Work Requiring Permit

R105.1 Any owner or owner’s 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 performed, shall first make application to the building official and obtain the required permit.

R105.2 Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

- One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).
- Fences not over 7 feet (2134 mm) high.
- Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- Sidewalks and driveways.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
- Swings and other playground equipment.
- Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
- Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

IRC Required Construction Documents

106.1 Submittal documents consisting of construction documents, and other data shall be submitted in three paper sets and an electronic set with each permit application for a new building. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

R106.2 Site Plan or Plot Plan: The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.
Town Specific Required Construction Documents

_____ Section R106.1 is amended to read as follows, with the existing subsections of Section R106.1 to remain in full force and effect:

R106.1 Submittal documents. Construction documents, special inspection and structural programs, and other data shall be submitted in one or more sets with each application for a permit. All such plans and specifications for such proposed erection, construction, reconstruction, structural alteration, or remodeling shall bear the seal of an architect or engineer licensed by the State of Colorado, unless the preparation of plans and specifications is exempted by C.R.S. § 12-25-303. Such plans and specifications prepared by architectural or engineering sub-disciplines shall be so designated and shall bear the seal and signature of the architect or engineer for that sub-discipline.

Geotechnical reports prepared by an approved agency shall be submitted for all new construction. Foundation plans for all new construction shall be prepared and stamped an architect or engineer licensed and registered in the State of Colorado.

Exception: The building official may waive the requirements for geotechnical reports and foundation plans prepared and sealed by an architect or engineer licensed in the State of Colorado for additions to existing buildings if the soils report and stamped plans for the original construction are available for use as a reference. The building official may waive the requirements for geotechnical reports and foundation plans prepared and sealed by an architect or engineer licensed in the State of Colorado for minor interior remodels totally within the limits of an existing building or structure.

_____ Section R106.2.1 is hereby added as follows:

R106.2.1 Additional site plan requirements. A survey of the building lot may be required by the Building Official to verify that the structure is located in accordance with the approved site plans. A site development plan shall be submitted with any building permit application which involves the construction of a new building or the expansion of an existing building. The site development plan shall be submitted in duplicate, shall be drawn to scale, and shall show the actual dimensions of the lot to be built upon, the size of the building to be erected, the location of the building on the lot with reference to legally established property lines, building envelope, setbacks, easements, and such other information as may be necessary to provide for the enforcement of the Municipal Code. The building official may accept a copy of the recorded subdivision plat showing the property lines building envelope, setbacks, easements, and such other information as may be necessary to provide for the enforcement of the Municipal Code in lieu of a survey. Prior to issuance of a building permit, the Building Official may require monumentation of property boundaries and corners, or a foundation location certificate within 7 days of completion of the foundation, in accordance with the standards set forth in C.R.S. §38-51-101 et seq., as amended, in order to fulfill the purposes of this section. A record of all site development plans and other survey information shall be kept in the office of the Building Official.

_____ Section R106.6 is hereby added as follows:

R106.6 Building Lot Survey: A survey of the building lot may be required by the building official to verify that the structure is located in accordance with the approved site plans. Prior to issuance of a building permit, the building official may require monumentation of property boundaries and corners in accordance with the standards set forth in C.R.S. §38-51-101 et seq., as amended, in order to fulfill the purposes of this section. The owner and/or contractor shall sign a waiver absolving the Town of all responsibility regarding building location prior to commencing work. A foundation location or improvement location certificate prepared by licensed surveyor shall be provided within 7 days of the approval of the foundation inspection. Work may be stopped if a foundation location or improvement location certificate is not provided within 7 days of the approval of the foundation inspection. A record of all site plans and other survey information shall be kept in the office of the building official.

Exception: For additions to existing buildings the building official may authorize the use of an existing improvement location certificate prepared by licensed surveyor to verify that the addition is properly located on the site.
Town Specific Design Criteria (Table R301.2(1))

<table>
<thead>
<tr>
<th>GROUND SNOW LOAD</th>
<th>WIND SPEED (mph)</th>
<th>SEISMIC DESIGN CATEGORY</th>
<th>SUBJECT TO DAMAGE FROM</th>
<th>WINTER DESIGN TEMP</th>
<th>ICE SHIELD UNDERLAYMENT REQUIRED</th>
<th>FLOOD HAZARDS</th>
<th>AIR FREEZING INDEX</th>
<th>MEAN ANNUAL TEMP</th>
<th>INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>57 PSF</td>
<td>90 mph</td>
<td>C</td>
<td>Severe</td>
<td>36&quot;</td>
<td>Slight to moderate</td>
<td>Slight</td>
<td>Yes</td>
<td>Yes/10-15-85</td>
<td>2500</td>
</tr>
</tbody>
</table>

Those provisions of Table R301.5 set forth below are amended as follows, with the remainder of the table remaining unchanged and in full force and effect:

| Habitable attics and attics served with fixed stairs | 40 psf. |
| Sleeping rooms | 40 psf. |

Town Specific Building Code Amendments

_____ R105.2 Work exempt from permit: One-story detached accessory structures, provided the floor area does not exceed 120 square feet (11.15 sq meters) and the height does not exceed 10 feet. There shall a limit of one non-permitted detached accessory structures per dwelling unit.

