special inspectors or inspection agencies must be approved by the Building Official. All elevators must have plans approved prior to construction and receive a Certificate of Compliance by a qualified elevator inspector after completion of the installation. All elevators in other than single-family residences must be inspected yearly by a qualified elevator inspector.

109.4 Work commencing before permit issuance. Add to Section: For work commencing without first obtaining County permits an additional penalty fee of up to 100% of the Building Permit Fee will be charged. Emergency repairs needed for life safety will not be assessed a penalty fee.

109.6 Fee Refunds. Add to Section: The building official may authorize refunding of any fee which was erroneously paid or collected. The building official may authorize refunding up to 100% of any fee collected except that of the Plan Review Fee. The building official may authorize a refund of not more than 50 percent (50%) of the plan review fee.

110.3.6 Lath and gypsum board inspection. Delete Exception.

CHAPTER 11 ACCESSIBILITY Delete entire Chapter.

CHAPTER 13 ENERGY EFFICIENCY

SECTIONS:

1301.1.1 Criteria. Amend Section to read: Buildings shall be designed and constructed in accordance with the International Energy Conservation Code and/or the San Miguel County Prescriptive Energy Code and Green Building Standards.

CHAPTER 16 STRUCTURAL DESIGN

SECTIONS:

1608.1 General. Amend to read: Roof snow loads shall be determined by the Building Official pursuant to the snow measurement information available.

APPENDIX G – FLOOD-RESISTANT CONSTRUCTION

Adopt entire Appendix G

APPENDIX I PATIO COVERS

Adopt entire Appendix I

APPENDIX J GRADING

Adopt entire Appendix J

2009 INTERNATIONAL RESIDENTIAL CODE

CHAPTER 1 ADMINISTRATION

SECTIONS:

R101.2 Scope. Amend the paragraph to read: The provisions of the International Residential Code for One and Two-Family Dwellings shall apply to all pre-built structures and the construction, alteration, movement, enlargement, replacement, repair, equipment, alteration, use and occupancy, location, removal/demolition of all detached one and two-family dwellings and multiple single-family dwellings (townhomes) not more than three stories in height with a separate means of egress and their accessory structures.

R101.2 Scope. Add Exception #2 to read: Any “manufactured home” (H.U.D.) must meet the roof snow load for the specific area of placement, or provide a constructed snow shed above the roof of the manufactured home roof to accommodate the snow load requirement, or obtain approval for a snow mitigation plan by the Building Official.

R105.2 Work exempt from permit. Amend Exception. #10 to read: Decks, platforms, walkways, etc., that measure 30 inches or less from the standing surface to the adjacent grade;

Add Exception #11 to read: Greenhouses less than 500 square feet;

Add Exception #12 to read: Buildings or structures used for the sole purposes of providing shelter for agricultural implements, farm products, livestock or poultry. Equine uses are not considered livestock for this agricultural exception.

R105.5 Expiration. Amend Section to read: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 days each. No permit shall be extended more than twice without good and sufficient cause.

R106.5 Retention of construction documents. Amend section to read: After final inspections have been completed and approved the construction plans for the project will be forwarded to the County Assessors office. The County Assessors will store the construction plans for a three year period.

R107 Temporary Structures and Uses. Delete entire Section.

R108.2 Schedule of permit fees. Amend Section to read: On buildings, structures, electrical, gas piping, mechanical, and plumbing systems or for any alterations requiring a permit, a permit fee shall be required. Permit fees will be derived from the 2009 International Building Code Section 109.2, Table 1-A and Table 1-A of the 1997 Uniform Mechanical Code. A plan review fee shall be paid at the time of submitting construction plans for a building permit. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A. The plan review fees are separate fees from the permit fees and are in addition to the permit fees. The permit fee schedule may be modified or recreated by the governing authority as deemed necessary. Additional inspections, re-inspections, and other fee costs are calculated per Table 1-A – Building Permit Fees.