_____ Section R105.3 is amended to include the following language: A survey of the building lot may be required by the Building Official to verify that the structure is located in accordance with the approved site plans. A site development plan shall be submitted with any building permit application which involves the construction of a new building or the expansion of an existing building. The site development plan shall be submitted in duplicate, shall be drawn to scale, and shall show the actual dimensions of the lot to be built upon, the size of the building to be erected, the location of the building on the lot with reference to legally established property lines, and such other information as may be necessary to provide for the enforcement of the Municipal Code. Prior to issuance of a building permit, the Building Official may require monumentation of property boundaries and corners in accordance with the standards set forth in C.R.S. '38-51-101 et seq., as amended, in order to fulfill the purposes of this section. A record of all site development plans and other survey information shall be kept in the office of the Building Official.

_____ Table R302.6 is amended to provide that all the materials identified therein shall be changed to 5/8" Type X gypsum board. All other provisions in Table R302.6 shall remain in full force and effect.

_____ Section 302.7 is hereby amended to read as follows: R302.7 Under stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and soffits protected on the enclosed side with fire taped 5/8" gypsum board.

_____ Section R306.5 is hereby added as follows: R306.5 Sanitation at construction sites. Toilet facilities shall be provided for construction workers. The facilities shall be available from the start of the project to the completion of the project.

_____ Section R313 is hereby deleted in its entirety: Section R313.2 is deleted in its entirety. Automatic fire sprinkler systems for all IRC buildings are optional unless required by the subdivision or PUD zoning. If installed, the systems must be designed and installed in accordance with Section P2904 or NFPA 13D.

_____ Section R317.1.6 is hereby added as follows: R317.1.6 Moisture During Construction. Under-floor spaces and building construction materials shall be protected from moisture during construction as follows:

1. Under-floor spaces shall be protected from moisture during construction such that no standing water, snow or ice is present prior to the under-floor space being enclosed.
2. Construction material shall be protected from damaging moisture in accordance with the manufacturer's specifications.
Section R401.4 is hereby amended to read as follows: R401.4 Soils tests. Soil tests prepared by an approved agency shall be submitted for all new construction.

Exceptions:
1. The building official may waive the requirements for soil tests for additions to existing buildings if the soils report and sealed plans for the original construction are available for use as a reference. The building official may waive the requirements for geotechnical reports and foundation plans prepared and sealed by an architect or engineer licensed and registered in the State of Colorado for minor interior remodels totally within the limits of an existing building or structure.
2. Soils reports are not required for freestanding accessory structures and decks constructed in accordance with Section R403.

Section R903.4.2 Shall be added to read as follows: R903.4.2 Gutters and Downspouts. Any Group R or U occupancy with roof edges less than three (3) feet to any lot line shall be provided with gutters and downspouts to direct water away from adjacent property. For zero-lot-line developments where roof projects are allowed by deed convent or ingress/egress easements, gutters and downspouts shall be provided to direct water away from adjacent lot. Roof projections shall not exceed eighteen (18) inches.

Section R903.5 is hereby added as follows: R903.5 Snow shed barriers. Roofs shall be designed to prevent accumulations of snow from shedding above or in front of gas utility or electric utility meters and egress doors.

Section 903.5.1 is hereby added as follows: R903.5.1 Mechanical barriers are required for metal roof shingles, metal roof panels or for other roofing materials with 12:12 pitch or greater to protect walkways from snow slides. Mechanical barriers for metal roof shingles and metal roof panels. Mechanical barriers installed to prevent snow shedding from the roof shall be 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 of devices to create a barrier to prevents snow shedding shall be installed in at least two rows with the first row no more than 24 inches from the edge of the roof or eave. The rows shall be parallel with the exterior wall line and the devices in each row shall be staggered for a spacing of no more than 24 inches on center measured parallel with the exterior wall line. Continuous snow barriers shall be secured to roof framing at no more than 48 inches on center. Continuous barriers shall be installed parallel with the exterior wall line and no more than 24 inches from the edge of the roof or eave.

Section R1004.4 is hereby amended to read as follows: R1004.4 Unvented gas log heaters. Installation of un-vented gas log heaters is prohibited.

Energy Efficiency shall comply with the 2009 International Energy Conservation Code.

Section G2445, Unvented Room Heaters, is hereby amended prohibit unvented room heaters.

Section P2904.1.1 shall be amended to read as follows: Section P2904.1. No residential automatic fire sprinkler systems shall be required for one-family, two-family and three-family residential dwellings; however, if a residential automatic fire sprinkler system is proposed, such a system shall be designed in accordance with Section P2904 (IRC) or NFPA 13D.

Chapters 34 - 43 Part VIII, Electrical are hereby deleted in their entirety. Electrical requirements for residential structures shall be governed by applicable statutes and regulations of the State of Colorado.
Required Building Inspections

R109.1 Types of Inspections: For on-site construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this code.

R109.1.1 Foundation Inspection: Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

R109.1.2 Plumbing, Mechanical, Gas and Electrical Systems Inspection: Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection. Exception: All electrical inspections are performed on behalf of the Town by a certified inspector for the State of Colorado.

R109.1.4 Frame and Masonry Inspection: Inspection of framing and masonry construction shall be made after the roof, masonry, framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

R109.1.5 Other Inspections: In addition to inspections in Sections R109.1.1 through R109.1.4, the building official shall have the authority to make or require any other inspections to ascertain compliance with this code and other laws enforced by the building official. Consult the permit card for all potential inspections by the Building Official.

R109.1.5.1 Fire-Resistance-Rated Construction Inspection: Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after lathing or gypsum board or gypsum panel products are in place, but before any plaster is applied, or before board or panel joints and fasteners are taped and finished.

R109.1.6 Final Inspection: Final inspection shall be made after the permitted work is complete and prior to occupancy.

Building Inspection Liability

R104.8 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 civilly or criminally 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.