R108.2 Schedule of permit fees. Add to the Section the following: Exceptions: 1. Primary single-family residences with a floor area not exceeding 1,800 square feet shall have the permit fee calculated at 75% of the required fee schedule. The floor area shall exclude unfinished basements and attached garages. Caretaker units or second dwelling units shall not be eligible for the reduction in permit fees. 2. Building Permit fees for single-wide manufactured homes shall be reduced by 50%; double-wide or larger manufactured homes shall have the Building Permit Fee reduced by 25%. Additional fees shall be assessed per the adopted fee schedules. Foundations, anchoring, skirting, decks or additions to the manufactured homes shall be assessed full fees.

R108.3 Building permit valuations. Amend Section to read: Building permit valuations shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor. The valuation of the project shall be derived from an acceptable budget, bona fide contract or determined by comparables. Final building permit valuation shall be set by the building official.

R108.5 Refunds. Add to Section: The building official may authorize refunding of any fee which was erroneously paid or collected. The building official may authorize refunding up to 100% of any fee collected except that of the Plan Review Fee. The building official may authorize a refund of not more than 50 percent (50%) of the plan review fee

R108.6 Work commencing before permit issuance. Add to Section: For work commencing without first obtaining County permits an additional penalty fee of up to 100% of the Building Permit Fee will be charged. Emergency repairs needed for life safety concerns will not be assessed a penalty fee.

R109.1.1 Foundation inspection. Amend the second sentence in Section to read: The foundation inspection shall include excavations for all slabs except non-supporting unheated exterior walkways, patios and driveways.

R109.1.2 Plumbing, mechanical, gas and electrical systems inspections. Add Exception #2 to read: The State of Colorado shall provide electrical and plumbing inspection services. The State of Colorado Plumbing and Electrical Boards will be notified prior to the County performing the plumbing or electrical inspection services.

R109.1.5 Other inspections. Add to Section the following: Special inspectors or inspection agencies must be approved by the Building Official. All elevators must be inspected and certified by a qualified inspector approved by the Building Official.

R110.1 Use and occupancy. Add to Section the following: Additions, remodeling and accessory use structures projects will receive a Certificate of Completion following a successful final inspection.

CHAPTER 3 BUILDING PLANNING

SECTIONS:

Table R301.2(1) Climatic and Geographic Design Criteria. Complete Table with the following:

Ground Snow Load	Site specific. Consult Building Dept.
Wind Speed	90mph/3sec gust
Seismic Design Category	C
Weathering	Severe
Frost Depth	≤ 7000 feet elevation = 24 inches from grade to bottom of footer >7000 feet ≤ 7500 feet elevation = 36 inches from grade to bottom of footer >7500 feet elevation = 48 inches from grade to bottom of footer
Termite	Slight to Moderate; consult Building Department
Decay	Slight
Winter Design	Telluride area -6 F; Norwood area -2 F
Ice Barrier Underlayment	Required inside 24 inches of the exterior wall line
Air Freezing Index	2000
Mean Annual Temp	40 degrees F

R301.2.2.4 Weights of materials. Change first sentence to read: Average dead loads shall not exceed 15 psf for roofs/ceiling assemblies or 25 psf for floor assemblies, except as further limited by Section R301.2.2 unless the design is approved by a Colorado Registered Engineer.

R303.3 Bathrooms. Add the following to the Exception: Bathrooms that contain only a water closet, lavatory, or combination thereof and similar type areas may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air, but not exhausted to the exterior.

R303.6 Stairway illumination. Add Exception #2 to read: Landscaping stairways

R305.1 Minimum height. Add to the Section the following: Non-habitable lofts must be provided with guards when 50% of the floor area is five feet or greater in height. Any floor area less than three feet in height is not to be calculated in determining floor areas of non-habitable lofts.

R305.1 Minimum height. Add Exception #5 to read: When the topmost floor level in a multistory dwelling does not exceed 500 square feet, the ceiling height for habitable space shall not be less than 6 feet 8 inches. At least 50% of the required floor area of the room must have a ceiling height of 6 foot 8 inches and no portion of the required floor area may have a ceiling height of less than 5 feet.

R308.1 Identification. Amend Exception #1 to read: Labels may be omitted provided the building official approves the use of a certificate, affidavit or other evidence confirming compliance with this code.

R311.2. Egress door. Add to Section the following: Exterior doors shall be provided with protection to prevent, divert, or minimize ice and snow from shedding on to a 3 ft x 3 ft entry area.

R311.7.7.2 Continuity. Add Exception 3 to read: All required handrails can be terminated anywhere on the lowest tread.

R312.3 Opening limitations. Add to the Section the following: Cable, rope or similar type materials that do not maintain the rigidity necessary to meet the requirements of Section 312.2 and/or the load requirements of Table R301.5 are prohibited.

R313.2 One-and two-family dwellings automatic fire systems. Amend Section to read: Single family residences greater than 3600 square feet are required to provide an automatic fire sprinkler system.

Exception: Residences greater than 3600 square feet can be provided with separated fire areas not to exceed 3600 square feet. A separated fire area must consist of a wall or walls with 5/8 inch Type X gypsum board on both sides and 1 3/8 inch solid core doors. The walls must provide an area separation for fire control purposes. A horizontal separation such as a ceiling between floors may also be constructed to provide a fire separation. Horizontal fire separations shall consist of one layer of 5/8 inch Type X gypsum board and shall be fastened at a maximum 6 inches o.c. with appropriate sized nails or screws.

R314.3.1 Alterations, repairs and additions. Amend the first sentence to read: When alterations, repairs or additions requiring a building or mechanical permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings.

R315.2 Where required in existing dwellings. Amend the Section to read. Where work requiring a building or mechanical permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms will be provided in accordance with Section R315.1. Bedrooms with fuel-fired appliance shall require a carbon monoxide alarm to be installed inside the bedroom.

R317.1 Location required. Add item #8 to read: Exterior decks are required to be constructed with preservative-treated wood or wood of natural resistance to decay when the project site elevation is less than 9,500 feet above sea level and the deck surface is less than 36 inches at any point to grade or if the project site elevation is 9,500 feet or greater and the deck surface at any point is within 48 inches to grade.

R319.1 Address numbers. Add to Section: San Miguel County address signs provided by the Building Department shall be considering as appropriate address signage.

R321 Elevators and Platform Lifts. Add Section R321.4 Inspections. All elevators and platform lifts are required to be inspected by a qualified inspector approved by the Building Official.

CHAPTER 4 FOUNDATIONS

SECTIONS:

R403.1.4.1 Frost Protection. Amend Exception 1 to read: Freestanding detached accessory use structures shall not be required to meet frost protection.

R408.4 Access. Amend the Section to read: Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be 18 inches by 24 inches. When any portion of the through wall access is below grade, an areaway of not less than 36 inches by 36 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See M1305.1.4 for access requirements where mechanical equipment is located under floors.

CHAPTER 10 CHIMNEYS AND FIREPLACES

SECTIONS:

R1006.5 Outlet. Amend the Section to read: A minimum of two 4 inch diameter openings are required for supplying exterior combustion air into the firebox. Openings are to be located in the firebox or within 24" of the firebox opening. The outlet shall be closable and designed to prevent burning material from dropping into concealed combustible spaces.

CHAPTER 11 INTERNATIONAL ENERGY CONSERVATION CODE

SECTIONS:

N1101.2 Compliance. Modify the first sentence of the Section to read: Compliance shall be demonstrated by either meeting the requirements of the International Energy Conservation Code or meeting the requirements of this chapter or meeting the requirements of the San Miguel County Prescriptive Energy Code and Green Building Standard.

CHAPTER 12 MECHANICAL ADMINISTRATION

SECTIONS:

M1201 General. Add subsection M1201.3 Permits to read: Mechanical permit fees shall be derived from Table 1-A of the 1997 Uniform Mechanical Code.

CHAPTER 18 CHIMNEYS AND VENTS

SECTIONS:

M1804.2.6 (7) Modify Section to read: The discharge shall be directed away from the building and shall be at least 6 feet above grade.

CHAPTER 24 FUEL GAS

SECTIONS:

G2401 General. Add new subsection G2401.2 Permits to read: Installation of fuel gas appliances will require a permit. Permit fees will be derived from Table 1-A of the 1997 Uniform Mechanical Code.

G2406.2 Prohibited Locations. Delete items 3&4

G2445.1 General. Delete the existing paragraph and add the following: Unvented room heaters are prohibited.

Delete Sections G2445.2, G2445.3, G2445.4, G2445.5, G2445.6, G2445.7, G2445.7.1

CHAPTER 29 WATER SUPPLY AND DISTRIBUTION

SECTIONS:

P2904.1.1 Required sprinkler locations. – Delete entire Section

APPENDIX A SIZING AND CAPACITIES OF GAS PIPING

APPENDIX B SIZING OF VENTING SYSTEMS SERVING APPLIANCES
EQUIPPED WITH DRAFT HOODS, CATEGORY 1 APPLIANCES,
AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS

APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT
VENTING SYSTEMS

APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS

Adopt Appendix E with modifications as follows:

SECTIONS:

AE101.1 General. Add to Section the following: Manufactured Homes (H.U.D.) shall be installed

pursuant to the “Installation Handbook” developed by the State of Colorado Division of Housing, the manufacturer’s standards for installation or the provisions of this Code. If conflicts exist with regard to installation guidelines the more stringent standard shall be required unless approved by the Building Official.

AE304.1 Permit fees. Add to the Section the following: Refer to Section R108.2 as modified and adopted.

APPENDIX F RADON CONTROL METHODS

SECTIONS:

AF101.1 General. Add to Section the following: All new residential structures in San Miguel County are required to provide the following:

1. Install a passive radon mitigation system acceptable to the Building Official or,
2. Provide the Building Department the results of a soils test of the property indicating radon levels prior to construction or,
3. The property owner must provide to the Building Department a signed statement which declares that the owner understands that the proposed building site may have radon producing soils but the owner has decided not to design or construct a radon mitigation system into the project at this time.

APPENDIX G SWIMMING POOLS, SPAS AND HOT TUBS

Adopt entire Appendix G

APPENDIX H PATIO COVERS

Adopt entire Appendix H

2009 INTERNATIONAL MECHANICAL CODE

CHAPTER 1 ADMINISTRATION

SECTIONS:

106.5.2 Fee schedule. Add to Section the following: Permit fees will be derived from Table 1-A of the 1997 Uniform Mechanical Code.

2009 INTERNATIONAL FUEL GAS CODE

CHAPTER 1 ADMINISTRATION

SECTIONS:

106.5.2 Fee schedule. Add to Section the following: Permit fees will be derived from Table 1-A of the 1997 Uniform Mechanical Code.

106.5.3 Fee refunds. Revise Section to read: If the construction does not commence within 120 days of the issue date on the permit and the owner decides to forego the project a permit refund may be requested. The Building Official may refund up to 100% of the permit fee and not more than 50% of the plan review fee for the project.

CHAPTER 3 GENERAL REGULATIONS

SECTIONS:

303.3 Prohibited locations. Exceptions: Delete #3 and #4 exceptions regarding unvented room heaters.

CHAPTER 6 SPECIFIC APPLIANCES

SECTIONS:

621 Unvented Room Heaters. Delete entire Section.

APPENDIX A SIZING & CAPACITIES OF GAS PIPING

Adopt entire Appendix A

APPENDIX D RECOMMENDED PROCEDURE FOR SAFETY INSPECTOR OF EXISTING APPLIANCE INSTALLATION

Adopt entire Appendix D

2009 INTERNATIONAL EXISTING BUILDING CODE

SAN MIGUEL COUNTY PRESCRIPTIVE ENERGY CODE & GREEN BUILDING STANDARDS.